

Memo



Date: July 28, 2010

To: City Manager

From: Community Sustainability Division

File No.: Z09-0007/OCP09-0001

Applicant: Troika Developments Inc

Owner: 0720229 BC Ltd.

At: 245 Briarwood Road

Purpose: To amend the OCP future land use designation of the subject property from Multiple Unit Residential (Low Density) to Multiple Unit Residential (Medium Density).

To rezone the subject properties from the Rm3 – Low Density Multiple Housing zone to the Rm5 – Medium Density Multiple Housing zone.

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

Report Prepared By: Luke Turri

1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No10198 (OCP09-0001) & 10199 (Z09-0007), for 245 Briarwood Road by 0720229 BC Ltd. be extended from July 14, 2010 to January 14, 2011.

2 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on June 16, 2009, with 2nd and 3rd Reading being given July 14, 2009.

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.


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By-Law No10198 (OCP09-0001) & 10199 (Z09-0007), received second and third readings on July 14, 2009. The applicant wishes to have this application remain open for an additional six months in order to reconsider the project and in order to study their market options.

This project remains unchanged and is the same in all respects as originally applied for. The applicant wishes to have this application remain open for an additional six months due to the economic slow down and present market conditions.

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

for: 
Danielle Noble
Urban Land Use Manager

Approved for inclusion: 
Shelley Gambacort
Director of Land Use Management

LT/hb