
CITY OF KELOWNA

MEMORANDUM

Date: October 7, 2003
File No.: (3360-20) **Z00-1052**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z00-1052

OWNER: BRIAN & MOIRA
DROSDOVECH

AT: 1561 SUTHERLAND

APPLICANT: AS ABOVE

PURPOSE: TO EXTEND COUNCIL APPROVAL FOR REZONING THE
SUBJECT PROPERTY TO COMMERCIAL ZONE TO ALLOW
THE CONSTRUCTION OF A PROFESSIONAL BUILDING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: C3 – COMMUNITY COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize two 6 month extensions to Rezoning application No. Z00-1052 (Bylaw 8726) to expire on April 3, 2004.

2.0 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on October 2, 2001. This application has had one extension of 6 months which lapsed on April 2, 2003. There are now new owners of the property, and they wish to proceed with this application.

Section 2.10.1 of Procedure Bylaw No. 8140 states that:

Every amendment bylaw which has not been finally adopted by Council within 12 months after the date it was given third reading, lapses and will be of no force and effect, and an applicant who wishes to proceed with its application must initiate a new application.

Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

The applicant has made applications for rezoning (Z00-1052) and a Development Variance Permit (DVP01-10,0055) to permit the development of a 320 m² office building. The original applicant has already made application for one 6 month extension which lapsed on April 2, 2003. The new owners wish to have this application remain open for an additional twelve months in order to provide more time to complete the outstanding issues.

This project remains unchanged and is the same in all respects as originally applied for, except that there are now new owners.

The Planning and Development Services Department recommends Council consider the request for an extension favourably.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Community and Corporate Services

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | Z00-1052 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER:
· ADDRESS
· CITY
· POSTAL CODE | Brian & Moira Drosdovech
860 Camelia Rd.
Kelowna, BC
V1X 3N1 |
| 4. APPLICANT/CONTACT PERSON:
· ADDRESS
· CITY
· POSTAL CODE
· TELEPHONE/FAX NO.: | Brian & Moira Drosdovech
860 Camelia Rd.
Kelowna, BC
V1X 3N1
862-2727/862-2787 |
| 5. APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | October 30, 2000

Sept. 27, 2002, October 3, 2003. |
| 6. LEGAL DESCRIPTION: | Lot 7, DL 141, O.D.Y.D., Plan 3736 |
| 7. SITE LOCATION: | South Side of Sutherland Ave,
between Burtch Rd and HWY 97 |
| 8. CIVIC ADDRESS: | 1561 Sutherland Ave. |
| 9. AREA OF SUBJECT PROPERTY: | 836 m ² |
| 10. AREA OF PROPOSED REZONING: | 836 m ² |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | C3 – Community Commercial |
| 13. PURPOSE OF THE APPLICATION: | To rezone the property to allow the
construction of a professional building |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | 02-081-18957 |
| 15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

Subject Property Map

