

REPORT TO COUNCIL



Date: August 9, 2012
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 Nos. 10380/10379 (Z10-0031/OCP10-0006, 1045, 1053, 1069 Laurier Avenue, Jasvinder & Navjot Kandola), be extended from August 10, 2012 to February 10, 2013.

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 applications were 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 Nos. 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 the applications remain open for an additional six months. The 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 this third extension favourably, but will be reluctant to support future extensions without activity to move the project forward.

Report prepared by:

Alec Warrender, Land Use Planner

Reviewed by:

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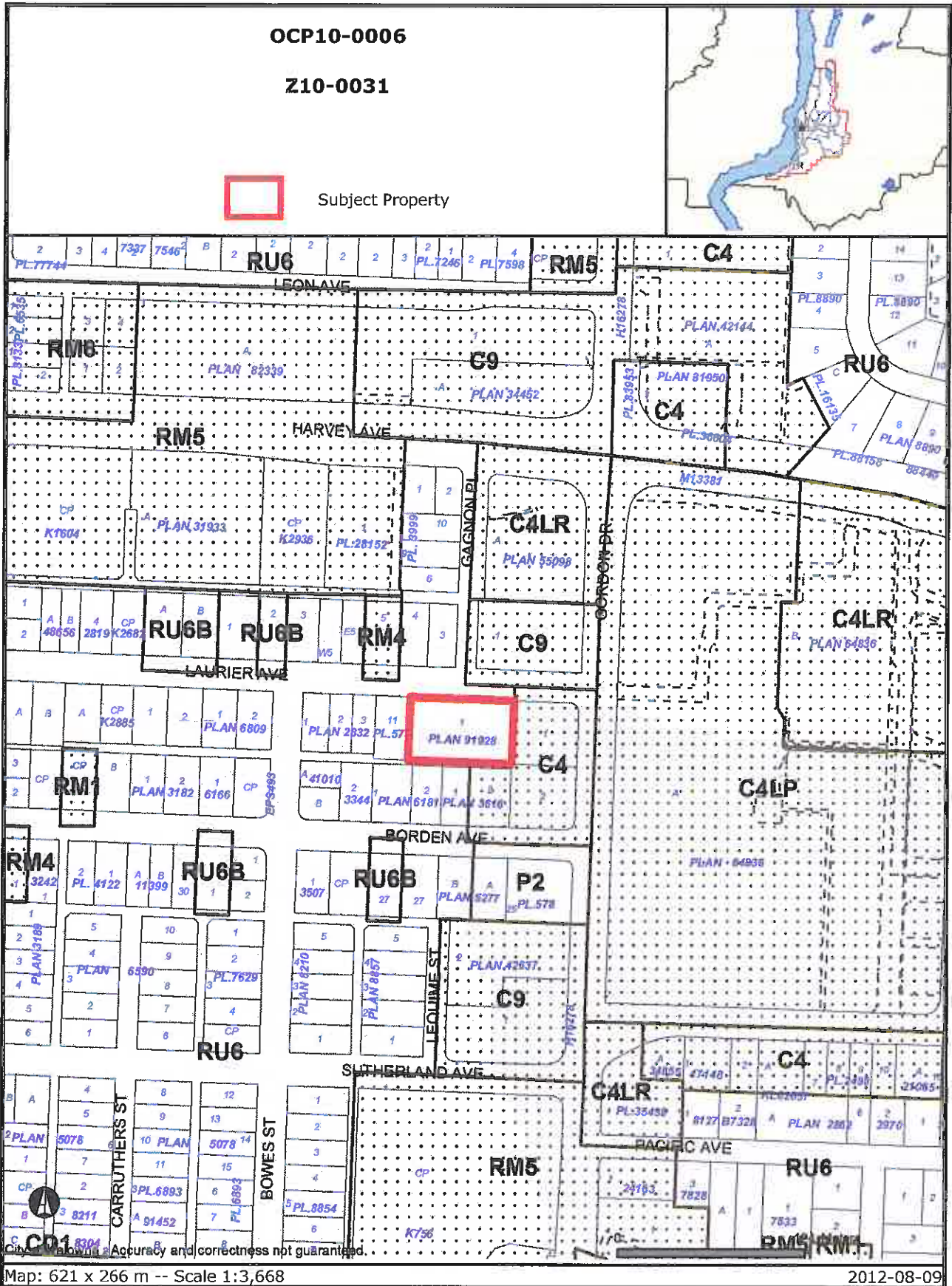
Danielle Noble, Manager, Urban Land Use Management

Approved for Inclusion:

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Shelley Gambacort, Director, Land Use Management

hb



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.