

---

**CITY OF KELOWNA**

**MEMORANDUM**

---

**DATE:** OCTOBER 2, 2008

**TO:** CITY MANAGER

**FROM:** COMMUNITY SUSTAINABILITY DIVISION

**APPLICATION NO.** Z08-0076

**APPLICANT:** Protech Consultants Ltd

**AT:** 935 Gibson Road

**OWNER:** Corey Knorr Construction Ltd

**PURPOSE:** TO REZONE THE PROPERTY FROM THE A1 – AGRICULTURE 1 ZONE TO THE RU1 – LARGE LOT HOUSING ZONE IN ORDER TO SUBDIVIDE THE PARCEL INTO SIX SINGLE FAMILY RESIDENTIAL LOTS

**EXISTING ZONE:** A1 – AGRICULTURE 1

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

**REPORT PREPARED BY:** DAMIEN BURGGRAEVE

---

**1.0 RECOMMENDATION**

THAT Rezoning application No. Z08-0076 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 25, Township 26, O.D.Y.D Plan 22778, Located at 935 Gibson Road, Kelowna BC from the A1 – Agriculture 1 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

**2.0 SUMMARY**

The applicant is proposing to rezone the property from the current A1- Agriculture zone to the RU1 – Large Lot Housing zone in order to subdivide the parent parcel into six single family residential lots.

**3.0 ADVISORY PLANNING COMMISSION**

The above noted application was reviewed by the Advisory Planning Commission at the meeting of October 7, 2008 and the following recommendation was passed:



THAT the Advisory Planning Commission support Rezoning Application No. Z08-0076, for 935 Gibson Road; Lot A, Plan 22778, Sec. 25, Twp. 26, ODYD by Protech Consultants (R. Boyer), to rezone from the A1-Agriculture 1 zone to the RU1-Large Lot Housing zone to facilitate a 6 lot single family residential subdivision.

#### 4.0 BACKGROUND

The subject property is located within a well established neighbourhood in the north east Rutland area. The applicant wishes to rezone the property from the current A1 – Agricultural 1 zoning to the proposed RU1 – Large Lot Housing zone in order to subdivide the parent parcel into six 675m<sup>2</sup> residential Lots. The subject property is not located within the Agricultural Land Reserve and the proposal is consistent with the Official Community Plan Future Land. The area has urban services available.

The proposal is consistent with the current character of the neighborhood and will complete the street. All six lots are the same size, three of which will be accessed from Graf Road south and the three remainder lots from Gibson Road. The proposal is not expected to have negative impact on traffic flow in the area.

The proposed development meets the requirements of the RU1 – Large Lot Housing zone, as follows:

| <u>CRITERIA</u>                | <b>PROPOSAL</b>    | <b>RU1 ZONE REQUIREMENTS</b> |
|--------------------------------|--------------------|------------------------------|
| <b>Subdivision Regulations</b> |                    |                              |
| Lot Area (m <sup>2</sup> )     | 675 m <sup>2</sup> | 550 m <sup>2</sup>           |
| Lot Width (m)                  | 17 m               | 16.5 m                       |
| Lot Depth (m)                  | 39.6 m             | 30.0 m                       |

#### 5.0 SITE CONTEXT

The subject property is located between Gibson Road and Graf Road South north of Hartman Road. Adjacent zones and uses are:

North    A1 – Agricultural 1  
 East     A1 – Agricultural 1  
 South    A1 – Agricultural 1  
 West     A1 – Agricultural 1

#### 6.0 EXISTING AND PROPOSED DEVELOPMENT POTENTIAL

The applicant is seeking to rezone the property to the RU1 – Large Lot Housing zone. The purpose of the RU1 zone is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots

## **7.0 POLICY**

### **5.1.1 Kelowna Official Community Plan**

The future land used designation for the subject property identified in the Official Community Plan is Single/Two Family residential. The proposal is consistent with this designation.

## **8.0 STAFF COMMENTS**

The Land Use Management department has no concerns with this proposal, the lot is well suited for the RU1 zone and the proposed subdivision conforms to the City's Zoning Bylaw No. 8000. The proposed zoning amendment is consistent with the existing future land use designation of "single/two residential".



Shelley Gambacort

Director of Land Use Management

---

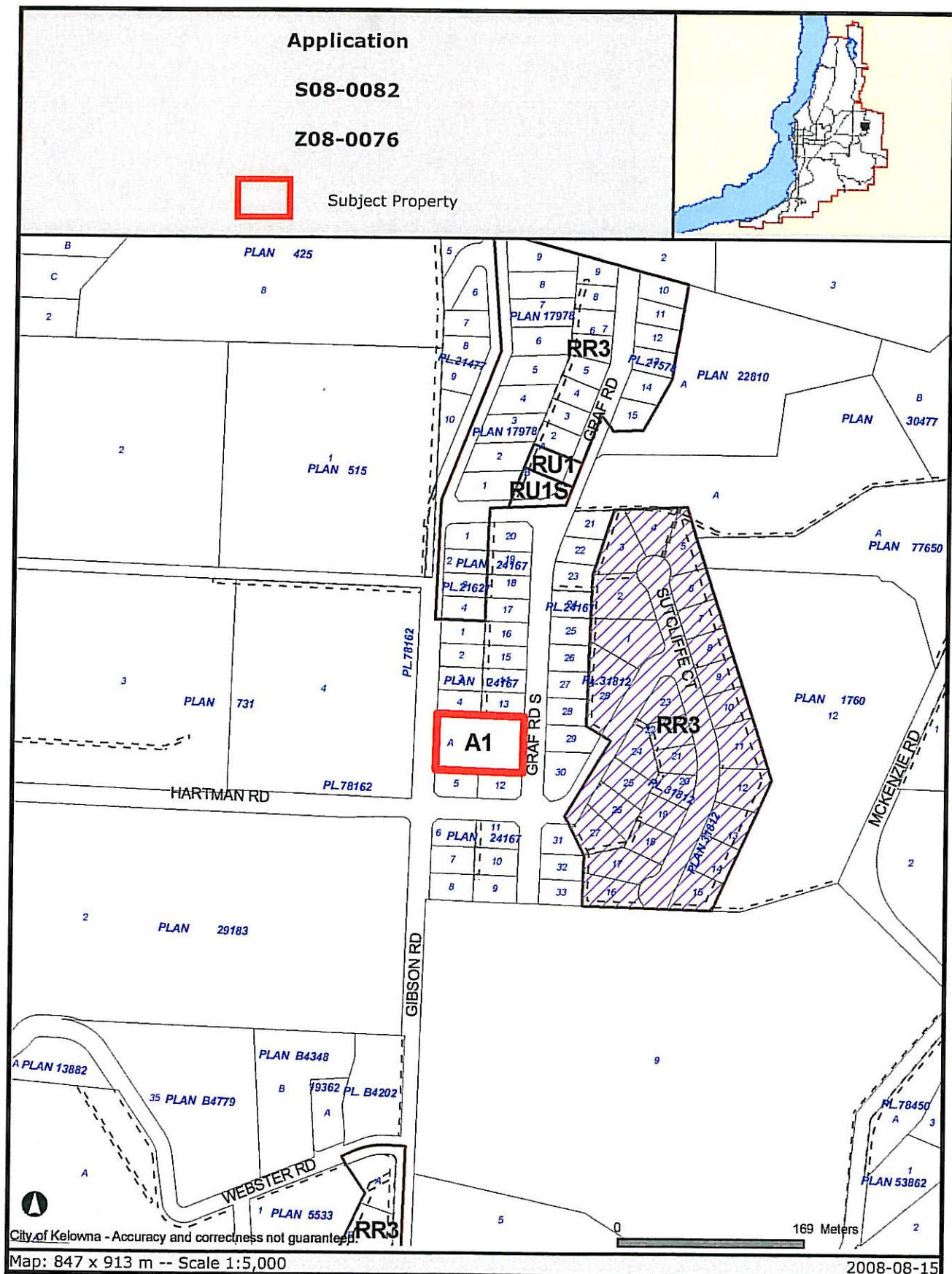
### **ATTACHMENTS**

Location of subject property

Site Plan

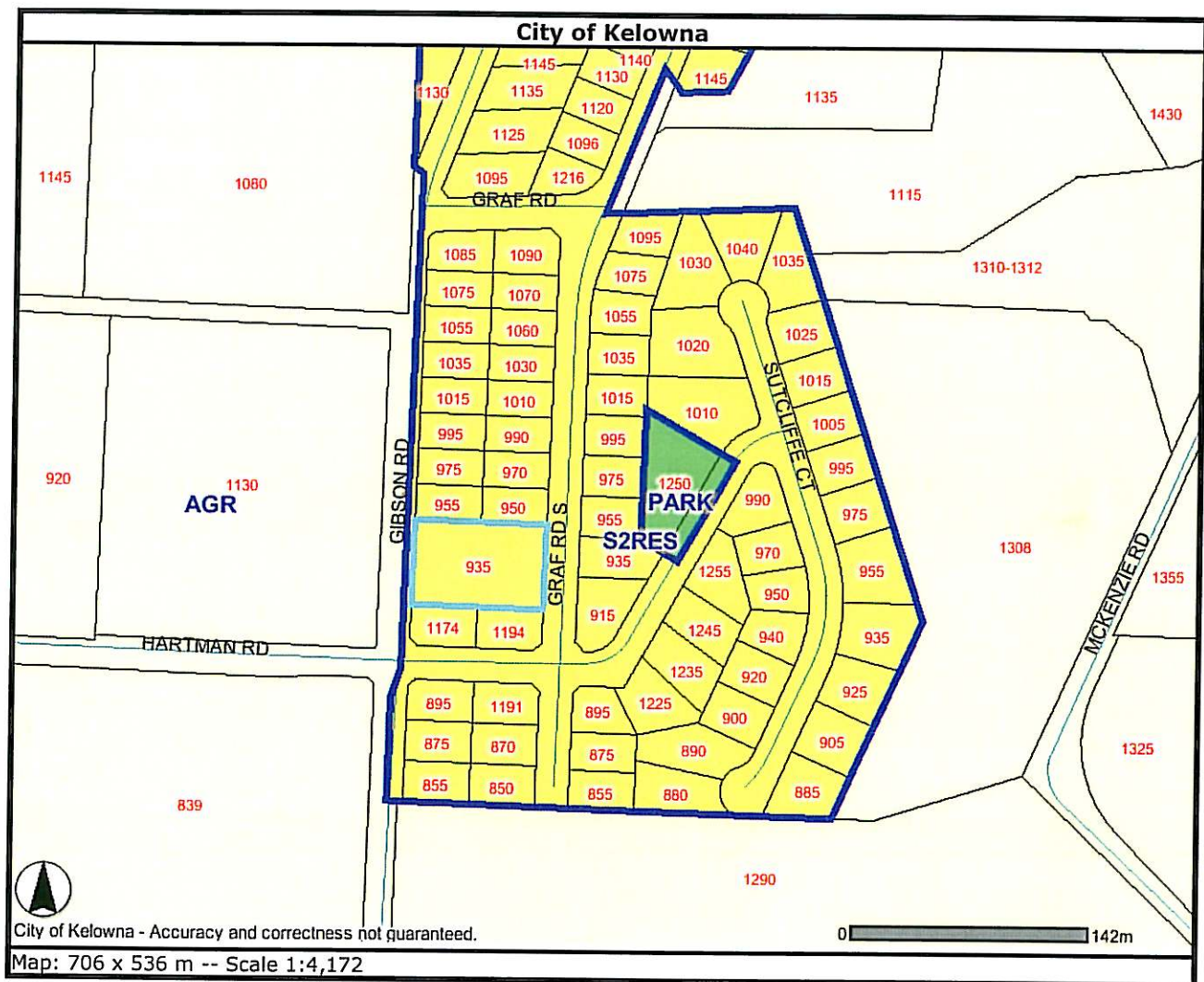
Future Land Use Map

Air Photo

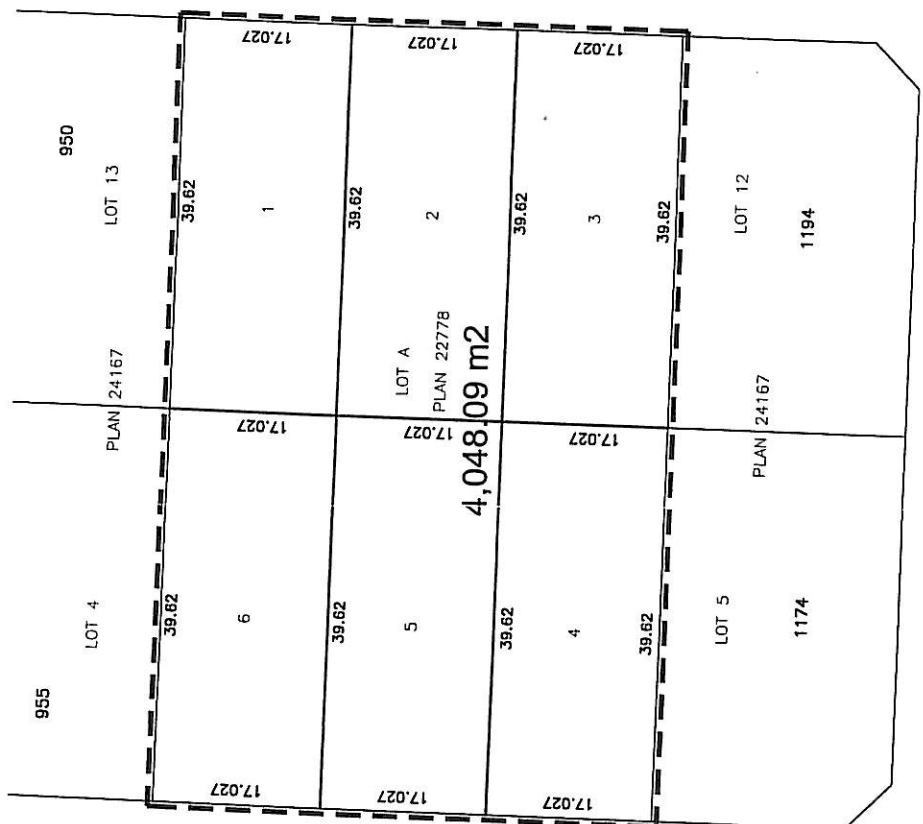


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.





*This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.*



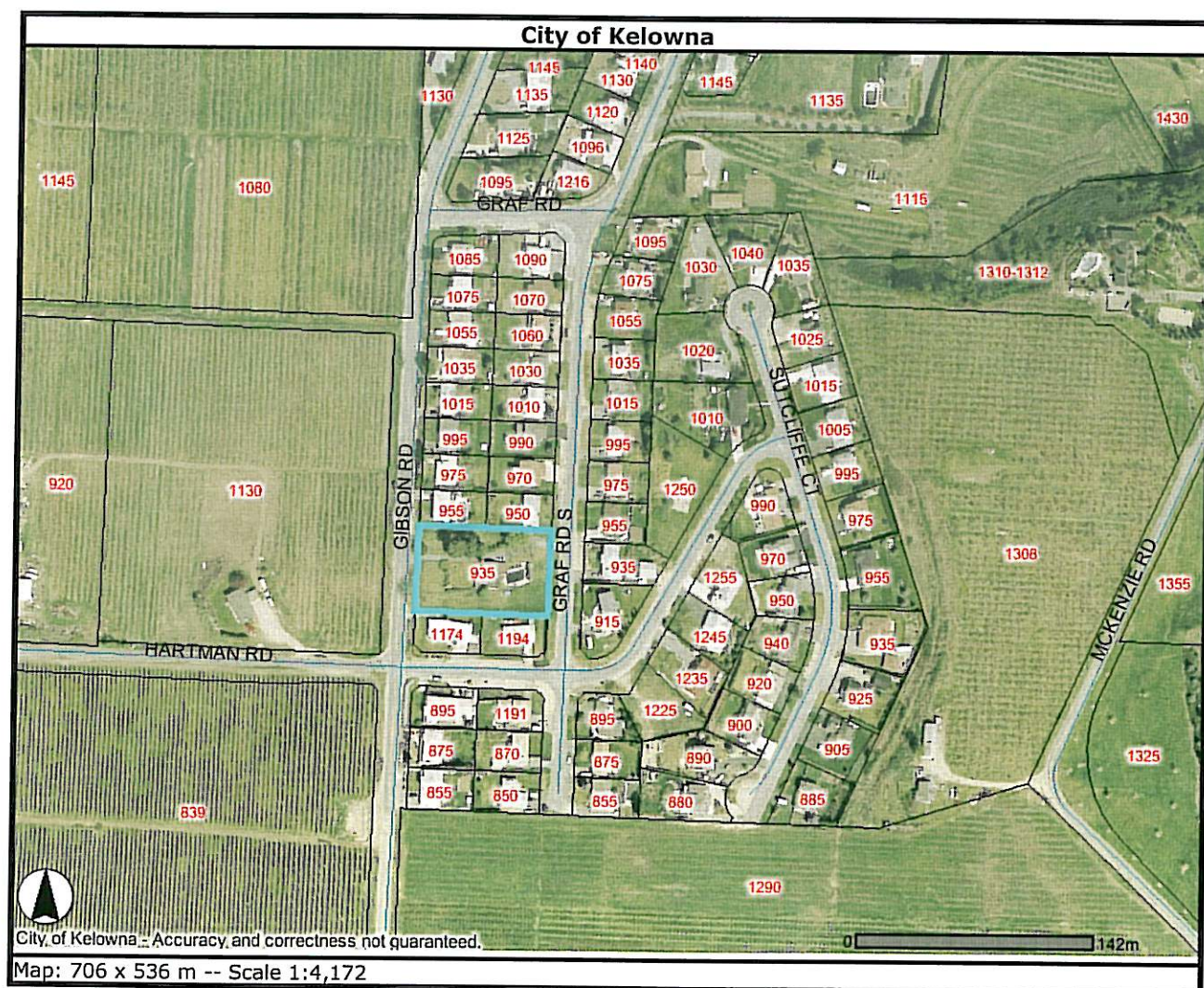
HARTMAN RD

935 GIBSON RD.  
PROPOSED PLAN OF SUBDIVISION  
LOT A PLAN 22778

**PROTECH**  
CONSULTANTS LTD.  
200-1141 St. Paul Street, Montreal, Q.C.  
PHONE 860-1771  
FAX 860-1584



8000-PP-1202



*This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.*