
CITY OF KELOWNA

MEMORANDUM

Date: August 7, 2002
File No.: (3360-20) **HA02-002**

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. HA02-002 OWNER: Dennis Dandeneau

AT: 628 – 630 Cadder Avenue APPLICANT: Okanagan Families Society

PURPOSE: To seek council authority to have mayor and clerk execute a housing agreement

EXISTING ZONE: RU6 – Two Dwelling Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

That the Planning and Development Services Report of August 7, 2002 be received for information;

AND THAT Staff be directed to prepare the necessary bylaw authorizing the City to enter into a housing agreement with the Okanagan Families Society to ensure that the development will be reserved for Special Needs housing.

2.0 SUMMARY

The Okanagan Families Society is proposing to use the subject property to provide care for up to six residents under the age of nineteen who have mental, social and emotional disabilities. As part of the licensing requirement for a Group Home – Minor secondary use, it is necessary for the proponent to be licensed under the Community Care Facilities Act and to have a Housing Agreement registered on title.

3.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with the proposed use of the subject property for special needs housing. The Housing Agreement is a requirement of the City of Kelowna Zoning Bylaw to permit the use of the dwelling for a Group Home – Minor as a secondary permitted use within the RU6 – Two Dwelling Housing zone. The applicant has worked with Planning staff to structure the Housing Agreement in a format that is acceptable to both parties.

In light of the above, the Planning and Development Services Department supports this proposal, and recommend for Council's positive consideration.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

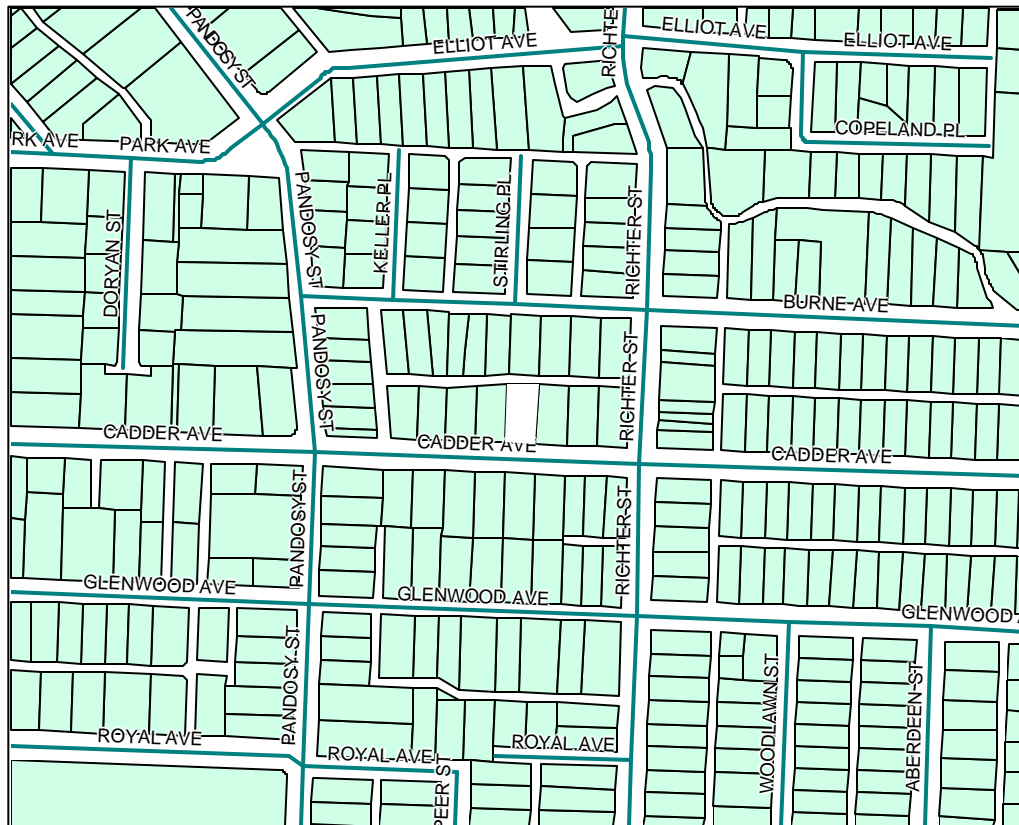
HC/JD/jd
Attachment

FACT SHEET

- | | | |
|----|----------------------------------|-------------------------------------------------------------------|
| 1. | APPLICATION NO.: | HA02-002 |
| 2. | APPLICATION TYPE: | Housing Agreement |
| 3. | OWNER: | 430454 BC Ltd., (Inc No 430454) |
| | · ADDRESS | C/o #10 Flagstaff Close |
| | · CITY | Red Deer, AB |
| | · POSTAL CODE | T4N 6V1 |
| 4. | APPLICANT/CONTACT PERSON: | Okanagan Families Society |
| | · ADDRESS | 1829 Chandler Street |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1Y 3 Z2 |
| | · TELEPHONE/FAX NO.: | 763-0456 / 763-4910 |
| 5. | LEGAL DESCRIPTION: | Lot 4, DL 14, O.D.Y.D., Plan 635,
Sec. 24. Twp 25. |
| 6. | SITE LOCATION: | Northside of Cadder Avenue between
Pandosy and Richter Streets |
| 7. | CIVIC ADDRESS: | 630 Cadder Avenue |
| 8. | AREA OF SUBJECT PROPERTY: | 798 m ² |

Attachments

Subject Property Map



Attachments that are missing from the Electronic Version

Letter from Okanagan Families Society