

City of Kelowna

Public Hearing

AGENDA



Tuesday, September 19, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after September 5, 2017(date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1	130 McCurdy Rd, OCP17-0007 (BL11460) and Z17-0021 (BL11461) - Father Delestre Columbus (2009) Society Inc	4 - 22
	To consider an OCP amendment application from EDINST – Educational / Major Institutional to MXR – Mixed Use (Residential/Commercial) and to consider a rezoning application on the subject property from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone to facilitate the development of a supportive housing project on the subject property.	
3.2	840 Mayfair Rd, Z17-0033 (BL11452) - Benjamin Page-et	23 - 35
	To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.	
3.3	4653 Raymer Rd, Z15-0013 (BL11458)- Ronald Egert	36 - 62
	To rezone the subject property to facilitate the development of five single detached dwellings on the subject property.	
3.4	3511 Landie Rd, Z17-0043 (BL11459) - David Dombowsky	63 - 70
	To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with carriage House to facilitate the future development of a carriage house.	
3.5	3050 Sexsmith Road - Z17-0060 (BL11465) - CK16 Property Group Ltd. BC1098771	71 - 91
	To consider a rezoning application on the subject property from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone.	
3.6	4609 Lakeshore Road - OCP16-0023 (BL11468) & Z16-0068 (BL11469) - Novation Design Studio	92 - 120
	To amend the Official Community Plan to change the future land use designation on the subject property from S2RES – Single / Two Unit Residential to MRL – Multiple Unit Residential (Low Density), and to rezone the subject property from RU1 – Large Lot Housing to RM2 – Low Density Row Housing and P3 – Parks & Open Space to facilitate the development of low density row housing.	
3.7	2755 McCurdy Road, OCP16-0004 (BL11472), TA11-0010 (BL10876) & Z16-0030 (BL11473)- Prodev GP Ltd. and 1378310 Alberta Ltd.	121 - 184
	To amend the Official Community Plan to change the future land use designation of and to rezone portions of the subject property to facilitate a 153 unit multiple unit residential hillside development.	

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);

- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.