



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Application Time Limit Extension Requests

File #: 6220.00

Doc #:

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

Date: June 21, 2021

RECOMMENDATION:

THAT Council approve a further six-month time limit extension to December 29, 2021 for development applications RZ 02-17/DP 02-17 (Whitetail Homes), OCP 01-18/RZ 07-18/DP 07-18 (Billard Architecture) and RZ 18-18/DP 19-18 (Andrew Cheung Architects Inc.).

PURPOSE:

To consider additional time limit extension requests for development applications RZ 02-17/DP 02-17, OCP 01-18/RZ 07-18/DP 07-18 and RZ 18-18/DP 19-18.

POLICY:

Council Policy DS-10 prescribes time limits for the completion of development applications after which application files may be closed. In order to allow developers to adjust to uncertain conditions and delays related to the COVID-19 public health emergency, Council approved time limit extensions for seven in-stream applications on June 29, 2021.

COMMENTS/ANALYSIS:

Four of the seven applications granted time limit extensions last year have been completed and are either under construction or in the building permit review stage. The remaining three applications requesting further extensions are as follows:

In-Stream Development Applications* Requesting Extensions

Application	Applicant	Address	Description	Expiry Date
RZ 02-17/DP 02-17	1304001 B.C. Ltd./Whitetail Homes	5406, 5418-5420 - 198 St, 19829-19831 - 54 Ave	4-Storey, 62-Unit apartment	June 29, 2021
OCP 01-18/RZ 07-18/ DP 07-18	Billard Architecture	20964, 20974, 21016, 21024 Old Yale Rd	169 congregate care units, 95 seniors-oriented apartment units and 28 intermediate care units	June 29, 2021
RZ 18-18/DP 19-18	Andrew Cheung Architects Inc.	19920, 19930, 19940 19950, 19960, 19970 55a Ave	4-storey, 80-unit apartment	June 29, 2021

*All applications have received Third Reading

Progress Summary

Application	Applicant	Status	Comments
RZ 02-17/DP 02-17	1304001 B.C. Ltd./Whitetail Homes	Engineering design review underway	Following a recent ownership change, the new developer has opted to proceed with the original apartment project rather than pursue additional density through an OCP amendment application. The applicant has requested an extension to complete the demolition of the existing buildings and the consolidation of the lots.
OCP 01-18/RZ 07-18/ DP 07-18	Billard Architecture	Servicing agreement drafted; housing agreement and bylaw prepared; subdivision plan submitted	Additional engineering studies and design work to extend services across the Nicomekl River were required for this multiphase development. Following execution of the servicing agreement, the applicant must subdivide the lots into two development parcels.
RZ 18-18/DP 19-18	Andrew Cheung Architects Inc.	Applicant revising unit floorplans with minor changes to exterior design expected	The developer wishes to modify the unit plans for changes in market conditions rather than start again with new applications. Demolition of the existing buildings and consolidation of the lots are also required.

Staff have reviewed the requests received from the applicants (see attached correspondence) in terms of their progress to date and particular circumstances. In each case, staff can confirm that the applicant is working to complete the requirements for bylaw adoption and development permit approval. It is, therefore, recommended that a further extension of six months be approved to enable completion of these applications.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. Approve a different (other than six months) time limit extension;
2. Do not approve any time limit extensions (applications will be closed).

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment:

1. Time Limit Extension Request Letters.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer