

---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**DATE:** August 1, 2007  
**FILE NO.:** **OCP07-0010/Z07-0027**

**TO:** City Manager

**FROM:** Planning & Development Services Department

**SUBJECT:**

APPLICATION NO. OCP07-0010 / OWNER: T 186 ENTERPRISES LTD.  
Z07-0027

AT: 1550 -1560 - 1570 -1580 -1596 APPLICANT: THE MISSION GROUP  
DICKSON AVENUE

**PURPOSE:** OCP AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION FROM THE EXISTING MULTIPLE UNIT RESIDENTIAL – LOW DENSITY TO THE PROPOSED MULTIPLE UNIT RESIDENTIAL – MEDIUM DENSITY

TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RM5 – MEDIUM DENSITY MULTIPLE HOUSING TO ALLOW FOR THE CONSTRUCTION OF A 4½ STOREY, 87 UNIT APARTMENT BUILDING

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING  
CD14 – COMPREHENSIVE HIGH TECH BUSINESS CAMPUS

**PROPOSED ZONE:** RM5 – MEDIUM DENSITY MULTIPLE HOUSING

**INFORMATION REPORT PREPARED BY:** PAUL McVEY

---

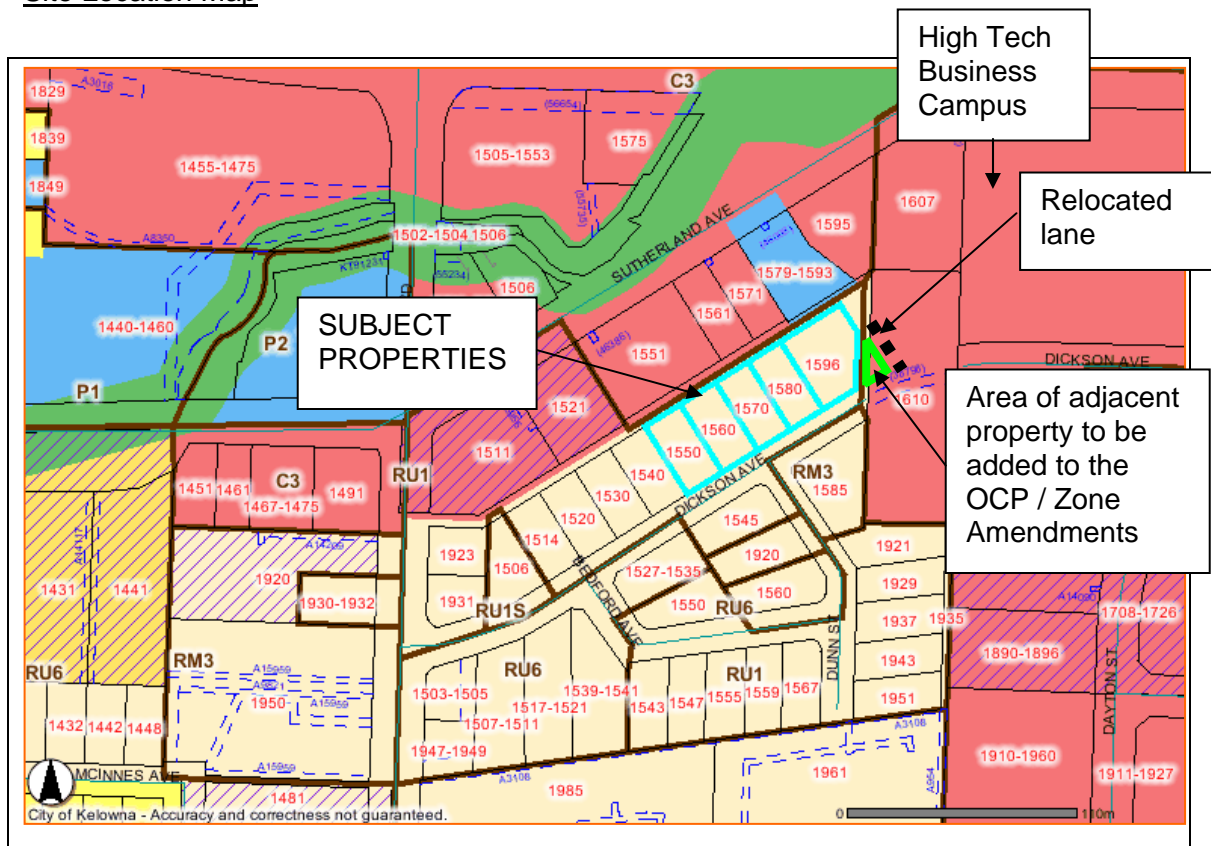
**1.0 SUMMARY**

There has been application made to rezone the subject properties from the existing RU1 – Large Lot Housing zone to the proposed RM5 – Medium Density Multiple Housing zone in order to permit the use of the development site for a Medium Density Multiple Housing (apartment) use.

However, the required relocation of the adjacent lane located at the east end of the development property has impacted the neighbouring property to the east of the subject development area. The original zone amending bylaw considered by Council on July 10, 2007, did not include the impacted area of the adjacent property to the east (Lot A, DL 141, O.D.Y.D., Plan 20443). In order to correct this oversight, it will be necessary to amend the bylaws for both the Official Community Plan amendment (OCP07-0010

Bylaw No. 9832) and the Rezoning (Z07-0027 Bylaw No. 9833) at first reading to correct the legal descriptions to include the additional property, and to add “Map A” to the bylaws. In addition, because the impacted property to the east is a comprehensive development zone (CD14 – Comprehensive High Tech Business Campus), it will also be necessary to amend that zone by replacing the existing “Map A” attached to that zone with a new map to indicate the revised development site area minus the area impacted by the relocated lane.

### Site Location Map



## 2.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The applicant and their architect have been able to come to a satisfactory arrangement with the adjacent landowner of the Landmark High Tech Centre to realign the lane at the north east end of the development site to intersect Dickson Avenue at a right angle. The area of the adjacent property to the east (CD14 – Comprehensive High Tech Business Campus) affected by this lane relocation is approximately 155 m<sup>2</sup> in area, and will have no impact on the CD zone, other than to change to site map attached to the zone.

---

Shelley Gambacort  
Current Planning Supervisor

Approved for inclusion

☐

David Shipclark  
Acting Director of Planning and Development Services

PMc/pmc  
Attach.