

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

June 29, 2010 - COUNCIL CHAMBER

CITY HALL - 1435 WATER STREET

4:00 P.M.

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1. (a) **The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 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.
 - (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 17, 2010 (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. **The City Clerk will provide information as to how the meeting was publicized.**

3. INDIVIDUAL BYLAW SUBMISSIONS:

Item 3.1

[BYLAW NO. 10352 \(TA10-0006\)](#)

Owner/Applicant: No. 21 Great Projects Ltd.
Purpose: The City of Kelowna is proposing amendments to Section 13.3 of Zoning Bylaw No. 8000 which would alter the RU3 - Small Lot Housing Zone to allow for smaller fee simple lot sizes in Kelowna.

Item 3.2

**[BYLAW NO. 10350 \(OCP10-0005\) and](#)
[BYLAW NO. 10351 \(Z10-0023\)](#)**

Location: 5000 Gordon Drive and 1290 Ivens Road

Legal Description: Portions of the South ½ District Lot 579 SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090 AND KAP87918; Portions of the North ½ of District Lot 579, SDYD, Except Plans 5648, 9458, 9459, KAP74689, KAP75766, KAP77604, AND KAP88577

Owner/Applicant: No. 21 Great Projects Ltd.

Official Community Plan Amendment: from the “Major Park/Open Space” designation, the “Commercial” designation, the “Educational/Major Institutional” designation, the “Single/Two Unit Residential” designation, the “Multiple Unit Residential - Low Density” designation, the “Multiple Unit Residential - Cluster Housing” designation, the “Multiple Unit Residential - Medium Density” designation and the “Public Services/Utilities” designation to the “Major Park/Open Space” designation, the “Commercial” designation, the “Educational/Major Institutional” designation, the “Single/Two Unit Residential” designation, the “Multiple Unit Residential - Low Density” designation, the “Multiple Unit Residential - Cluster Housing” designation, the “Multiple Unit Residential - Medium Density” designation and the “Public Services/Utilities” designation.

Requested Zoning Change: from the A1 - Agriculture 1 zone, the P3 - Parks & Open Space zone and the RU1h - Large Lot Housing (Hillside Area) zone to the RU3 - Small Lot Housing zone, the RU2 - Medium Lot Housing zone and the P3 - Parks & Open Space zone as per Map “B” below

Purpose: The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to facilitate the development of 87 single family dwellings.

4. PROCEDURE ON EACH BYLAW SUBMISSION:

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

- (b) The Chairman 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 Chairman will call for representation from the public in attendance.
 - (i) **The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.**
 - (ii) **The Chair will recognize ONLY speakers at 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 of 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 adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

Note: Any applicant or member of the public may use visual aids (eg. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer station and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

5. TERMINATION