

# REPORT TO COUNCIL



**Date:** December 3, 2018  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning Department (TH)

**Application:** OCP16-0004 & Z16-0030  
**Owner:** Prodev GP Ltd., Inc.No. A87135  
1378310 Alberta Ltd., Inc.No. A77231  
**Address:** 2755 McCurdy Road  
**Applicant:** Troika Management Corp.  
**Subject:** EXTENSION REQUEST Official Community plan Amendment & Rezoning Application

Existing OCP Designation: REP – Resource Protection Area  
PARK – Major Park / Open Space (Public)  
MRL – Multiple Unit Residential (Low Density)  
Proposed OCP Designation: REP – Resource Protection Area  
PARK – Major Park / Open Space (Public)  
Existing Zone: A1 – Agriculture 1  
Proposed Zone: A1 – Agriculture 1  
RHM4 – Hillside Cluster Multiple Housing

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## 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Bylaw No. 11472 and Bylaw No. 11473, be extended from September 19, 2018 to September 19, 2019

AND THAT Council direct Staff to not accept any further extension requests.

## 2.0 Purpose

To extend the deadline for adoption of Bylaw No. 11472 and Bylaw No. 11473 to September 19, 2019.

## 3.0 Community Planning

Development application OCP16-0004 and Z16-0030 received Third Reading by Council on September 19, 2017. There are multiple substantial conditions to be completed by the applicant in order to achieve fourth reading and final adoption.

The original applicant, Optus Advisors Inc. has been working over the past year towards their conditions, no items have been met to date. The original applicant has also been working with a new partner, who is now the new applicant that will carry this development forward.

Troika Management Corp. submitted a letter of rationale to the Community Planning Department stating that they understand the requirements to achieve fourth and final adoption of the OCP Amendment and Rezoning Application and understand they will need to meet all requirements within one year.

Due to the application being submitted May, 2016 Staff recommend only extending the Bylaws for one year, if the Bylaws have not received final adoption by September 19, 2019 the applicant would be required to reapply.

#### **4.0 Application Chronology**

Date of Application Received:	May 19, 2016
Date Public Consultation Completed:	July 31, 2017
Date of Third Reading by Council:	September 19, 2017
Date Extension Application:	October 17, 2018

**Report prepared by:** Tracey Hillis, Planner

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### **Attachments:**

Letter of Rationale from Applicant