
CITY OF KELOWNA
MEMORANDUM

Date: September 12, 2001
File No.: (3360-20) **Z01-1034/OCP01-006**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z01-1034 / OWNER: RUBY HOLDINGS LTD.
OCP01-006 INC. NO. 146725

AT: GORDON DR. AT LEQUIME RD. APPLICANT: NEW TOWN PLANNING
SERVICES INC.

PURPOSE: OCP AMENDMENT TO CHANGE THE FUTURE LAND USE
DESIGNATION OF A PORTION OF THE SUBJECT PROPERTY
FROM THE "MULTIPLE FAMILY RESIDENTIAL – MEDIUM
DENSITY" DESIGNATION TO THE "EDUCATIONAL/MAJOR
INSTITUTIONAL" DESIGNATION

TO REZONE A PORTION OF THE SUBJECT PROPERTY TO
PERMIT THE DEVELOPMENT OF A PRIVATE SCHOOL

EXISTING ZONE: RM5 – MEDIUM DENSITY MULTIPLE HOUSING

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8719 be considered by the Municipal Council.

2.0 SUMMARY

The applicant has made application for an OCP amendment and to rezone the portion of Lot 3, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP66568 to the P2 – Education and Minor Institutional zone to permit the development of a private school facility for the Okanagan Academy.

The applicant has now satisfied the requirements of the Works and Utilities Department, and has made arrangements for the registration of the plan of subdivision for the road exchange and the subdivision of the subject property.

5.0 PLANNING & DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The applicant has concluded the requirements identified by the Works and Utilities Department. The road exchange and the plan of subdivision have now been addressed.

It is now appropriate for Council to give the zone amending bylaw fourth reading and adopt the bylaw.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | Z01-1034 / OCP01-006 |
| 2. APPLICATION TYPE: | Rezoning / OCP Amendment |
| 3. OWNER: | Ruby Holdings Ltd. |
| . ADDRESS | 12011 Third Ave. |
| . CITY | Richmond, BC |
| . POSTAL CODE | V7E 3K1 |
| 4. APPLICANT/CONTACT PERSON: | New Town Planning Services Inc. |
| . ADDRESS | Keith Funk |
| . CITY | 1450 Pandosy St. |
| . POSTAL CODE | Kelowna, BC |
| . TELEPHONE/FAX NO.: | V1Y 1P3 |
| 5. APPLICATION PROGRESS: | 860-8185/860-0985 |
| Date of Application: | June 15, 2001 |
| Date Application Complete: | June 19, 2001 |
| Servicing Agreement Forwarded to Applicant: | |
| Servicing Agreement Concluded: | |
| Staff Report to Council: | September 12, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 3, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP66568 |
| 7. SITE LOCATION: | West of Gordon Drive, South of Lequime Road |
| 8. CIVIC ADDRESS: | Off of Gordon Dr. |
| 9. AREA OF SUBJECT PROPERTY: | 43,916 m ² |
| 10. AREA OF PROPOSED REZONING: | 18,372 m ² |
| 11. EXISTING ZONE CATEGORY: | RM5 – Medium Density Multiple Housing |
| 12. PROPOSED ZONE: | P2 – Education and Minor Institutional |

- 13. PURPOSE OF THE APPLICATION:** OCP Amendment To Change The Future Land Use Designation Of A Portion Of The Subject Property From The "Multiple Family Residential – Medium Density" Designation To The "Educational / Major Institutional" Designation, and to To Rezone A Portion Of The Subject Property To Permit The Development Of A Private School
- 14. MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
- 15. DEVELOPMENT PERMIT MAP 13.2** General Multi-Family; notify GIS of deletion
IMPLICATIONS