

REPORT TO COUNCIL RESCIND



Date: March 3, 2025
To: Council
From: City Manager
Address: 1975 Union Rd
File No.: Z21-0056

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	C1 – Local & Neighbourhood Commercial	MF3 – Apartment Housing

1.0 Recommendation

THAT Council receives, for information, the Report from the Development Planning Department dated March 3, 2025 with respect to Rezoning Application No. Z21-0056 for the property located at 1975 Union Rd.

AND THAT Bylaw No. 12481 be forwarded for rescindment consideration and the file be closed.

2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 12481 and direct Staff to close the file.

3.0 Discussion

Development applications were accepted by the City in May 2021 for the subject property. The applications were originally submitted under the previous 2030 Official Community Plan (OCP) and Zoning Bylaw No. 8000. The rezoning bylaw received reading consideration in February 2023 and Council authorized an extension request in March 2024, which extended the deadline for adoption of the rezoning bylaw to February 27, 2025. As part of that extension, Staff were directed to not accept any further extension requests. Since the extension was granted, there has not been any progress on the application over the past year and the Development Engineering Memorandum that is associated with the adoption of the rezoning bylaw has now expired. Staff recommend support for the rescindment of the rezoning bylaw on the subject property.

There have been changes to application processing, including unpairing rezoning and development permit applications, since this application was first considered by Council in February 2023. This will facilitate more streamlined processing for future development applications on the property.

Subject Property Map: 1975 Union Rd



4.0 Application Chronology

Application Accepted: May 28, 2021
Reading Consideration: February 27, 2023
Date of Extension Consideration: March 11, 2024

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

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