

City of Kelowna

Public Hearing

AGENDA



Tuesday, October 22, 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 Section 8 Parking & Loading Zoning Bylaw Text Amendment Application TA18-0009 (BL11850) - City of Kelowna

To consider an update to Section 8 Parking & Loading Zoning Bylaw for various parking regulations.

2.2 Farris Rd 454, Z19-0048 (BL11937) - Scott Cramp and Lei Zhang

To consider rezoning 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.

2.3 Eldorado Rd 509 - Z19-0069 (BL11938) - Judith Parsons

To consider rezoning the subject property from RU1 – Large Lot Housing zone to the Ru2 – Medium Lot Housing zone to accommodate a three lot subdivision.

2.4 Kyndree Ct 1222 - LUC19-0002 (BL11940) - Hans and Krystyna Schubel

To consider a Land Use Contract discharge to facilitate a proposed 2-lot subdivision.

2.5 Underhill St 1940, LUC18-0004 (BL11941), OCP18-0015 (BL11942), Z18-0071 (BL11943) - 1940 Underhill Developments Corp.

To consider a Land Use Contract discharge, an OCP amendment from the existing OCP designations to the MXR – Mixed Use (Residential/Commercial) designation and to consider a rezoning application from the P2 – Education and Minor Institutional zone to the C4 – Urban Centre Commercial zone in order to facilitate a mixed-use development.

2.6 Summit Dr 1932, TA19-0014 (BL11944), Z19-0070 (BL11945) - Summit Real Estate Holdings Ltd., No. BC 1098449

To consider an amendment to the CD3 zone to allow for retail cannabis sales as a primary use and to rezone the subject property from the CD3 - Comprehensive Development 3 zone to the CD3rcs - Comprehensive Development 3 zone (Retail Cannabis Sales) to facilitate the development of a retail cannabis sales establishment.

2.7 Abbott St 1781, HD19-0002 (BL11946), HRA18-0001 (BL11923) - Davara Holdings Ltd., Inc. No. BCo797640

To consider a Heritage Designation Bylaw to formally protect the Murchison House, and to consider a Heritage Revitalization Agreement to rehabilitate and reconfigure the heritage asset into office commercial space, and to allow two dwelling housing in a proposed new semi-detached house on the subject property.

2.8 Abbott St 1884, Z19-0065 (BL11947) - William James Feist and Treena June Harley

To consider rezoning the property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to allow for the construction of a carriage house.

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.