

Memo



Date: February 18, 2010

To: City Manager

From: Land Use Management Department

File No.: DP06-0141

Applicant: G Group of Companies
Owner: Ca'Solare Developments Inc.

At: 4760 Lakeshore Rd.

Purpose: To obtain an extension to the Development Permit authorizing the construction of a 2 ½ -storey, 25-unit apartment building.

Existing Zone: A1 - AGRICULTURE 1 ZONE

Report Prepared By: Andrew Browne

1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Development Permit Application DP06-0141 for 4760 Lakeshore Road be extended for a period of 180 days to October 27, 2010.

2 SUMMARY

Section 4.1.3 (d) of Procedure Bylaw No. 8140 states that:

Renewal and extension of development permits that have been authorized for issuance or have been issued provided:

- (i) The term of authorization for issuance of the Development Permit does not exceed 12 months for the original date of authorization for issuance of the Development Permit; and
- (ii) The term of issuance of the Development Permit does not exceed 2 years from the original date of issuance of the Development Permit.

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Development Permit Application No. DP06-0141 (as amended) was re-considered and authorized for issuance by Council on October 27, 2008. This application approves the form and character of a 25-unit condominium building.

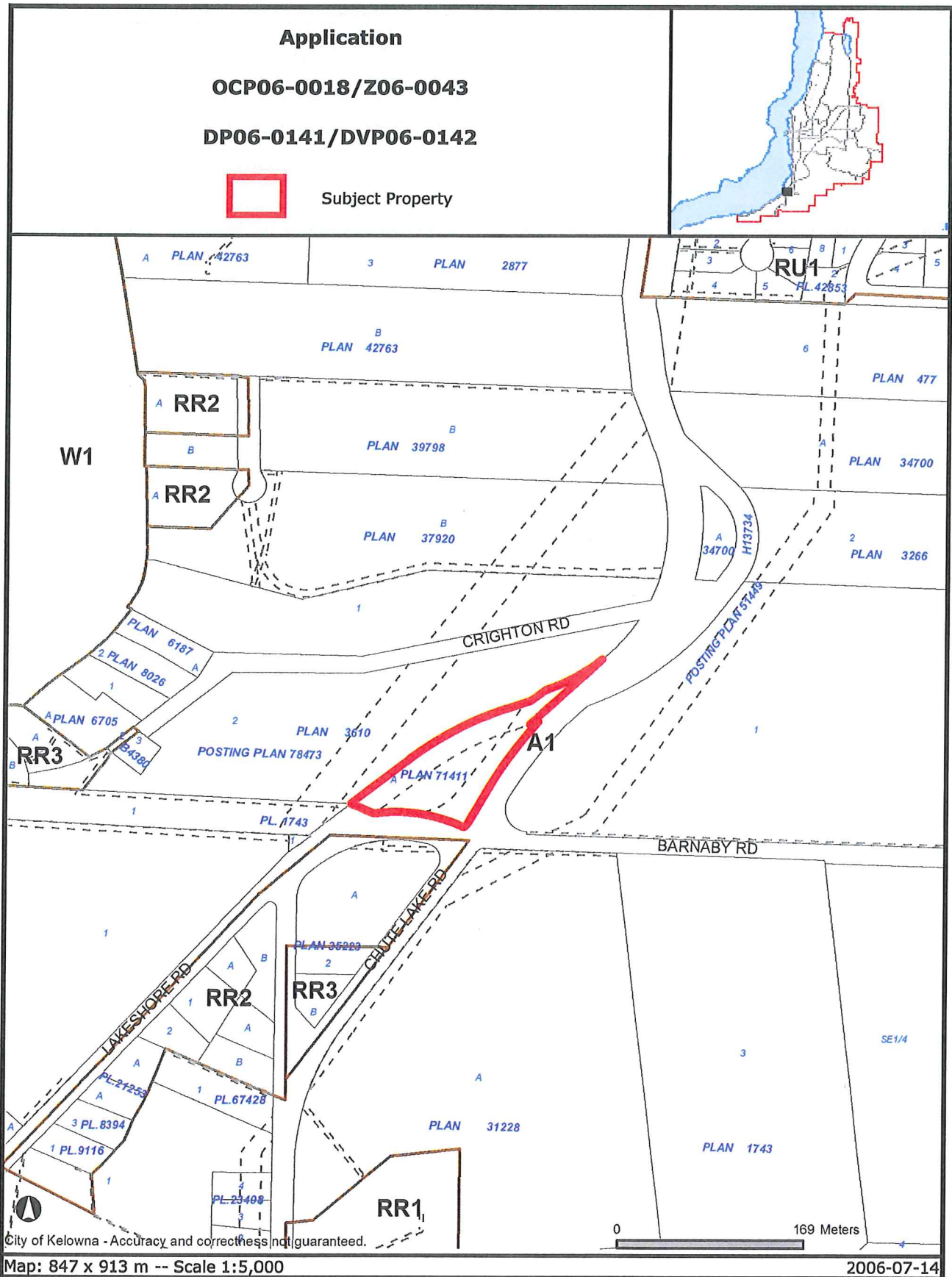
The applicant wishes to have this application extended as the applicant has been unable to finalize the requirements for issuance of the Development Permit due to adverse regional market conditions. However, the applicant feels as though the market is recovering and anticipates commencement of construction within 2010. The additional 180 day extension would allow the current Development Permit to remain active to October, 2010 to address the outstanding requirements prior to Building Permit application.

There are no changes proposed to the project from that authorized by Development Permit DP06-0141.



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.