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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** September 26, 2001  
**File No.:** DP01-10,044, DVP01-10,045

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:**

APPLICATION NO. DP01-10,044/  
DVP01-10,045

OWNER: KELOWNA SERVANTS  
ANONYMOUS SOCIETY

AT: 1720 ETHEL STREET

APPLICANT: DAN SCUKA

PURPOSE: TO PERMIT THE CITY OF KELOWNA TO ENTER INTO A  
HOUSING AGREEMENT

EXISTING ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

REPORT PREPARED BY: BARB WATSON

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1.0 RECOMMENDATION

That the Planning and Development Services Department report of September 25, 2001 be received for information and staff be directed to prepare the required bylaw.

2.0 SUMMARY

The applicant is proposing to develop the subject property with a multi family development of 21 low cost housing units. The applicant has been requested to enter into a housing agreement to facilitate the reduction in parking from the required to 26 stalls to 11 stalls as proposed.

### 3.1 The Proposal

The subject Development Permit and Development Variance Permit was considered by Council on the Regular Council Meeting on Tuesday, August 28, 2001 and Council adopted the following resolution:

THAT Municipal Council authorize the issuance of Development Permit No. 01-10,044, Dan Scuka; Lot 4, Plan KAP52605, DL 138, ODYD, located on Ethel Street, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. The applicant register a Housing Agreement in favour of the City of Kelowna to effect that the project is reserved for affordable housing.

THAT Municipal Council authorize the issuance of Development Variance Permit No. 01-10,045, Dan Scuka; Lot 4, Plan KAP52605, DL 138, ODYD, located on Ethel Street, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

**Table 8.1 – Parking Schedule, Apartment Housing:** a 15 stall variance in the required parking from the minimum 26 stalls to the 11 stalls as proposed.

**Section 13.11.5(f) Development Regulations, Rear Yard Setback:** a 1.55 m variance to the required rear yard setback of 9.0 m to 7.45 m as proposed for the existing principal dwelling.

The applicant has now completed and signed the Housing Agreement and has forwarded the agreement to the City of Kelowna for signing. The Planning and Development Services Department forwards this report for information and request staff be directed to prepare the required bylaw to fulfil condition 5 of the resolution for issuance of Development Permit 01-10,044.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion



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

/hb  
Attach.

**FACT SHEET**

1. **APPLICATION NO.:** DP01-10,044/DVP01-10,045
2. **APPLICATION TYPE:** Development Permit and a Development Variance Permit
3. **OWNER:** Farnholtz Enterprises Ltd.  
 . **ADDRESS** #18-4857 37<sup>th</sup> Street  
 . **CITY** Drayton Valley, Alberta
4. **APPLICANT/CONTACT PERSON:** Scuka Enterprises  
 . **ADDRESS** 881 Highway 33 East  
 . **CITY** Kelowna, BC  
 . **POSTAL CODE** V1X 6V1  
 . **TELEPHONE/FAX NO.:** 765-0136/765-7826
5. **APPLICATION PROGRESS:**  
 Date of Application: June 19, 2001  
 Date Application Complete: N/A  
 Servicing Agreement Forwarded to Applicant: N/A  
 Servicing Agreement Concluded: N/A  
 Staff Report to Council:
6. **LEGAL DESCRIPTION:** Lot 4 Plan KAP52605, DL 138, ODYD
7. **SITE LOCATION:** Ethel to south west corner of the intersection at Harvey
8. **CIVIC ADDRESS:** 1720 Ethel Street
9. **AREA OF SUBJECT PROPERTY:** 1624 m<sup>2</sup>
10. **EXISTING ZONE CATEGORY:** RM5 – Medium Density Multi Family
11. **PURPOSE OF THE APPLICATION:** A four Storey multi family apartment housing unit
12. **MIN. OF TRANS./HIGHWAYS FILES NO.:** For information only  
**NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY**
13. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A

