

City of Kelowna  
Public Hearing  
AGENDA



Tuesday, March 26, 2013  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1.(a)The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b)All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c)All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public.The correspondence and petitions received after March 12, 2013(date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d)Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

**2. Notification of Meeting**

The City Clerk will provide information as to how the Hearing was publicized.

**3. The Mayor will provide comment on procedures for each bylaw submission.**

**4. Individual Bylaw Submissions**

**4.1 Text Amendment Application No. TA13-0003 - Text Amendments to Zoning Bylaw No. 8000** 5 - 24

To update and clarify regulations relating to Parking standards, Multi-Family Low Density Residential Housing and Medium Density Multi-Family Housing.

**4.2 Bylaw No. 10817 - Official Community Plan Bylaw Amendment Application No. OCP12-0006, Text Amendment Application No. TA12-0007 and Rezoning Application No. Z12-0039 - 3787, 3791 and 3795 Lakeshore Road** 25 - 133

To consider an Official Community Plan amendment to expand the Mixed Use Tourism designation, add the Multiple Unit Residential - High Density designation, expand the Multiple Unit Residential - Medium Density designation and remove the Multiple Unit Residential - Low Density designated area in order to accommodate the proposed development scheme. A Text Amendment is required to add the proposed CD24 - Comprehensive Development 24 zone to Zoning Bylaw No. 8000. Accordingly, the applicant is proposing that the subject properties be rezoned to the newly created CD24 - Comprehensive Development zone in order to accommodate the development of a large scale, mixed-use development project. An overarching Form and Character Development Permit for the entire site will be forwarded to Council at a later date. These planning and design principles, including landscaping, open space and architectural guidelines, have been proposed to ensure that the 7.2ha development proceeds in a cohesive and integrated manner. Conceptually, the site is envisioned to have 19 buildings ranging from 3.5 to 11 storeys in height. Once the parent parcels have been subdivided and rezoned, individual Form and Character Development Permits will be required for each development phase.

To give Bylaw No. 10816 second and third reading.

5. Termination

6. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs,

sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.