
CITY OF KELOWNA
MEMORANDUM

Date: August 2, 2005

File No.: Z04-0081

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z04-0081

OWNER: Elizabeth Csiki, Lisa Marie
Lundquist, Doug Lundquist

AT: 713 ROYAL PINE DRIVE

APPLICANT: as above

PURPOSE: TO REZONE THE PROPERTY FROM RU1- LARGE LOT
HOUSING TO RU1s- LARGE LOT HOUSING WITH
SECONDARY SUITE TO ALLOW A SECONDARY SUITE
WITHIN A NEW SINGLE DETACHED DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

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

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9458 be considered by Council.

2.0 SUMMARY

The Rezoning Authorization Bylaw no. 9458 received first reading on February 2, 2005 by Kelowna City Council at a Regular Meeting and second and third readings by at the Public Hearing held on Tuesday March 8, 2005.

The applicant is seeking to rezone the subject property from an RU1 – Large Lot Housing zone to RU1s – Large Lot Housing with Secondary Suite zoning. A Section 219 covenant protecting the steep slopes of the subject property, as well as an agreement increasing the width of an existing right-of-way on the subject property, have been submitted. The applicant has therefore now met the conditions of final adoption.

The previous resolution of Council states that:

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a Section 219 restrictive “No Disturb” covenant on all areas of the property in excess of 30%;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction.

3.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no further concerns regarding the proposed rezoning of the property from an RU1 – Large Lot Housing zone to an RU1s – Large Lot Housing with Secondary Suite zone. The proposal is consistent with the OCP future land use designation of Single/Two Family Residential use and with OCP policies on Secondary Suites.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

KN
Attach.