

# REPORT TO COUNCIL



**Date:** April 26, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0081

**Owner:** Gurmit Singh Mann and Jagraj Singh Gill

**Address:** 605 Gerstmar Road

**Applicant:** Urban Options Planning Corp.

**Subject:** Rezoning Application – Waiver of Condition of Adoption

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Council waives the requirement for Schedule A: City of Kelowna Memorandum to be considered in conjunction with Final Adoption of Rezoning Bylaw No. 12112;

AND THAT Final Adoption of Rezoning Bylaw No. 12112 be considered by Council.

## 2.0 Purpose

To waive a condition of adoption of Rezoning Bylaw No. 12112, and to forward the Bylaw for adoption.

## 3.0 Development Planning

Rezoning Bylaw No. 12112 received third reading in November 2020 and the property was sold shortly after. A new owner and applicant are wanting to move forward with the subdivision of the property. They have requested for the Schedule A: City of Kelowna Memorandum requirements to be deferred as a condition of rezoning to be a condition of subdivision. Should Council agree to this change, all items outlined in Schedule A: City of Kelowna Memorandum would need to be met prior to final subdivision approvals, and issuance of a Preliminary Layout Review would be considered by an Approving Officer. Development Planning feels this request is appropriate, as the requirements in the memorandum are subdivision specific.

All other conditions associated with the Rezoning Bylaw have been met.

#### **4.0 Application Chronology**

Date of Application Received:	September 3, 2020
Date Public Consultation Completed:	September 16, 2020
Date of Initial Consideration:	November 2, 2020
Date of Public Hearing:	November 17, 2020

<b>Report prepared by:</b>	Kimberly Brunet, Planner II
<b>Reviewed by:</b>	Jocelyn Black, Urban Planning Manager
<b>Approved for Inclusion:</b>	Terry Barton, Development Planning Department Manager

#### **Attachments:**

Schedule A: City of Kelowna Memorandum

Attachment A: Proposed Subdivision Plan