

City of Kelowna
Public Hearing
AGENDA



Tuesday, April 9, 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 is being 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 26, 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. 10820 - Rezoning Application No. Z13-0010 - Blenk Development Corporation - Various Wilden Properties 5 - 10

This application is considered to be a minor amendment to the Phase 2C Wilden neighbourhood. The amendment is to address inconsistencies with the approved subdivision plan and the existing zones. Essentially, it is a 'clean-up' amendment to ensure that all uses are accurately reflected.

- 3.2 Bylaw No. 10815 - Rezoning Application No. Z13-0001 - The Mission Group - 674 Old Meadows Road 11 - 24

The application seeks to rezone the subject property from A1 - Agriculture 1 to RM4 - Transitional Low Density Housing, to facilitate the comprehensive redevelopment of the site for row house and duplex development (approximately 108 units).

- 3.3 Bylaw No. 10809 - Rezoning Application No. Z12-0068, Supplemental Report - Meiklejohn Architects Inc. - 1121, 1131, 1141 and 1151 Brookside Avenue 25 - 45

To provide a summary of the Public Information Meeting hosted by the applicant and to make note of a few changes to the project based on the City of Kelowna's Text Amendment application TA13-0003 considered by Council at the March 11th, 2013 meeting and to forward the application to the April 9th, 2013 Public Hearing.

- 3.4 Bylaw Nos. 10822 and 10823 - Official Community Plan Bylaw Amendment Application No. OCP13-0004 and Rezoning Application No. Z13-0005 - 641 and 683 Osprey Avenue, 600 Raymer Avenue and 2764 Richter Street 46 - 72

To amend the Official Community Plan Future Land Use Designation from Multiple Unit Residential - Medium Density and Commercial to Mixed Use (Residential / Commercial), and to rezone two of the subject properties from RU6 - Two Dwelling Housing to the C4 - Urban Centre Commercial zone in order to permit the construction of a mixed use development.

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.