

REPORT TO COUNCIL



Date: January 4, 2012
To: City Manager
From: Land Use Management, Community Sustainability (LT)
Application: Z10-0079 Owner: Emil Anderson Construction Co. Ltd.
Address: 2428 Glacier Court Applicant: Emil Anderson Construction Co. Ltd.
Subject: Rezoning Application
Existing OCP Designation: Multiple Unit Residential (Medium Density)
Existing Zone: RM4 - Low Density Transitional Housing
Proposed Zone: RM5 - Medium Density Multiple Housing

1.0 Recommendation

THAT Council waives the requirement for a Development Permit to be considered prior to the Final Adoption of Zone Amending Bylaw No. 10461;

AND THAT Final Adoption of Zone Amending Bylaw No. 10461 be considered by Council.

2.0 Land Use Management

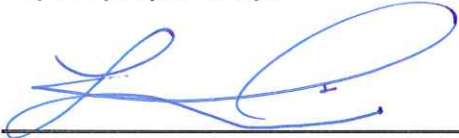
An application to rezone the subject property from the RM4 zone to the RM5 zone is currently sitting at Third Reading. The rezoning application was associated with a land agreement which allowed the City to obtain additional lands, including right-of-way for Phase 2 of the Central Okanagan Multi-Modal Corridor (COMMC). Since obtaining Third Reading on January 10, 2011, these lands have since been transferred to the City. In addition, approval from the Ministry of Transportation has been granted. The Development Permit remains as the only outstanding requirement for Final Adoption.

The application is a unique situation, as the above-referenced land agreement was associated with the discharge of the Dilworth Mountain Land Use Contract. This rezoning is the final component related to the discharge process. Considering the circumstances, it is considered acceptable to remove the requirement for a Development Permit to be considered in conjunction with Final Adoption of the rezoning for this particular application. Given the existing market conditions, the property owner has no plans to develop the site at this time.

Future development would still be subject to design scrutiny through the form & character Development Permit process. In addition, the Natural Environment Development Permit process would affirm Official Community Plan policies to limit impacts on steep slope areas.

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Report prepared by:



Luke Turri, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Manager

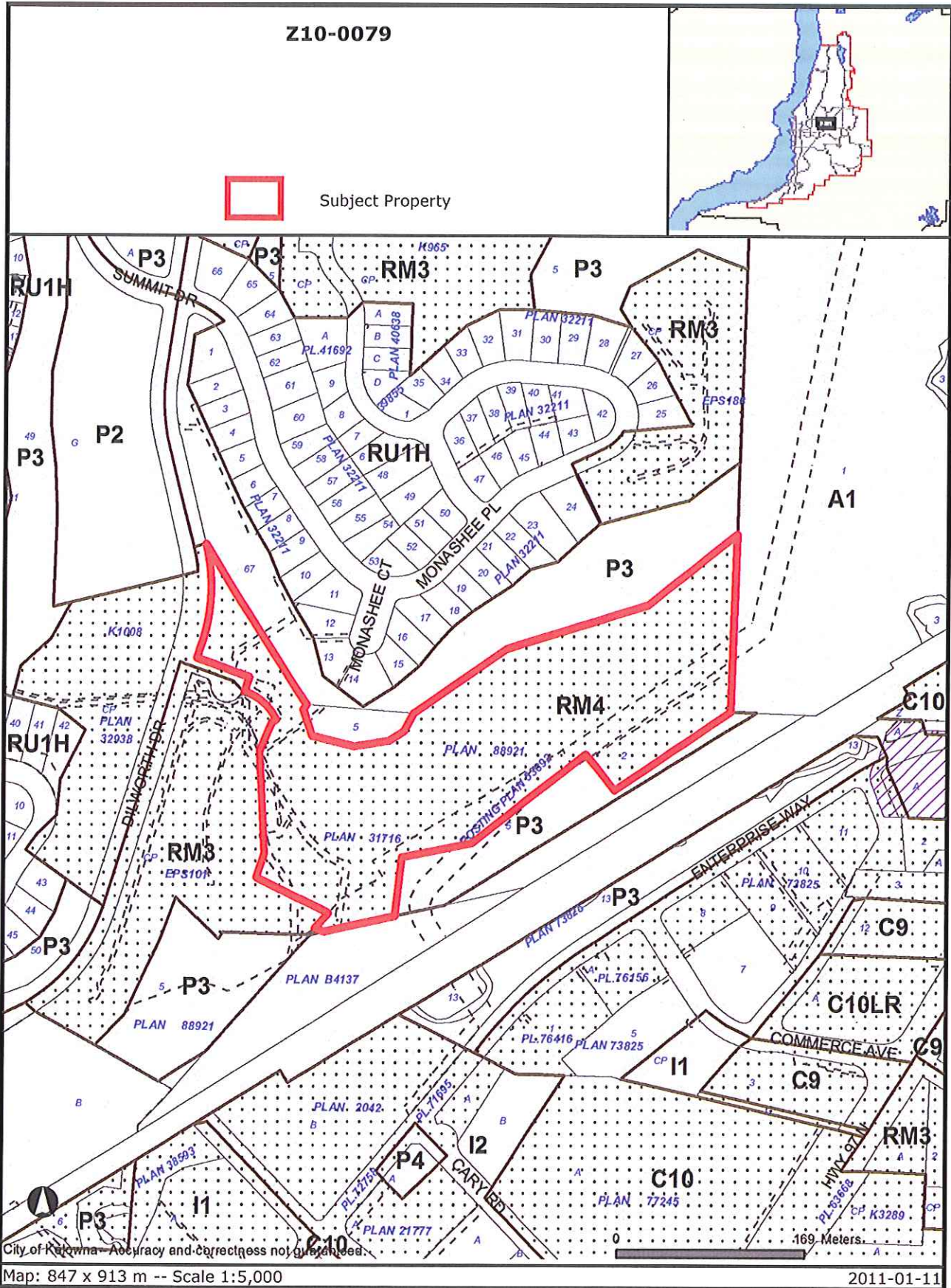
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject Property Map



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.