

# REPORT TO COUNCIL



**Date:** November 1, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0073

**Owner:** Green Scape Holdings Ltd., Inc.  
No. 1263511

**Address:** 424 Clifton Road

**Applicant:** Kent-Macpherson – Jordan  
Hettinga

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** A1 – Agriculture 1

**Proposed Zone:** RU1 – Large Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application Z21-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, Section 31, Township 26, ODYD, Plan 17113, located at 424 Clifton Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone 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 THAT final adoption of the Rezoning Application be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 1, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone the subject property from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone to facilitate a two-lot subdivision, and to waive the Public Hearing.

### 3.0 Development Planning

Staff support the proposal to rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a two-lot subdivision as it is within the Permanent Growth Boundary and the proposal aligns with the OCP Future Land Use designation of S2RES – Single/Two Unit Residential. The proposal conforms to OCP urban infill policies encouraging new development in existing residential areas where infrastructure already exists and is consistent with the existing neighbourhood. Properties immediately across Clifton Road are zoned RU1.

The applicant has submitted a site plan indicating that the proposed subdivision can be achieved in compliance with the RU1 zone. The proposed panhandle subdivision complies with Council Policy No. 196 for Panhandle Lots as property has topographical constraints (steep slopes at the rear of the lot) and is adjacent to a public open space (Knox Mountain Park).

### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning from A1 – Agriculture 1 to RU1 – Large Lot Housing will facilitate a two-lot subdivision of the subject property. The property contains an existing home which would be retained on a 1423 m<sup>2</sup> lot with a 6.5 m wide panhandle. The new proposed lot would be 700 m<sup>2</sup> and vacant. A single shared driveway would provide access to both the existing home and the proposed new lot from Clifton Road.

#### 4.2 Site Context

The property is located in the Glenmore – Clifton – Dilworth OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding areas have a Future Land Use Designation of S2RES – Single/Two Unit Residential and PARK – Major Park/Open Space and are primarily zoned A1 – Agriculture 1, RU6 – Two Dwelling Housing, RU1 – Large Lot Housing, RR3 – Rural Residential 3 and P3 – Parks and Open Space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU6 – Two Dwelling Housing	Single Family Housing
West	P3 – Parks and Open Space	Knox Mountain Park

**Subject Property Map: 424 Clifton Road**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Chapter 5: Development Process

*Objective 5.3 Focus development to designated growth areas*

*Policy .1 Permanent Growth Boundary.* Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

*Objective 5.22 Ensure context sensitive housing development*

*Policy .6 Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

- See Schedule A

## **7.0 Application Chronology**

Date of Application Received: July 22, 2021  
Date Public Consultation Completed: September 28, 2021

**Report prepared by:** Mark Tanner, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments**

Schedule A: Development Engineering Memo  
Attachment A: Site Plan