

REPORT TO COUNCIL



Date: July 24, 2017
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LB)
Application: Z14-0029 **Owner:** Craig & Connie Procter
Address: 801 Francis Avenue **Applicant:** Craig & Connie Procter
Subject: Rezoning Application Rescindment
Existing OCP Designation: SIH – Sensitive Infill Housing (Low Density)
Existing Zone: RU7 – Infill Housing

1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated July 24, 2017 with respect to Rezoning Application No. Z14-0029 for the property located at 801 Francis Avenue; AND THAT Bylaw No. 11019 be forwarded for rescindment consideration and the file be closed.

2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 11019 and direct staff to close the file.

3.0 Community Planning

Application to rezone the subject property was made on July 10, 2014 to rezone from the RU6 – Two Dwelling Housing zone to the RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing zones to facilitate a two lot subdivision. Subdivision application S14-0033 was submitted in conjunction with the rezoning application.

Bylaw No. 11019 received second and third readings at a Regular Meeting of Council on October 22, 2014, following the Public Hearing held on the same date. Final adoption of the bylaw was held pending the issuance of a Preliminary Layout Review (PLR) Letter and the requirements of the Development Engineering Branch being met. New owners purchased the property in 2015 and requested the application be extended for them to review and decide how to proceed. Council approved an extension request for the rezoning application until October 22, 2016. The applicant did not pursue an extension to the rezoning or subdivision applications after this date; therefore, they are considered to have lapsed. Additionally, the subject property was rezoned to RU7 – Infill Housing as part of the RU7 rezoning adopted in 2017.

Given the lack of activity on the file and recent rezoning to RU7, staff are recommending that Council rescind first, second and third readings and direct staff to close the file.

4.0 Application Chronology

Date of Application Received: July 10, 2014
Date of Public Hearing: October 22, 2014
Date of Rezoning Extension: October 19, 2015 (extended to October 22, 2016)

Report prepared by: Laura Bentley, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager