

Memo



Date: November 5, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: OCP07-0032 / Z07-0093

Owner: 0781540 BC LTD.,
INC. NO. BC0781540

Address: 560, 561, 582, & 583 McKay Avenue

Applicant: 0781540 BC LTD. (G-Group)

Subject: Rezoning and OCP Amending Bylaw Extension

Existing OCP Designation: Multiple Unit Residential - Medium Density

Proposed OCP Designation: Commercial

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw Nos. 10245 and 10246, for OCP07-0032 / Z07-0093, 560, 561, 582, & 583 McKay Avenue, by 0781540 BC LTD. (G-Group), be extended from November 3, 2010 to May 3, 2011.

2.0 Purpose

To extend the Bylaws relating to the Official Community Plan future land use designation amendment from "Multiple Unit Residential - Medium Density" to "Commercial" and the rezoning of the subject property from the existing RU6 - Two Dwelling Housing zone to the proposed C4 - Urban Centre Commercial zone in order to permit the construction of the proposed mixed-use development.

3.0 Summary

The above noted development application was originally considered at a Public Hearing by Council on November 3, 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.

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.

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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.

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 as time is required to address the project requirements. The Land Use Management Department recommends Council consider the request for an extension favourably.

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble - Manager, Urban Land Use Management

Approved for inclusion:



Shelley Gambacort - Director, Land Use Management

Attachments:

Subject Property Map

