
**CITY OF KELOWNA
MEMORANDUM**

DATE: June 25, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0033
AT: 577 Rose Avenue

APPLICANT: Elizabeth & Roy Lycar
OWNERS: Elizabeth & Roy Lycar

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM P2 – EDUCATIONAL AND MINOR INSTITUTIONAL TO RU6 – TWO DWELLING HOUSING.

EXISTING ZONE: P2 – EDUCATIONAL AND MINOR INSTITUTIONAL
PROPOSED ZONE: RU6 – TWO DWELLING HOUSING ZONE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 14, ODYD, Plan 1246, located at 577 Rose Avenue, Kelowna, B.C. from the P2 – Educational and Minor Institutional to the RU6 – Two Dwelling Housing Zone.

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the P1 – Educational and Minor Institutional zone to the RU6 – Two Dwelling Housing in order to return the subject property to its original residential status.

The subject property has recently been purchased but the day-care business was not included in this transaction. The applicant is proposing to rezone the property in order to return the property to its original residential land use. The surrounding neighbourhood is all zoned RU-6 – Two Dwelling Housing and the older home will be renovated and reconverted to a single family dwelling.

3.0 BACKGROUND

3.1 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. The majority of the properties within the area of the subject property are zoned RU6 – Two Dwelling Housing and used as single family residences.

Adjacent zones and land uses are:

- North - RU6 – Two Dwelling Housing – Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- South - RU6 – Two Dwelling Housing – Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Single Family Dwelling

4.2 Site Location Map:

Subject Property: 845 Mayfair Road



4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department supports the proposed rezoning of the subject property. The proposal conforms to the City's Zoning Bylaw No. 8000 and the lot is well suited for the RU6 zone. The application has been accompanied by five letters of support from the surrounding residents. There were no technical comments or concerns with regards to this rezoning application.


Shelley Gambacort
Current Planning Supervisor
SG/aw

Approved for Inclusion MB

for
Ron Dickinson
Inspection Services Manager

ATTACHMENTS

- Location of subject property
- Site Plan
- Photographs
- Land Title

ADDRESS MAP

Z07-0033



Subject Property

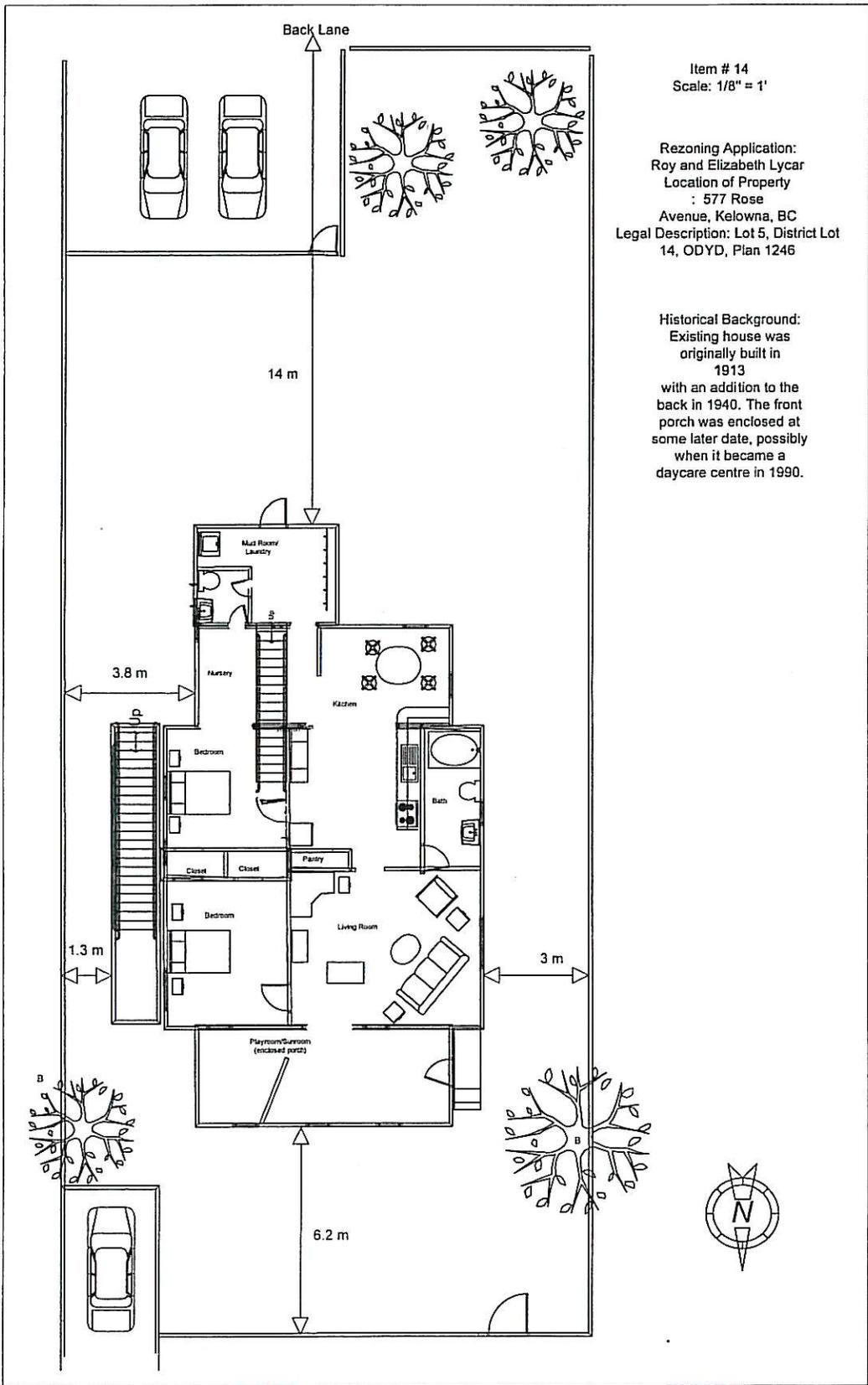


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2007-04-04

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Item # 14
Scale: 1/8" = 1'

Rezoning Application:
Roy and Elizabeth Lycar
Location of Property
: 577 Rose
Avenue, Kelowna, BC
Legal Description: Lot 5, District Lot
14, ODYD, Plan 1246

Historical Background:
Existing house was
originally built in
1913
with an addition to the
back in 1940. The front
porch was enclosed at
some later date, possibly
when it became a
daycare centre in 1990.

