
CITY OF KELOWNA
MEMORANDUM

Date: June 25, 2002
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 January 13, 2003.

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 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. Three six-months extensions to July 13, 2001, January 13, 2002, and July 13, 2002 respectively were granted by Council.

The applicant has since made application for a Development Variance Permit to vary the maximum size of the suite. Exceeding the maximum size of 90m² will require a number of upgrades to the suite to meet Building and Fire Code regulations. The applicant is committed to making these upgrades. However, since the entire house including the

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second kitchen is used by family members, the applicant would prefer to register a second kitchen covenant, should Council approve the proposed second kitchen regulations currently in progress. In this case, the rezoning and variance application files would be closed.

Andrew Bruce
Current Planning Manager

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

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FACT SHEET

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|-----|---|---|
| 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, June 25, 2002 |
| 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 |

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Attachments

(Not attached to the electronic copy of the report)

Location Map