

Memo



Date: July 11, 2011

To: City Manager

From: Community Sustainability Division (LT)

File No.: Z09-0007/OCP09-0001 **Applicant:** Troika Developments Inc

Address: 245 Briarwood Road **Owner:** 0720229 BC Ltd.

Subject: Zone & OCP Amendment Bylaw Adoption Extension

Existing Zone: RM3 - Low Density Multiple Housing

Proposed Zone: RM5 - Medium Density Multiple Housing

1.0 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 10198 (OCP09-0001) & 10199 (Z09-0007), for 245 Briarwood Road by 0720229 BC Ltd. be extended from July 14, 2011 to January 14, 2012.

2.0 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on June 16, 2009, with 2nd and 3rd Readings being given July 14, 2009. Subsequently, six-month extensions were granted to January 14, 2011, and July 14, 2011 respectively.

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 Procedures Bylaw makes provision for Council to consider an extension to an amending bylaw for 6 month periods beyond the 12 month deadline.

Bylaw No. 10198 (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.

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

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by:



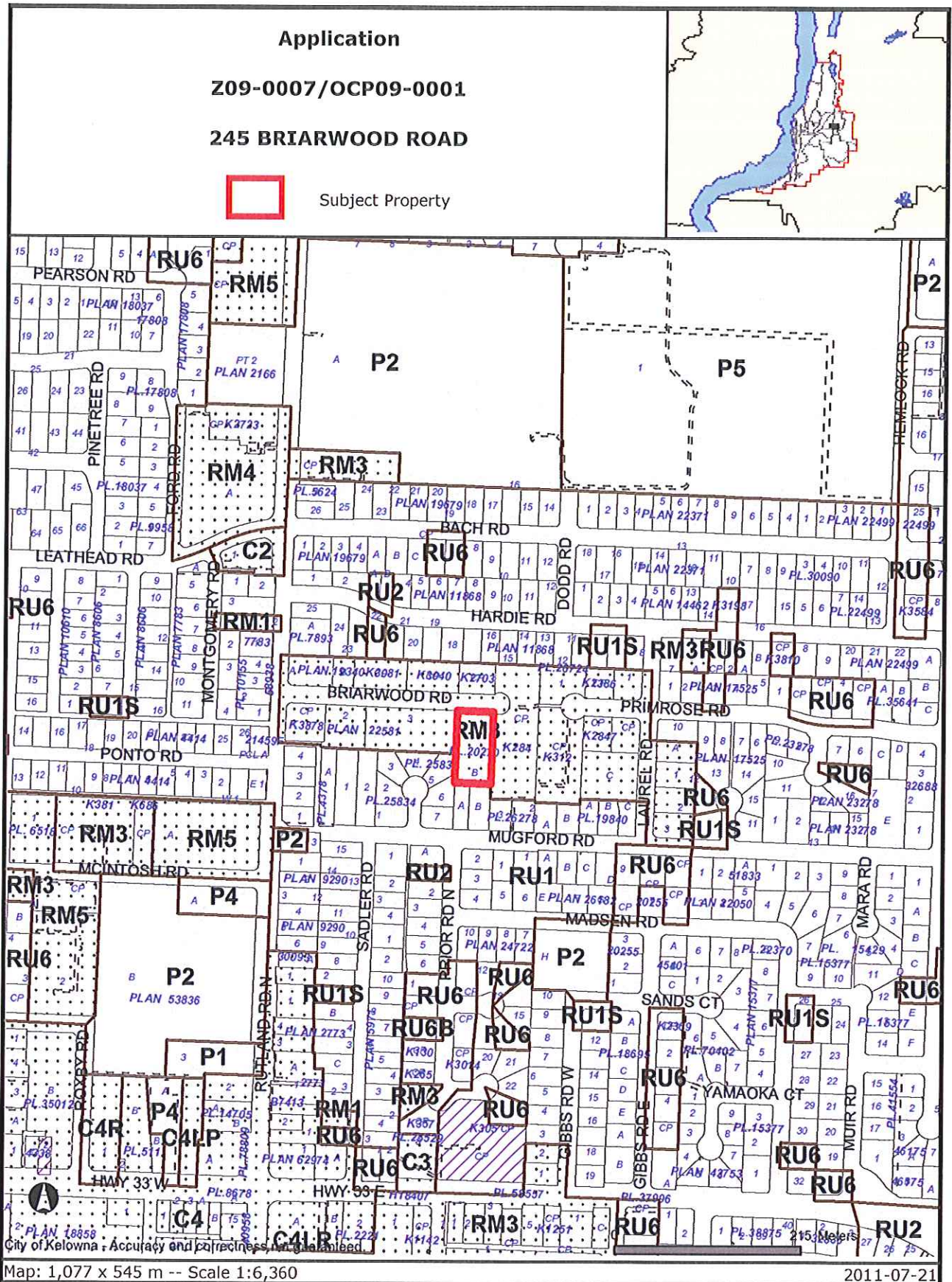
Danielle Noble, Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management





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.