
CITY OF KELOWNA
MEMORANDUM

Date: August 26, 2024
File No.: Z24-0034
To: Urban Planning (TC)
From: Development Engineering Branch (MH)
Subject: 459 Osprey Ave. UC5 to UC5r

The Development Engineering Department has the following comments associated with this application to rezone from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate a rental apartment.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP22-0194.

The Development Engineering Technologist for this file is Aaron Sangster (asangster@kelowna.ca).

1. SITE-SPECIFIC REQUIREMENTS

- a. Latecomer Agreement – Gore-Osprey Watermain
 - i. Frontage length of 15.24 m for lot 5 Plan KAP5927
 - ii. \$790.89/m calculated Aug. 2, 2024
 - iii. Total latecomer charge = \$12,053.16

M Hobbs

Melissa Hobbs, P.Eng., PMP
Development Engineer

AS

| | | |
|--------------------------------|----|--|
| ATTACHMENT | | A |
| This forms part of application | | |
| # Z24-0034 | | |
| Planner Initials | TC |  City of Kelowna <small>DEVELOPMENT PLANNING</small> |

459 Osprey Summary.

- a) Date the mail outs or face-to-face notification was completed **Sept 16, 2024 they were mailed.**
- b) Methods of notification (mail out, face-to-face, website, etc.) **Mail out see attached letter**
- c) List of all addresses notified I have attached the Label list. **It went to all the addresses on the list you provided except for the property we own**
- d) Details of the types of information provided **Letter sent is attached**
- e) Any feedback or key issues received from the neighbors **One email concern see attached**
- f) Outline any changes to the project resulting from neighbors notification. **No changes**

| | |
|--|-----------|
| ATTACHMENT _____ C | |
| This forms part of application # Z24-0034 | |
| Planner Initials | TC |
|  City of Kelowna DEVELOPMENT PLANNING | |

(A)
Proof of mailing

Paradise.

Sept 16/2024

Canada Post/Postes Canada
LONDON DRUGS #048
104 - 375 ST ALBERT TRAIL
ST ALBERT, AB T8N 5E0
GST/TPS#119321495

2024/09/16 13:26:36 Nora
CC104576 W/G 2

G/S 1 @ \$99.00 \$99.00
P2024 COIL OF 100/P2024 ROULEAU 100

SUBTL/SOUS-TOTAL \$99.00
GST/TPS \$4.95
TOTAL \$103.95

CDN Cash/Espèces CAN. \$120.00
RND. CHG./MONNAIE ARRONJIE -\$16.05

Receipt required for all eligible returns
within 30 days of purchase./
Reçu requis pour tous les retours
admissibles dans les 30 jours suivant
l'achat.

Tell us how we did today. Complete the
survey at canadapostsurvey.ca or text
survey to 55555 and enter to WIN one of
two \$250 Prepaid Visa Cards. (Standard
message and data rates would apply for
text message.)/

Parlez-nous de votre expérience
aujourd'hui. Répondez au sondage sur le
site sondagepostescanada.ca ou envoyez un
message texte à sondage au 55555 et tourez
la chance de GAGNER l'une des deux cartes
Visa prépayées de 250\$. (Les frais
standard pour les messages textes et les
données s'appliquent.)



2124-10104576-2-1548169-14

WWW.CANADAPOST.CA/WWW.POSTESCANADA.CA

ATTACHMENT C

This forms part of application
Z24-0034

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING



(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2783 Bath St
Kelowna BC, V1Y 1M4

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2674 Gore St
Kelowna BC, V1Y 1M7

ATTACHMENT C

This forms part of application
Z24-0034

Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2684 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
431 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
439 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
467 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2728 Pandosy St
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
474 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
482 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit #9 2811 Abbott St
Kelowna BC, V1Y 4Z2

ATTACHMENT **C**

This forms part of application # **Z24-0034**

Planner Initials **TC**



Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2783 Bath St
Kelowna BC, V1Y 1M4

Resident
2674 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit #7 2831 Abbott St
Kelowna BC, V1Y 4Z2

Resident
Unit #8 2851 Abbott St
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit #2 2871 Abbott St
Kelowna BC, V1Y 4Z2

Resident
Unit #1 2891 Abbott St
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2673 Bath St
Kelowna BC, V1Y 1M2

Resident
2683 Bath St
Kelowna BC, V1Y 1M2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2673 Gore St
Kelowna BC, V1Y 1M7

Resident
2675 Gore St
Kelowna BC, V1Y 1M7

(C) Mailing list

ATTACHMENT C

This forms part of application
Z24-0034

Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2677 Gore St
Kelowna BC, V1Y 1M7

Resident
2677 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2679 Gore St
Kelowna BC, V1Y 1M7

Resident
2689 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2691 Gore St
Kelowna BC, V1Y 1M7

Resident
2693 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
480 Osprey Ave
Kelowna BC, V1Y 5A5

Resident
Unit 200 484 Osprey Ave
Kelowna BC, V1Y 5A5

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 201 484 Osprey Ave
Kelowna BC, V1Y 5A5

Resident
Unit 3 408 West Ave
Kelowna BC, V1Y 4Z2

(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 4 410 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 5 412 West Ave
Kelowna BC, V1Y 4Z2

ATTACHMENT C

This forms part of application
Z24-0034

Planner Initials **TC**



City of
Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 10 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 11 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 12 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 14 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 15 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 16 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 17 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 18 414 West Ave
Kelowna BC, V1Y 4Z2

(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 11 416 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 14 420 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
436 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 102 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 202 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 13 418 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
426 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 101 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 201 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 203 446 West Ave
Kelowna BC, V1Y 4Z2

| | |
|---|-----------|
| ATTACHMENT | C |
| This forms part of application # Z24-0034 | |
| Planner Initials | TC |
|  City of Kelowna DEVELOPMENT PLANNING | |

(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 204 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 301 446 West Ave
Kelowna BC, V1Y 4Z2

ATTACHMENT C

This forms part of application
Z24-0034

Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 2 2674 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 2 467 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
448 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
452 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
462 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
468 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 507 468 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Kelowna BC, V1Y 4Z2



Owner
(Address)
Kelowna BC, V1Y 1M7
September 17,2024

| | | |
|--|-----------|--|
| ATTACHMENT | | C |
| This forms part of application # Z24-0034 | | |
| Planner Initials | TC |  City of Kelowna <small>DEVELOPMENT PLANNING</small> |

Dear Neighbors,

I hope this letter finds you well. I'm reaching out to share some news about a rezoning application we've submitted for the property at 459 Osprey Ave in the Pandosy area. Currently, the property is zoned as UC5, and we're looking to change it to UC5r.

The main difference with the new zoning is that it will restrict the use of the property to rental suites. Rest assured, there will be no changes to the size or height of the building, and Boudreau Communities, the developer, is not seeking any exceptions from the zoning regulations. We're fully compliant with all existing requirements.

We believe this change will be beneficial for our community by providing more rental housing options. We envision the typical renters to be working moms or craftspeople, who are essential to our community. By offering more rental housing, we aim to support these individuals and families who play a vital role in our local economy and community life.

For more detailed information on the proposed zoning, please visit the City of Kelowna's website. [Sections 14.1 - 14.8 Zone Categories, Purposes & Sub-Zone Categories | City of Kelowna](#)

We truly value your input and would love to hear your thoughts on this rezoning application. Please feel free to share your feedback or any concerns by emailing us at curtiso@ospreyrentals.ca.

Thank you for your time and attention. If you have any questions or need more information, don't hesitate to reach out to me at curtiso@ospreyrentals.ca.

Warm regards,

Curtis Oud
Project Manager
Boudreau Communities

(E)
This is the only email received from the residences

Curtis Oud

From: [redacted]
Sent: Tuesday, October 1, 2024 9:42 AM
To: Curtis Oud Osprey
Subject: Re: response to letter

Honestly it was because your layout and design on the first draft was not large enough space and was cheap looking. That was the general consensus.

Best of luck

[redacted]

Sent from my iPhone

On Oct 1, 2024, at 5:31 AM, Curtis Oud Osprey <Curtiso@ospreyrentals.ca> wrote

Good Morning [redacted]

Yes, I agree with you that the neighborhood has lots of nice homes but unfortunately last year we marketed a luxury condo and only had 2 sales, so it was not enough to move forward. The proposed building has enough parking in the parkade to offer every suite one spot, this meets the Kelowna standards.

Thank you for your reply,

Curtis

<image001.png>

Curtis Oud
Project Manager

250.668.0088|
230 Bellerose Dr. | St. Albert, AB T8N 7P7

ATTACHMENT C

This forms part of application
Z24-0034

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



From: [redacted]
Sent: Wednesday, September 25, 2024 4:35 PM
To: Curtis Oud Osprey <curtiso@ospreyrentals.ca>
Subject: response to letter

Hello Curtis

You were asking for input on the letter addressed to owners of Gore street properties, I would like to give some. It is unfortunate that you are looking at putting in a rental building as Kelowna has been inundated with rental units. This neighbourhood has so many high end beautiful homes, why are you not appealing to the retiree's and young professional families who are seeking to purchase comfortable homes in this area. It seems counterproductive. We have already an over abundance of rental units for working mom's and craft people coming online.

Also the parking could be come a huge issue with a bunch of small rental units put into this space, how will that issue be dealt with?

That is my feedback, thank you.

Regards

[Redacted signature box]

Confidentiality Notice: The information contained in this email is confidential. It is intended only for the individual(s) named above. If the reader of this email is not the intended recipient, any distribution or copying of this email or attachments is prohibited. If you have received this email in error, please notify us by return email and delete all copies.

 Please consider the environment before printing this email

| | | |
|--------------------------------|-----------|---|
| ATTACHMENT | | C |
| This forms part of application | | |
| # Z24-0034 | | |
| Planner Initials | TC |  City of Kelowna DEVELOPMENT PLANNING |