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

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**Date:** October 30, 2001  
**File No.:** Z99-1049  
(3360-20)

**To:** City Manager

**From:** Planning & Development Services Department

**Purpose:** To extend the deadline for adoption of Zone Amending Bylaw No. 8603 (R127 Enterprises) in accordance with the Development Application Procedures Bylaw.

**Owner:** R127 Enterprises Ltd.

**Applicant** Planning Solutions Consulting Inc.    **Contact Person:** Tony Markoff

**At:** Mission Ridge Road/Westpoint Drive

**Existing Zone:** A1 – Agriculture 1    **Proposed Zones:** RU1 – Large Lot Housing & P3 – Parks & Open Space

**Report Prepared by:** Shelley Gambacort

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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1.0    RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 8603 (Z99-1049 – R127 Enterprises, Mission Ridge Road/Wespoint Drive) be extended to June 12, 2002.

2.0    SUMMARY

Rezoning Authourization Bylaw No. 8603 received second and third readings at a Regular meeting of Council held on December 12, 2000, with final adoption of the zone amending bylaw being withheld pending the following:

- Consideration of a Development Permit on the subject property;
- Issuance of a Preliminary Layout Review Letter by the Approving Officer; and
- Provision of an executed Servicing Agreement and the provision of the necessary funds and/or bonding.

A Preliminary Layout Review letter was issued February 19, 2001, however, a Development Permit Application has not been received and the Works and Utilities Department have yet to receive the required design drawings and detailed cost estimates for the off-site requirements in order to prepare the Servicing Agreement. Therefore, the Planning & Development Services Department has no objections to this request for a six month extension.

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R. G. Shaughnessy  
Subdivision Approving Officer

Approved for inclusion ☐

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

RGS/SG/sg

**FACT SHEET**

1. **APPLICATION NOS.:** ASP-99-001, OCP99-015, Z99-1049 & DP99-10,067
2. **APPLICATION TYPES:** Official Community Plan Amendment to Adopt the Area Structure Plan, Rezoning and Development Permit.
3. **OWNERS:** R127 Enterprises Ltd.  
(Inc. No. 384163)  
#206 – 347 Leon Avenue  
Kelowna, BC V1Y 8C7
  - . **ADDRESS**
  - . **CITY/ POSTAL CODE**
4. **APPLICANT/CONTACT PERSON:** Planning Solutions Consulting  
Inc./Tony Markoff  
744 Barnaby Road  
Kelowna, BC V1W 4N9  
764-7377
  - . **ADDRESS**
  - . **CITY/ POSTAL CODE**
  - . **TELEPHONE/FAX NO.:**
5. **APPLICATION PROGRESS:**
  - Date of Revised ASP Application:** January 11, 2000
  - Staff Report to Council:** January 12, 2000
  - 2<sup>ND</sup> Staff Report to Council:** September 6, 2000
  - 3<sup>rd</sup> Staff Report to Council:** September 21, 2000
6. **LEGAL DESCRIPTION:** Southeast 1/4 of Section 31 not included within the limits of District Lot 580a Similkameen Division Yale District, Township 29, Osoyoos Division Yale District except Plans B3677, 3093, 13170, 17707, 18684, 20390, 32874 and 36632.
7. **SITE LOCATION:** Mission Ridge Road/Westpoint Drive
8. **AREA OF SUBJECT PROPERTY:** 17.09 ha
9. **EXISTING ZONE CATEGORY:** A-1 (Rural)
10. **PROPOSED ZONE CATEGORY:** RU1 (Large Lot Housing) and P3 (Parks and Open Space)
11. **PURPOSE OF THE APPLICATION:** To adopt the Area Structure Plan into the OCP and subsequently to rezone the subject property to RU1 and P3 to permit the development of the site for single family residential uses, and to retain the Coronado Slope as public open space.
12. **DP IMPLICATIONS:** Natural Environment/Hazardous Conditions