
CITY OF KELOWNA

MEMORANDUM

Date: June 4, 2003
File No.: Z00-1026

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z00-1026

OWNER: Total Mechanical Systems Inc.

AT: 700 McCurdy Road

APPLICANT: Total Mechanical Systems Inc.

PURPOSE: To rezone the subject property from A1 – Agriculture 1 to I2 – General Industrial and to consolidate the subject site with the existing parcel to the east.

EXISTING ZONE: A1 – Agriculture 1

PROPOSED ZONE: I2 – General Industrial

REPORT PREPARED BY: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT a further extension of the deadline for adoption of Zone Amending Bylaw No. 8573 (Z00-1026) not be granted;

AND THAT Rezoning Authorizing Bylaw No. 8573 be advanced for adoption consideration and be DEFEATED by Council.

2.0 SUMMARY

Zone Amending Bylaw No. 8573 received second and third readings on June 27, 2000, after the Public Hearing held on the same date and subsequent extensions were granted on July 16, 2001, January 28, 2002 and August 26, 2002. At the August 26, 2002 Council meeting a letter from the applicant was considered by Council requesting that this rezoning application remain open for an additional six months in order to provide more time to resolve an outstanding issue regarding his concurrent subdivision application (i.e. Removal of an existing single family residential dwelling and consolidation of the two subject properties).

The applicant has been granted sufficient time to comply with the conditions of the zone amending bylaw (3 years) therefore the Planning and Development Services Department recommends that Council defeat the zone amending bylaw at this time.

Should Council not support staff's recommendation the following alternate recommendation is submitted for Council's consideration.

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of the Zone Amending Bylaw No. 8573 (Z00-1026) be extended to June 26, 2002.

R.G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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

FACT SHEET

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| 1. | APPLICATION NO.: | Z00-1026 |
| 2. | APPLICATION TYPE: | Rezoning |
| 3. | OWNER: | Total Mechanical Systems Inc. |
| | . ADDRESS | 690 McCurdy Road |
| | . CITY/POSTAL CODE | Kelowna V1X 2P5 |
| 4. | APPLICANT/CONTACT PERSON: | Total Mechanical Systems Inc. |
| | . ADDRESS | 690 McCurdy Road |
| | . CITY/POSTAL CODE | Kelowna V1X 2P5 |
| | . TELEPHONE/FAX NO.: | (250) 765-5542/(250) 765-2044 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | March 24, 2000 |
| | Date Application Complete: | March 24, 2000 |
| | Servicing Agreement Forwarded to Applicant: | |
| | Servicing Agreement Concluded: | |
| | Staff Report to Council: | May 10, 2000 |
| 6. | LEGAL DESCRIPTION: | Lot A, D. L. 143, Sec. 27, Twp. 26 ODYD, Plan 23765 |
| 7. | SITE LOCATION: | North side of McCurdy Road and east of Hwy 97 |
| 8. | CIVIC ADDRESS: | 700 McCurdy Road |
| 9. | AREA OF SUBJECT PROPERTY: | 837.73 m ² |
| 10. | AREA OF PROPOSED REZONING: | 837.73 m ² |
| 11. | EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 12. | PROPOSED ZONE: | I2 – General Industrial |
| 13. | PURPOSE OF THE APPLICATION: | To redevelop and consolidate with adjacent site |
| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.: | 02-081-18536 |
| | NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. | DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | (a) Not Applicable |