
CITY OF KELOWNA

MEMORANDUM

DATE: January 16, 2006

TO: City Manager

FROM: Planning & Corporate Services Department

OWNER/ APPLICANT:
Gazelle Enterprises et al

CONTACT PERSON:
Grant Gaucher

APPLICATION NO.: OCP05-0004 & Z05-0016

LOCATION: 565 South Crest Drive

PURPOSE: To amend the OCP Future Land Use Designation and rezone to allow for the development of a 15 lot single family residential subdivision.

EXISTING OCP DESIGNATION:
Educational/Major Institutional

PROPOSED OCP DESIGNATION:
Single/Two Unit Residential &
Major Park/Open Space

EXISTING ZONE:
P2 – Education & Minor Institutional

PROPOSED ZONE:
RU2 - Medium Lot Housing, P3 – Park and
Open Space

SUPPLEMENTAL REPORT PREPARED BY: Shelley Gambacort

1.0 RECOMMENDATION

THAT the report dated January 16, 2006 from the Planning & Corporate Services Department regarding Rezoning Application No. Z05-0016 be received for information;

AND THAT the OCP and zone amending bylaws No. 9432 and 9433 be advanced to Public Hearing and for second and third reading consideration on February 21, 2006.

2.0 SUMMARY

The OCP and Zone amending bylaws received 1st reading at a regular meeting of Council on May 30, 2005. However, the applicant deferred further consideration of the bylaws in order to give School District No. 23 additional time to review the potential of an alternate school site location.

The applicant is proposing to amend the Future Land Use designation of the subject property from Educational/Major Institutional to Single/Two Unit Residential and Rezone from the P2 – Education & Minor Institutional to the RU2 - Medium Lot Housing and the P3 – Park and Open Space in order to facilitate a 15 lot single family residential subdivision.

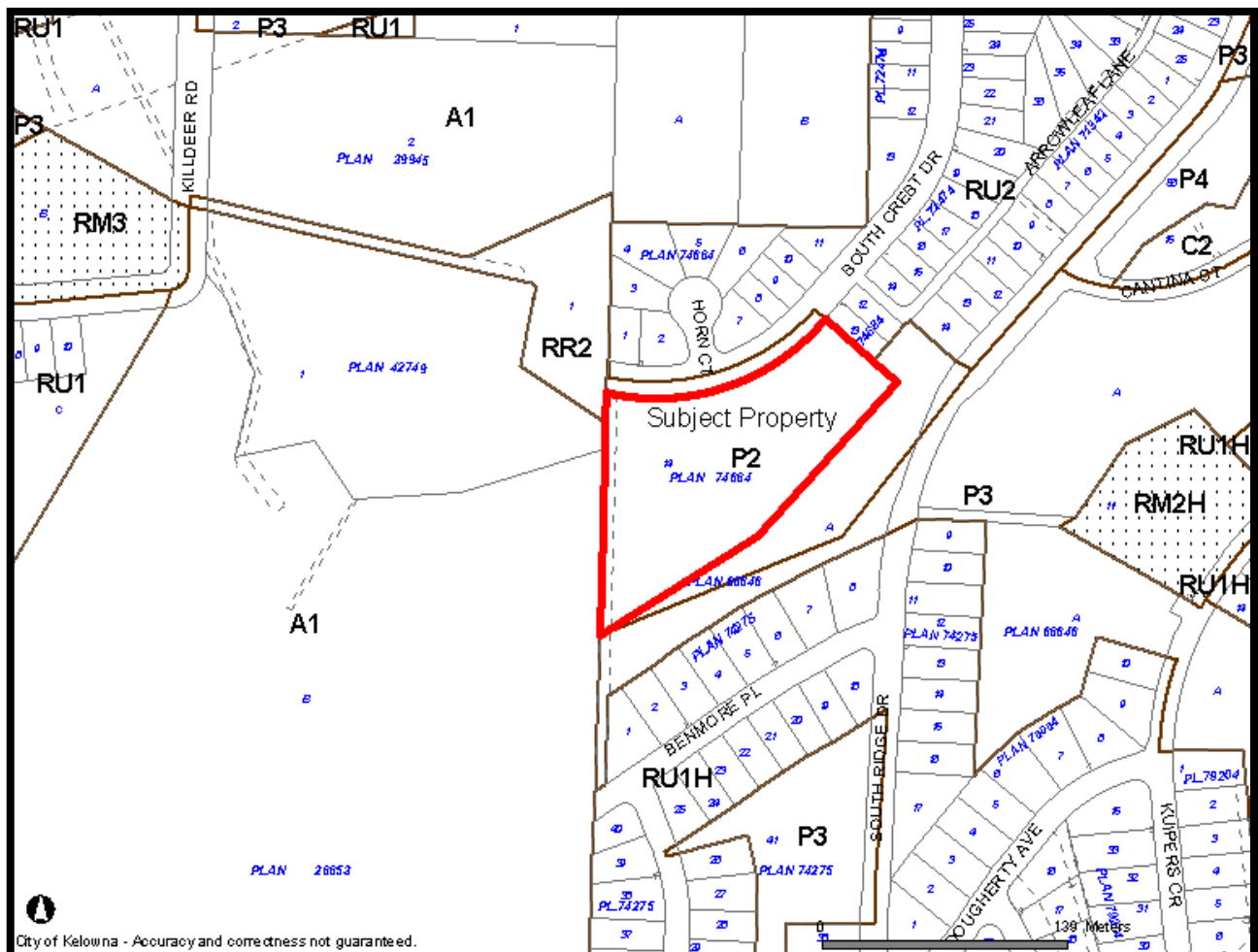
3.0 BACKGROUND

When the Neighbourhood 2 Area Structure Plan was approved in January of 2001 the provision of one elementary school site was part of the requirements as identified through the Southwest Okanagan Sector Plan and by School District No. 23.

In 2003 an Official Community Plan amendment and a Rezoning application were processed that designated the subject property as Education/Major Institutional on the OCP Future Land Use map and zoned the property P2 – Education & Minor Institutional. The School Board, at that time, agreed to review this potential school site in the South Ridge area, as well as other options in the upper Mission area, to determine which area would be a more appropriate school site location. It was the School Districts intention to complete the evaluation and negotiate acquisition of the school site within a two-year time frame (refer to attached School District's letter dated February 28, 2003).

4.0 SITE CONTEXT

The property is located on the south side of South Crest Drive across from Horn Court.



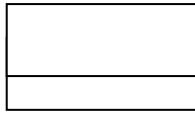
5.0 **PLANNING COMMENTS**

In accordance with their letter dated December 23, 2005 (copy attached), the School District has advised that they are prepared to release the school site reserve on the subject property. As a result of this letter, the applicant is now requesting that the application now be forwarded to a Public Hearing for further consideration.

R. G. Shaughnessy
Subdivision Approving Officer

RGS/SG/sg

Approved for inclusion
R.L. (Ron) Mattiussi, MCIP
Director of Planning and Corporate Services



Attachments

(Not attached to the electronic copy of the report)

- School District No. 23 letter dated December 23, 2005
 - Map "A" (OCP amendment designations)
 - Map "B" (Rezoning designations)
 - Plan of Proposed Subdivision
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