CITY OF KELOWNA

MEMORANDUM

Date:	January 6, 2004
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File No.: (3360-20) **Z01-1004/OCP01-001**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO.	Z01-1004/	OWNER:	W. H. & M. W. REID
	OCP01-001		

- AT: 659 687 DEHART RD APPLICANT: WALLY REID
- PURPOSE:

TO EXTEND COUNCIL APPROVAL FOR;

- 1. AN OCP AMENDMENT TO ADD COMMERCIAL AND SINGLE/TWO FAMILY RESIDENTIAL LAND USES, AND TO RELOCATE THE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATIONS ON THE SUBJECT PROPERTY, AND TO
- 2. REZONE A PORTION OF THE SUBJECT PROPERTY FROM THE EXISTING RU1 – LARGE LOT HOUSING ZONE TO THE RU5 – BARE LAND STRATA ZONE TO PERMIT DEVELOPMENT OF A 47 LOT BARE LAND STRATA DEVELOPMENT

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU5 - BARE LAND STRATA

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 <u>RECOMMENDATION</u>

THAT Municipal Council authorize two 6 month extensions to Rezoning application No. Z01-1004 (Bylaw No. 8700) to expire on January 17, 2005.

2.0 <u>SUMMARY</u>

The above noted development applications were originally considered at a Public Hearing by Council on July 17, 2001. This application has had one extension of 6 months which will lapsed on January 17, 2003, and 2 additional extensions which will expire on January 17, 2004.

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 (Z01-1004) and an OCP amendment (OCP01-001) to permit the development of a single family bareland strata development on a portion of the subject property. By-Law No. 8700 received second and third readings on July 17, 2001, after the Public Hearing held on the same date. The applicant has already made application for one 6 month extension on July 17, 2002, which lapsed on January 17, 2003, and two additional extensions which are set to lapse on January 17, 2004. The applicant wishes to have this application remain open for an additional twelve months in order to provide more time to resolve a number of outstanding issues.

This project remains unchanged and is the same in all respects as originally applied for.

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

Andrew Bruce Current Planning Manager

Approved for inclusion

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

PMc/pmc Attach.

FACT SHEET

- 1. APPLICATION NO.:
- 2. APPLICATION TYPE:
- 3. OWNER: · ADDRESS

 - POSTAL CODE
- 4. APPLICANT/CONTACT PERSON:
 - ADDRESS
 - · CITY
 - POSTAL CODE
 - TELEPHONE/FAX NO.:

5. APPLICATION PROGRESS: Date of Application: Date Application Complete: Servicing Agreement Forwarded to Applicant: Servicing Agreement Concluded: Staff Report to Council:

- 6. LEGAL DESCRIPTION:
- 7. SITE LOCATION:
- 8. CIVIC ADDRESS:
- 9. AREA OF SUBJECT PROPERTY:
- 10. AREA OF PROPOSED REZONING:
- 11. EXISTING ZONE CATEGORY:
- 12. PROPOSED ZONE:

Z01-1004, OCP01-001

Rezoning & OCP Amendment

W. H. & M. W. Reid 669 DeHart Road Kelowna, BC V1W 1V7

Wally Reid #2 – 1985 Burtch Road Kelowna, BC V1Y 4B4 763-9239

January 16, 2001 January 21, 2001 May 4, 2001 N/A June 13, 2001, August 6, 2002 January 8, 2003, Jan 6, 2004.

The East ½ of Lot 1, DL 358, O.D.Y.D., Plan 260, Exc. Plans B1546, 18828, and 42674

South West Corner of Gordon and DeHart Road

659 - 687 DeHart Road

53,964 m²

29,656 m²

- RU1 Large Lot Housing
- RU5 Bare Land Strata Housing

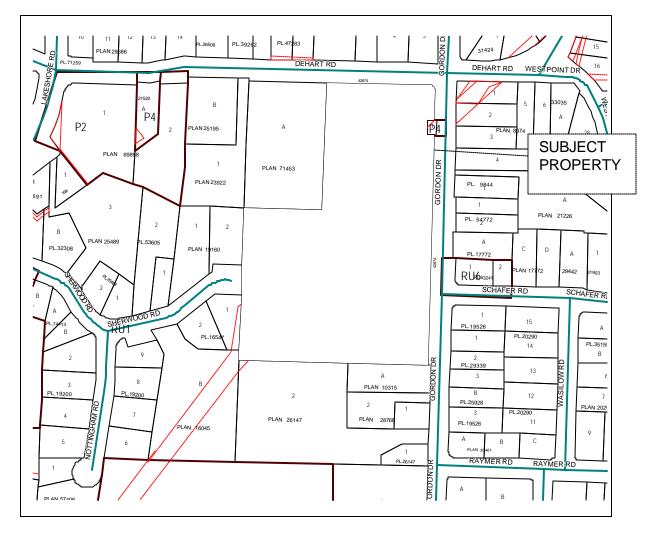
13. PURPOSE OF THE APPLICATION:

OCP Amendment To Add Commercial And Single/Two Family Residential Land Uses, And To Relocate The Medium Density Multi-Family Residential Land Use Designations On The Subject Property, and

To Rezone A Portion Of The Subject Property From The Existing RU1 – Large Lot Housing Zone To The RU5 – Bare Land Strata Zone To Permit Development Of A 47 Lot Bare Land Strata Development

N/A

- 14. MIN. OF TRANS./HIGHWAYS FILES NO.: NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
- 15. DEVELOPMENT PERMIT MAP 13.2 N/A IMPLICATIONS



SUBJECT PROPERTY MAP