

City of Kelowna Public Hearing AGENDA



Tuesday, January 13, 2015
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 reasonable 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 December 23, 2014 (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. 11035 (TA14-0011) - Text Amendment to include the RM2h Zone in the CD6 - Comprehensive Residential Golf Resort Zone for Tower Ranch** 5 - 11
- To amend the CD6 - Comprehensive Residential Golf Resort zone to allow RM2h - Low Density Row Housing (Hillside Area) to the zones under which regulations the lands may be developed for the Tower Ranch area according to 'CD6-Map 1'.
- 3.2 Bylaw No. 11036 (Z14-0049) - 5505-5507 Airport Way, Midwest Ventures Ltd.** 12 - 22
- To rezone portions of the subject parcel to the C9 - Tourist Commercial zone and the CD15 - Airport Business Park zone to allow for a retail liquor sales establishment over 90 square metres.
- 3.3 Bylaw No. 11037 (OCP14-0020) and Bylaw No. 11038 (Z14-0037) - 5000 Gordon Drive, No. 21 Great Projects Ltd.** 23 - 36
- To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate the development of a single-family residential subdivision.
- 3.4 ITEM DEFERRED - Bylaw No. 11039 (Z14-0045) - 828, 834, 871 & 877 McCurdy Place, Harmony Holdings Limited**
- Consideration of the rezoning application to rezone the subject properties from the I1 - Business Industrial zone to the I2 - General Industrial zone will be deferred to the February 3, 2015 Public Hearing (See January 13, 2015 Regular Meeting Agenda).
- 3.5 Bylaw No. 11040 (Z14-0046) - 822 McCurdy Place, Hyatt Auto Sales Ltd.** 37 - 43
- To consider a Rezoning application to rezone the subject property from the I1 - Business Industrial zone to the I2 - General Industrial zone.
- 3.6 Bylaw No. 11041 (Z14-0039) - 2046 Pandosy Street, Camara Ventures Ltd.** 44 - 56
- To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a second dwelling to be built.
- 3.7 Bylaw No. 11042 (Z14-0040)- 4065 Lakeshore Road, City of Kelowna** 57 - 63
- To consider a Rezoning Application to rezone the subject property from the P1 - Major Institutional zone to the P3 - Parks and Open Space and RU2 - Medium Lot Housing zones to facilitate a two lot subdivision.

- 3.8 Bylaw No. 11043 (LUC14-0001) and Bylaw No. 11044 (Z14-0043) - 1020 Sutcliffe Court, 1009440 BC Ltd.** 64 - 74

To consider an application to discharge the Land Use Contract and rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone to facilitate a two lot subdivision.

- 3.9 Bylaw No. 11045 (Z14-0042) - 2210 Abbott Street, Strandhaus Developments Inc.** 75 - 91

To consider a Rezoning application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built.

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 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.