CITY OF KELOWNA

MEMORANDUM

Date: March 5, 2002
File No.: Z00-1012

To: City Manager

From: Planning & Development Services Department

APPLICATION NO.   Z00-1012   OWNER: Edward and Kazimere
                                                                           Surowiec
AT: 145, 1555, 165 Taylor Road   APPLICANT: Exclusive Investments
         1315, 1325, 1345 Highway 33

PURPOSE: To rezone the subject property from the RU1 – Large Lot Housing Zone
                       to the RM3 – Low Density Multiple Housing Zone to permit the
                       Development of a 77 Unit Congregate Housing Facility.

EXISTING ZONE: RU1 – Large Lot Housing

PROPOSED ZONE: RM3 – Low Density Multiple Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0   RECOMMENDATION

THAT Municipal Council authorize an extension to Rezoning application No. Z00-1012 (Bylaw No. 8587) for a period of not more than 180 days from March 12, 2002.

2.0   SUMMARY

The subject rezoning application was considered at a Regular Meeting by Council on August 27, 2001. Municipal Council authorized an extension to the Rezoning Application No. Z00-1012 (Bylaw No. 8587) for a period of not more than 180 days from September 12, 2001.

The subject rezoning application was considered at a Public Hearing by Council on September 12, 2000. 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.

Zone Amending By-Law No. 8587 received second and third readings on September 12, 2000, after the Public Hearing held on the same date and a six month extension on September 12, 2001. The applicant wishes to have this rezoning 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 therefore recommends that Council favourably consider the request for a six month extension from March 12, 2002.

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Andrew Bruce
Current Planning Manager

Approved for inclusion

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

FACT SHEET

1.	**APPLICATION NO.:**	Z00-1012
2.	**APPLICATION TYPE:**	Rezoning

3. **OWNER 1:** Edward Surowiec
- **ADDRESS** 145 Taylor Road
- **CITY/POSTAL CODE** Kelowna, BC V1X 4G1

OWNER 2: Kazimierz Surowiec
- **ADDRESS** 920 Glenmore Road North
- **CITY/POSTAL CODE** Kelowna, BC V1V 2C6

4. **APPLICANT/CONTACT PERSON:** Exclusive Investments / Edward Surowiec
- **ADDRESS** 145 Taylor Road
- **CITY/POSTAL CODE** Kelowna V1X 4G1
- **TELEPHONE/FAX NO.:** (250) 763-6143/(250) 868-0658

5. **APPLICATION PROGRESS:**
Date of Application: 2000-02-16
Date Application Complete: 2000-02-29
Staff Report to Council: 2000-08-09

6. **LEGAL DESCRIPTION:** Lot 1, 2, & 3, Sec. 22, Twp. 26 ODYD, Plan 3727, except Plan 39705; Lot 4, 5, & 6, Sec. 22, Twp. 26 ODYD, Plan 3727

7. **SITE LOCATION:** Southeast corner of Highway 33 and Taylor Road

8. **CIVIC ADDRESS:** 145, 1555, 165 Taylor Road
1315, 1325, 1345 Highway 33

9. **AREA OF SUBJECT PROPERTY:** 5294 m^2

10. **AREA OF PROPOSED REZONING:** 5294 m^2

11. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing

12. **PROPOSED ZONE:** RM3 – Low Density Multiple Housing

13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from RU1 to RM3 to permit the Development of a 77 Unit Congregate Housing Facility

14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** 02-081-18507 / 02-081-18508
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY

15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** (a) Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Site Plan (Map "A")