



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Application Extension Request - OCP 01-18/RZ 07-18/DP 07-18 - Rosewood Seniors Centre

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: November 12, 2019

RECOMMENDATION:

That Council approve a six month extension in accordance with Council Policy DS-10 for the completion of development applications OCP 01-18, RZ 07-18 and DP 07-18 for the proposed 292-unit Rosewood Seniors Centre development on Old Yale Road.

PURPOSE:

The purpose of this report is to consider a request from Billard Architecture to extend the time frame for completing the subject development applications for the 292-unit Rosewood Seniors Centre at 20964, 20974, 21016 and 21024 Old Yale Road.

POLICY:

Council Policy DS-10 - Time Limits for the Completion of Development Applications – (attached) specifies a one year time limit for the completion of development applications once they have received third reading. Under Policy DS-10 an applicant may request a six month extension, beyond the one year time limit, from City Council.

COMMENTS/ANALYSIS:

The applicant has requested a one year extension to complete the subject applications (see attached October 17, 2019 letter from Billard Architecture) in order to resolve an existing tenancy and demolish buildings on the site. Council gave third reading to the associated Official Community Plan and zoning amendment bylaws on October 15, 2018, and since then the applicant has been working with City staff to satisfy conditions for the approval of the development. Staff believe that the applicant

is committed to completing all of the requirements (including execution of a servicing agreement, consolidation/subdivision of the properties and registration of a riparian area covenant and housing agreement) and staff support a six month extension according to with Council Policy DS-10. Should Council grant this extension (to April 15, 2020), and the extension lapses without substantial progress on these applications, staff will review and consider next steps at that time.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. Deny request by Billard Architecture for an extension to the one year time limit for the completion of development applications OCP 01-18, RZ 07-18 and DP 07-18.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments:

1. Letter from Billard Architecture received via email.
2. Council Policy DS-10 (Time Limits for the Completion of Development Applications).

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer