

City of Kelowna
Public Hearing
AGENDA



Tuesday, July 2, 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 June 18, 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. Individual Bylaw Submissions

3.1 Bylaw No. 10852 (Z13-0013) - 1383 Ellis Street, 564913 BC Ltd. 5 - 14

This application seeks to rezone the subject property from I4 - Central Business Industrial zone to C7 - Central Business Commercial, to facilitate commercial uses within the existing building on site.

3.2 Land Use Contract Discharge LUC13-0001 - 381 Oakview Road, Don Bouwman 15 - 23

To consider a proposal to discharge the existing Land Use Contract over the subject property in order to permit the development of an accessory building.

3.3 Bylaw No. 10856 (OCP13-0005), Bylaw No. 10857 (Z13-0006), Bylaw No. 10858 (OCP13-0005) and Bylaw No. 10859 (Z13-0006) - 1982 Kane Road and 1970-1974 Kane Road, Raisanen Construction Ltd. and PC Urban (Brandt's Creek) Holdings Corporation Inc. 24 - 48

This application seeks to rezone the subject lands at 1982 Kane Road from the A1 - Agricultural zone to the C3 - Community Commercial, RM1 - Four Dwelling Housing, RM3 - Low Density Multiple Housing, and RM5 - Medium Density Multiple Housing zones, to facilitate Phase 2 of the existing Brandt's Creek Crossing retail shopping centre and future multi-family development. The proposed zoning requires amendments to the existing Official Community Plan (OCP) future land use designations, including expansion of the existing COMM - Commercial and MRM - Multiple Unit Residential (Medium Density) designations. In conjunction with the subject applications, a minor correction to the zoning and OCP future land use designation on the west adjacent property at 1970-1974 Kane Road (Brandt's Creek Crossing - Phase 1) is proposed, to rezone a small portion of the northeast corner of the property from the RM5 - Medium Density Multiple Housing zone to C3 - Community Commercial, and to amend the future land use designation from MRM - Multiple Unit Residential (Medium Density) to COMM - Commercial, consistent with the balance of the property.

3.4 Bylaw No. 10854 (Z12-0006) - 587-589 Lawrence Avenue, Finnasha Holdings Corp. Inc. 49 - 63

The applicant is proposing to rezone the subject property with the “Liquor Primary” designation to allow for a new liquor primary license with a patron capacity proposed at 250 people.

4. Termination

5. 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 resrepresentation (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.