

# Memo



**Date:** May 18, 2011  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability  
**Application:** Z07-0073 (PMc) **Owner:** Al Stober Construction Ltd.  
**Address:** 477 Osprey Avenue **Applicant:** Meiklejohn Architects Inc.  
**Subject:** OCP Amendment and Rezoning Application  
**Existing OCP Designation:** Multiple Unit Residential - Medium Density  
**Proposed OCP Designation:** Commercial  
**Existing Zone:** P2 - Education and Minor Institutional  
**Proposed Zone:** C4 - Urban Centre Commercial

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## 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Official Community Plan Amendment No. OCP07-0022 Bylaw No. 10265 - Al Stober Construction Ltd. (Meiklejohn Architecture Inc.) - 477 Osprey Avenue and Zone Amending Bylaw No. 10266 (Z07-0073) - Al Stober Construction Ltd. (Meiklejohn Architecture Inc.) - 477 Osprey Avenue be extended from June 15, 2011 to December 15, 2011.

## 2.0 Summary

The above noted development application was originally considered at a Public Hearing by Council on December 15, 2009, and extended to lapse on June 15, 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 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.

The applicant has made this application for rezoning to allow the subject property to be consolidated with the adjacent property (former Liquidation World building). The applicants

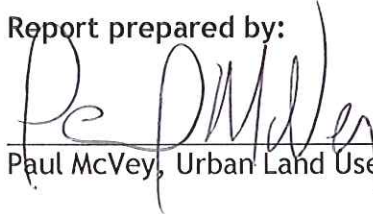
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propose to develop the consolidated site with a seven storey, mixed-use development of grade level retail, five storeys of office uses, and a storey of apartment housing.

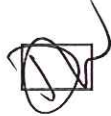
The Official Community Plan amendment bylaw #10265 and the zone amending bylaw No. 10266 received second and third readings on December 15, 2009, after the Public Hearing held on the same date.

The applicant wishes to have this application remain open in order to provide more time to resolve the outstanding servicing issues.

Report prepared by:

  
Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

/hb



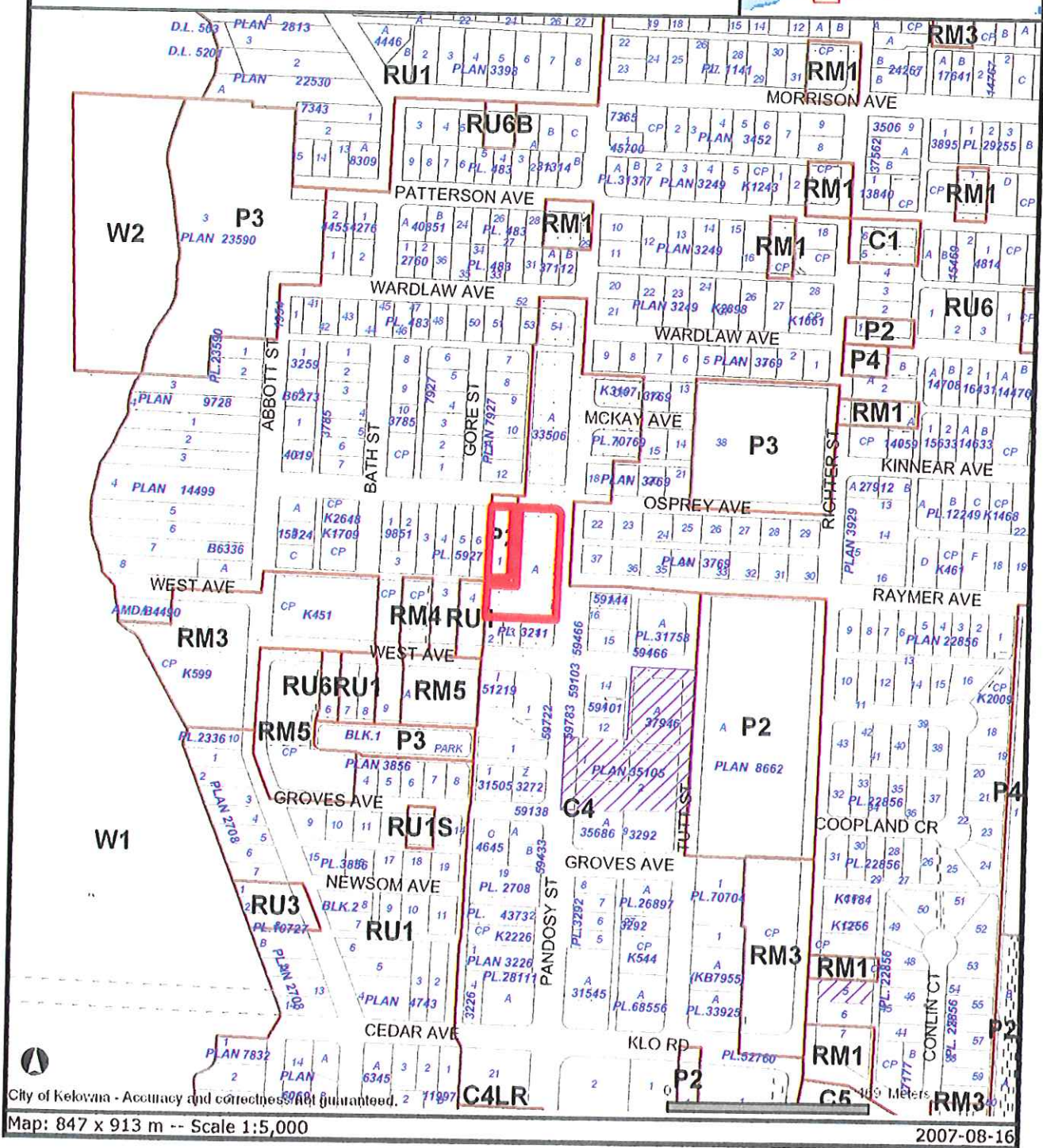
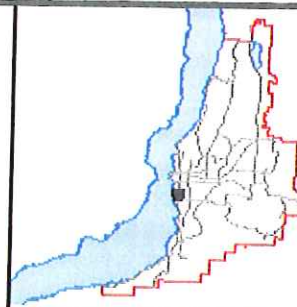
### Application

OCP07-0022/Z07-0073

DP07-0198/DVP07-0199



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

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

2007-08-16

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.