

Memo



Date: July 29, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: Z07-0056

Owner: 754028 B.C. Ltd., Inc. No. BC 0754028;
Doyle Avenue Holdings Co. Ltd.,
Inc. No. BC 0761637

Address: 1372-1374, 1378, 1382 &
1386 St. Paul St.
& 526 Doyle Avenue

Applicant: New Town Planning Services Inc.

Subject: Rezoning Extension Application

Existing OCP Designation: Commercial

Existing Zone: I2-General Industrial

Proposed Zone: C7 - Central Business District commercial zone

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540 the deadline for the adoption of Zone Amending Bylaw No. 10051 (Z07-0056 - 754028 B.C. Ltd., Inc. No. BC 0754028; Doyle Avenue Holdings Co. Ltd., Inc. No. BC 0761637 - 1372-1374, 1378, 1382, 1386 St. Paul St.; 526 Doyle Avenue) be extended from August 19, 2011 to February 19, 2012.

2.0 Purpose

The above noted development application was originally considered at a Public Hearing by Council on August 19, 2008.

Section 2.12.2 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 2.12.2 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 2.12.2.

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By-Law No. 10051 received second and third readings on August 19, 2008, after the Public Hearing held on the same date. The application has been extended a few times and the applicant wishes to have this application remain open for an additional six months in order to address the final details before the Development Permit application is forwarded for Council consideration.

3.0 Land Use Management

The Land Use Management Department recommends Council consider the request for an extension favourably. Staff will not be supporting any further extensions for this development proposal as three years have passed since it was considered by Council at a Public Hearing. The policy context for this area and form of development has changed through the introduction of the 2030 Official Community Plan and will likely change further as the Downtown Plan evolves.

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:

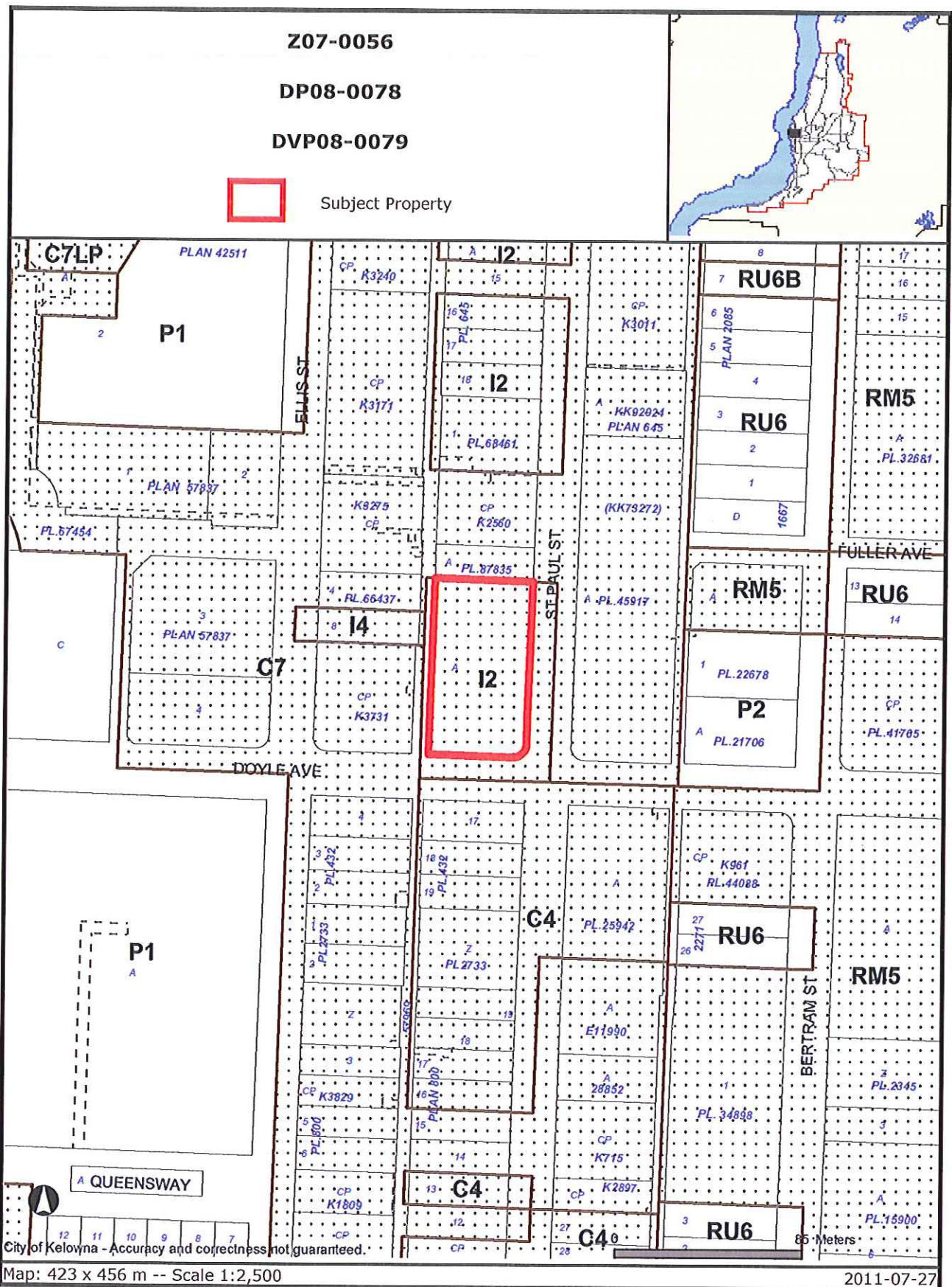


Danielle Noble Manager, Urban Land Use Management

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.