

Memo



Date: July 26, 2011
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: Z10-0031/OCP10-0006 **Owner:** Jasvinder & Navjot Kandola
656752 B.C. LTD., Inc. No. 656752
Address: 1045,1053, 1069 Laurier Avenue **Applicant:** GTA Tomporowski
Subject: Rezoning extension

Existing Zone: RU6 - Two Dwelling Housing
Proposed Zone: RM3 - Low Density Multiple Housing

Existing OCP Designation: Multiple Unit Residential - Low Density & Commercial
Proposed OCP Designation: Multiple Unit Residential - Low Density

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540 the deadline for the adoption of Zone Amending Bylaw No. 10380/10379 (Z10-0031/OCP10-0006, 1045, 1053, 1069 Laurier Avenue, Jasvinder & Navjot Kandola), be extended from August 10, 2011 to February 10, 2012.

2.0 Purpose

To rezone the subject properties from RU6 - Two Dwelling Housing to RM3 - Low Density Multiple Housing to accommodate 12 units within three separate 4-plex developments;

3.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on August 10, 2010.

Section 2.10.1 of Procedure Bylaw No. 10540 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 No. 10380/10379 received second and third readings on August 10, 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.

The Land Use Management Department recommends Council consider the request for an extension favourably as the client is ready to move forward with the project.

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use Management

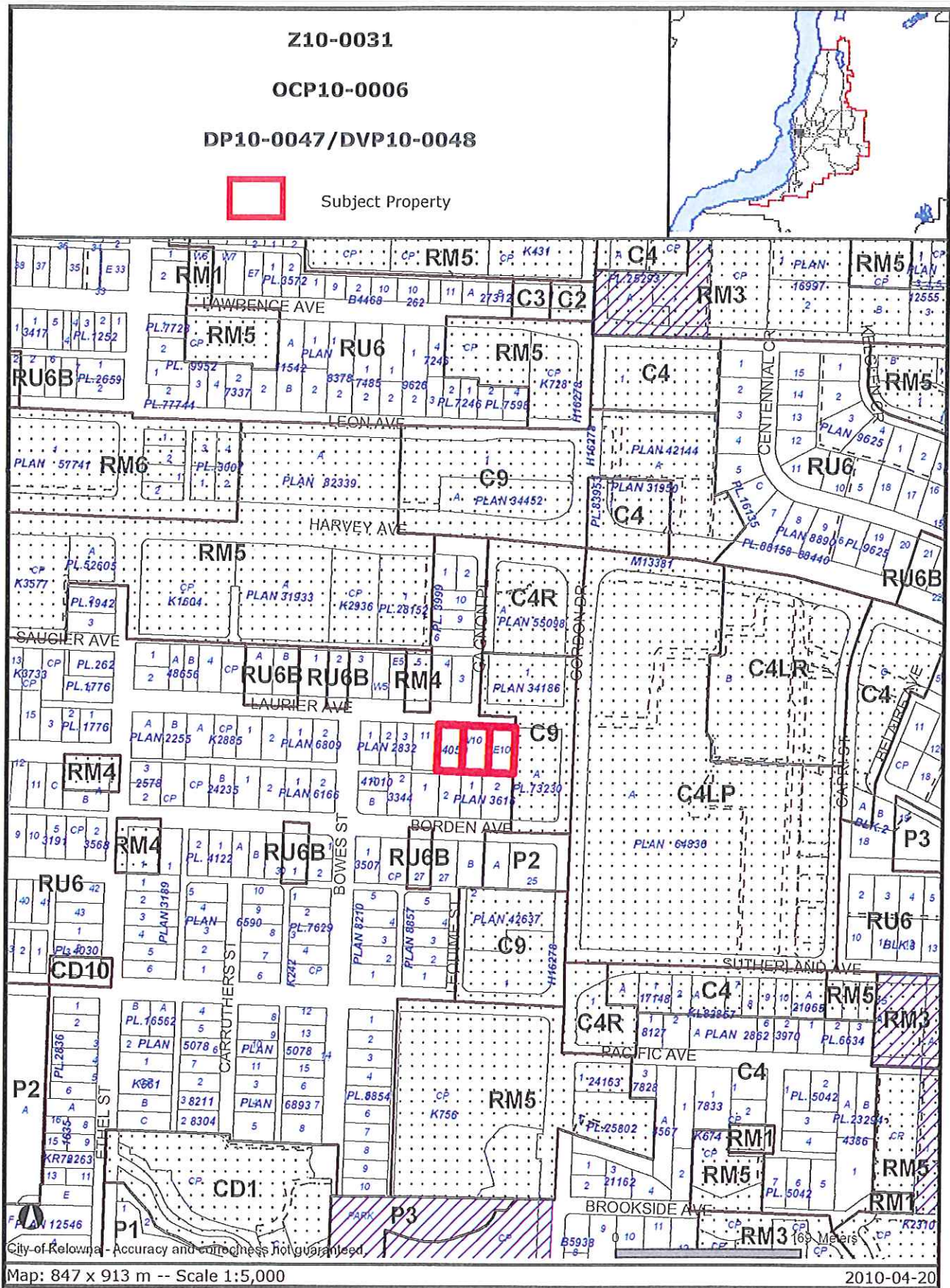
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

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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.