

City of Kelowna Public Hearing AGENDA



Tuesday, July 29, 2014
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 July 15, 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. 10979 (Z14-0019) - 260 Ponto Avenue, Alexander Ryan Tull** 5 - 18
- To consider a rezoning application from RU1 - Large Lot Housing zone to RM1 - Four Dwelling Housing zone in order to allow a fourplex to be built on the subject property.
- 3.2 **Bylaw No. 10986 (TA14-0007) - Amendments to Carriage House and Accessory Building Regulations** 19 - 26
- To improve bylaw regulations for carriage houses and accessory buildings as per Council's direction to staff on March 17, 2014. Staff was tasked with improving the bylaw regulations for carriage house and dormer regulations.
- 3.3 **Bylaw No. 10875 (OCP11-0011), Bylaw No. 10876 (TA11-0010) and Bylaw No. 10877 (Z11-0069) - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd.** 27 - 91
- To amend the Official Community Plan and Zoning Bylaw No. 8000 to allow for the development of 343 multi-unit residential dwelling units, including 17 units of purpose-built rental housing, in a mix of row housing and low-rise apartment housing forms on the subject parcel.
- 3.4 **Bylaw No. 10984 (Z13-0030) - (S of), 823 & 890-950 Academy Way, Watermark Developments Ltd., City of Kelowna & Aberdeen Hall Senior School Society** 92 - 99
- To rezone portions of the subject properties in order to accommodate the future development of single and multi-family developments and a large natural open space park.
- 3.5 **Bylaw No. (OCP14-0014) and Bylaw No. 10981 (TA14-0010) - Various addresses in the Hospital** 100 - 129

Area, City of Kelowna

To consider a proposal to change the Official Community Plan Future Land Use designations for select properties to the north and south of the Kelowna General Hospital campus to create a Health Services Transitional designation. To accompany this designation, it is proposed to introduce a Health District 3 - Health Services Transitional zone in order to allow low-impact, health service uses to create a transitional area between Kelowna General Hospital and the established residential neighbourhoods in the surrounding area.

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 respresentation (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.