
CITY OF KELOWNA

MEMORANDUM

Date: February 26, 2002
File No.: Z01-1066

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z01-1066

OWNER: Gerald & Helena Doeksen

AT: 759 DeHart Road

APPLICANT: Protech Consultants (1989) Ltd.

PURPOSE: To rezone the subject property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a proposed subdivision to create four (4) lots.

EXISTING ZONE: A1 – Agriculture 1

PROPOSED ZONE: RU1 – Large Lot Housing

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z01-1066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, DL 358, ODYD, Plan 18576, located on DeHart Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is requesting Council approval to rezone the subject property from A1-Agriculture 1 to RU1-Large Lot Housing to facilitate a proposed four (4) lot single family residential subdivision. Three of the lots would be created at the corner of Westpoint Drive and Westpoint Court, with vehicular access from Westpoint Court. The existing home and accessory building will remain on the fourth lot with the existing vehicular access from DeHart Road being relocated to Westpoint Drive via a private access easement over proposed lots B, C and D.

3.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the Advisory Planning Commission at the meeting of January 29, 2002 and the following recommendation was passed:

That the Advisory Planning Commission supports Rezoning Application No. Z01-1066, Lot A, Plan 18576, Sec. 31, Twp. 29, ODYD, 759 DeHart Road by Protech Consultants Ltd. (Grant Maddock), to rezone from the A1 – Agriculture 1 zone to

the RU1 – Large Lot Housing zone to facilitate a single family residential subdivision.

4.0 BACKGROUND

4.1 The Proposal

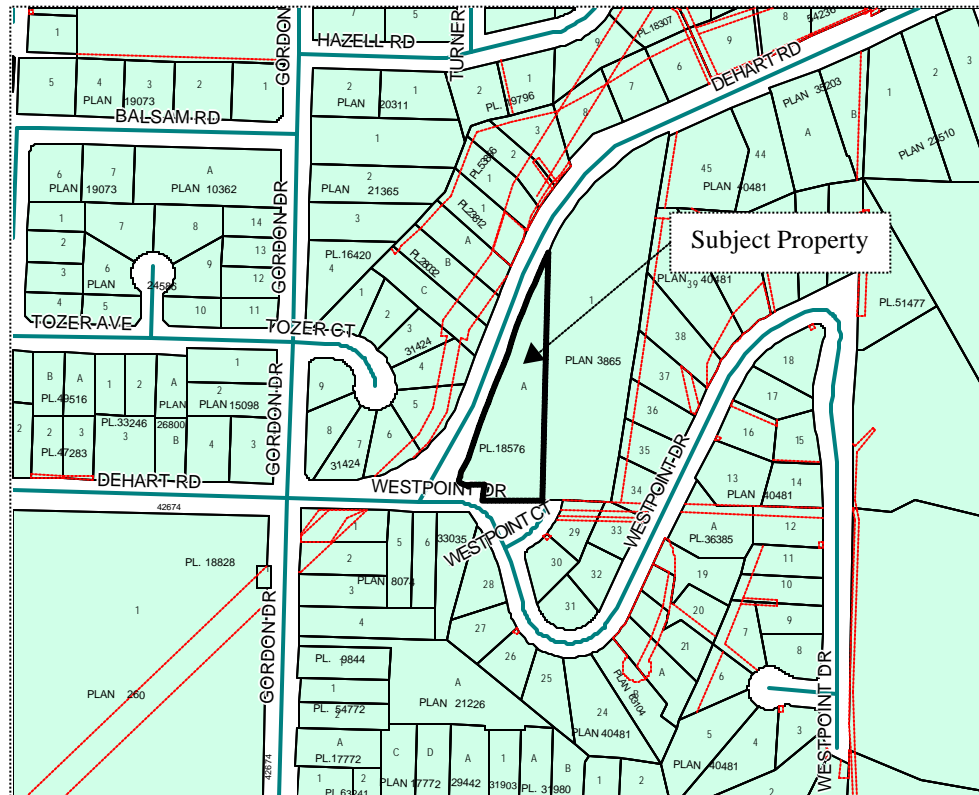
The proposed four single family residential lots range in size and dimension but in all cases exceed the minimum subdivision requirements for the RU1 – Large Lot Housing zone. The table below indicates the approximate range for the lots in comparison to the proposed zone requirements.

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area (m ²)	604 to 2242 m ²	550 m ²
Site Width (m)	18.02 to 38.4 m	16.5m or 17.0 m for a corner site
Site Depth	30.0 to 44.08 m	30.0 m

4.2 Site Context

The site is located in the North Mission / Crawford Sector area of the city. The property is located east of DeHart Road and north of Westpoint Drive.

The subject property is located on the map below.



Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing; Residential
 East - RU1 – Large Lot Housing; Proposed Residential
 South - RU1 – Large Lot Housing; Residential
 West - RU1 – Large Lot Housing; Residential

4.3 Existing Development Potential

The property is currently zoned A1 – Agriculture 1 and the development potential is limited to agricultural uses.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (1992)

The plan supports a more compact urban form through infill development within existing urban areas.

4.4.2 Kelowna Official Community Plan

The Official Community Plan identifies the future land use of the site as Single / Two Family Residential. An objective of the Plan is to optimize the benefits that can be derived from using existing infrastructure.

4.4.3 North Mission / Crawford Sector Plan

The Sector Plan identifies the future land use of the site as Single / Two Family Residential. An objective of the Plan is to sensitively integrate new housing with surrounding natural attributes and existing neighbourhoods.

5.0 TECHNICAL COMMENTS

5.1 Works & Utilities Department and relevant utility agencies

All Works & Utilities Department and relevant utility agencies requirements associated with this application are identified within the subdivision application (S01-098).

5.2 Planning & Development Services Department

The proposed rezoning is consistent with the development policies and objectives of the relevant planning documents. The proposed development of the subject property is consistent with the proposed subdivision of the adjacent property to the east and will complete the Westpoint Court subdivision.

R.G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/JD/jd
Attachment

FACT SHEET

1. **APPLICATION NO.:** Z01-1066
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Gerard & Helena Doeksen
· **ADDRESS** 759 DeHart Road
· **CITY/POSTAL CODE** Kelowna, BC V1W 1C8
4. **APPLICANT/CONTACT PERSON:** Protech Consultants (1989) Ltd. / Grant Maddock
· **ADDRESS** 200-1449 St. Paul Street
· **CITY/POSTAL CODE** Kelowna, BC V1Y 2E4
· **TELEPHONE/FAX NO.:** 860-1771 / 860-1994
5. **APPLICATION PROGRESS:**
Date of Application: December 21, 2001
Date Application Complete: December 27, 2001
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council:
6. **LEGAL DESCRIPTION:** Lot A, DL 358, ODYD, Plan 18576
7. **SITE LOCATION:** East of DeHart Road and north of Westpoint Drive
8. **CIVIC ADDRESS:** 759 DeHart Road
9. **AREA OF SUBJECT PROPERTY:** 0.54 ha (1.33 ac)
10. **AREA OF PROPOSED REZONING:** 0.54 ha (1.33 ac)
11. **EXISTING ZONE CATEGORY:** A1-Agriculture 1
12. **PROPOSED ZONE:** RU1-Large Lot Housing
13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from A1-Agriculture 1 to RU1-Large Lot Housing to facilitate a proposed subdivision to create four (4) lots.
14. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout (Map "A")