
CITY OF KELOWNA

MEMORANDUM

Date: May 21, 2002
File No.: Z01-1070

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z01-1070 OWNER: IVAN AND NADA VIDOVIC

AT: 278 TEMPLE COURT APPLICANT: IVAN AND NADA VIDOVIC

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU2 –
MEDIUM LOT HOUSING ZONE TO THE RU2s – MEDIUM
LOT HOUSING WITH SECONDARY SUITE ZONE TO
PERMIT THE CONTINUING USE OF A SUITE ON THE
GROUND FLOOR OF THE HOUSE

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s – MEDIUM LOT HOUSING WITH SECONDARY
SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8814 be considered by Council.

2.0 SUMMARY / BACKGROUND

The applicant wishes to rezone the subject property from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone in order to be permitted the continuing use of a secondary suite located on the ground floor of the house. The zone amending bylaw received second and third reading by Council on March 5, 2002. Final adoption of the bylaw was subject to the applicant meeting the requirements of the Inspection Services Department. All necessary upgrades have been made to the suite, as confirmed by the Building Inspector, and the required Sewer Development Fee has been paid by the applicant.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | Z01-1070 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Ivan and Nada Vidovic |
| . ADDRESS | 278 Temple Court |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 7A3 |
| 4. APPLICANT/CONTACT PERSON: | As above / Ivan Vidovic |
| . ADDRESS | |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | 868-4945 / -- |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | January 17, 2002 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | February 18, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 4, Section 27, Twp. 26, ODYD, Plan 37210 |
| 7. SITE LOCATION: | Rutland, north of Highway 33, south of Houghton Rd., on the west side of Temple Court |
| 8. CIVIC ADDRESS: | 278 Temple Court
Kelowna, BC
V1X 7A3 |
| 9. AREA OF SUBJECT PROPERTY: | 483m" |
| 10. AREA OF PROPOSED REZONING: | 483m" |
| 11. EXISTING ZONE CATEGORY: | RU2 - Medium Lot Housing |
| 12. PROPOSED ZONE: | RU2a - Medium Lot Housing with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To permit the continuing use of a secondary suite on the ground floor of the house |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | 2-81-19621 |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property