

REPORT TO COUNCIL OCP & REZONING



Date: February 26, 2024
To: Council
From: City Manager
Address: 159 Clifton Rd N
File No.: OCP23-0007 Z23-0046

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential NAT – Natural Areas	S-RES – Suburban Residential
Zone:	RR1 – Large Lot Rural Residential	RR2 – Small Lot Rural Residential RU1 – Large Lot Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP23-0007 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1 Section 6 Township 23 ODYD Plan EPP12985, located at 159 Clifton Rd N, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated February 26, 2024, be considered by Council;

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

AND THAT Council considers the Public Consultation process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated February 26, 2024.

AND THAT Rezoning Application No. Z23-0046 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 6 Township 23 ODYD Plan EPP12985, located at 159 Clifton Rd N, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone and the RR2 – Small Lot Rural Residential zone, as shown on Map “B” attached to the Report from the Development Planning Department dated February 26, 2024, be considered by Council;

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

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of a portion of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation and to rezone portions of the subject property from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone and the RR2 – Small Lot Rural Residential zone to facilitate the development of a two lot subdivision.

3.0 Development Planning

Staff support the Official Community Plan Amendment and Rezoning application to accommodate the creation of one new residential lot. The subject property is within the City’s Permanent Growth Boundary. The proposed new lot is compatible with the adjacent pattern of single detached housing that lines Clifton Road N. It is located on the flattest portion of the property adjacent to the road avoiding the need for overheight retaining walls or disturbance of steep slopes, which complies with OCP Policy restricting development on steep slopes and discouraging development which causes high visual impact.

The rear of the property, which contains steep slopes and environmentally sensitive area, is already protected by an existing no-disturb covenant dating from a subdivision in 2012. No new vehicular accesses to Clifton Road will be created as the proposed new lot will share a driveway access with the existing house.

Lot Area	Proposed (m ²)
Gross Site Area	7885 m ²
Road Dedication	116.77 m ²
Undevelopable Area	5056.27 m ²
Net Site Area	2711.96 m ²

Public consultation was completed by delivering a notice to surrounding properties within 50 m of the subject parcel as per Council Policy No. 367. Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RR1 – Large Lot Rural Residential	Single Detached Housing
East	P3 – Parks and Open Space	Natural Area
South	RR1 – Large Lot Rural Residential	Vacant
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 159 Clifton Rd N



The subject property is located on the east side of Clifton Road North, near the intersection with Sheerwater Court and Lochview Road. A single detached house is currently located on the subject property. The eastern portion of the property contains steep slopes.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision
<p>Stop planning new suburban neighbourhoods: Imagine Kelowna focuses on limiting urban sprawl and growing in a way that is more environmentally and financially sustainable. In recognition of this goal, the Official Community Plan signals that suburban neighbourhoods already approved will continue to grow into more complete communities but not new suburban neighbourhoods would be considered.</p>
<p>Promote more housing diversity: One of Imagine Kelowna’s goals is to build healthier neighbourhoods that support a variety of households, incomes, and life stages. Having the housing that Kelowna citizens need is critical to achieving this goal. With this in mind, the Official Community Plan signals a wider variety of housing types and not just single family homes or small apartments. This housing is focused in areas where residents have easier access to jobs, amenities, transit and active transportation routes. In addition, this Official Community plan supports more rental housing options.</p>

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.2 Hillside Housing Forms	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.
	<i>The applicant has demonstrated that the proposed additional lot can accommodate a building site that does not require over height retaining walls and minimizes site disturbance.</i>

Objective 15.2 Design and located development to reduce risks associated with steep slopes.	
Policy 15.2.1 Steep Slopes	Restrict development on steep slopes. These areas should be retained as natural open space, either public or private.
	<i>The proposed new lot is the flattest portion of the subject property. The steep slopes at the rear of the lot are protected by an existing no-disturb covenant.</i>

6.o Application Chronology

Application Accepted: July 19, 2023
 Neighbourhood Notification Summary Received: July 25, 2023

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

Attachments:
 Map A: Official Community Plan Amendment
 Map B: Zoning Amendment
 Attachment A: Proposed Subdivision Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.