

REPORT TO COUNCIL



Date: January 25, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0107 OCP19-0005

Owner: Multiple Owners

Address: Multiple Addresses

Applicant: City of Kelowna

Subject: Rezoning and OCP Amendment Application

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0005 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of multiple properties, as indicated on Schedule 'A' and shown on Maps "A" to "D" attached to the Report from the Development Planning Department dated January 25, 2021, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

THAT Rezoning Application No. Z19-0107 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of multiple properties, as indicated on Schedule 'B' and shown on Maps "E" to "K" attached to the Report from the Development Planning Department dated January 25, 2021, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Hearing process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*.

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 amend the Official Community Plan to change the future land use designation of and to rezone multiple properties to correct boundary discrepancies.

3.0 Development Planning

Staff have identified multiple properties that require rezoning and are bringing forward these proposed amendments to resolve the inconsistencies. The discrepancies are typically the result of either the subdivision of properties occurring separately from a rezoning, an Official Community Plan amendment process, or oversights from previous applications. These amendments will align future land use designation and zoning boundaries with existing or proposed future lot lines to resolve these inconsistencies. Two of the properties included in Schedule 'B' do not include corresponding maps, as they are not stratified properties and the entire lots are proposed to be rezoned.

This is the first of multiple packages that Staff will be requesting for Council consideration in the coming months. The last time that Council considered an amendment package like this was in February 2018, and multiple properties have since been identified as needing Zoning or Official Community Plan amendments.

In accordance with Section 466(7) of the Local Government Act, notices will not be mailed to property owners or residents of the subject properties and direct neighbourhood notification was not carried out. Notices will be posted in the newspaper in accordance with other requirements of the *Local Government Act* Section 466.

Report prepared by:	Kimberly Brunet, Planner II
Reviewed by:	Jocelyn Black, Urban Planning Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Schedule 'A': Proposed Future Land Use Designations

Schedule 'B': Proposed Zonings

Map "A" OCP Amendment – 283 Clifton Road North

Map "B" OCP Amendment – 1188 Long Ridge Drive

Map "C" OCP Amendment – 997, 1011, 1025, 1035, 1049, 1063 & 1077 Loseth Drive

Map "D" OCP Amendment – 5070 Twinflower Crescent

Map "E" Rezoning – 1600 Abbott Street

Map "F" Rezoning – 283 Clifton Road North

Map "G" Rezoning – 2001 Kloppenburg Court

Map "H" Rezoning – 1198 Long Ridge Drive

Map "I" Rezoning – 480 Penno Road

Map "J" Rezoning – 5070 Twinflower Crescent

Map "K" Rezoning – 765 Rose Avenue and 813, 815, 811 & 817 Rose Avenue