
CITY OF KELOWNA

MEMORANDUM

Date: December 17, 2004
File No.: (3360-20) **Z01-1004/OCP01-001**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z01-1004 OWNER: MAPLEHEATH RANCH
OCP01-001 LTD. (INC. NO. 612469)

AT: 659 – 687 DEHART RD APPLICANT: WALLY REID

PURPOSE: OCP AMENDMENT TO ADD SINGLE/TWO FAMILY
RESIDENTIAL LAND USES, AND TO RELOCATE THE MEDIUM
DENSITY MULTI-FAMILY RESIDENTIAL LAND USE
DESIGNATIONS ON THE SUBJECT PROPERTY

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 BARE LAND STRATA DEVELOPMENT

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU5 – BARE LAND STRATA

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Official Community Plan and Zone Amending Bylaw No. 8700 be considered by the Municipal Council.

2.0 SUMMARY

The applicant made application to rezone a portion of the subject property from the existing RU1 – Large Lot Housing zone to the proposed RU5 – Bare Land Strata Housing zone in January 2001. There was also an application for an OCP amendment 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 above noted development applications were originally considered at a Public Hearing by Council on July 17, 2001, and received 2nd & 3rd readings the same night. Those applications have had several extensions, which are set to expire on January 17, 2005.

Now that the applicant has concluded the land deal with the City for the park land, has addressed the outstanding issues of the Works and Utilities Department, and has received Preliminary Layout Review for the proposed Bare Land Strata subdivision, it is now appropriate for Council to consider 4th reading and adoption of the above noted bylaw.

3.0 PLANNING and CORPORATE SERVICES DEPARTMENT COMMENTS

The applicant has concluded the land deal with the City of Kelowna and has satisfied the requirements of the Works and Utilities Department. It is now appropriate for Council to give the Official Community Plan and zone amending bylaw fourth reading and adopt the bylaw.

Andrew Bruce
Development Services Manager

Approved for inclusion ☐

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

PMc/pmc
Attach.

SUBJECT PROPERTY MAP

