

REPORT TO COUNCIL



Date: December 21, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: OCP07-0022 / Z07-0073

Owner: Al Stober Construction Ltd.

Address: 477 Osprey Avenue &
2728 Pandosy Street

Applicant: Meiklejohn Architects Inc.

Subject: Rezoning Extension

Existing OCP Designation: Multiple Unit Residential - Medium Density

Proposed OCP Designation: Commercial

Existing Zone: P2 - Education and Minor Institutional

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540 the deadline for the adoption of Official Community Plan Amendment No. OCP07-0022 Bylaw No. 10265 and Rezoning application Bylaw 10266 - Al Stober Construction Ltd. (Meiklejohn Architecture Inc.) - 477 Osprey Avenue and 2728 Pandosy Street, Kelowna, BC, be extended from December 15, 2011 to June 15, 2012.

2.0 Summary

The above noted development applications were originally considered at a Public Hearing by Council on December 15, 2009.

The applicant made a submission for rezoning to allow the subject property to be consolidated with the adjacent property (former Liquidation World building). The applicant is proposing to develop the consolidated site with a seven storey, mixed-use development consisting of grade level retail, five storeys of office uses, and one storey of apartment housing.

Section 2.12.1 of Procedure Bylaw No. 10540 states that:

In the event that an application made pursuant to this bylaw is one (1) year old or older and has been inactive for a period of six (6) months or greater:

- a) The application will be deemed to be abandoned and the applicant will be notified in writing that the file will be closed;
- b) Any bylaw that has not received final adoption will be of no force and effect;
- c) In the case of an amendment application, the City Clerk will place on the agenda of a meeting of Council a motion to rescind all readings of the bylaw associated with that Amendment 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.

OCP By-Law No. 10265 and Rezoning Bylaw 10266, received second and third readings on December 15, 2009 after the Public Hearing held on the same date.

The applicant wishes to have this application remain open in order to provide more time to resolve the outstanding servicing issues which they have been working on to date.

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

Report prepared by:


Paul McVey, Urban Land Use Planner

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

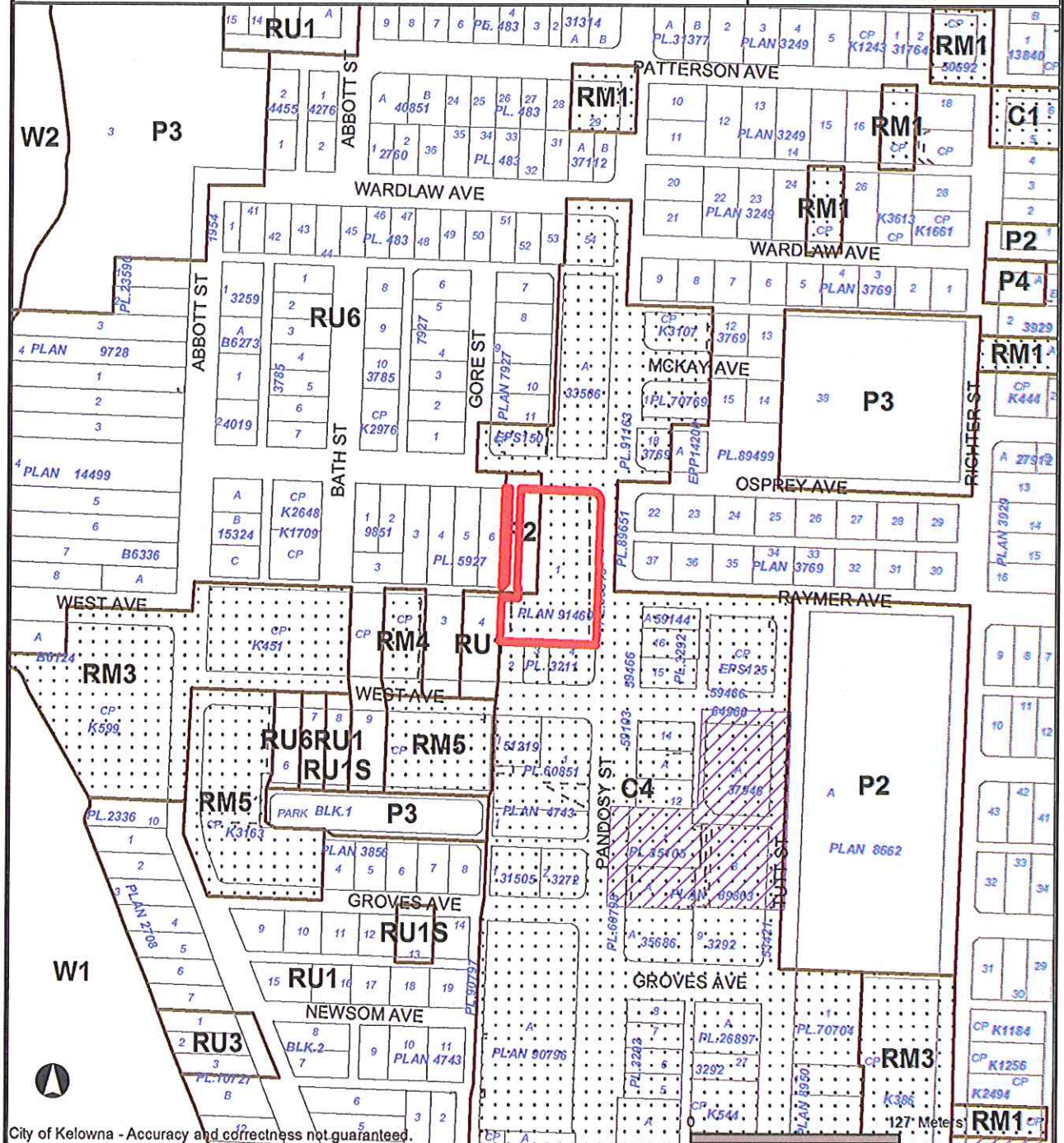
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OCP07-0022

Z07-0073



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 637 x 283 m -- Scale 1:3,759

2011-12-09

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.