
CITY OF KELOWNA
MEMORANDUM

Date: December 19, 2001
File No.: File No. Z99-1033 (3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To legalize an existing secondary suite

Owner/Applicant: Barbara Lane, Derrick Elliott & Sharon Loudoun

At: 1193 Cerise Drive

Existing Zone:
RU1 – Large Lot Housing

Proposed Zone:
RU1s – Large Lot Housing with Secondary Suite

Report Prepared by: Kirsten Behler

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 8438 (Z99-1033 – Lane/Elliott/Loudoun – Cerise Drive) be extended to July 13, 2002.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the existing RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing zone with Secondary Suite zone to legalize an existing secondary suite to accommodate one of the registered owners.

The subject application was considered by Council at a Public Hearing on July 13, 1999 and received 2nd and 3rd readings concurrently. Final reading was held pending the completion of works required to meet zoning and Building Code requirements. Two six-months extensions to July 13, 2001 and January 13, 2002 respectively were granted by Council. The applicant has recently made application for a Development Variance Permit to vary the maximum size of the suite. All issues regarding the variance are expected to be resolved by February, at which point the Development Variance Permit application will be forwarded to Council to be considered concurrently with final rezoning. Therefore, the Planning and Development Services Department recommends that Council grant a further extension of 180 days from January 13, 2002.

Andrew Bruce
Current Planning Manager

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

KB/

FACT SHEET

- | | | |
|-----|---|---|
| 1. | APPLICATION NO.: | Z99-1033 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Barbara Lane, Sharon Loudoun & Derrick Elliott |
| | · ADDRESS | 1193 Cerise Drive |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1Y 9M0 |
| 4. | APPLICANT/CONTACT PERSON: | As above |
| | · TELEPHONE/FAX NO.: | 861-4234 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | May 6, 1999 |
| | Date Application Complete: | May 6, 1999 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | June 8, 1999 |
| | Extension Report to Council: | December 18, 2001 |
| 6. | LEGAL DESCRIPTION: | Lot 14, Section 30, Twp. 26, ODYD, Plan KAP53262 |
| 7. | SITE LOCATION: | North on Water St to east on Clement Ave to south on Gordon Drive to east on High Rd to north on Cerise Drive |
| 8. | CIVIC ADDRESS: | 1193 Cerise Drive |
| 9. | AREA OF SUBJECT PROPERTY: | 692.04 m ² |
| 10. | AREA OF PROPOSED REZONING: | 692.04 m ² |
| 11. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. | PROPOSED ZONE: | RU1s – Large Lot Housing with Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To legalize an existing secondary suite |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| | NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

Z99-1033

Attachments

(Not attached to the electronic copy of the report)

Location Map