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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** July 05, 2004  
**File No.:** Z01-1018

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

**APPLICATION NO.** Z01-1018

**OWNER:** TERRY ROBERTSON  
KELLY LAWRENCE

**AT:** 300 DUNDAS ROAD

**APPLICANT:** TERRY ROBERTSON  
KELLY LAWRENCE

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO LEGALIZE AN EXISTING BASEMENT SUITE

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE:** RU1s ZONE – LARGE LOT HOUSING WITH SECONDARY SUITE

**REPORT PREPARED BY:** RYAN SMITH

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1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8698 the deadline for the adoption of Zone Amending Bylaw No. 8698 (Z01-1018, original applicant Tracy Arnold), 300 Dundas Road, be extended for a twelve-month period to July 17, 2005.

2.0 SUMMARY

Rezoning Authorization Bylaw No. 8698 received second and third readings at a Regular meeting of Council held on Tuesday, July 17, 2001. Final adoption of the zone amending bylaw is subject to the applicant meeting the requirements of the Inspection Services Department to upgrade the suite to meet the BC Building and Fire Codes. The original owner has since sold the house to the new applicants. The new owners have not been able to complete the required renovations to date and have made application for an extension of the rezoning. They intended to upgrade the suite to meet all requirements within one year, however, are still in the process of making the upgrades at this time.

Based on the above information, the Planning & Corporate Services Department has no objections to this request for a twelve-months extension from July 17, 2004 to July 17, 2005.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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

RM/AB/rs  
Attach.

## **FACT SHEET**

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|---|--|
| <b>1. APPLICATION NO.:</b>  | Z01-1018   |
| <b>2. APPLICATION TYPE:</b>   | Rezoning   |
| <b>3. OWNER:</b>  | Terry Robertson<br>Kelly Lawrence  |
| . ADDRESS   | 300 Dundas Road  |
| . CITY  | Kelowna, BC  |
| . POSTAL CODE   | V1X 3X9  |
| <b>4. APPLICANT/CONTACT PERSON:</b>                                   | As above   |
| . ADDRESS   |  |
| . CITY  |  |
| . POSTAL CODE   |  |
| . TELEPHONE/FAX NO.:  |  |
| <b>5. APPLICATION PROGRESS:</b>                                       |  |
| Date of Application:  | March 12, 2001   |
| Date Application Complete:  | March 21, 2001   |
| Servicing Agreement Forwarded to Applicant:                           | N/A  |
| Servicing Agreement Concluded:  | N/A  |
| Staff Report to Council:  | May 7, 2001  |
| First extension report:   |  |
| <b>6. LEGAL DESCRIPTION:</b>  | Lot 16, Sec. 22, Twp. 26, ODYD, Plan 20473   |
| <b>7. SITE LOCATION:</b>  | Rutland, south of Highway 33, on the west side of Dundas Rd.                             |
| <b>8. CIVIC ADDRESS:</b>  | 300 Dundas Rd.<br>Kelowna, BC  |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                                   | 728m"  |
| <b>10. AREA OF PROPOSED REZONING:</b>                                 | 728m"  |
| <b>11. EXISTING ZONE CATEGORY:</b>                                    | RU1 – Large Lot Housing  |
| <b>12. PROPOSED ZONE:</b>   | RU1s – Large Lot Housing with Secondary Suite  |
| <b>13. PURPOSE OF THE APPLICATION:</b>                                | To legalize the continuing use of a secondary suite located in the basement of the house |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:</b>                         | 2-81-19144   |
| <b>NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY</b> |  |
| <b>15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS</b>                   | N/A  |

## **ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site plan
- Floor plan of basement with suite
- Elevations