
CITY OF KELOWNA

MEMORANDUM

Date: April 28, 2004

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

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. 8587 (Z00-1012– Exclusive Investments/ Edward & Kazimere Surowiec) SE corner of Highway 33/Taylor Road be extended to September 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 29, 2003 a resolution was adopted extending, for a fifth time, the deadline for adoption of Zone Amending Bylaw No. 8587 to March 12, 2004.

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 in their attached letter, dated April 25, 2004, that they are still working with two groups who are interested in their project and continue to review 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 March 12, 2004 to September 12 2004.

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. **APPLICATION NO.:** Z00-1012
2. **APPLICATION TYPE:** Rezoning
3. **OWNER 1:** Edward Surowiec
· **ADDRESS** 145 Taylor Road
· **CITY/POSTAL CODE** Kelowna, BC V1X 4G1

OWNER 2: Kazimierz Surowiec
· **ADDRESS** 920 Glenmore Road North
· **CITY/POSTAL CODE** Kelowna, BC V1V 2C6
4. **APPLICANT/CONTACT PERSON:** Exclusive Investments / Edward Surowiec
· **ADDRESS** 145 Taylor Road
· **CITY/POSTAL CODE** Kelowna V1X 4G1
· **TELEPHONE/FAX NO.:** (250) 763-6143/(250) 868-0658
5. **APPLICATION PROGRESS:**
 Date of Application: 2000-02-16
 Date Application Complete: 2000-02-29
 Staff Report to Council: 2000-08-09
6. **LEGAL DESCRIPTION:** 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. **SITE LOCATION:** Southeast corner of Highway 33 and Taylor Road
8. **CIVIC ADDRESS:** 145, 1555, 165 Taylor Road
1315, 1325, 1345 Highway 33
9. **AREA OF SUBJECT PROPERTY:** 5294 m²
10. **AREA OF PROPOSED REZONING:** 5294 m²
11. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing
12. **PROPOSED ZONE:** RM3 – Low Density Multiple Housing
13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from RU1 to RM3 to permit the Development of a 77 Unit Congregate Housing Facility
14. **MIN. OF TRANSPORTATION FILES NO.:** 02-081-18507 / 02-081-18508
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** (a) Not Applicable

Attachments that are missing from the Electronic Version

Location Map
Proposed Site Plan (Map "A")
Letter from Applicant dated April 25, 2004