

REPORT TO COUNCIL EXTENSION



Date: October 21, 2024
To: Council
From: City Manager
Address: 215, 235 Nickel Rd
File No.: Z23-0007

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12536, be extended from June 19, 2024, to June 19, 2025.

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

2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 12536 to June 19, 2025.

3.0 Discussion

The underlying zoning of 215 and 235 Nickel Rd have changed to the MF1 – Infill Housing zone since Council considered the rezoning application. The applicant is still pursuing the rezoning to the MF2 – Townhouse Housing zone. Final adoption of the rezoning bylaw is subject to the applicant meeting the requirements of the Attachment “A”: Development Engineering Memorandum. The applicant has been working with Staff and has requested additional time to complete the outstanding requirements. Staff are recommending that Council supports extending the deadline for adoption of the Rezoning Bylaw No. 12536 by one year to June 19, 2025, with no further extension requests granted.

4.0 Background

Resolution	Date
<p>THAT Rezoning Application No. Z23-0007 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 27 Township 26 ODYD Plan 18533 and Lot A Section 27 Township 26 ODYD Plan 39232, located at 215 & 235 Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the RU2- Medium Lot Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;</p> <p>AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 5, 2023;</p> <p>AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;</p>	<p>June 19, 2023</p>

<p>AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;</p> <p>AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.</p>	
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5.0 Application Chronology

Application Accepted: January 25, 2023
Reading Consideration: June 19, 2023
Extension Application Recieved: October 3, 2024

Report prepared by: Breanna Sartori, Planner I
Reviewed by: Dean Strachan, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

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