
CITY OF KELOWNA
MEMORANDUM

Date: February 10, 2003
File No.: (8786) **Z01-1055**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z01-1055 OWNER: LAURIE MACKAY

AT: 608 CORONATION AVE APPLICANT: JOHN MACKAY

PURPOSE: TO EXTEND COUNCIL APPROVAL OF THE APPLICATION TO REZONE THE SUBJECT PROPERTY FROM RU2- MEDIUM LOT HOUSING TO RU2s- MEDIUM LOT HOUSING WITH SECONDARY SUITE TO LEGALIZE A SECONDARY SUITE ON THE SECOND FLOOR OF THE EXISTING PRINCIPAL DWELLING

EXISTING ZONE: RU2- MEDIUM LOT HOUSING

PROPOSED ZONE: RU2s- MEDIUM LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize an extension to Rezoning application No. Z01-1055 (Bylaw No. 8786) for a period of not more than 180 days from February 11, 2003.

2.0 SUMMARY

Council considered the above noted development applications at a Public Hearing on February 11, 2002. 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.

The applicant has made applications for rezoning (Z01-1055) to legalize a secondary suite on the second floor of an existing principal dwelling. By-Law No. 8786 received second and third readings on February 11, 2002 after the Public Hearing held on the same date. The applicant wishes to have this 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 recommends Council consider the request for an extension favourably.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

CKN
Attach.

FACT SHEET

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|-----|--|---|
| 1. | APPLICATION NO.: | Z01-1055 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Laurie MacKay |
| | · ADDRESS | 1254 Ethel Street |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1Y 2W7 |
| 4. | APPLICANT/CONTACT PERSON: | John MacKay |
| | · ADDRESS | 1254 Ethel Street |
| | · CITY | Kelowna, BC |
| | · POSTAL CODE | V1Y 2W7 |
| | · TELEPHONE/FAX NO.: | |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | January 24, 2003 |
| | Date Application Complete: | February 10, 2003 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to Council: | February 17, 2003 |
| 6. | LEGAL DESCRIPTION: | |
| 7. | SITE LOCATION: | North side of Coronation Avenue,
between Richter Street and St. Paul
Street |
| 8. | CIVIC ADDRESS: | 608 Coronation Avenue |
| 9. | AREA OF SUBJECT PROPERTY: | 377.95 m ² |
| 10. | AREA OF PROPOSED REZONING: | 377.95 m ² |
| 11. | EXISTING ZONE CATEGORY: | RU2 – Medium Lot Housing |
| 12. | PROPOSED ZONE: | RU2s – Medium Lot Housing with
Secondary Suite |
| 13. | PURPOSE OF THE APPLICATION: | To rezone the subject property from RU2 –
Medium Lot Housing to RU2s – Medium Lot
Housing with Secondary Suite in order to
legalize a secondary suite on the second floor
of the existing principal dwelling. |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. | DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |