
CITY OF KELOWNA

MEMORANDUM

Date: September 30, 2002
File No.: Z00-1052

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z00-1052

OWNER: BRADSHAW
ENTERPRISES LTD.

AT: 1561 SUTHERLAND

APPLICANT: ROYAL LE PAGE
COMMERCIAL INC (ROB
ARCHIBALD)

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE
LOT HOUSING ZONE TO THE C3 – COMMUNITY COMMERCIAL
ZONE TO CONSTRUCT A 320m" OFFICE BUILDING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: C3 – COMMUNITY COMMERCIAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8698 the deadline for the adoption of Zone Amending Bylaw No. 8726 (Z00-1052 / Rob Archibald), 1561 Sutherland Avenue, be extended for a six-month period to April 2, 2003.

2.0 SUMMARY

Rezoning Authorization Bylaw No. 8726 received second and third readings at a Regular meeting of Council held on Tuesday, October 2, 2001. Final adoption of the zone amending bylaw is subject to a lane dedication and Council consideration of a variance to reduce the parking requirements. Due to some changes to the original concept, the variance may no longer be required. The applicant is in the process of finalizing the concept and completing the subdivision application for a lane dedication.

Based on the above information, the Planning & Development Services Department has no objections to this request for a six-month extension from October 2, 2002 to April 2, 2003.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

/kb
Attach.

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | Z00-1052 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Bradshaw Enterprises Ltd. |
| . ADDRESS | 2349 Capistrano Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1V 2A6 |
| 4. APPLICANT/CONTACT PERSON: | Rob Archibald |
| . ADDRESS | 1 – 1890 Cooper Rd. |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 8B7 |
| . TELEPHONE/FAX NO.: | 860-1100 / 762-2197 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | October 30, 2000 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | |
| Servicing Agreement Concluded: | |
| Staff Report to Council: | August 21, 2001 |
| First extension report: | September 27, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 7, DL 141 ODYD, Plan 3736 |
| 7. SITE LOCATION: | South side of Sutherland Avenue,
between Burtch Road and Highway
97 |
| 8. CIVIC ADDRESS: | 1561 Sutherland Avenue |
| 9. AREA OF SUBJECT PROPERTY: | 836m" |
| 10. AREA OF PROPOSED REZONING: | 836m" |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | C2 – Community Commercial |
| 13. PURPOSE OF THE APPLICATION: | To rezone the property to commercial
to allow the construction of
professional building |
| 14. MINISTRY OF TRANSPORTATION | 02-081-18957 |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

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

- Location of subject property