

REPORT TO COUNCIL



Date: April 27, 2012

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: OCP11-0018/Z11-0090 **Owner:** JB Developments Ltd., Inc. No. 0634315

Address: 373 - 375 Fizet Avenue **Applicant:** JB Developments

Subject: Supplemental Report - OCP Amendment Public Consultation Process

Existing OCP Designation: Single/Two Unit Residential

Proposed OCP Designation: Multiple Unit Residential (Low Density)

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM1 - Four Dwelling Housing

1.0 Recommendation

THAT Council consider the Public Consultation process undertaken by the applicant as outlined in the report of the Land Use Management, dated April 27, 2012 as appropriate for the purpose of Section 879 of the *Local Government Act*.

AND THAT the OCP and Zone Amending Bylaws be forwarded to a Public Hearing for further consideration;

2.0 Purpose

This application seeks to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone to legalize an existing four-plex. The proposed zoning requires an amendment to the existing OCP future land use designation. When the OCP amending Bylaw was given initial consideration at the February 6th, 2012 Regular Council meeting the following condition needed to be satisfied prior to forwarding the application to a Public Hearing:

THAT the applicant be required to hold a public information meeting, prior to the bylaws receiving first reading, in accordance with the *Local Government Act* and the City of Kelowna's Development Application Procedures Bylaw No. 10540;

Based on the scale of the proposed development a full public information meeting was not held, the applicant did consult with the abutting neighbours and a few other properties in the neighbourhood. A total of seven properties were consulted and supported the OCP amendment. The applicant has indicated that it was difficult to make contact with the immediate neighbour located at 363 Fizet Avenue but the information was left for their consideration.

A handwritten signature in black ink, located at the bottom right of the page.

3.0 Land Use Management

Staff consider the level of consultation undertaken by the applicant to have satisfied the *Local Government Acts* requirement.

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

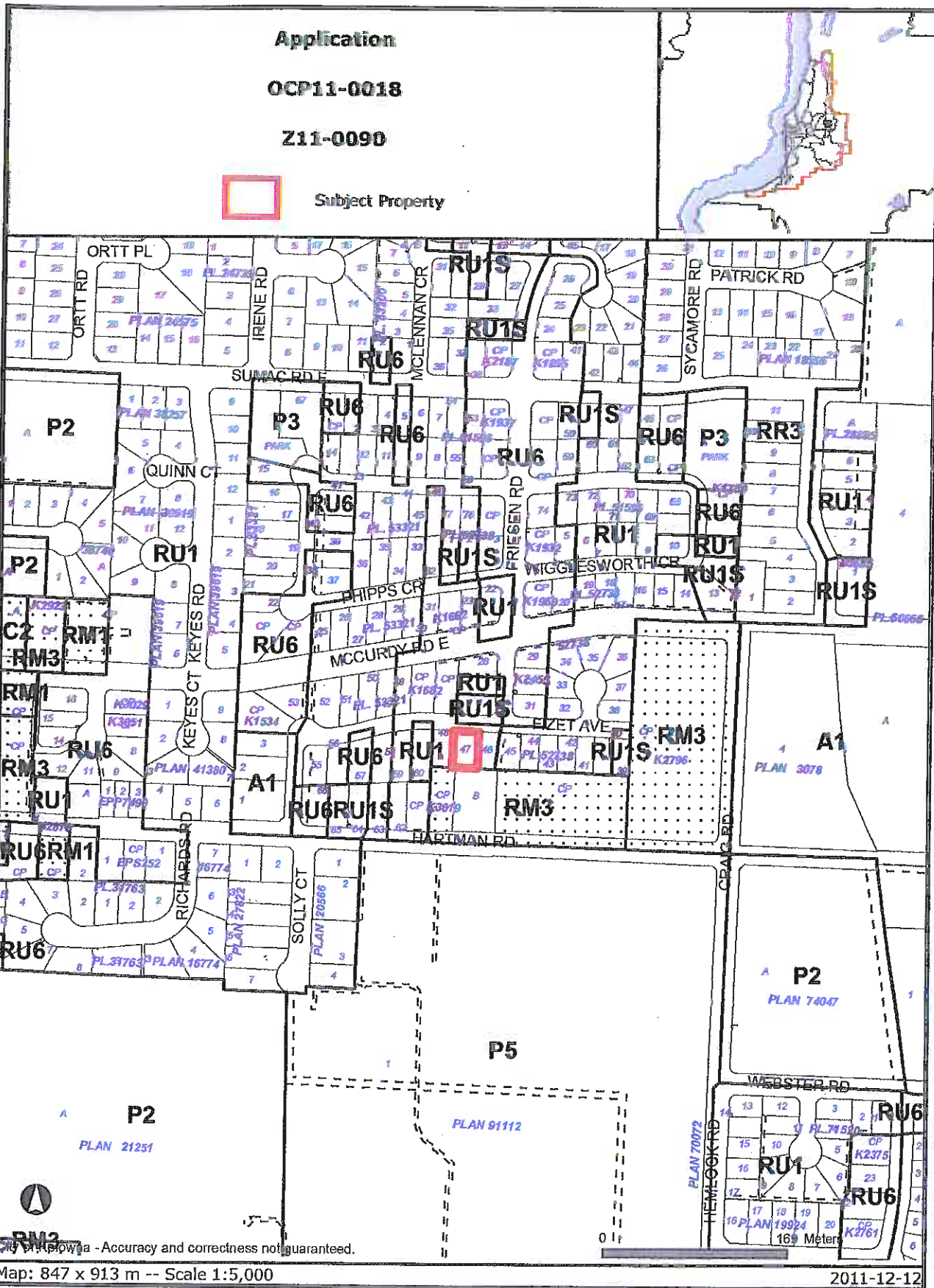
Approved for Inclusion



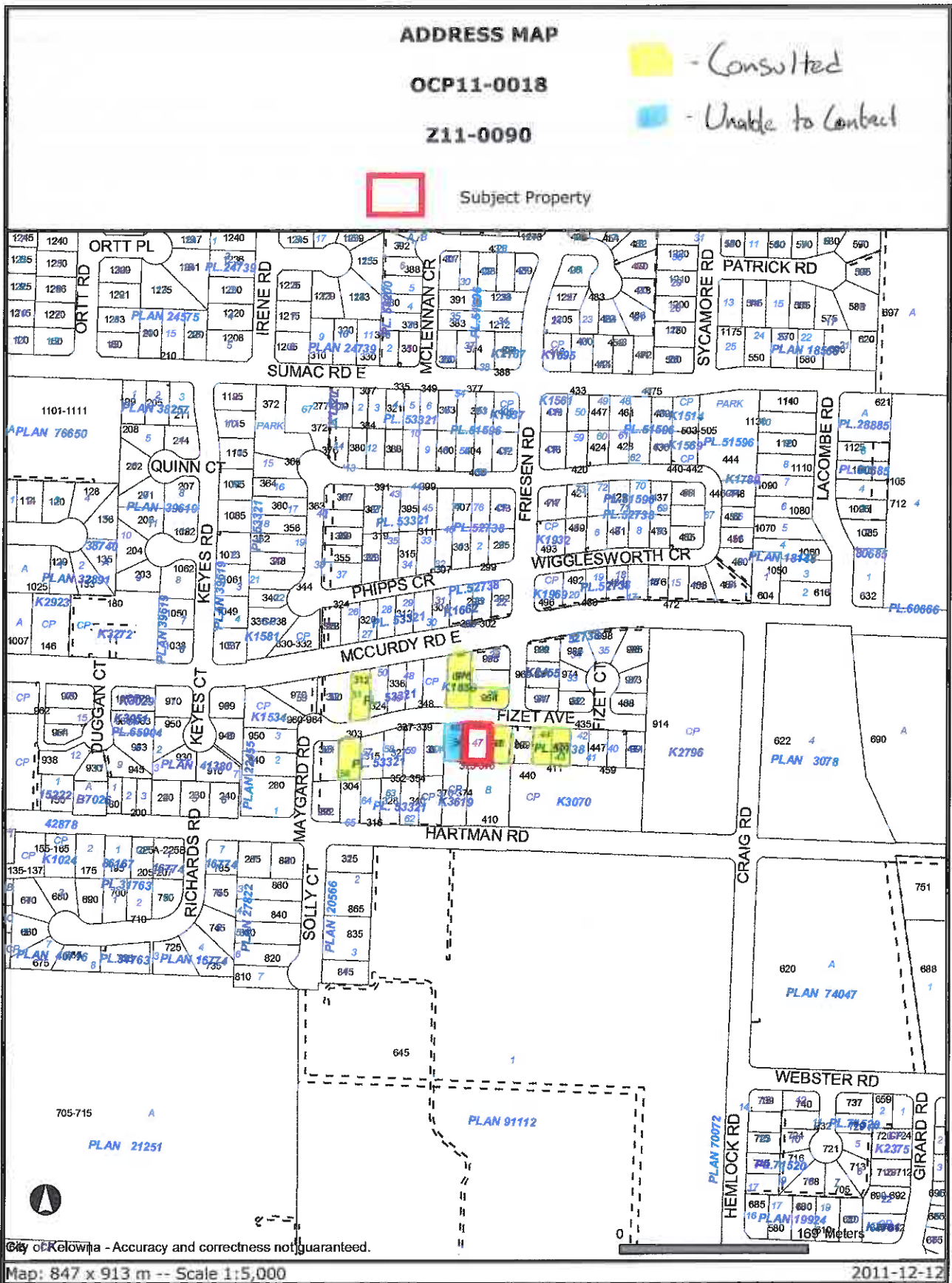
Shelley Gambacort, Director of Land Use Management

Attachments:

Subject Property Map
Neighbour Signatures



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.



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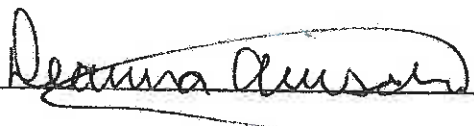
As part of a process to rezone the duplex at 373/375 Fizez Ave from a duplex to a fourplex we have been asked by council to gather signatures of the neighbours in the area.

I DO support the rezoning of 373/375 Fizez Ave Kelowna BC

Name: Deanna Arnison Date: April 14 2012

Address: 387 Fizez

Comments:

Signature: 

I DO NOT support the rezoning of 373/375 Fizez Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

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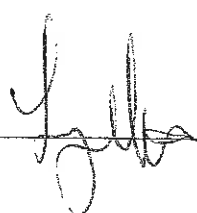
I DO support the rezoning of 373/375 Fizez Ave Kelowna BC

Name: Toni Goetz Date: March 24/12

Address: 312 - Fizez RD

Comments:

OWNER

Signature: 

I DO NOT support the rezoning of 373/375 Fizez Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

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I DO support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: Tyler Barnes Date: March 24/12

Address: 303 Fizet Ave

Comments:
I'm perfectly fine with more housing being available
please rezone

Signature: _____

I DO NOT support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

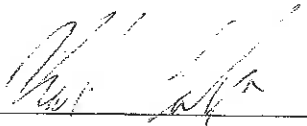
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I DO support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: Hailee Coello Date: MARCH 6

Address: 374 Fizet Ave

Comments:

Signature: 

I DO NOT support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

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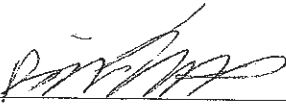
I DO support the rezoning of 373/375 Fizez Ave Kelowna BC

Name: _____ Date: MARCH 6

Address: 372 Fizez Ave

Comments:

_____ Renter

Signature: 

I DO NOT support the rezoning of 373/375 Fizez Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

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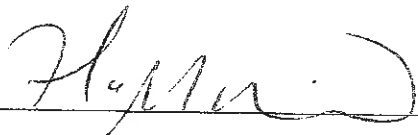
I DO support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: Heidi + Gord Date: March 5/12

Address: 954 Friesen Road, Kelowna.

Comments:

owner

Signature: 

I DO NOT support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

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I DO support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: Jeri Hanchuk Date: MARCH 6 / 2012

Address: 411 FIZET AVE

Comments:

Signature: J Hanchuk

I DO NOT support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments:

Signature: _____

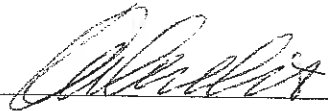
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I DO support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: DARLENE REID Date: March 6 2012

Address: 423 FIZET AVE KELOWNA BC

Comments: I AM THE HOMEOWNER OF A/N ADDR.

Signature: 

I DO NOT support the rezoning of 373/375 Fizet Ave Kelowna BC

Name: _____ Date: _____

Address: _____

Comments: _____

Signature: _____