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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 2, 2009  
**To:** City Manager  
**From:** Community Sustainability Division  
**APPLICATION NO.** OCP08-0023/ **APPLICANT:** MQN Architects (Vicki Topping)  
Z08-0089  
**AT:** 4534 Gordon Drive **OWNER:** School District #23 (Central Okanagan)  
(Judy Shoemaker)

**PURPOSE:** TO AMEND THE OCP FROM SINGLE/TWO UNIT RESIDENTIAL TO EDUCATIONAL/MAJOR INSTITUTIONAL.

TO REZONE FROM THE RU1- LARGE LOT HOUSING ZONE TO THE P2 – EDUCATION AND MINOR INSTITUTIONAL ZONE TO ALLOW THE PLACEMENT OF A PORTABLE ANNEX.

**EXISTING FUTURE LAND USE DESIGNATION:** SINGLE/TWO UNIT RESIDENTIAL

**PROPOSED FUTURE LAND USE DESIGNATION:** EDUCATIONAL/MAJOR INSTITUTIONAL

**EXISTING ZONE:** RU1 – LARGE LOT HOUSING

**PROPOSED ZONE:** P2 – EDUCATIONAL AND MINOR INSTITUTIONAL

**INFORMATION REPORT PREPARED BY:** BIRTE DECLoux

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1.0 RECOMMENDATION

THAT final adoption of the OCP Amending Bylaw No. 10114 and the Zone Amending Bylaw No. 10115 be considered by Council.

SUMMARY

The applicant is seeking to finalize the rezoning of the subject property from the RU1 – Large Lot Housing Zone to the P2 – Educational and Minor Institutional zone in order to facilitate the relocation of a portable annex from the old Dr. Knox Middle school site.

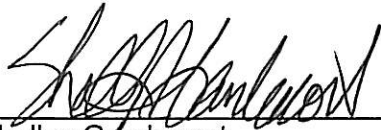
The applications for both the OCP amendment and rezoning had received 3<sup>rd</sup> reading on November 25<sup>th</sup>, 2008, with the following recommendation:

THAT Council directs staff to provide further information regarding the traffic implications of the entire school site and report back to Council.



Staff have meet with the representatives of the School Board to resolve traffic safety issues at the site. The Development Engineering Department is now satisfied with a layout that permits a “one way in” and “one way out” driveway access. The existing access to 4534 Gordon Drive is permitted to remain and will be gated. When the future expansion of the Okanagan Mission Secondary School site occurs this entrance will allow the work vehicles to access the subject property.

No Development Permit is required for this site as the site is zoned institutional and outside an urban centre.



Shelley Gambacort  
Director of Land Use Management

Approved for Inclusion 

Jim Paterson  
Community Sustainability Division, General Manager

BD/bd





# PARKING OPTION 3

OKANAGAN MISSION SECONDARY  
SCHOOL EX. PORTABLE RELOCATION  
PARKING OPTION 3  
PROJECT # 0833  
DRAWING NO. 08-105  
SCALE 1:500

**CTO**  
Consultants Ltd

**PARKING SPACE**  
EXISTING --- 17  
PROPOSED --- 189  
TOTAL --- 206

