

# 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

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## 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