

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, September 17, 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.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

#### 2. Individual Bylaw Submissions

##### 2.1 Bolotzky Ct, Chepesuk Ct and Milex Ct, LUCT19-0008 - Various Owners

To consider an application for early termination of Land Use Contract LUC76-1077 and revert the parcels to the underlying RU6 – Two Dwelling Housing zone as identified in 'Schedule A'.

##### 2.2 Ufton Ct 1640, 1660, 1665, and 1685, LUCT19-0030 - Multiple Owners

To consider an application for early termination of Land Use Contract LUC73-116 and revert the parcels back to the underlying RM5 – Medium Density Multiple Housing zone as identified in

'Schedule A'.

**2.3 Noble Ct 1565 (Units 101-213), LUCT19-0009 - Multiple Owners**

To consider an application for early termination of Land Use Contract LUC77-1009 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.4 Rowcliffe Ave 555 (Units 101-408), LUCT19-0012 - Multiple Owners**

To consider an application for early termination of Land Use Contract LUC77-1077 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.5 Lester Rd 500 (Units 1-18), LUCT19-0011 - Multiple Owners**

To consider an application for early termination of Land Use Contract LUC77-1016 and revert the parcels to the underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A'.

**2.6 Jaud Rd and Mathews Rd, LUCT19-0004 - Multiple Owners**

To consider an application for early termination of Land Use Contract LUC76-1105 and revert the parcels to the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A'.

**2.7 Houghton Rd 720, LUCT19-0025 - The Father de Lestre Housing Society**

To consider an application for early termination of Land Use Contract LUC73-14 and revert the subject property back to the underlying RM3 – Low Density Multiple Housing zone.

**2.8 Pacific Ct 1950-1960 and 1955, LUCT19-0013 - Multiple Owners**

To consider an application for early termination of Land Use Contract LUC76-1094 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.9 Burtch Rd 1920, LUCT19-0026 - Kelowna Japanese Canadian Community Senior Citizens Society**

To consider an application for early termination of Land Use Contract LUC77-1050 and revert the subject property to the underlying RM3 – Low Density Multiple Housing zone.

**2.10 Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, LUCT19-0031 and Z19-0097 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC72-7a and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

**2.11 Bartholomew Ct and Crawford Rd, LUCT19-0001 and Z19-0074 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC76-1035 and rezone the parcels to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones as identified in 'Schedule A, B and C'.

**2.12 Sutcliffe Ct and Hartman Rd, LUCT19-0006 and Z19-0077 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC76-1043 and rezone the parcels to the RU1 – Large Lot Housing and P3 – Park & Open Space zones as identified in 'Schedule A, B and C'.

**2.13 Hwy 33 E 290, LUCT19-0010 and Z19-0079 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC76-20 and rezone the parcels to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

**2.14 Inkar Rd 1481, LUCT19-0014 and Z19-0082 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC77-1008 and rezone the parcel to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

**2.15 Scenic Rd 2161, LUCT19-0015 and Z19-0083 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC78-1009 and revert the parcels to the new underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

**2.16 Toovey Rd 1265, LUCT19-0007 and Z19-0093 - Roger Hamm**

To consider an application for the early termination of Land Use Contract LUC78-1033 and rezone the subject property to the RU1 – Large Lot Housing zone.

**2.17 Belgo Rd 1502, 1512, 1522 LUCT19-0003 and Z19-0076 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC76-1067 and rezone the parcels to RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.

**2.18 Bedford Rd, LUCT19-0002 and Z19-0075 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC76-1110 and rezone the parcels from the A1 - Agricultural 1 zone to the RR1– Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.

**2.19 Wallace Hill Rd and Spiers Rd, LUCT19-0005 and Z19-0080 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC76-1059 and rezone the parcels to the RR3 – Rural Residential 3 zone as identified in 'Schedule A and B'.

**2.20 Sutherland Ave 1421, LUCT19-0017 and Z19-0085 - Salco Management Ltd**

To consider an application for the early termination of Land Use Contract LUC78-1005 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.

**2.21 Sutherland Ave 1247 LUCT19-0018 and Z19-0086 - JABS Construction Ltd**

To consider an application for the early termination of Land Use Contract LUC77-1086 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.

**2.22 Lawrence Ave 1110 LUCT19-0021 and Z19-0089 - 1110 Lawrence Holdings Ltd**

To consider an application for the early termination of Land Use Contract LUC K73-65 and rezone the subject property to the C4 – Urban Center Commercial zone.

**2.23 Sutherland Ave 1431,1441 LUCT19-0022 and Z19-0090 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC75-26 and revert the parcels to the new underlying RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A and B'.

**2.24 Wilson Ave 894 LUCT19-0023 and Z19-0091 - H. Zamonsky Insurance Ltd**

To consider an application for the early termination of Land Use Contract LUC77-1043 and rezone the subject property to the new underlying RM3 – Low Density Multiple Housing zone.

**2.25 Richter St 2949-2951 LUCT19-0024 and Z19-0092 - Wally Knopf**

To consider an application for the early termination of Land Use Contract LUC77-1036 and rezone the subject property to the new underlying RM1 – Four Dwelling Housing zone.

**2.26 Hollywood Rd 520-528 LUCT19-0019 and Z19-0087 - Keycam Holdings Ltd., Inc. No.BC0914240**

To consider an application for the early termination of Land Use Contract LUC78-1001 and rezone the subject property to the RM3 – Low Density Multiple Housing zone.

**2.27 Springfield Rd 1050 and Gordon Dr 2040, LUCT19-0016 and Z19-0084 - Multiple Owners**

To consider an application for the early termination of Land Use Contract LUC77-1027 and LUC78-1030 and rezone the parcels to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A, B and C'.

**2.28 Pacific Ct 1912, 1915 LUCT19-0020 and Z19-0088 - Multiple Owners**

To consider an application for the early termination of Land Use Contract BL3534 and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

**3. Termination**

**4. Procedure on each Bylaw Submission**

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

(b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(c) 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.

(d) 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.

(e) 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.

(f) 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.