
CITY OF KELOWNA

MEMORANDUM

Date: February 4, 2003

File No.: DVP02-0029

To: City Manager

From: Planning & Development Services Department

Purpose: Extension of Council approval for Development Variance Permit application.

Owner: Christian and Missionary Alliance –
Canadian Pacific District

Applicant/Contact Person: Stutters Construction
Restorations/Keith Stutters

At: 2091 Springfield Road

Existing Zone: P-2 (Education and Minor Institutional)

Prepared by: Mark Koch

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 **RECOMMENDATION**

THAT the Director of Planning & Development Services authorizes the extension of the 180 day period for issuance of Development Variance Permit DVP02-0029 for Lot A, D.L. 128, O.D.Y.D., Plan 20452 except Plan 43402 – Springfield Road, for a period of 180 days to August 13, 2003.

2.0 **SUMMARY**

Development Variance Permit application No. 02-0029 was authorized for issuance by Council on August 13, 2002. The application permits three minor additions to an existing religious assembly.

Council Policy 236 requires that all conditions of issuance be met within six months (180 days) after a resolution approving a Development Variance Permit. After that time period, the resolution will be void and the file closed.

The applicant has indicated that his client is not in a financial situation to proceed with the anticipated 1.5 million dollar renovation project, due to the collapsed sale of their Gordon Drive property. It is anticipated that this property will be sold in the near future, as they have already received several written offers. Once in possession of these funds, it is then expected that the renovations will proceed.

The applicant has submitted the necessary Development Variance Permit Extension application form, as well as the necessary fees.

Staff recommends in support of the 180 day extension to the Development Variance Permit Extension to August 13, 2003.

Andrew Bruce
Current Planning Manager

Approved for issuance

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

AB/MK/mk

Attachments

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DVP02-0029 |
| 2. APPLICATION TYPE: | Development Variance Permit
Urban Centre DP Area – Highway Centre |
| 3. OWNER: | Christian and Missionary Alliance-
Canadian Pacific District, (Inc. No.
15034S) |
| . ADDRESS | 201-11471 Blacksmith Place |
| . CITY/POSTAL CODE | Richmond, BC V7A 4T7 |
| 4. APPLICANT/CONTACT PERSON: | Stutters Construction Restorations /
Keith Stutters |
| . ADDRESS | 1216 St. Paul Street |
| . CITY/POSTAL CODE | Kelowna, BC V1Y 2C8 |
| . TELEPHONE/FAX NO.: | 763-1555 / 763-2455 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 11, 2002 |
| Date Application Complete: | April 15, 2002 |
| Servicing Agreement Forwarded to Applicant: | |
| Servicing Agreement Concluded: | |
| Staff Report to Council: | July 18, 2002 |
| Extension Report to Council: | February 4, 2003 |
| 6. LEGAL DESCRIPTION: | Lot A, DL 128, ODYD, Plan 20452 except
Plan 43402, Sec. 20, Twp. 26 |
| 7. SITE LOCATION: | South of Springfield Road and west of
Cooper Road. |
| 8. CIVIC ADDRESS: | 2091 Springfield Road |
| 9. AREA OF SUBJECT PROPERTY: | 0.93 ha (2.29 ac) |
| 10. AREA OF PROPOSED REZONING: | 0.93 ha (2.29 ac) |
| 11. EXISTING ZONE CATEGORY: | P2 – Education and Minor Institutional |
| 12. PURPOSE OF THE APPLICATION: | To attain a development variance
permit to increase the maximum
percentage of site coverage and to
reduce the required yards and
landscaping. |
| 13. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | NA |