

# Memo



**DATE:** July 12, 2011

**TO:** City Manager

**FROM:** Community Sustainability Division (AW)

**APPLICATION:** Z10-0035

**OWNER:** Larry Deboice

**AT:** 340 Francis Avenue

**APPLICANT:** New Town Architectural Services

**PURPOSE:** Rezoning Extension

**EXISTING ZONE:** RU1 - Large Lot Housing

**PROPOSED ZONE:** RU6 - Two Dwelling Housing

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## 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 8140, the deadline for the adoption of Zone Amending Bylaw No. 10371 (Z10-0035, Lot B, D.L. 14, ODYD, Plan KAP69396 Except Plan KAP73098 located at 340 Francis Avenue, Kelowna, B.C.), be extended from July 27, 2011 to January 27, 2012.

## 2.0 Purpose

To rezone the subject property from the RU1 - Large Lot Housing to RU6 - Two Dwelling Housing in order to accommodate the proposed semi-detached housing development.

## 3.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on July 27, 2010.

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. No. 10371 received second and third readings on July 27, 2010 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months. This project remains unchanged and is the same in all respects as originally applied for.

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

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



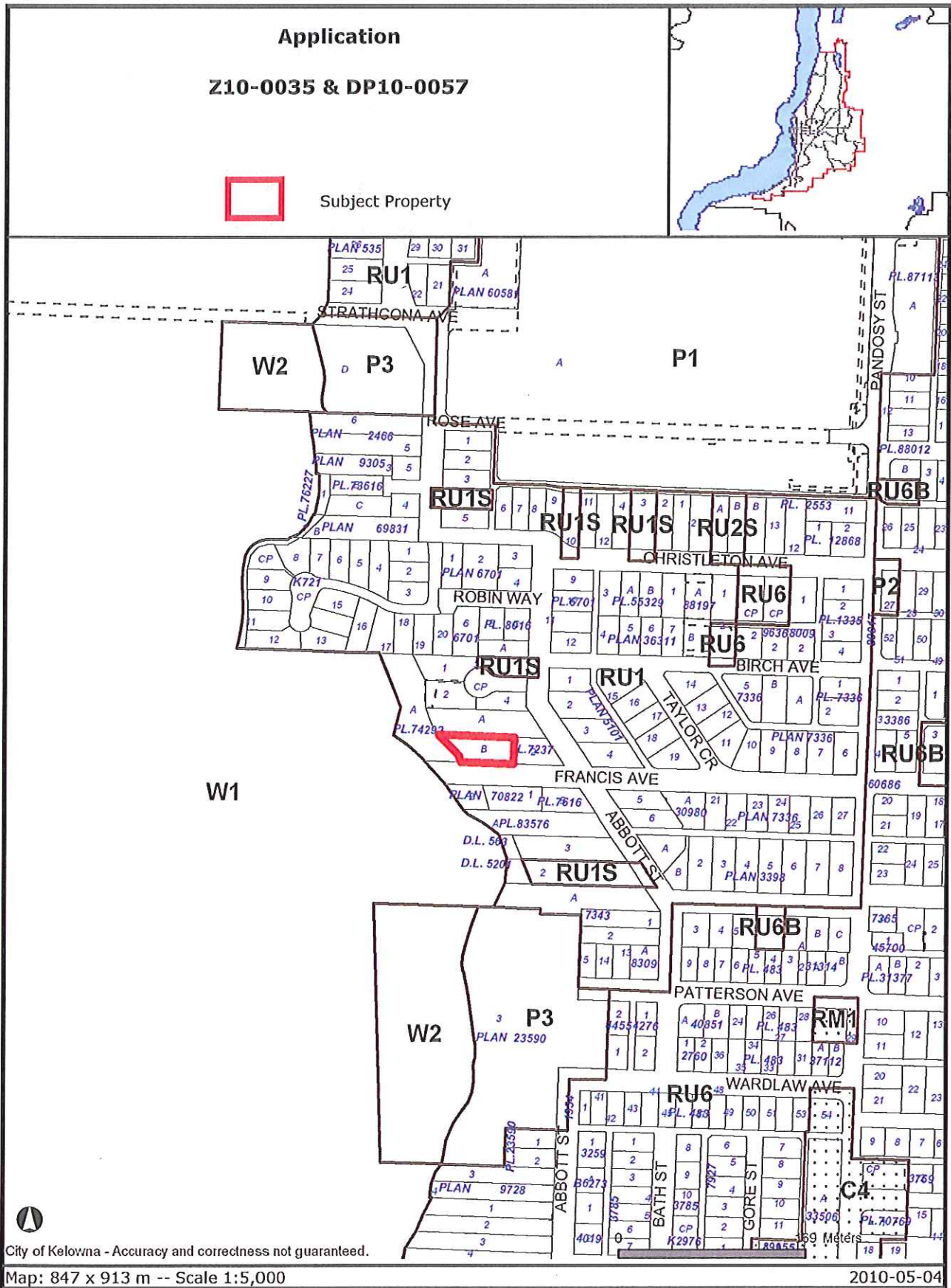
Danielle Noble, Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

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.*