

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, August 14, 2018  
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 August 1, 2018 (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

- |            |   |           |
|------------|---|-----------|
| <b>3.1</b> | <b>Curlew Dr 521, Z17-0049 (BL11467) - Derek &amp; Tammy Cartier</b>  | 4 - 29    |
|            | To rezone the subject property from the RR1 - Rural Residential 1 zone to the RU1c – Large Lot Housing with Carriage House zone in order to facilitate the construction of a carriage house.  |           |
| <b>3.2</b> | <b>Valley Rd 244, 252, 260 &amp; 268, OCP18-0008 (BL11641) &amp; Z18-0042 (BL11642) - Vanmar Constructors 2 LTD Inc. No. BC1155488</b>  | 30 - 60   |
|            | To amend the Official Community Plan to change the future land use from the S2RES - Single / Two Unit Residential and EDINST - Education/Major Institutional designations to the MRL - Multiple Unit Residential (Low Density) designation and to rezone from the RU2 - Medium Lot Housing, P2 - Education and Minor Institutional and RR3 - Rural Residential zones to the RM3 - Low Density Multiple Housing zone the subject properties to facilitate the development of 77 3-storey townhouses on the subject properties. |           |
| <b>3.3</b> | <b>Taylor Rd 235, Z17-0088 (BL11648) - 0725353 BC Ltd Inc No BC0725353</b>  | 61 - 70   |
|            | To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multi-family housing.  |           |
| <b>3.4</b> | <b>McCarthy Rd 9570 &amp; 9580, Z18-0050 (BL11649) - The Flowr Group (Okanagan) Inc., Inc. No. BC0974062</b>  | 71 - 95   |
|            | To rezone the subject properties from the A1 - Agriculture 1 zone to the I2 - General Industrial zone to facilitate the development of a new industrial building.   |           |
| <b>3.5</b> | <b>Paret Rd 820, Z18-0046 (BL11650) - Lisa and Edward Berk</b>  | 96 - 100  |
|            | To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone to facilitate a carriage house.   |           |
| <b>3.6</b> | <b>Raymer Rd 4624, Z18-0035 (BL11652) - Montemurro Industries Inc</b>   | 101 - 106 |
|            | To rezone the subject property from the RU1 - Large lot Housing zone to RU2 – Medium Lot Housing zone to facilitate a potential future four lot subdivision.  |           |

### 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.