

# Memo



**Date:** September 30, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** OCP08-0027 / Z08-0104

**Applicant:** Architecturally Distinct Solutions  
(M. Johnston)

**At:** 695 Webster Road

**Owner(s):** 0823250 B.C. LTD., INC. NO.  
BC0823250

**Purpose:** TO AMEND THE OFFICIAL COMMUNITY PLAN DESIGNATION OF THE SUBJECT PROPERTY FROM SINGLE/TWO UNIT RESIDENTIAL TO MULTIPLE UNIT RESIDENTIAL - LOW DENSITY

TO REZONE THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RM3 - LOW DENSITY MULTIPLE HOUSING

**Existing Zone:** RU1 - LARGE LOT HOUSING

**Proposed Zone:** RM3 LOW DENSITY MULTIPLE HOUSING

**Existing OCP Designation:** SINGLE/TWO UNIT RESIDENTIAL

**Proposed OCP Designation:** MULTIPLE UNIT RESIDENTIAL - LOW DENSITY

Report Prepared by: Alec Warrender

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## 1.0 RECOMMENDATION:

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of the OCP and zone Amending Bylaw No's. 10161 (OCP08-0027) and 10162 (Z08-0104), Block 35 Section 26 Township 26 ODYD Plan 264 Except: (1) Plans B991, B4202 and B4348 (2) Parcel A on Plan CG 157, located at 695 Webster Road, Kelowna, B.C.) be extended from October 4, 2010 to April 4, 2011.

## 2.0 SUMMARY:

The above noted development application was originally considered at a Public Hearing by Council on April 4, 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.

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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.


Bylaw No's. 10161 (OCP08-0027) and 10162 (Z08-0104) received second and third readings on April 4, 2009, after the Public Hearing held on the same date. The applicant wishes to have the applications remain open in order to address the various components of the project. As part of the last extension application Staff were hesitant to support future extensions as there has been no activity on this file and it does not appear as though the applicant intends to move forward in the near future. Although Staff will support this extension application, Staff will not support any future extensions. This project remains unchanged and is the same in all respects as originally applied for.



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Danielle Noble  
Urban Land Use Manager

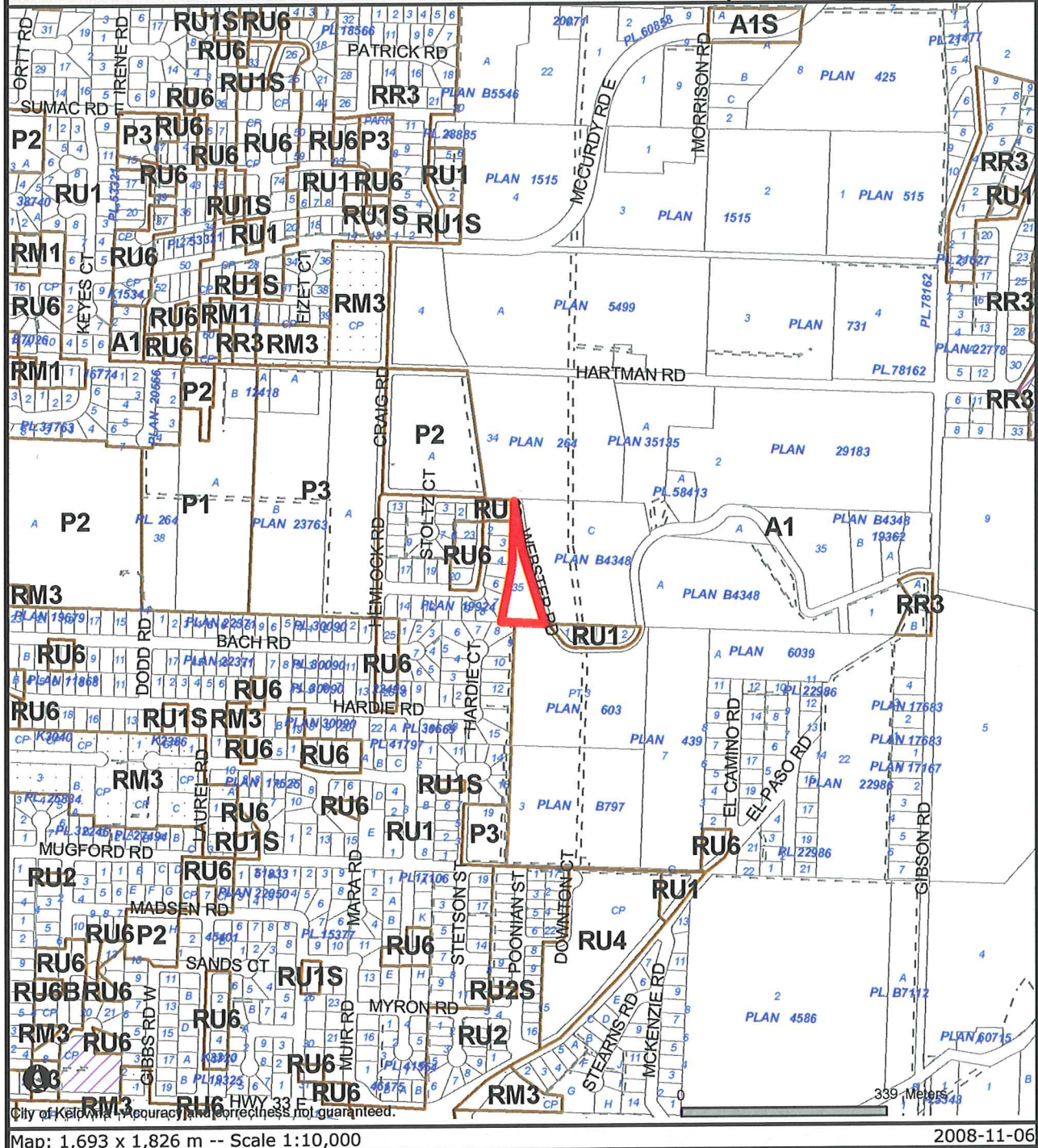
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*Approved for inclusion:*   
Shelley Gambacort  
Director of Land Use Management

AW

**Application**  
**Z08-0104/OCP08-0027**  
**DP08-0233**

Subject Property



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.