

Memo



Date: October 21, 2009

To: City Manager

From: Community Sustainability Division

File No: OCP08-0016 / Z08-0044 / TA08-0004 **Applicant:** Various

At: The area bounded by Harvey Avenue, Abbott Street, Water Street, and Queensway **Owner:** City of Kelowna

Purpose: Official Community Plan Amendment to change specific sections of the OCP as they relate to the proposed downtown development.

Text Amendment to create a new Comprehensive Development zone (CD21 - Downtown Comprehensive Development zone) for the subject properties.

To rezone the subject properties to the new CD21 - Downtown Comprehensive Development zone to facilitate the orderly redevelopment of the subject properties

Existing Zone: C7 – Central Business Commercial
C7rls – Central Business Commercial (Retail Liquor Sales)
C7lp – Central Business Commercial (Liquor Primary)

Proposed Zone: CD21 – Downtown Comprehensive Development Zone 21

Report Prepared by: Danielle Noble / Paul McVey

1.0 RECOMMENDATION:

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of the Official Community Plan Amendment Bylaw No. 10019 (OCP08-0016) and Zone Amending and Text Amending Bylaw No. 10020 (Z08-0044 / TA08-0004) for the area bounded by Harvey Avenue, Abbott Street, Water Street, and Queensway be extended from October 27, 2009 to April 27, 2010.

2.0 SUMMARY:

The above noted development application was originally considered at a Public Hearing by Council on October 20, 2008.

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.

A handwritten signature in black ink, appearing to be a stylized 'N' or 'M'.

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.

By-Law No. 9761 received second and third readings on October 27, 2008, after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to provide more time to resolve the servicing and transportation issues that remain, specific to the Ministry of Transportation and Infrastructure.

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

The Land Use Management Department recommends Council consider the request for an extension favourably.

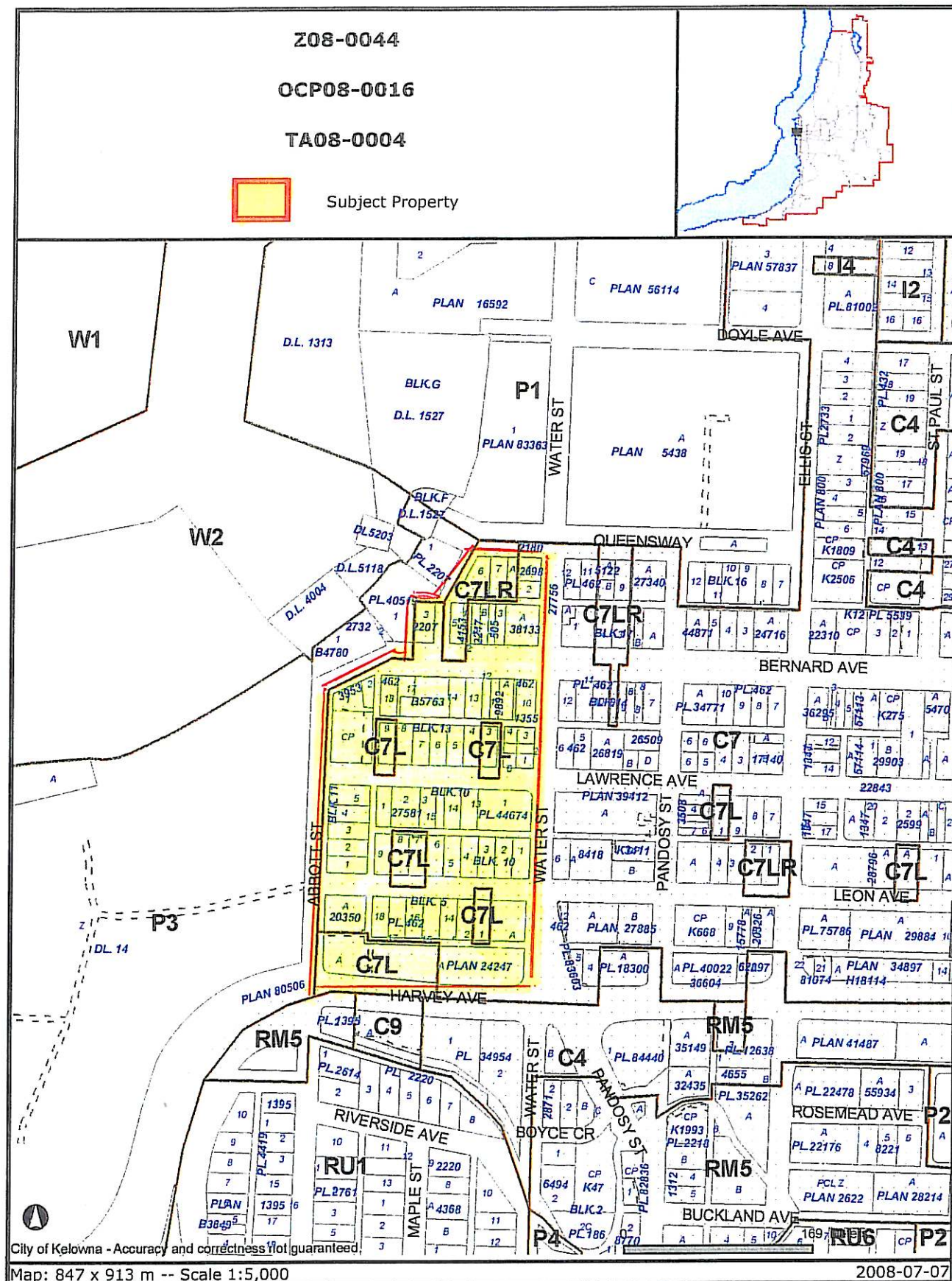


Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



 Shelley Gambacort
Director, Land Use Management



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.