
CITY OF KELOWNA
MEMORANDUM

Date: September 29, 2004
File No.: File No. OCP01-011/Z01-1045
To: City Manager
From: Planning & Corporate Services Department
Purpose: To rescind 1st, 2nd & 3rd Readings of Zone Amending Bylaw No. 8757 and OCP Amending Bylaw No. 8756
Owner: Rychjohn Investments Ltd.
Applicant Rychjohn Investments Ltd. **Contact Person:** Lawrence Rychjohn
At: 3163 Richter Street
Existing Zone: RM5 – Medium Density Multiple Housing **Proposed Zones/OCP Designation:** Commercial / C5 – Transition Commercial
Supplemental Report Prepared by: Ryan Smith

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT first, second and third readings given Bylaw No. 8757 (Z01-1045 – 3163 Richter Street - Rychjohn Investments) be rescinded;

THAT first, second and third readings given Bylaw No. 8756 (OCP01-011 – 3163 Richter Street - Rychjohn Investments) be rescinded;

2.0 SUMMARY

The applicant has made applications for rezoning (Z01-1045) and an OCP amendment (OCP01-011) to permit an addition to the “Creekside” Professional Building. The applicant would also like to rezone an adjacent multi-family lot to accommodate the required parking. OCP Amending Bylaw No. 8756 and Zone Amending Bylaw No. 8757 received second and third readings at a Regular meeting of Council held on Tuesday, December 11, 2001, with final adoption of the bylaws being withheld pending the approval of the strata of the multi-family building on the RM5 zoned lot. To this date the

applicant has been unable to obtain the required approval from the strata and has elected not to continue with the proposal. The bylaws received several subsequent extensions the last of which expired on May 5, 2004.

Staff are recommending that Council rescind 1st, 2nd and 3rd readings and direct staff to close the file.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

RM/AB/rs

FACT SHEET

- | | |
|--|--|
| 1. APPLICATION NO.: | Z01-1045/OCP01-011 |
| 2. APPLICATION TYPE: | OCP Amendment/Zone
Amendment |
| 3. OWNER: | Rychjohn Investments |
| • ADDRESS | 126 Lakeshore Cr. |
| • CITY/ POSTAL CODE | Saskatoon, SA, S7J 3J3 |
| 4. APPLICANT/CONTACT PERSON: | Rychjohn Investments |
| • ADDRESS | 126 Lakeshore Cr. |
| • CITY/ POSTAL CODE: | Saskatoon, SA, S7J 3J3 |
| • TELEPHONE/FAX NO.: | |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | September 7, 2001 |
| Staff Report to Council: | October 30, 2001 |
| Date of Public Hearing: | December 11, 2001 |
| Date of Third Reading: | December 11, 2001 |
| Date of Expiry (Last Extension) | May 5, 2004 |
| 6. LEGAL DESCRIPTION: | Common Property KAS896 |
| 7. SITE LOCATION: | East side of Richter Street, south of
KLO Road |
| 8. CIVIC ADDRESS: | 3163 KLO Road |
| 9. AREA OF SUBJECT PROPERTY: | 3.6ha |
| 10. AREA OF PROPOSED REZONING: | 1046.5m2 |
| 11. EXISTING ZONE CATEGORY: | RM5 – Medium Density Multiple
Family |
| 12. PROPOSED ZONE: | C5 – Transition Commercial |
| 13. PURPOSE OF THE APPLICATION: | To rezone the subject property to
C5 – Transition Commercial and
change the future land use
designation to “Commercial” |

Attachments

(Not attached to the electronic copy of the report)

Location Map