

REPORT TO COUNCIL



Date: June 22, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z18-0071

Owner: 1940 Underhill Developments Corp., Inc. No. BC1159386

Address: 1940 and 1960 Underhill St

Applicant: City of Kelowna

Subject: Rezoning

Existing Zone: A1 – Agriculture 1 and C6 – Regional Commercial

Proposed Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Application No. Z18-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 1 & 2, District Lot 4646 & 127, ODYD, Plan EPP101738 located at 1940 and 1960 Underhill Rd, Kelowna, BC from the A1 – Agriculture 1 zone and C6 – Regional Commercial zone to the C4 – Urban Centre Commercial zone as shown on Map "A" attached to the Report from the Development Planning Department dated June 22nd 2020, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application to rezone a portion of the subject property from the A1 – Agriculture zone and C6 – Regional Commercial zone to the C4 – Urban Centre Commercial zone, and waive the Public Hearing.

3.0 Development Planning

This report and rezoning bylaw is meant to fix an error in the original rezoning bylaw. Unfortunately, the original rezoning bylaw was supposed to state from the P2, A1, and C6 zone to the C4 zone. However, the bylaw was created in error and only included rezoning from the P2 zone to the C4 zone.

Subject Property Map: 1940 Underhill Rd



4.0 Technical Comments

None

5.0 Application Chronology

N/A

Report prepared by: Adam Cseke, Planner

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Map A