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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** September 18, 2003

**File No.:** Z00-1012 (3360-20)

**To:** City Manager

**From:** Planning & Corporate Services Department

**Purpose:** To extend the deadline for adoption of Zone Amending Bylaw No. 8587 (Exclusive Investments/Edward & Kazimierz Surowiec) in accordance with the Development Application Procedures Bylaw.

**Owner/Applicant:** Exclusive Investments/Edward & Kazimere Surowiec

**Contact Person:** Edward Surowiec

**At:** 145, 1555, 165 Taylor Road, 1315, 1325, 1345 Highway 33

**Existing Zone:** RU1 – Large Lot Housing      **Proposed Zones:** RM3 – Low Density Multiple Housing

**Report Prepared by:** Shelley Gambacort

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### SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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#### 1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 8587 (Z00-1012– Exclusive Investments/Edward & Kazimere Surowiec) SE corner of Highway 33/Taylor Road be extended to March 12, 2004.

#### 2.0 SUMMARY

Rezoning Authorization Bylaw No. 8587 received second and third readings at a Regular meeting of Council held on September 12, 2000, with final adoption of the zone amending bylaw being withheld pending:

- Consideration of a Development Permit and Development Variance Permit;
- The provision of a subdivision application for road dedication, right-of-way and access easement requirements; and
- The requirements of the Works & Utilities Department and Rutland Waterworks District being completed to their satisfaction.

At the Regular Meeting of Council held September 16, 2002 a resolution was adopted extending, for a fourth time, the deadline for adoption of Zone Amending Bylaw No. 8587 to September 12, 2003.

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. They have indicated that they are currently working with two groups who have re-initiated interest in their project after reviewing the congregate care market in Kelowna.

Based on the above information, the Planning & Corporate Services Department has no objections to this request for one further six month extension from September 12, 2003 to March 12, 2003.

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Andrew Bruce  
Manager Development Services

Approved for inclusion

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

AB/SG/sg

Attachment

**FACT SHEET**

- |     |   |   |
|-----|---|---|
| 1.  | <b>APPLICATION NO.:</b>   | Z00-1012  |
| 2.  | <b>APPLICATION TYPE:</b>  | Rezoning  |
| 3.  | <b>OWNER 1:</b>   | Edward Surowiec   |
|     | · <b>ADDRESS</b>  | 145 Taylor Road   |
|     | · <b>CITY/POSTAL CODE</b>   | Kelowna, BC V1X 4G1   |
|     | <b>OWNER 2:</b>   | Kazimierz Surowiec  |
|     | · <b>ADDRESS</b>  | 920 Glenmore Road North   |
|     | · <b>CITY/POSTAL CODE</b>   | Kelowna, BC V1V 2C6   |
| 4.  | <b>APPLICANT/CONTACT PERSON:</b>                                      | Exclusive Investments / Edward Surowiec   |
|     | · <b>ADDRESS</b>  | 145 Taylor Road   |
|     | · <b>CITY/POSTAL CODE</b>   | Kelowna V1X 4G1   |
|     | · <b>TELEPHONE/FAX NO.:</b>   | (250) 763-6143/(250) 868-0658   |
| 5.  | <b>APPLICATION PROGRESS:</b>  |   |
|     | <b>Date of Application:</b>   | 2000-02-16  |
|     | <b>Date Application Complete:</b>                                     | 2000-02-29  |
|     | <b>Staff Report to Council:</b>                                       | 2000-08-09  |
| 6.  | <b>LEGAL DESCRIPTION:</b>   | 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.  | <b>SITE LOCATION:</b>   | Southeast corner of Highway 33 and Taylor Road  |
| 8.  | <b>CIVIC ADDRESS:</b>   | 145, 1555, 165 Taylor Road<br>1315, 1325, 1345 Highway 33   |
| 9.  | <b>AREA OF SUBJECT PROPERTY:</b>                                      | 5294 m <sup>2</sup>   |
| 10. | <b>AREA OF PROPOSED REZONING:</b>                                     | 5294 m <sup>2</sup>   |
| 11. | <b>EXISTING ZONE CATEGORY:</b>  | RU1 – Large Lot Housing   |
| 12. | <b>PROPOSED ZONE:</b>   | RM3 – Low Density Multiple Housing  |
| 13. | <b>PURPOSE OF THE APPLICATION:</b>                                    | To rezone the subject property from RU1 to RM3 to permit the Development of a 77 Unit Congregate Housing Facility   |
| 14. | <b>MIN. OF TRANS./HIGHWAYS FILES NO.:</b>                             | 02-081-18507 / 02-081-18508   |
|     | <b>NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY</b> |   |
| 15. | <b>DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS</b>                       | (a) Not Applicable  |

**Attachments that are missing from the Electronic Version**

Location Map  
Proposed Site Plan (Map "A")