

REPORT TO COUNCIL



Date: February 17, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: Z10-0096 **Owner:** Thomas Michael Guendel
Address: 540 Osprey Avenue **Applicant:** Regjis Enterprises
Subject: Rezoning Application
Existing Zone: RU6 - Two Dwelling Housing
Proposed Zone: C4 - Urban Centre Commercial

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw No. 10482 (Z10-0096), Lot 19, D.L. 14, ODYD, Plan 3769, located at 540 Osprey Avenue Kelowna, BC be extended from March 8, 2012 to September 8, 2012.

1.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on March 8, 2011.

The applicant wishes to rezone the subject property from RU6 - Two Dwelling Housing to C4 - Urban Centre Commercial to consider a 3 storey mixed use development.

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.

A handwritten signature, possibly "G.V.", located at the bottom right of the page.

By-Law No.10482 received second and third readings on March 8, 2011 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to secure the finance costs to meet site servicing requirements. 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.

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



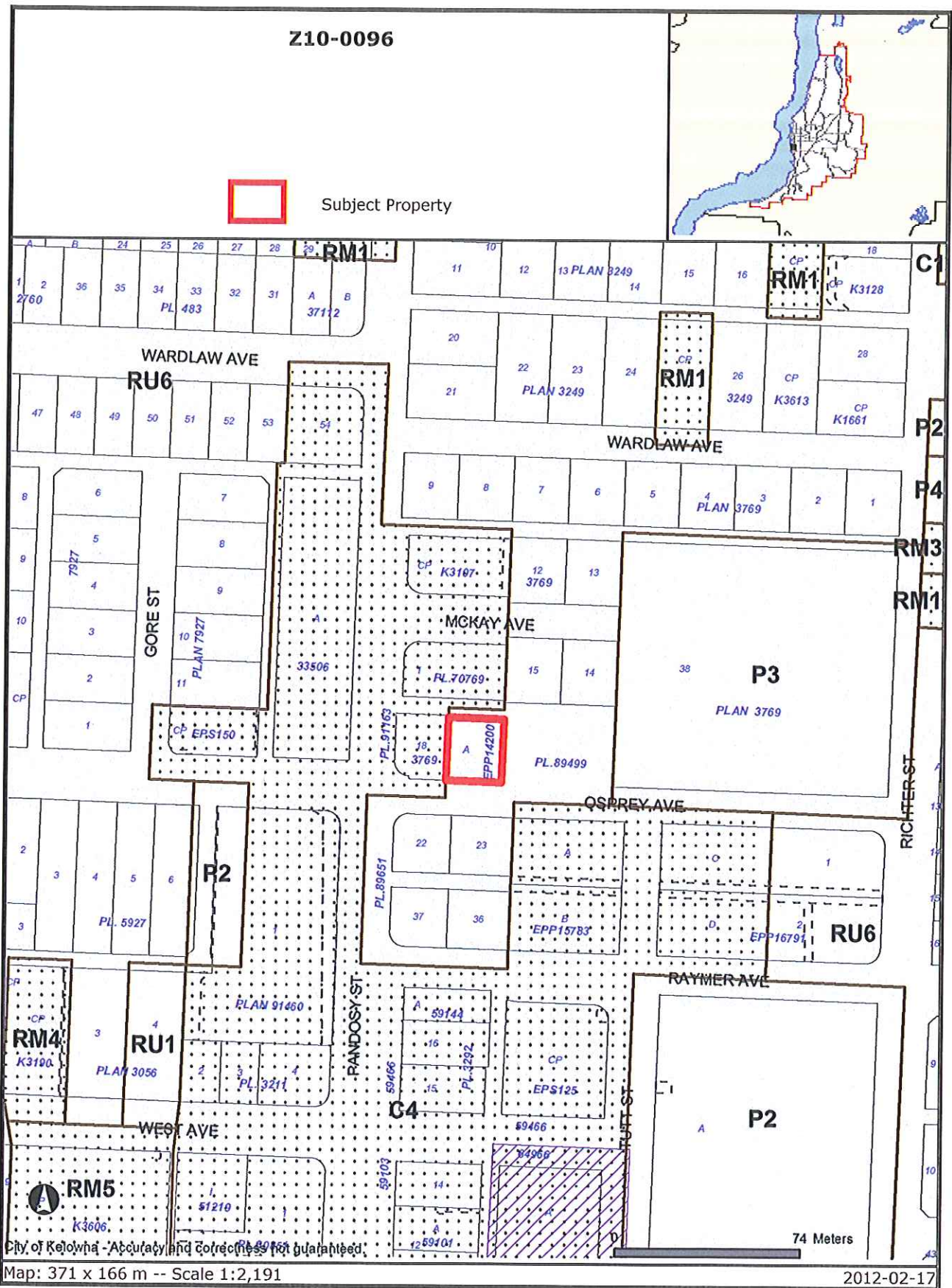
Danielle Noble, Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

hb



City of Kelowna - Accuracy and correctness not guaranteed.

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.