

PUBLIC HEARING

August 7, 2012 - COUNCIL CHAMBER

CITY HALL - 1435 WATER STREET

6:00 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 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.
 - (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 July 20, 2012 (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. 10731 \(Z12-0036\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 354 Christleton Avenue

Lot 8, District Lot 14, ODYD, Plan 3451

Dennis McGuire / Peter Chataway

From the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to construct a secondary suite within an accessory building.

Item 3.2

[BYLAW NO. 10735 \(OCP12-0005\) and](#)

[BYLAW NO. 10736 \(Z12-0037\)](#)

Legal Description:

LOCATION: 5000 and 4940 Gordon Drive, 1355, 1248, 1260, 1266 and 1272 Steele Road, S of Redstem Street and 900 South Crest Drive

Lot 1, D.L. 579, SDYD, Plan EPP9619; Lot 40, D.L. 579, SDYD, Plan EPP9638; a portion of Lot A, D.L. 579, SDYD, Plan EPP9618 Except Plans EPP9638 and EPP15721; Lot A, D.L. 579, SDYD, Plan KAP88577; a portion of Lot 1, D.L. 579, SDYD, Plan EPP15721; Lot 3, D.L. 579, SDYD, Plan EPP15721; Lot 4, D.L. 579, SDYD, Plan EPP15721; Lot 5, D.L. 579, SDYD, Plan EPP15721; Lot A, D.L. 579, SDYD, Plan EPP9618 Except Plans EPP9638 and EPP15721; the South ½ District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863 and EPP15721

Owner/Applicant:

No. 21 Great Projects Ltd. Inc. No. 355991, City of Kelowna, Bulat Khabibullin & Naila Khabibullina and Karl & Gail Tritscher / No. 21 Great Projects

Official Community Plan Amendment:

To change the Future Land Use designation from: the Commercial, Multiple Unit Residential (Cluster Housing) and Single/Two Unit Residential (Hillside Area) designations to the Commercial, Major Park and Open Space, Multiple Unit Residential (Medium Density), Single/Two Unit Residential (Hillside Area) and Public Services Utilities designations.

Requested Zoning Change:

From: the RU1h - Large Lot Housing (Hillside Area) and A1 - Agriculture 1 zones to the RU1 - Large Lot Housing, RU2 - Medium Lot Housing, P3 - Parks and Open Space and P4 - Utilities zones.

Purpose:

The applicant is proposing to amend the Official Community Plan and rezone the subject property in order to address land use designations and zoning boundaries that are inconsistent with approved subdivision lot lines.

Item 3.3

[BYLAW NO. 10737 \(Z12-0031\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 450 Francis Avenue

Lot 9, District Lot 14, ODYD, Plan 7336

Warner and Judy Kunz / Warner Kunz

From the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

The applicant is proposing to rezone the subject property in order to accommodate the development of two single detached dwellings side-by-side.

Item 3.4

[BYLAW NO. 10738 \(Z12-0007\)](#)

Legal Description:

LOCATION: 483 Poplar Point Drive

Lot 1, District Lot 219, ODYD, Plan 8711

Owner/Applicant: Karen Deforest / Hardie and Karen Deforest

Requested Zoning Change: From the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

Purpose: The applicant is proposing to rezone the subject property in order to construct a duplex dwelling.

Item 3.5

BYLAW NO. 10740 (LUC12-0001) **LOCATION:** 325 Banks Road

Legal Description: Lot B, District 125, ODYD, Plan 30858

Owner/Applicant: Horst and Freia Zyweck / Mission Group Construction Ltd.

Purpose: The applicant is proposing to discharge the existing Land Use Contract LUC76-1114 (M46624) in order to revert the zoning to the underlying C10 - Service Commercial zone to accommodate an on-site residential operator unit.

4. **PROCEDURE ON EACH BYLAW SUBMISSION:**

- (a) Brief description of the application by City Staff (Planning).
- (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**