

# City of Kelowna Public Hearing AGENDA



Tuesday, September 21, 2021

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 - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - LUCT20-0011 (BL12260) - Multiple Owners**

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 the most recent Provincial Health Officer Order regarding gatherings and events, a maximum of 50 members of the public is permitted to attend Council meetings in-person. Members of the public must remain seated unless invited to address Council. 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 - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - LUCT20-0011 (BL12260) - Multiple Owners**

To proceed with the early termination of LUC76-1044 on the subject properties identified in 'Schedule A'.

**4. Termination**

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

**6. Bylaws Considered at Public Hearing**

**6.1. START TIME 6:00 PM - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - BL12260 (LUCT20-0011) - Multiple Owners**

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

To give Bylaw No. 12260 second and third reading and adoption in order to proceed with the early termination of Land Use Contract LUC76-1044.

**7. Termination**

**8. Call to Order the Public Hearing - START TIME 6:00 PM - Gray Rd 350 - LUCT20-0018 (BL12265) - o897252 BC Ltd., Inc. No. BCo897252**

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 - Gray Rd 350 - LUCT20-0018 (BL12265) - o897252 BC Ltd., Inc.No. BCo897252**

To proceed with early termination of Land Use Contract 77-1058 and revert the parcel to the underlying C4 – Urban Centre Commercial zone.

**10. Termination**

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

**12. Bylaws Considered at Public Hearing**

- 12.1. START TIME 6:00 PM - Gray Rd 350 - BL12265 (LUCT20-0018) - o897252 BC Ltd., Inc.No. BCo897252**

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

To give Bylaw No. 12265 second and third reading and adoption in order to proceed with early termination of Land Use Contract LUC77-1058.

**13. Termination**

- 14. Call to Order the Public Hearing - START TIME 6:00 PM - Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BCo707315**

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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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.

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**15. Individual Bylaw Submissions**

- 15.1. START TIME 6:00 PM - Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BCo707315**

To rezone the subject property from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

**16. Termination**

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

**18. Bylaws Considered at Public Hearing**

- 18.1. START TIME 6:00 PM - Knowles Rd 472 - BL12266 (Z21-0026) - Vision Excavating Ltd., Inc. No. BCo707315**

To give Bylaw No.12266 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.

**19. Termination**

**20. Call to Order the Public Hearing - START TIME 6:40 PM - Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856**

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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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.

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**21. Individual Bylaw Submissions**

**21.1. START TIME 6:40 PM - Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856**

To consider an OCP amendment application from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation and to consider a rezoning application on the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of a six storey building mixed use building.

**22. Termination**

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

**24. Bylaws Considered at Public Hearing**

**24.1. START TIME 6:40 PM - Cawston Ave 604-626 - BL12267 (OCP21-0020) - Sole Cawston Developments Ltd., Inc. No. BC1270856**

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

To give Bylaw No.12267 second and third reading in order to amend the Official Community Plan for the subject properties from the MRM – Multiple Unit Residential (Medium Density) designation to the MXR – Mixed Use (Residential / Commercial) designation.

**24.2. START TIME 6:40 PM - Cawston Ave 604-626 - BL12268 (Z21-0069) - Sole Cawston Developments Ltd., Inc. No. BC1270856**

To give Bylaw No.12268 second and third reading in order to rezone the subject properties from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone.

**25. Termination**

**26. Call to Order the Public Hearing - START TIME 7:20 PM - Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991**

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 Submission**

**27.1. START TIME 7:20 PM - Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991**

To amend the Official Community Plan to change the future land use designation of the subject property from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation; and rezone the subject site from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone to facilitate a mixed-use development.

**28. Termination**

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

**30. Bylaws Considered at Public Hearing**

**30.1. START TIME 7:20 PM - Springfield Rd 1994 - BL12269 (OCP21-0009) - 1295991 B.C. Ltd., Inc. No. BC1295991**

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

To give Bylaw No.12269 second and third reading in order to amend the Official Community Plan to change the future land use designation of the subject property from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation.

**30.2. START TIME 7:20 PM - Springfield Rd 1994 - BL12270 (Z21-0035) - 1295991 B.C. Ltd., Inc. No. BC1295991**

To give Bylaw No.12270 second and third reading in order to rezone the subject site from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone.

**31. Termination**

**32. 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.