
CITY OF KELOWNA
MEMORANDUM

Date: October 20, 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 **not** be given a further six month extension.

AND THAT first, second and third readings given Bylaw No. 8587 (Z00-1012– Exclusive Investments/ Edward & Kazimere Surowiec) be rescinded.

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 May 10, 2004 a resolution was adopted extending, for a sixth (6th) time, the deadline for adoption of Zone Amending Bylaw No. 8587 to September 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 October 8, 2004 that they are still working on reviewing the congregate care market in Kelowna.

This is the seventh request to extend the third reading of the zone amending bylaw and it appears that no further progress has been made towards meeting the conditions for the rezoning. Therefore, the Planning & Corporate Services Department is not recommending support for this request to Council for one further six month extension from September 12, 2004 to March 12, 2005.

Should Council choose to give favourable consideration to this extension request the following recommendation may apply:

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, 2005.

Andrew Bruce
Manager Development Services

Approved for inclusion ☐

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

(Not attached to the electronic copy of the report)

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