

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, September 15, 2020

6:00 pm

Council Chamber

City Hall, 1435 Water Street

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - DeHart Rd 664 - Z20-0050 (BL12077) - Carolyn Rae Stevenson**

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-video feed is being broadcast and recorded on kelowna.ca.

In accordance with Order of the Provincial Health Officer on Gatherings and Events, the City is required to collect the first and last name and telephone number or email address of everyone attending a Council meeting. Thank you for your co-operation.

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

3. **Individual Bylaw Submissions**

3.1 **START TIME 6:00 PM - DeHart Rd 664 - Z20-0050 (BL12077) - Carolyn Rae Stevenson**

To rezone the subject property from the RU1 – Large Lot Housing to the RU1C – Large Lot Housing with Carriage House to facilitate the development of a Carriage House on the subject property.

**4. Termination**

**5. Call to Order the Regular Meeting**

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 6:00 PM - DeHart Rd 664 - BL12077 (Z20-0050) - Carolyn Rae Stevenson**

To give Bylaw No. 12077 second and third reading and be adopted in order to rezone the subject property from the RU1 – Large Lot Housing to the RU1C – Large Lot Housing with Carriage House.

**7. Termination**

**8. Call to Order the Public Hearing - START TIME 6:00 PM - Grantham Rd 2368 - Z20-0049 (BL12078) - Bernard Schmidt and Beverly Schmidt**

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.

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**9. Individual Bylaw Submissions**

**9.1 START TIME 6:00 PM - Grantham Rd 2368 - Z20-0049 (BL12078) - Bernard Schmidt and Beverly Schmidt**

To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.

**10. Termination**

**11. Call to Order the Regular Meeting**

**12. Bylaws Considered at Public Hearing**

**12.1 START TIME 6:00 PM - Grantham Rd 2368 - BL12078 (Z20-0049) - Bernard Schmidt and Beverly Schmidt**

To give Bylaw No. 12078 second and third reading and be adopted in order to rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone.

**13. Termination**

**14. Call to Order the Public Hearing - START TIME 6:00 PM - Grantham Rd 2380 - Z20-0051 (BL12079) - Diana Lynn Nixon**

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.

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**15. Individual Bylaw Submissions**

**15.1 START TIME 6:00 PM - Grantham Rd 2380 - Z20-0051 (BL12079) - Diana Lynn Nixon**

To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.

**16. Termination**

**17. Call to Order the Regular Meeting**

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 6:00 PM - Grantham Rd 2380 - BL12079 (Z20-0051) - Diana Lynn Nixon**

To give Bylaw No. 12079 second and third reading and be adopted in order to rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone

**19. Termination**

**20. Call to Order the Public Hearing - START TIME 6:45 PM - St. Paul St 1193 - Z18-0011 (BL12080) - Evergreen Lands Limited, Inc No. BC0382754**

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.

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**21. Individual Bylaw Submissions**

**21.1 START TIME - 6:45 PM - St. Paul St 1193 - Z18-0011 (BL12080) - Evergreen Lands Limited, Inc No. BC0382754**

To consider an application to rezone the subject property from the I4 - Central Industrial zone to the C7 - Central Business Commercial zone to facilitate the construction of a hotel.

**22. Termination**

**23. Call to Order the Regular Meeting**

**24. Bylaws Considered at Public Hearing**

**24.1 START TIME 6:45 PM - St. Paul St 1193 - BL12080 (Z18-0011) - Evergreen Lands Limited, Inc No. BC0382754**

To give Bylaw No. 12080 second and third reading in order to rezone the subject property from the I4 - Central Industrial zone to the C7 - Central Business Commercial zone.

**25. Termination**

**26. Call to Order the Public Hearing - START TIME 7:20 PM - Clement Ave 599 - Z20-0046 (BL12082) - Okanagan Opportunity GP Inc**

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.

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**27. Individual Bylaw Submissions**

**27.1 START TIME 7:20 PM - Clement Ave 599 - Z20-0046 (BL12082) - Okanagan Opportunity GP Inc**

To consider a Rezoning application to rezone the subject property from the RM6 - High Rise Apartment Housing zone to the RM6r - High Rise Apartment Housing (Residential Rental Tenure Only) zone.

**28. Termination**

**29. Call to Order the Regular Meeting**

**30. Bylaws Considered at Public Hearing**

**30.1 START TIME 7:20 PM - Clement Ave 599 - BL12082 (Z20-0046) - Okanagan Opportunity GP Inc**

To give Bylaw No. 12082 second and third reading and be adopted in order to rezone the subject property from the RM6 - High Rise Apartment Housing zone to the RM6r - High Rise Apartment Housing (Residential Rental Tenure Only) zone.

**31. Termination**

**32. Call to Order the Public Hearing - START TIME 7:20 - Pacific Ave 1145 - Z20-0047 (BL12081) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652**

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.

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**33. Individual Bylaw Submission**

**33.1 START TIME 7:20 PM - Pacific Ave 1145 - Z20-0047 (BL12081) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652**

To consider a Rezoning application to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.

**34. Termination**

**35. Call to Order the Regular Meeting**

**36. Bylaws Considered at Public Hearing**

**36.1 START TIME 7:20 PM - Pacific Ave 1145 - BL12081 (Z20-0047) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652**

To give Bylaw No. 12081 second and third reading in order to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.

**37. Termination**

**38. Call to Order the Public Hearing - START TIME 8:00 PM - Lakeshore Road 4071 - OCP19-0013 (BL12091) Z19-0144 (BL12092) - Greencorp Ventures Inc., Inc.No. BC0987730**

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.

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

**39. Individual Bylaw Submissions**

**39.1 START TIME 8:00 PM - Lakeshore Road 4071 - OCP19-0013 (BL12091) Z19-0144 (BL12092) - Greencorp Ventures Inc., Inc.No. BC0987730**

To consider an OCP Amendment to change the future land use designation of the subject lot from S2RES – Single / Two Unit Residential to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of a 5 storey apartment building.

**40. Termination**

**41. Call to Order the Regular Meeting**

**42. Bylaws Considered at Public Hearing**

**42.1 START TIME 8:00 PM - Lakeshore Rd 4071 - BL12091 (OCP19-0013) - Greencorp Ventures Inc., Inc. No. BC0987730**

**Requires a majority of all members of Council (5)**

To give Bylaw No. 12091 second and third reading in order to amend the Official Community Plan to change the future land use designation for the subject property from the S2RES – Single / Two Unit Residential designation to the MRM – Multiple Unit Residential (Medium Density) designation.

**42.2 START TIME - 8:00 PM - Lakeshore Rd 4071 - BL12092 (Z19-0144) - Greencorp Ventures Inc., Inc. No. BC0987730**

To give Bylaw No. 12092 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone.

**43. Termination**

#### **44. 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.