

# Memo



**Date:** January 25, 2011  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability  
**File No.:** Z09-0007/OCP09-0001      **Applicant:** Troika Developments Inc  
**Address:** 245 Briarwood Road      **Owner:** 0720229 BC Ltd.  
**Subject:** Zone & OCP Amendment Bylaw Adoption Extension

**Existing Zone:** RM3 - Low Density Multiple Housing  
**Proposed Zone:** RM5 - Medium Density Multiple Housing

**Existing OCP Designation:** Multiple Unit Residential - Low Density  
**Proposed OCP Designation:** Multiple Unit Residential - Medium Density

---

## 1.0 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 10198 (OCP09-0001) & 10199 (Z09-0007), for 245 Briarwood Road by 0720229 BC Ltd. be extended from January 14, 2011 to July 14, 2011.

## 2.0 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on June 16, 2009, with 2<sup>nd</sup> and 3<sup>rd</sup> Readings being given July 14, 2009. Subsequently, a six-month extension was granted to January 14, 2011.

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.

Section 2.10.2 of the Procedures Bylaw makes provision for Council to consider an extension to an amending bylaw for 6 month periods beyond the 12 month deadline.

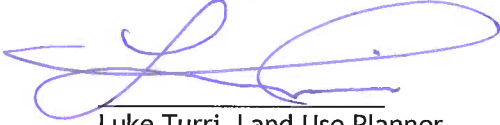
Bylaw No. 10198 (OCP09-0001) & 10199 (Z09-0007) received second and third readings on July 14, 2009. The applicant wishes to have this application remain open for an additional six months in order to reconsider the project and in order to study their market options.

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 due to the economic slow down and present market conditions.

A small, handwritten signature or initials in the bottom right corner of the page.

The Land Use Management Department recommends Council consider the request for an extension favourably.

Report prepared by:



Luke Turri, Land Use Planner

Reviewed by:

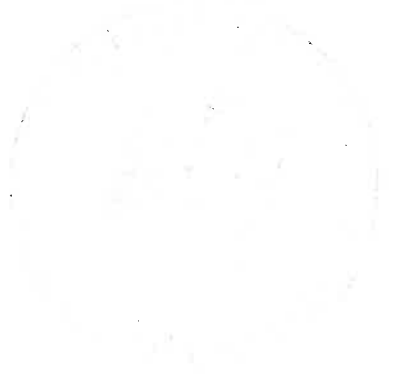


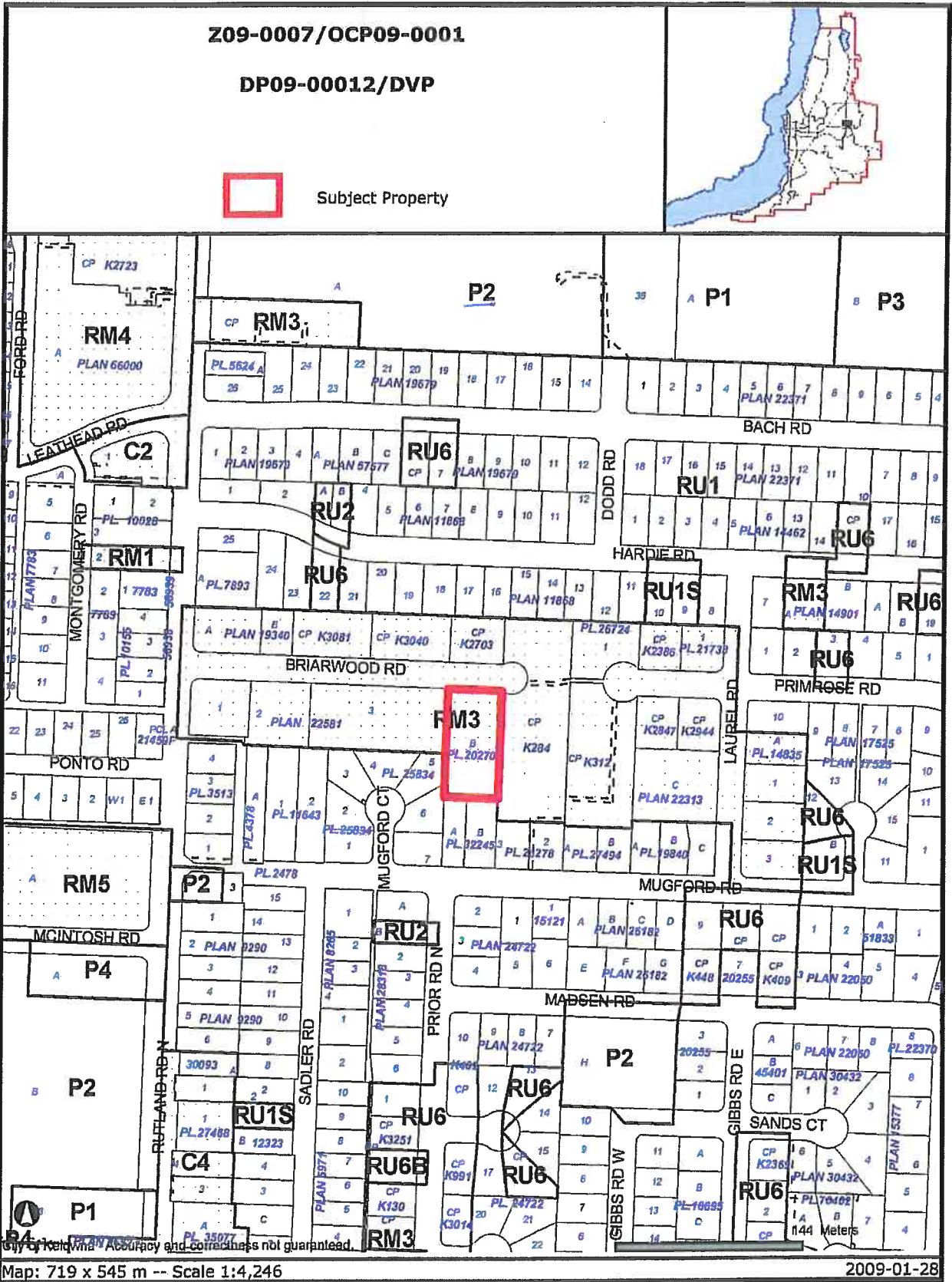
Danielle Noble, Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort, Director, Land Use Management





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.