

City of Kelowna

Public Hearing

AGENDA



Tuesday, January 15, 2019
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 January 2, 2019 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

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|------------|---|---------|
| 3.1 | Darin Pl 4627, Z18-0090 (BL11702) - Calvin Meldrum & Barbara Laupitz | 5 - 11 |
| | To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a Carriage House. | |
| 3.2 | Abbott St 2783A, 2783B & 2787, Z18-0038 (BL11703) - AJ Wiens Development Group Ltd., Inc No BCo798391 | 12 - 20 |
| | To consider rezoning the three subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of three semi-detached dwellings. | |
| 3.3 | Sarsons Rd 439, Z18-0076 (BL11705) - Rock Shore Developments Ltd., Inc. No. BC1114860 | 21 - 29 |
| | To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision. | |
| 3.4 | Molnar Rd 435, Z18-0096 (BL11707) - Craig J. and Natasha B. Guidi | 30 - 35 |
| | To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. | |
| 3.5 | Eagle Dr 925, Z18-0052 (BL11709) - Gary Johnson and Edi Cote | 36 - 42 |
| | To rezone the subject property from RU1 – Large Lot Housing to RU1c Large Lot Housing with Carriage House to facilitate the development of a carriage house. | |
| 3.6 | Fuller Ave 555, OCP18-0013 (BL11713) and Z18-0062 (BL11714) - City of Kelowna | 43 - 60 |
| | To amend the Official Community Plan to change the Future Land Use from the MRM - Multiple Unit Residential (Medium Density) designation to the MXR - Mixed Use (Residential / Commercial) designation and to rezone the subject property from the RM5 - Medium Density Multiple Housing zone to the C7 - Central Business Commercial zone. | |
| 3.7 | Knox Cr. 1969, Z18-0098 (BL11716) - Charles and Lesley Roberts | 61 - 68 |
| | To rezone the subject property from RU1 – Large Lot Housing zone to RU1c Large Lot Housing with Carriage House to facilitate the development of a carriage house. | |
| 3.8 | Richter St 2125 and 2137, Z18-0081 (BL11717) - 1140648 B.C. LTD., Inc. No. 1140648 | 69 - 79 |
| | To consider rezoning the two subject properties from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing. | |

3.9	Gore Street 2627 and 2643, Z18-0106 (BL11721) - Teano Holdings Ltd BC1090038	80 - 87
	To rezone the subject properties from RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate an Apartment Housing development.	
3.10	Old Vernon Rd 252, Z18-0034 (BL11722) - 0959036 BC Ltd Inc. No. BC0959036	88 - 90
	To rezone the subject property from the A1 – Agriculture 1 and A1c – Agriculture 1 with Carriage House zones to the I2 – General Industrial zone to facilitate the development of an industrial building.	
3.11	Rutland Rd N 1354, Z18-0097 (BL11723) - Parminder Singh Kindhra and Sheetu Kindhra	91 - 98
	To rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, to facilitate the development of multiple dwelling housing.	
3.12	Coopland Cr 786, Z18-0068 (BL11724) - Miles and Lisa Lang	99 - 105
	To consider rezoning the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to facilitate the development of four dwelling housing.	

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Community Planning);
- (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 resrepresentation (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.