
CITY OF KELOWNA

MEMORANDUM

Date: February 21, 2001
File No.: (3360-20) **Z98-1009**
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. Z98-1009 OWNER: J. ELISE CLARK
AT: 861-863 FULLER AVENUE APPLICANT: AS ABOVE
PURPOSE: TO CLOSE APPLICATION FILE Z98-1009
EXISTING ZONE: RU6 - TWO DWELLING HOUSING
PROPOSED ZONE: RM1 – FOUR-PLEX HOUSING
REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z98-1009 for Lot 14, D.L.. 138, O.D.Y.D., Plan 947, located on Fuller Avenue, Kelowna, B.C., be closed.

2.0 SUMMARY

The applicant made application in February 1998 to rezone the subject property from the existing R-2 (Two-Family Residential) [now RU6 – Two Family Housing] zone to the R-2b (Low Density - Multi-Family Residential Development) [now RM1 – Four-plex Housing] zone in order to legalize an existing third dwelling unit that exists within an existing two-family dwelling.

The applicant was advised that as part of the application to rezone the subject property, an Official Community Plan amendment will also be required in order that the intended zone conform to the future land use designation of the Official Community Plan. The future land use designation of the subject property currently shows future land use as being intended for Single and Two Family Residential and Associated Uses.

Council considered this application on June 26, 2000, and adopted the following recommendation;

THAT further consideration of Rezoning Application No. 98-1009, Lot 14, D.L. 138, O.D.Y.D., Plan 947, located on Fuller Avenue, Kelowna, B.C., to amend the zoning classification from the RU6 - Two Dwelling Housing zone to the RM1 – Four-plex Housing zone, be deferred for up to six months to allow an appropriate application for an Official Community Plan amendment to be submitted.

The six month time period has now passed, and the applicant has not made application for the OCP amendment. The Planning and Development Services Department has sent notification to the applicant by registered mail to advise her of the pending closure of this application, and has received confirmation of delivery of this letter on January 23, 2001.

The Planning and Development Services Department now wishes to close the file.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

FACT SHEET

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| 1. | APPLICATION NO.: | Z98-1009 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER/APPLICANT: | J. Elise Clark |
| | - ADDRESS | 1874 Maple Street |
| | - CITY | Kelowna, BC |
| | - POSTAL CODE | V1Y 1H4 |
| | - TELEPHONE/FAX NO.: | 762-2279 |
| 4. | APPLICATION PROGRESS: | |
| | Date of Application: | February 27, 1998 |
| | Date Application Complete: | March 2, 1998 |
| | Servicing Agreement Forwarded to Applicant: | May 22, 1998 |
| | Servicing Agreement Concluded: | Not Complete |
| | Staff Report to Council: | June 26, 2000/Feb. 21, 2001 |
| 5. | LEGAL DESCRIPTION: | Lot 14, D.L. 138, O.D.Y.D., Plan 947 |
| 6. | SITE LOCATION: | South side of Fuller Avenue, West of Ethel Street |
| 7. | CIVIC ADDRESS: | 861-863 Fuller Avenue |
| 8. | AREA OF SUBJECT PROPERTY: | 701.3m ² |
| 9. | AREA OF PROPOSED REZONING: | 701.3m ² |
| 10. | EXISTING ZONE CATEGORY: | RU6 – Two Dwelling Residential |
| 11. | PROPOSED ZONE: | RM1 – Four-plex Housing |
| 12. | PURPOSE OF THE APPLICATION: | To Rezone Subject Property To Legalize Existing Three Unit Multi-Family Residential Building |
| 13. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 14. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

Attachments

Subject Property Map
(1 page)