

Memo



Date: June 10, 2010

To: City Manager

From: Community Sustainability Division

File No.: Z08-0030

Applicant: Paul Warnock

Owner: Paul Warnock

At: 1230 Brookside Avenue
1220 - 1222 Brookside

Purpose: To rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone and P3 - Parks and Open Space in order to accommodate 41 residential, assisted-living units for seniors.

Existing Zone: RU6 - Two Dwelling Housing zone

Proposed Zones: RM5 - Medium Density Multiple Housing zone & P3 - Parks & Open Space zone

Report Prepared By: Birte Decloux

1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 10105 (Z08-0030 - Paul Warnock - 1230 Brookside Avenue and 1220 - 1222 Brookside) be extended from May 25, 2010 to November 25, 2010.

2 SUMMARY


The above noted development application was originally considered at a Public Hearing by Council on November 25, 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. 10105 received second and third readings on November 25, 2008, after the Public Hearing held on the same date.



The applicant is seeking to extend this application for an additional six months in order to evaluate upgrades to the secondary cul-de-sac with the Development Engineering Branch. Clarifying the extent of the required upgrades will determine whether the project is viable given the current market place. These upgrades are part of the outstanding Development Engineering Service requirements that need to be fulfilled. At this time, 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.

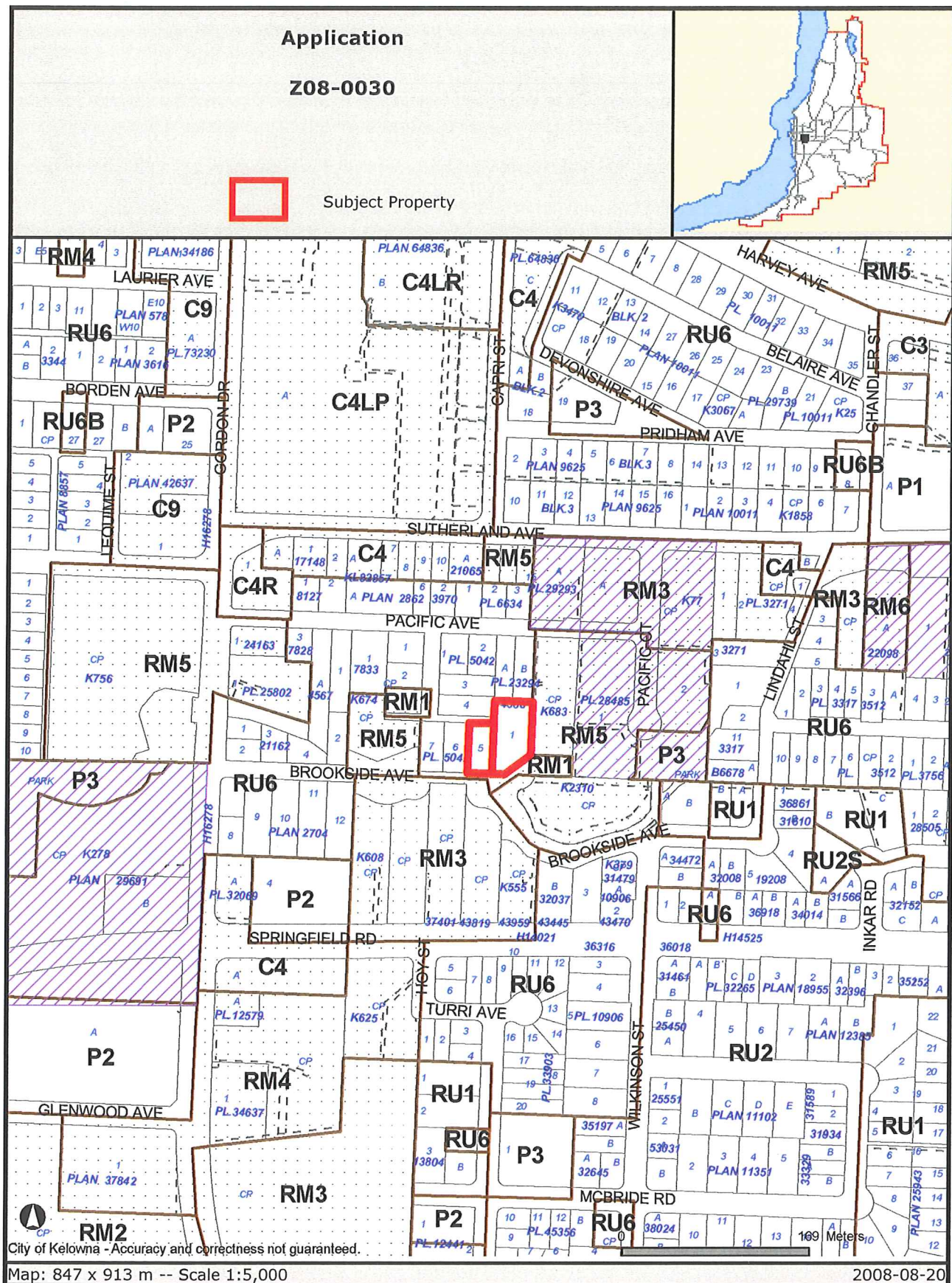


Danielle Noble
Manager, Urban Land Use

Approved for inclusion:
Shelley Gambacort
Director of Land Use Management



BD/hb



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.