


TITLE: SECOND EXTENSION—CONDITIONAL USE 417 – 9 TH STREET OWNER: RENAISSANCE STATION INC. APPLICANT: TJR INVESTMNET HOLDINGS LTD. (TYLER RICE)		
MEETING DATE: September 20, 2023		Page 1 of 2
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Extension request letter B. Original Conditional Use Decision C. Original public hearing report D. First extension decision E. First extension report	
PRESENTER: Andrew Mok, BES RPP MCIP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That the approval deadline of Conditional Use Decision C-05-17-B be extended to August 18, 2024.

BACKGROUND:

The applicant, Tyler Rice of TJR Investment Holdings Ltd., on behalf of the property owner, Renaissance Station Inc., is requesting a deadline extension to Conditional Use Decision C-05-17-B to allow for an unimproved surface parking facility for a property located at 417 – 9th Street in the Downtown Mixed Use (DMU).

ANALYSIS:

The applicant submitted their second extension request (Attachment A) to the Planning & Buildings Department on August 18, 2023. Progress to improve the surface parking lot at this site in accordance with the Zoning By-law and the Urban & Landscape Design Standards has been as follows:

- Applicant applied for a development permit in June 2022, but did not successfully acquire engineered drawings and a contractor prior to the original Conditional Use Decision's expiry of August 18, 2022.
- Applicant successfully obtained a first extension, the new expiry date being August 18, 2023 (Attachment D)
- Applicant cites in second extension request that economic factors delayed ability to improve parking lot before the first extension deadline

If the Planning Commission approves this second extension request, this is the last extension the Planning Commission may give this Conditional Use Decision in accordance with The Planning Act.

LEGISLATIVE REQUIREMENTS:

Subsection 110(1) of The Planning Act states that conditional use decisions expire and cease to have any effect if not acted upon within 12 months of the date of the decision. However, Subsection 110(2) of The Planning Act allows the Planning Commission to extend the deadline under for an additional period not longer than 12 months if an application is received before the original deadline, or a second 12-month period if an application is received before the first extension deadline. The Planning & Buildings Department received the request prior to the first extension deadline.