
CITY OF KELOWNA
MEMORANDUM

Date: May 22, 2002
File No.: S02-0030

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. S02-0030

OWNER: ABERDEEN HOLDINGS
LTD

AT: 2350 BURTCH ROAD

APPLICANT: PROTECH CONSULTANTS
(1989) LTD.

PURPOSE: TO CREATE A LEASE FOR 99 YEARS FOR A PROPOSED
BARE LAND STRATA HOUSING DEVELOPMENT

EXISTING ZONE: RU5 – BARELAND STRATA HOUSING

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council approve in principal a lease for 99 years on Lot 4, DL 136, O.D.Y.D., Plan 1562 Exc. Plans 41601 and KAP46155, located on Burtch Road, Kelowna, B.C., pursuant to the provision of Section 3(3) of the Residential Tenancy Act;

AND THAT Bylaw 8864 – Aberdeen Holdings Ltd. Tenancy Agreement approval be forwarded for Council consideration.

2.0 SUMMARY

Aberdeen Holdings Ltd. wishes to offer ownership of their proposed bareland strata development through a 99 year lease. The intent of the lease is to provide a more affordable form of housing, in keeping with the affordability policies of the OCP.

The owners have requested that the City of Kelowna's approval of a lease for 99 years pursuant to Section 3(3) of the Residential Tenancy Act, Statutes of British Columbia, which requires Municipal approval for any Tenancy Agreements for a term of 20 years or greater. The attached bylaw is required to be approved by the City of Kelowna and is submitted for Council's consideration.

3.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Aberdeen Holdings Ltd, currently has an application for a bare land strata housing development under application for the subject property. The associated rezoning application (Z02-1009) proposes the development of a 251 lot, bare land strata development. The proposal to offer the form of ownership in the form of a 99 year lease is to facilitate an affordable housing development.

The Planning and Development Services Department does not have any concerns with this proposed 99 year lease, and recommends for Council's favourable consideration.

R.G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|--------------------------------------|
| 1. APPLICATION NO.: | S02-0030 |
| 2. APPLICATION TYPE: | Tenancy Agreement |
| 3. OWNER: | Aberdeen Holdings Ltd. |
| . ADDRESS | #102 – 266 Lawrence Ave. |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 6L3 |
| 4. APPLICANT/CONTACT PERSON: | Protech Consultants (1989) Ltd./ |
| . ADDRESS | Grant Maddock |
| . CITY | 200-1449 St. Paul Street |
| . POSTAL CODE | Kelowna, BC |
| . TELEPHONE/FAX NO.: | V1Y 2E4 |
| 5. APPLICATION PROGRESS: | 860-1771/860-1994 |
| Date of Application: | May 13, 2002 |
| Date Application Complete: | May 13, 2002 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | May 22, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 4, DL 136, O.D.Y.D., Plan 1562 |
| 7. SITE LOCATION: | Exc. Plans 41601 and KAP46155 |
| 8. CIVIC ADDRESS: | South-West corner of Burtch Road |
| 9. EXISTING ZONE CATEGORY: | and Guisachan Road |
| 10. PROPOSED ZONE: | 2350 Burtch Road |
| 11. PURPOSE OF THE APPLICATION: | A1 – Agricultural 1 |
| | RU5 – Bareland Strata Housing |
| | To create a lease for 20 years for a |
| | proposed congregate housing |
| | development |

Subject Property Map

