

THAT OCP Amendment Application OCP01-001 and Rezoning Application No. Z01-1004, for part of the East ½ of Lot 1, DL 358, O.D.Y.D., Plan 260, Exc. Plans B1546, 18828, and 42674, as shown on Map "A" attached to the report of the Planning and Development Services Department, dated June 12, 2001, located on Gordon road and DeHart Road, Kelowna, B.C., to amend the zoning classification from the RU1 – Large Lot Housing zone to the RU5 – Bare Land Strata zone not be approved by the Municipal Council:

2.0 SUMMARY

The applicant wishes to rezone a portion of the subject property from the existing RU1 – Large Lot Housing zone to the RU5 – Bare Land Strata Housing zone in order to develop a 47 lot bare land strata housing development.

An application for an OCP amendment has also been made in conjunction with the rezoning application as the proposed form of development differs from the land use patterns identified in the City of Kelowna Official Community Plan. The Planning and Development Services Department is not in support of this application.

2.1 Advisory Planning Commission

The original application Z01-1004 was reviewed by the Advisory Planning Commission at the meeting of February 6, 2001 and March 20, 2001 and the following recommendation were passed:

THAT the Advisory Planning Commission supports a portion of OCP Amendment Application No. OCP01-001 by Wally Reid, for the property at 659 – 687 DeHart Road, to only amend the OCP designation of the south ½ of the subject property to Single / Two Family Residential, and to support Rezoning Application Z01-1004,

AND THAT the Advisory Planning Commission shall defer a recommendation on the OCP amendment request for the north ½ of the subject property until such time as the Official Community Plan review had been completed.

3.0 BACKGROUND

3.1 The Proposal

The applicant is a member of the family that owns the subject property. The neighbourhood of the subject property has long been of interest to the City of Kelowna for a future park site and community uses.

The plan submitted in application for the OCP amendment identifies proposed land use patterns which differ from the land use patterns identified in both the OCP and “North Mission/Crawford Sector Plan”. The land use pattern under application changes the current area identified as “Multiple Family Residential – medium density” future land use at the south end of the property to the “Single/Two Family Residential” future land use designation in order to support a bare land strata form of single family residential development.

The area of the portion of the lot that is proposed for single family (bare land strata) development is approximately 29,700 m² (55% of site). This is the only area of the subject property that is currently under application for rezoning. The proposed bare land strata development is anticipated to yield 47 lots. The proposed development is designed as a rectangular ring road with a block of 14 lots in the centre, and the remaining 33 lots located around the outside of the proposed ring road. The proposed development is designed to have access from Gordon Road adjacent to Schafer Road.

The remaining northern portion of the subject property is identified on the plans submitted for the OCP amendment with future land use designations of; “Major Park and Open Space” for the northwest corner, “Commercial” for the northeast corner, and “Multiple Family Residential – medium density” for the remaining portion. The “Multiple Family Residential – medium density” development area is approximately 12,500 m² (23% of site), the “Parks and Open Space” area approximately 9,000m² (17% of site), and the “Commercial” area 2,760 m² (5% of site).

The current Official Community Plan designates the subject property with “Multiple Family Residential – medium density” future land uses on the southern 1/3 portion of the property. The middle 1/3 of the lot is designated as “Major Park and Open Space”, while the remaining northern 1/3 of the property adjacent to DeHart Road is designated as “Educational / Major Institutional” at the east and west ends and “Major Park and Open Space” in the middle portion. This land use pattern supports the City vision of developing this neighbourhood with a community centre by extending the adjacent Mission Community Hall property and adjacent fire hall properties into a more expansive community use. As well, the “North Mission/Crawford Sector Plan” identifies a shortage of community parks in the sector, and identifies the corner of DeHart and Gordon Drive as a suitable site for such a park.

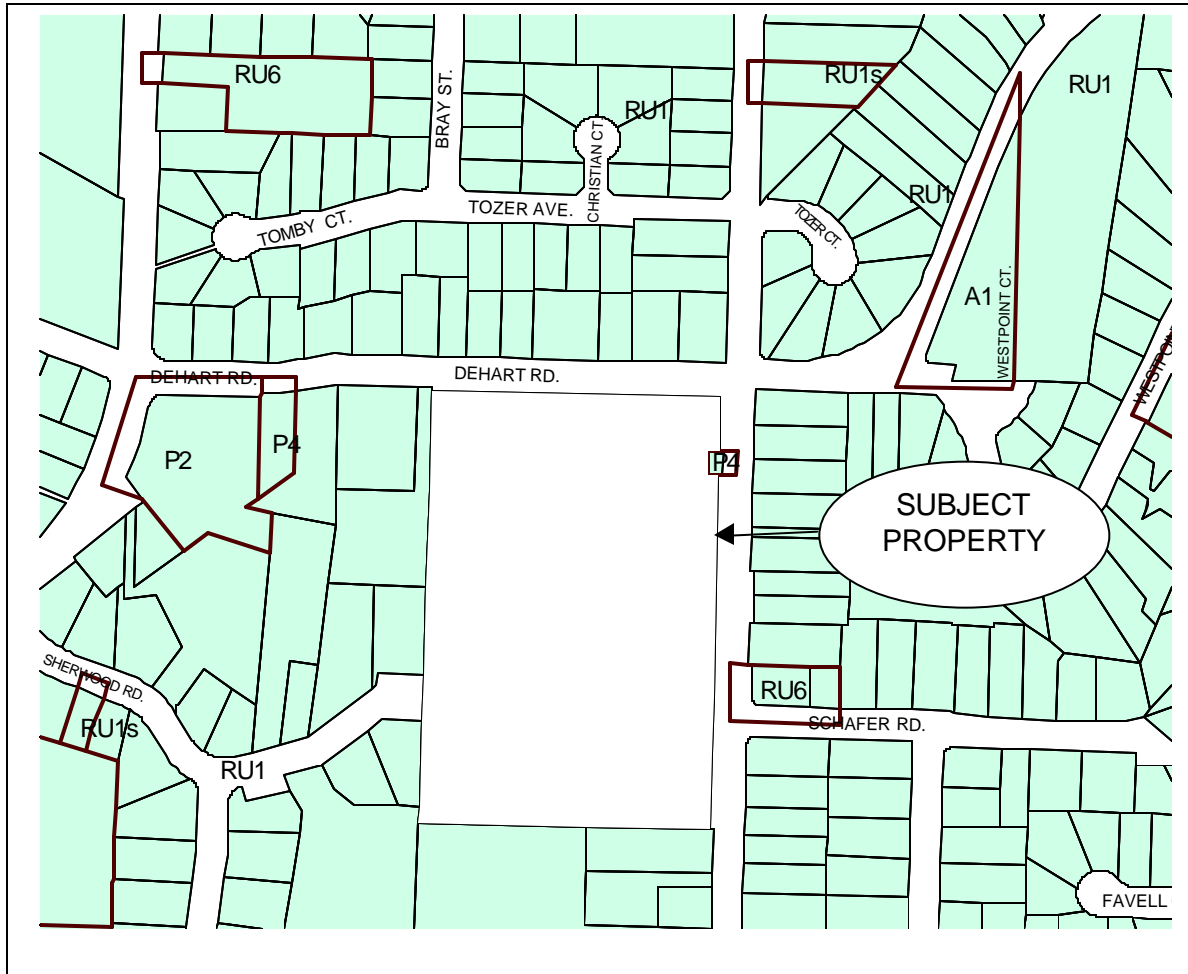
The applicant has revised the proposed layout of the bare land strata portion of the development proposal in order to indicate access to the bare land strata portion from Gordon Drive, not from DeHart Road as originally proposed. The plans also show a proposed walkway designed to provide a pedestrian connection from the Sherwood Road end north to the proposed future park lands.

At this time, the applicant and the City of Kelowna Land Department have discussed the land purchase for the future park land, but have not been able to reach an agreement regarding the sale of the land to the City.

The proposal as compared to the RU5 zone requirements is as follows:

CRITERIA	PROPOSAL	RU5 ZONE REQUIREMENTS
Site Area (m ²)	29,656 m ² (RU5 area)	1.0 Ha.
Site Width (m)	191 m	40.0 m
Bare Land Strata Lot area (m ²)	414 m ² (min)	325.0 m ²
Bare Land Strata Lot width (m)	14 m (min)	12.0 m

Subject Property Map



3.2 Site Context

The subject property is generally flat and is located at the south west corner of DeHart Road and Gordon Drive. The site is undeveloped with the exception of two single family dwellings and some out buildings. The property has a major BC Gas transmission line right of way that cross the property diagonally from the north east corner to the south west corner. There is a small portion of the site which is zoned P4 – Utilities which covers a BC Gas operating facility. The neighbourhood is generally developed to a large lot, rural standard.

Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing / DeHart Road, single family residential uses
- East - RU1 – Large Lot Housing / Gordon Dr., single family residential uses
- South - RU1 – Large Lot Housing / single family residential uses
- West - RU1 – Large Lot Housing / single family residential uses

3.3 Existing Development Potential

The existing zone of RU1 – Large Lot Housing permits single detached housing as the principal use, and bed and breakfast homes, care centres minor, group homes minor, home based business major and minor, and secondary suites and secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Official Community Plan identifies the subject property with the Education/Major Institutional, Major Park and Open Space, and Multiple Family Residential – medium density future land use designations. As the proposed future land uses and pattern of use differs from the designated uses of the OCP, an OCP amendment application has been made in conjunction with the rezoning application.

The Official Community Plan also does not support exclusionary, walled community forms of development.

3.4.2 City of Kelowna Strategic Plan (1992)

The project is consistent with the Urban Form objectives of the Strategic Plan which encourages a “more compact urban form by increasing densities through infill and redevelopment within existing urban areas...”

The City of Kelowna Strategic Plan also notes as Objective 7.3 ...”To ensure that there is a range of housing types and sizes, including socially assisted housing in all major sectors of Kelowna to meet the changing needs of current and future residents.”

3.4.3 North Mission/Crawford Sector Plan

The North Mission/Crawford Sector Plan contains an illustrative concept drawing that shows the east and west portions of the DeHart Road frontage being identified for community uses, while the middle of the DeHart Road frontage is identified for park (public open space) use, and a pedestrian access point from DeHart Road. The bulk of the property is identified for park (public open space) use, with the existing BC Gas right of way, which runs diagonally from northeast to southwest, and is proposed to be used for a pedestrian route of access through the park, and to provide a connection to the Sherwood Drive neighbourhood. The portion of the subject property, south Sherwood Road is identified for a multiple family residential use, such as apartment uses. The Official Community Plan future land use designations follow these identified land use patterns. The plan also states that the intent is to have the mixture of

park and other uses to evolve as a function of community needs and preparation of a park master plan.

The North Mission/Crawford Sector Plan supports good connections between neighbourhoods, and discourages self-contained walled villages. The sector plan also contains statements to ensure that new development is well integrated into the surrounding urban patterns and provides good pedestrian, vehicular and visual connections to adjacent neighbourhoods by having regard for;

- surrounding urban patterns, and traditional designs and materials which contribute to the quality, character, and physical identity of existing neighbourhoods, such as patterns of streets, blocks, lots, open spaces, natural features, presence of views, and landmarks;
- Scale and siting of buildings, and their relationships to community facilities, residential commercial and open space uses;
- The alignment of new streets and , where appropriate, the realignment of any existing streets which will be consistent with the desired view corridors;
- Establish building envelopes to govern the bulk massing of buildings in order to take into account the visual effects of building massing and siting on views, and perception of building scale at street level and the surrounding neighbourhood.

The North Mission/Crawford Sector Plan also identifies the City's Institutional objectives to ..."Maintain existing community facilities and expand the present community "focal point" or node to accommodate future needs."

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 B.C. Gas

We have reviewed this proposal and its impact on the BC Gas Utility Ltd. right of way and gas transmission pipeline. Please be advised that we do not oppose the rezoning, however, we do have concerns with the proposed lot configuration. The impact is significant and will require the relocation of the pipeline with the ensuing subdivision application..

The right of way and pipeline must, as shown, be relocated parallel to Gordon Drive and the south boundary of Lot 1. All costs involved in this relocate must be borne by the developer. The applicant should also be advised that the timing of the relocate is seasonally dictated as the construction window is relatively small thereby requiring a substantial lead-time for planning purposes.

In releasing the existing right of way, BC Gas will require a new 18.3 m wide right of way in its place. This right of way should not be reduced, nor be subject to reduction, by plans of the City of Kelowna for any future road widening.

In terms of lot configuration, where the parcel is encumbered by the right of way, it has been BC Gas's position to advocate lot sizes that will provide for a homeowner to place ancillary structures such as swimming pools, garden sheds, gazeboes, sundecks etc. between the house and right of way boundary. This can be achieved by ensuring that an adequate building envelope is created either in depth or width. BC Gas enforces its rights to keep the right of way clear of encroachments and any impingement on the right of way by these structures will not be approved.

In the case of this application, where the proposed zone will result in RU5 zoning, the placement of an accessory buildings allowed under zoning Bylaw 8000, Section 13.5.6(c) may be difficult to achieve.

4.2 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law.

Contact F.P.O. for preferred locations of new hydrants.

4.3 Parks/Leisure Services Director

The rezoning should include the appropriate zone for the future park area as well, plus the natural ponderosa pine stand in the northern portion of the site should be protected.

4.4 Parks Manager

1. Attachment No. 1 - Parks Division will support provided that the pedestrian access as shown is a condition of approval.
2. Attachment No. 2 - Parks Division will support provided that the park parcel lot line is adjusted as shown on the diagram.
3. The following standards apply for site and BLVD landscape:
 - A. All plant material (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by City Parks Division. All materials located in BLVD to meet city standard for size and method of installation.
 - B. Plant material specifications are as follows for:
 - i) DECIDUOUS TREE - caliper @ 300mm above rootball min. 60mm)
 - ii) DECIDUOUS SHRUB - spread (min. 450mm)
 - iii) CONIFEROUS TREE - height (min. 2.5m)
 - iv) CONIFEROUS SHRUB - spread (min. 450mm)
 - v) SEED/SOD MIX according to location and proposed activity use.
 - C. BLVD maintenance is responsibility of owner/occupant.
 - D. All BLVD tree maintenance is responsibility of Parks Division.
 - E. Site planting plan (parking and BLVD) to include A plant materials list:
 - i) Latin name
 - ii) common name
 - iii) size at planting
 - iv) plant symbol key
 - v) indicate existing trees
4. Planting plan to include all u/g utility locations in BLVD.
5. BLVD landscape to be approved by Parks Division as condition of approval of plan. Please refer to items No. 1 & 2 above.

4.5 Public Health Inspector

Subject to provision of community sewer and water

4.6 Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

4.7 Telus

Structure for Telus facilities to be provided as per Telus specifications.

4.8 West Kootenay Power

WKP will provide underground electrical service.

4.9 Works and Utilities Department

The Works & Utilities Department has the following requirements associated with this development application. The road and utility upgrading requirements outlined in this report will be a requirement of the issuance of the subdivision approval, but are outlined in this report for information only. Prior to final zoning, a block plan creating a subdivision will trigger the following servicing requirements:

1. Domestic Water and Fire Protection

- (a) The existing water distribution systems on DeHart Rd. and on Gordon Drive are of sufficient capacity to support the proposed development. It will be necessary to install at least one and perhaps 2 new fire hydrants on the front streets to improve the hydrant spacing. This requirement will be deferred to the subdivision application.
- (b) The proposed housing development will require the construction of a new water main and fire hydrant system to service the internal roads of the subdivision. This requirement will be deferred to the subdivision application.
- (c) Bare land strata housing developments must be metered for water consumption. Normally a single water meter installed at the service entrance to the development must be installed at the developer's cost. This requirement will be addressed at the subdivision application stage.
- (d) The subject lands are within City of Kelowna water distribution area.
- (e) With a proposed commercial and multi-family zone, the water system and in particular the fire flows should be reviewed.

2. Sanitary Sewer

- (a) The existing sanitary sewer mains in front of the subject lands are sufficient to support the proposed development.

- (b) It will be necessary for the proposed housing development to connect to the existing sanitary system and extend it to serve the proposed development. This requirement will be deferred to the subdivision application.
- (c) The property is located within the Specified Sewer Area No.17 and every lot created will be subject to the remaining amortization of the subject bylaw. This requirement will be deferred to the subdivision application.

3. Storm Drainage

- (a) The existing storm drainage systems in front of the proposed development are sufficient to support the proposed development.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event with consideration for upstream water sources and downstream facility upgrading and/or provision of storm water retention facilities. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), storm water services for each lot created and/or on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer. The storm management plan may be deferred to the subdivision application.

4. Road Improvements

- (a) Gordon Drive and DeHart Road must be upgraded to a full urban standard including curb and gutter, separate sidewalk, piped storm drainage system including catch basins, manholes / drywells, pavement widening, landscaped boulevard complete with underground irrigation system, ornamental street lights as required and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading construction. This construction may be deferred to the subdivision application.
- (b) The subject application indicates an access road from DeHart Road; the Transportation Division requires an access to the development from Gordon Drive opposite Schafer Road.
- (c) A pedestrian and bicycle connection is required from Sherwood Road through the subject property to Gordon Drive and DeHart Road.
- (d) If the DeHart Road access is retained as indicated on the plan submitted, it will require relocation of the driveway to a point further west to increase the distance of the entrance from the future signalized DeHart and Gordon Drive intersection. It will also be necessary for the proposed housing development to provide a cross access agreement. This requirement will be addressed at the subdivision application.

5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) The ultimate DeHart Road width required by the City is 26.2 meters. It will be necessary for this development to provide sufficient widening along the DeHart Road property line to achieve 26.2 meters. If additional widening is required, it will be identified at the subdivision application.
- (b) It will be necessary to dedicate a 6.0m radius corner rounding on the DeHart Rd. / Gordon Drive corner of this property.
- (c) Dedicate internal roads as required. This will be addressed at the subdivision application stage.
- (d) Relocate the BC GAS pipeline and register a new Statutory Right-of-way as required to protect the gas main.
- (e) Dedicate other statutory rights-of-way as may be required for utility services and pedestrian / bicycle connectivity links. A cross-access agreement will be necessary to interconnect roads and utilities through the entire parcel. This requirement will be addressed at the subdivision application stage.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development as well as the local distribution wiring must be installed in an underground duct system, and the proposed housing development must be connected by underground services. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost. This will be addressed at the subdivision application stage.

7. Street Lighting

Ornamental street lighting including underground ducts must be installed on all roads fronting on the proposed development and within the proposed development roads. This will be addressed at the subdivision application stage.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Development Cost Charge Reduction Consideration

Future construction on DeHart Road and Gordon Drive associated with this development will be eligible to receive a DCC credit for a portion of the pavement widening. The amount of the DCC credit will be determined when the design

engineer has submitted construction tender costs. DCC credit cannot exceed the actual DCC assessed by the City, nor shall it exceed the actual cost of construction as is substantiated by the actual construction cost.

10. Latecomer Protection

It is unlikely that latecomer protection will be applicable to this development.

11. Geotechnical Report

As a requirement of this application and/or prior to issue of subdivision preliminary layout review (PLR) by the Approving Officer, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.
- (b) Site suitability for development; i.e. unstable soils, etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

12. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

13. Bonding and Levy Summary

No bonding or levies are required at this time. If bonding is required at the subdivision stage, the amounts will be determined at that time.

14. OCP Amendment Issues

We have no comments or requirements of the OCP amendment.

15. General Comments

(a) Access and Manoeuvrability

The site plan should illustrate the ability of an SU-9 vehicle to manoeuvre onto and off-site without requiring a reverse movement onto public

roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.

- (b) Where a vehicular access from a collector street is restricted by a locking gate, there shall be provided off the street carriageway sufficient space to turn an SU-9 standard size vehicle around to permit forward return to the street, if the vehicle is not able to gain access onto the site. Once on the site, an SU-9 and WB-15 vehicle must be able to manoeuvre on site and exit to the street in a forward motion. The need for a turn-around at the entranceway is obviated if the applicant does not install a locking gate. Gordon Drive is a collector road and the foregoing would be applicable if a locking gate is to be installed.
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

16. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added. This will be deferred to the subdivision application and approval.

Revised Lot Layout Plans

- 1. Ensure walkway from Sherwood Road to future park is paved (3.0 width).
- 2. Onsite (gated access turn around) must be minimum 2.8 m radius.
- 3. Walkway to extend from park site to Gordon Drive along north side of proposed development.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has concerns with the proposed application. There is a departure from the land use patterns identified in both the Official Community Plan and the North Mission/Crawford sector plan. Both of these plans supported a higher level of residential uses on the subject property. The current application proposes a reduction in the anticipated residential density on the bulk of the property to a single /two family level of development where the future land use of the OCP supports a multiple family - medium density form of development.

The proposal for a neighbourhood commercial node at the corner of two busy, network roads may prove beneficial to the area, as the existing neighbourhood is served by a limited amount of commercial development.

There is a major BC Gas Transmission pipeline that bisects the subject property diagonally from northeast corner to the southwest corner. The applicant proposes to relocate the pipeline to run southward along the east property line, then westward along the south property line. BC Gas has provided correspondence which supports the relocation of this gas line, at the developer's expense. However, this correspondence also identifies concerns with the anticipated building envelopes available on the proposed bare land strata building lots that are impacted by the BC Gas right of way.

The issue of park land acquisition has not been resolved to date, as the applicant has not been able to conclude arrangements for the sale. However there has been general agreement to the size and configuration of the identified park land. The Planning and Development Department acknowledges that the subject property is currently zoned for single family residential development and the applicant could pursue a fee-simple subdivision application without rezoning or amending the OCP. However, the subject property represents one of only a few “greenfield” opportunities in the Okanagan Mission area to achieve a significant multiple family development. There is currently a lack of choice of housing forms in the Okanagan Mission area and although the proposed bare land strata would be a slightly different alternative, it is essentially single family housing. Furthermore, both the sector plan and the OCP discourage this type of development as it tends to be exclusionary and does not promote family orientated housing.

The applicants request to amend the OCP Future Land Use Designation for a commercial designation could be supported based on the criteria established in the OCP for determining the need for commercial centres. Under the current criteria, an argument can be made to support a neighbourhood centre commercial development (up to 10,000 sq. ft.) based on current and future population distribution. However, Planning and Development Services Department staff are not prepared to support a commercial designation until such time as the applicant puts forth a more detailed conceptual plan that can be support in it's entirety by staff.

Given the above noted concerns, the Planning and Development Services Department is unable to support this application, and is recommending for Council's negative consideration.

However, should Council support this application, alternate recommendations are provided for Council's consideration.

6.0 ALTERNATE RECOMMENDATION

Should City Council support this application to rezone, the following recommendations are offered for consideration:

THAT Map 15.1 – *General Future Land Use* of Schedule “A” of the Kelowna Official Community Plan (1994 – 2013) Bylaw No. 7600 be amended by changing the Future Land Use designation of the East ½ of Lot 1, DL 358, O.D.Y.D., Plan 260, except Plans B1546, 18828, and 42674, located on Gordon Road and DeHart Road, from Major Park/Open Space, Educational/Major Institutional, and Multiple Family Residential (Medium Density) to Major Park/Open Space, Commercial, Single/Two Family Residential, and Multiple Family Residential (Medium Density) as shown on Map “A” attached to the report of the Planning & Development Services Department dated June 13, 2001;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of the East ½ of Lot 1, DL 358, O.D.Y.D., Plan 260, except Plans B1546, 18828, and 42674, as shown on Map "A" attached to the report of the Planning and Development Services Department, dated June 13, 2001, located on Gordon Road and DeHart Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU5 – Bareland Strata Housing zone;

AND THAT the Official Community Plan and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be withheld until the owner has executed a Servicing Agreement acceptable to the City of Kelowna.

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be withheld until satisfactory arrangements have been made between the applicant and the City Land Agent for securing the proposed park land acquisition.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | Z01-1004, OCP01-001 |
| 2. APPLICATION TYPE: | Rezoning & OCP Amendment |
| 3. OWNER: | W. H. & M. W. Reid |
| . ADDRESS | 669 DeHart Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 1V7 |
| 4. APPLICANT/CONTACT PERSON: | Wally Reid |
| . ADDRESS | #2 – 1985 Burtch Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 4B4 |
| . TELEPHONE/FAX NO.: | 763-9239 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | January 16, 2001 |
| Date Application Complete: | January 21, 2001 |
| Servicing Agreement Forwarded to Applicant: | May 4, 2001 |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | June 13, 2001 |
| 6. LEGAL DESCRIPTION: | The East ½ of Lot 1, DL 358,
O.D.Y.D., Plan 260, Exc. Plans
B1546, 18828, and 42674 |
| 7. SITE LOCATION: | South West Corner of Gordon and
DeHart Road |
| 8. CIVIC ADDRESS: | 659 – 687 DeHart Road |
| 9. AREA OF SUBJECT PROPERTY: | 53,964 m ² |
| 10. AREA OF PROPOSED REZONING: | 29,656 m ² |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | RU5 – Bare Land Strata Housing |

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| 13. PURPOSE OF THE APPLICATION: | OCP Amendment To Add Commercial And Single/Two Family Residential Land Uses, And To Relocate The Medium Density Multi-Family Residential Land Use Designations On The Subject Property, and

To Rezone A Portion Of The Subject Property From The Existing RU1 – Large Lot Housing Zone To The RU5 – Bare Land Strata Zone To Permit Development Of A 47 Lot Bare Land Strata Development |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

Attachments

Subject Property Map

6 pages of site elevations / diagrams