

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, January 12, 2021  
4:00 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 4:00 PM - Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880 - OCP19-0007 (BL12122) Z19-0115 (BL12123) - Victor Projects Ltd., BC1050457

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 online at [Kelowna.ca/council](http://Kelowna.ca/council) or by request to the Office of the City Clerk.

For those participating 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](http://kelowna.ca).

In accordance with Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only. 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 4:00 PM - Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880 - OCP19-0007 (BL12122) Z19-0115 (BL12123) - Victor Projects Ltd., BC1050457

To amend the Official Community Plan (OCP) to change the Future Land Use designation of the subject properties from MRM – Multiple Unit Residential (Medium Density) and MRH – Multiple Unit Residential (High Density) to MXR – Mixed Use (Residential / Commercial) and to rezone the subject sites from the A1 – Agriculture 1 zone to the C4 – Urban Centre Commercial zone to facilitate the

development of a large-scale retail store.

**4. Termination**

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

**6. Bylaws Considered at Public Hearing**

**6.1. START TIME 4:00 PM - Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12122 (OCP19-0007) - Victor Projects Ltd., No. BC1050457**

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

To give Bylaw No. 12122 second and third reading in order to amend the Official Community Plan to change the future land use designation for the subject properties from the MRM - Multiple Unit Residential (Medium Density) and the MRH - Multiple Unit Residential (High Density) designations to the MXR - Mixed Use (Residential/Commercial) designation.

**6.2. START TIME 4:00 PM - Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12123 (Z19-0115) - Victor Projects Ltd., No. BC1050457**

To give Bylaw No. 12123 second and third reading in order to rezone the subject property from A1 - Agriculture 1 zone to the C4 - Urban Centre Commercial zone.

**7. Termination**

**8. Call to Order the Public Hearing - START TIME 7:15 PM - McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai**

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 7:15 PM - McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai**

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second dwelling.

**10. Termination**

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

**12. Bylaws Considered at Public Hearing**

**12.1. START TIME 7:15 PM - McCurdy Rd 335 - BL12117 (Z20-0053) - Mohan Lal Madurai**

To give Bylaw No. 12117 second and third reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

**13. Termination**

**14. Call to Order the Public Hearing - START TIME 7:15 PM - Rodondo Pl 1295 - Z20-0028 (BL12120) - Janis Wiens**

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 7:15 PM - Rodondo Pl 1295 - Z20-0028 (BL12120) - Janis Wiens**

To consider an application to rezone the subject property from the RR1- Rural Residential 1 zone to the RU1- Large Lot Housing zone and P3- Parks and Open Space zone to facilitate a 2-lot subdivision.

**16. Termination**

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

**18. Bylaws Considered at Public Hearing**

**18.1. START TIME 7:15 PM - Rodondo Pl 1295 - BL12120 (Z20-0028) - Janis Wiens**

To give Bylaw No. 12120 second and third reading in order to rezone the subject property from the RR1 - Rural Residential 1 zone to the RU1 - Large Lot Housing zone and P3 - Parks and Open Space zone.

**19. Termination**

**20. Call to Order the Public Hearing - START TIME 7:15 PM - Elliot Ave 535 - Z20-0033 (BL12121) - Robert T. Groholski and Michalina J. Groholski**

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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**21. Individual Bylaw Submissions**

**21.1. START TIME 7:15 PM - Elliot Ave 535 - Z20-0033 (BL12121) - Robert T. Groholski and Michalina J. Groholski**

To consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to facilitate the development of a fourplex dwelling.

**22. Termination**

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

**24. Bylaws Considered at Public Hearing**

**24.1. START TIME 7:15 PM - Elliot Ave 535 - BL12121 (Z20-0033) - Robert T. Groholski and Michalina J. Groholski**

To give Bylaw No. 12121 second and third reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.

**25. Termination**

**26. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representation to Council regarding the project.
- (c) The Chair will call for representation from the public participating online as follows:
  - (i) Any person wishing to make representation during the Hearing will have the opportunity to do so.
  - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) 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 participants that the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of 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.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. The participant must be able to share their screen to display the item.