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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** November 1, 2004  
**File No.:** HRA03-0003

**To:** City Manager

**From:** Planning & Corporate Services Department

**APPLICATION NO.** HRA03-0003

**OWNER:** Oak Lodge Centre Ltd.

**AT:** 2124 Pandosy Street

**APPLICANT:** Wayne Ross

**PURPOSE:** THE APPLICANTS ARE SEEKING A HERITAGE REVITALIZATION AGREEMENT TO PERMIT THE ADAPTIVE RE-USE OF A RESIDENTIAL HERITAGE BUILDING FOR 5 RESIDENTIAL DWELLING UNITS

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

**REPORT PREPARED BY:** RYAN SMITH

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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### 1.0 RECOMMENDATION

AND THAT final adoption of the Heritage Revitalization Agreement Bylaw No.9184 be considered be considered by Council;

### 2.0 SUMMARY

The Heritage Revitalization Bylaw no. 9184 received second and third readings by Kelowna City Council at a Regular Meeting held on Tuesday March 9<sup>th</sup>, 2004. The Public Hearing for the application was also held on Tuesday March 9<sup>th</sup>, 2004.

The applicants are seeking Council approval of a heritage revitalization agreement which would permit an adaptive re-use and a restoration/renovation of the existing single family house (which houses a lodging house) and accessory building on the subject property. The applicants are intending to renovate the interior of the existing single family dwelling to create four dwelling units. A fifth unit is also proposed for an accessory building at the rear of the property.

The previous resolution of Council states that:

THAT final adoption of the Heritage Revitalization Agreement bylaw be considered subsequent to the requirements of the Works & Utilities Department and Inspection Services Department being completed to their satisfaction;

AND THAT final adoption of the Heritage Revitalization Agreement bylaw be considered subsequent to heritage designation of the property under Section 967 of the Local Government Act;

#### 4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no further concerns with this application. The applicant has completed the require road dedications as per the requirements of the Works and Utilities Department and the Inspection Services Department has issued a building permit for the proposed renovations to the structure.

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Andrew Bruce  
Manager of Development Services

Approved for inclusion

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

RM/AB/rs  
Attach.

**FACT SHEET**

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| 1.  | <b>APPLICATION NO.:</b>                         | HRA03-0003   |
| 2.  | <b>APPLICATION TYPE:</b>                        | Heritage Revitalization Agreement  |
| 3.  | <b>OWNER:</b>                                   | Oak Lodge Centre Ltd. (Wayne Ross)   |
|     | • <b>ADDRESS</b>                                | 2124 Pandosy Street  |
|     | • <b>CITY/POSTAL CODE</b>                       | Kelowna, BC<br>V1Y 1S6   |
| 4.  | <b>APPLICANT/CONTACT PERSON:</b>                | Oak Lodge Centre Ltd. (Wayne Ross)   |
|     | • <b>ADDRESS</b>                                | 2124 Pandosy Street  |
|     | • <b>CITY/POSTAL CODE</b>                       | Kelowna, BC, V1Y 1S6   |
|     | • <b>TELEPHONE/FAX NO.:</b>                     | 712-3100   |
| 5.  | <b>APPLICATION PROGRESS:</b>                    |  |
|     | Date of Application:                            | November 24, 2003  |
|     | Date Application Complete:                      | November 24, 2003  |
|     | Servicing Agreement Forwarded To Applicant:     | N/A  |
|     | Servicing Agreement Concluded:                  | N/A  |
|     | Staff Report to APC:                            | November 27, 2003  |
|     | Staff Report to Council:                        | March 09, 2004   |
| 6.  | <b>LEGAL DESCRIPTION:</b>                       | Lot 3, District Lot 14, ODYD Plan 4551   |
| 7.  | <b>SITE LOCATION:</b>                           | The subject property is located on the west side of Pandosy Street between Cadder Avenue and Glenwood Avenue.  |
| 8.  | <b>CIVIC ADDRESS:</b>                           | 2124 Pandosy Street  |
| 9.  | <b>AREA OF SUBJECT PROPERTY:</b>                | 2566m <sup>2</sup>   |
| 10. | <b>AREA OF PROPOSED REZONING:</b>               | N/A  |
| 11. | <b>EXISTING ZONE CATEGORY:</b>                  | RU1 – Large Lot Housing  |
| 12. | <b>PROPOSED ZONE:</b>                           | N/A  |
| 13. | <b>PURPOSE OF THE APPLICATION:</b>              | THE APPLICANTS ARE SEEKING A HERITAGE REVITALIZATION AGREEMENT TO PERMIT THE ADAPTIVE RE-USE OF A RESIDENTIAL HERITAGE BUILDING FOR 5 RESIDENTIAL DWELLING UNITS |
| 14. | <b>DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS</b> | N/A  |

**Attachments**

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

- Location of Subject Property