

Memo



Date: April 5, 2011
To: City Manager
From: Land Use Management, Community Sustainability
Application: OCP07-0037 / Z07-0093 **Owner:** 0781540 BC LTD.
INC. NO. BC0781540
Address: 560, 561, 580 &
583 McKay Avenue **Applicant:** 0781540 BC LTD (G Group)
Subject: Rezoning extension
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 the OCP and Zone Amending Bylaw Nos. 10245 & 10246 (OCP07-0037 / Z07-0093, 560, 582, 583 and 561 McKay Avenue), be extended from May 3, 2011 to November 3, 2011.

2.0 Purpose

To rezone the subject property from the RU6-Two Dwelling Housing zone to the C4-Urban Centre Commercial zone in order to permit the construction of a proposed mixed-use development.

3.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on November 3, 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 Nos. 10245 & 10246 received second and third readings on November 3, 2009 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months to continue addressing the outstanding requirements. 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.

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

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