

Memo



Date: January 8, 2009

To: City Manager

From: Community Sustainability Division

File No.: Z08-0024

Applicant: Cheviot Properties Ltd.
Owner: Young & Hamel Motors LTD.,
(INC NO 50702)

At: 580 Harvey Avenue

Purpose: To rezone the subject property from the C4 - Urban Centre commercial zone to the C7 - Central Business commercial zone.

Existing Zone: C4 - Urban Centre Commercial

Proposed Zone: C7 - Central Business Commercial

Report Prepared By: Alec Warrender

1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 10040 (Z08-0024 – Young & Hamel Motors LTD., (INC NO 50702) - 580 Harvey Avenue) be extended from August 5, 2009 to February 5, 2010.

2 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on August 5, 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.

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.

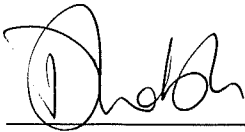
By-Law No. 9761 received second and third readings on August 5, 2008, after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to allow more time to work with the

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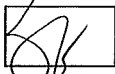
City regarding potential overpass options. In addition, the applicant will not be proceeding with the proposed development in the near future and would like more time to consider their options.

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.



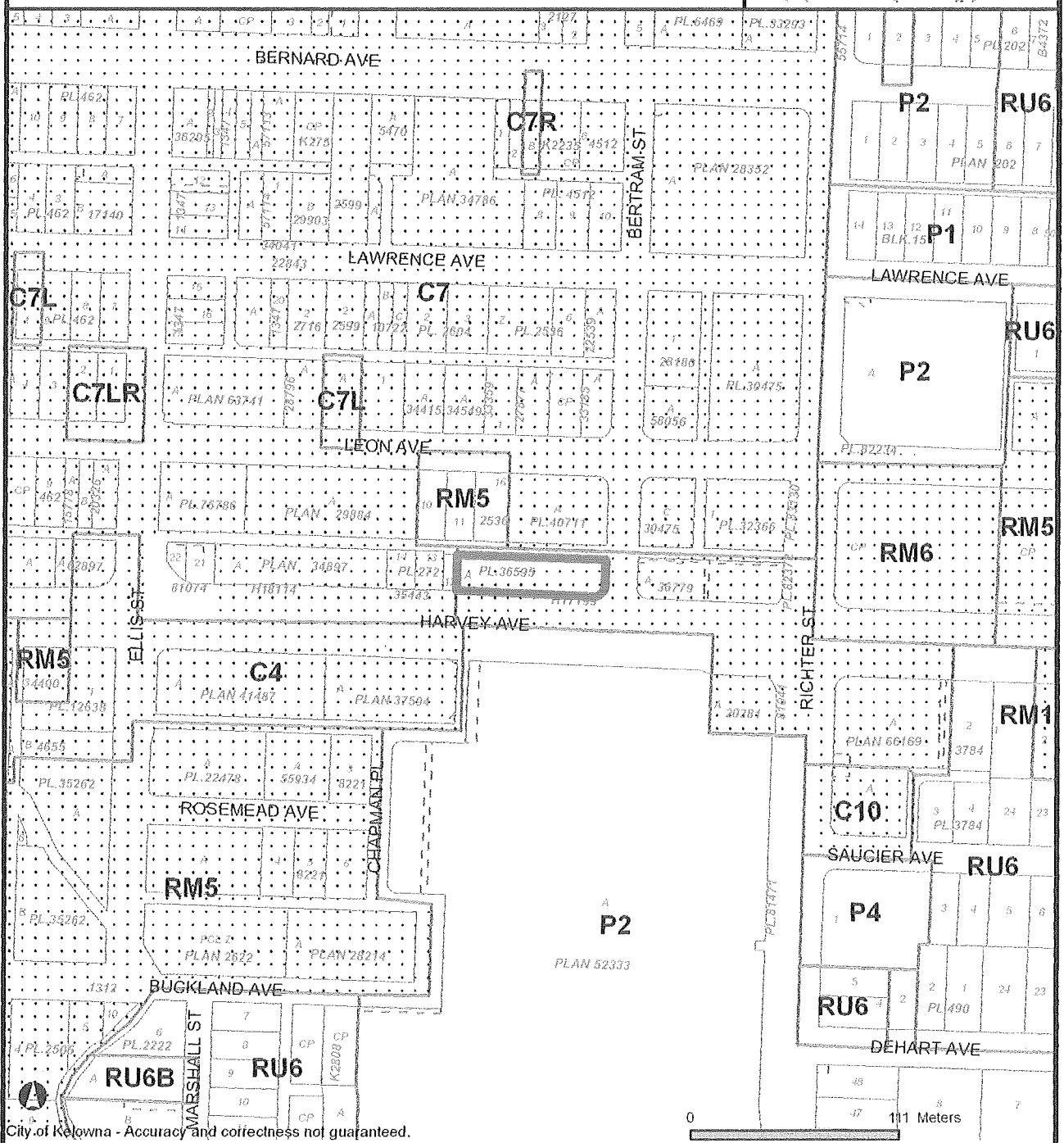
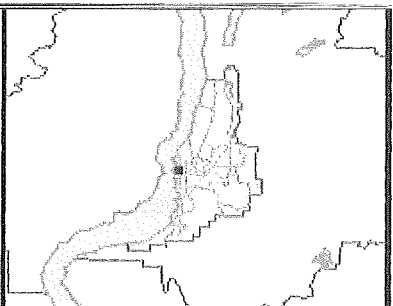
Danielle Noble
Urban Land Use Manager

Approved for inclusion: 
Shelley Gambacort
Director of Land Use Management

Z08-0024



Subject Property



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.