
CITY OF KELOWNA

MEMORANDUM

Date: August 6, 2002
File No.: (3360-20) **Z00-1013**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z00-1013

OWNER: VINCE AND GIOVANNIA
MAGALDI

AT: 2131 SCENIC ROAD

APPLICANT: VINCE MAGALDI

PURPOSE: TO EXTEND COUNCIL APPROVAL TO REZONE THE SUBJECT
PROPERTY TO THE RM3 – LOW DENSITY MULTIPLE
HOUSING ZONE TO PERMIT THE CONSTRUCTION OF 14
DWELLING MULTIPLE UNITS DEVELOPMENT WITHIN 7
BUILDINGS IN A SEMI – DETACHED FORM

EXISTING ZONE: A1 – AGRICULTURAL (LUC78-1009)

PROPOSED ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize an extension to Rezoning application No. Z01-1004 (Bylaw No. 8714) for a period of not more than 180 days from August 28, 2002.

2.0 SUMMARY

The above noted development applications were considered at a Public Hearing by Council on August 28, 2001. Section 2.10.1 of Procedure Bylaw No. 8140 states that:

Every amendment bylaw which has not been finally adopted by Council within 12 months after the date it was given third reading, lapses and will be of no force and effect, and an applicant who wishes to proceed with its application must initiate a new application.

Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

The applicant has made applications for rezoning (Z00-1013) to permit the development of 14 dwelling multiple unit development in a semi-detached form on the subject property. By-Law No. 8700 received second and third readings on August 28, 2001, after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to provide more time to resolve a number of outstanding issues.

This project remains unchanged and is the same in all respects as originally applied for.

The Planning and Development Services Department recommends Council consider the request for an extension favourably.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

PMc/pmc
Attach.

FACT SHEET

- | | |
|--|---|
| 1. APPLICATION NO.: | Z00-1013 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Vince & Giovannia Magaldi |
| . ADDRESS | 374 Glenmore Rd. N |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 7P9 |
| 4. APPLICANT/CONTACT PERSON: | Vince Magaldi |
| . ADDRESS | 374 Glenmore Rd. N |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 7P9 |
| . TELEPHONE/FAX NO.: | 762-0640 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | August 25, 1997 |
| Date Application Complete: | September 3, 1997 |
| Servicing Agreement Forwarded to Applicant: | June 15, 2001 |
| Servicing Agreement Concluded: | June 27, 2001 |
| Staff Report to Council: | July 25, 2001, August 6, 2002 |
| 6. LEGAL DESCRIPTION: | Lot A, Sec. 4 & 9, Twp 23, O.D.Y.D.,
Plan KAP61644 |
| 7. SITE LOCATION: | West side of Scenic Road, south of
Glenmore Road N. |
| 8. CIVIC ADDRESS: | 2131 Scenic Road |
| 9. AREA OF SUBJECT PROPERTY: | 4,994 m ² |
| 10. AREA OF PROPOSED REZONING: | 4,994 m ² |
| 11. EXISTING ZONE CATEGORY: | A1 – Agricultural 1 (LUC78-1009) |
| 12. PROPOSED ZONE: | RM3 – Low Density Multiple Housing |
| 13. PURPOSE OF THE APPLICATION: | To rezone the subject property to the
RM3 – Density Multiple Housing zone
to permit the construction of 14 semi –
detached dwelling units within 7
buildings in a multiple family form. |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |

**15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS**

General Multi-Family; notify GIS of
addition

Property Location Map

