

# Memo



**Date:** May 5, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No.:** OCP09-0005 / Z09-0015

**Applicant:** CEI Architecture (Tim M.)

**Owner:** Dorion Developments Ltd.,  
INC. NO. BC635742

**At:** 565, 591, 615, 641, 657, 683 Osprey Avenue; 564, 594, 616, 636, 656 Raymer Avenue; 2764 Richter Street

**Purpose:** To amend the Official Community Plan from Multiple Family Residential - Medium Density to Commercial in order to accommodate the proposed mixed use development

To rezone the subject properties from RU6 - Two Dwelling Housing to C4 - Urban Centre Commercial in order to accommodate the proposed mixed use development.

**Existing Zone:** RU6 – Two Dwelling Housing

**Proposed Zone:** C4 – Urban Centre Commercial

Report Prepared By: Alec Warrender

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## 1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw Nos. 10185 and 10186, for OCP09-0005 / Z09-0015, 565, 591, 615, 641, 657, 683 Osprey Avenue; 564, 594, 616, 636, 656 Raymer Avenue; 2764 Richter Street, by CEI Architecture (Tim M.), be extended from May 19, 2010 to October 19, 2010.

## 2 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on May 19, 2009.

Section 2.10.1 of Procedure Bylaw No. 8140 states that:

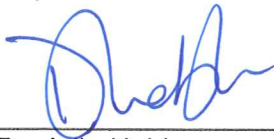
Every amendment bylaw which has not been finally adopted by Council within 12 months after the date it was given third reading, lapses and will be of no force and effect, and an applicant who wishes to proceed with its application must initiate a new application.

A handwritten signature in black ink, appearing to be the name of the author, Alec Warrender.

Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

By-Law Nos. 10185 and 10186 received second and third readings on May 19, 2009 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to reconsider the project and in order to study their market options.

This project remains unchanged and is the same in all respects as originally applied for. The applicant wishes to have this application remain open for an additional six months as additional time is required to address the entire project requirements. The Land Use Management Department recommends Council consider the request for an extension favourably.



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Danielle Noble  
Urban Land Use Manager

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Approved for inclusion:

F/ Shelley Gambacort

Director of Land Use Management



AW/hb



# ADDRESS MAP

## OCP09-0005/Z09-0015

### DP08-0205



Subject Property



City of Kelowna accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2009-03-09

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.