

City of Kelowna

Public Hearing

AGENDA



Tuesday, May 21, 2019
6:00 pm
Council Chamber
City Hall, 1435 Water Street

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

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 May 8, 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

3.1 Clement Ave 1049, Z19-0045 (BL11814) - Gurpreet Pannu

To consider an application to rezone to the RM4 – Transitional Low Density Housing to facilitate a proposed 8-unit townhome.

3.2 Bach Rd 140, Rutland Rd N 615 & 625, OCP19-0001 Z19-0039 TA19-0002 (BL11815, BL11819, BL11821) - Bharosa Developments Ltd. Inc.No.BC1177705

To consider an OCP amendment application to change the Future Land Use designation of the subject properties from the S2RES-(Single Two Unit Residential) and MRL-Multiple Unit Residential (Low Density) to the MXR-Mixed Use (Residential/Commercial) designation and to consider a rezoning application from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone as well as to consider a Text Amendment application to the C4 zone to add extra Floor Area Ratio for five and six storey buildings.

3.3 Lakeshore Rd 4119, Z19-0046 (BL11816) - Whitworth Holdings Ltd., Inc.No. BC1059455

To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate a 26-unit stacked row housing development.

3.4 Kirschner Rd 1977, Z19-0023 (BL11817) - Lambert and Paul Construction Ltd, Inc No 80191

To rezone the subject property from the C10 - Service Commercial zone to the C10rcs - Service Commercial (Retail Cannabis Sales) zone to facilitate the development of a retail cannabis sales establishment.

3.5 Ethel St 1675 & 1685, TA19-0006 (BL11818) - Petel Properties Inc., Inc.No. A0069509

To amend the RM6 - High Rise Apartment Housing zone to allow Offices, Health Services (Major & Minor), and Retail Stores (General) specifically for 1675 & 1685 Ethel St.

3.6 Short-Term Rental Accommodation in Secondary Suites and Carriage Houses (BL11820)

To amend the Zoning Bylaw by adding short-term rental accommodation as a permitted use in secondary suites and carriage houses, with associated regulations.

3.7 Union Rd 1550, OCP18-0014 Z18-0070 (BL11824, BL11825) - Glenwest Properties Ltd.,Inc.No.CO889227

To amend the Official Community Plan designation from COMM – Commercial and MRM – Multiple Unit Residential (Medium Density) to the MRL – Multiple Unit Residential (Low Density) and rezone the subject property from RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space to RM3 – Low Density Multiple Housing to accommodate a 61 unit townhome development.

3.8 Airport Way 5505-5507, Z19-0034 (BL11828) - Midwest Ventures Ltd Inc No BC0046021

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

3.9 Walker Rd 4480, Z18-0047 (BL11829) – Thomas A.M. Brown

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.

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 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.