



City of
Kelowna

OCP23-0007 Z23-0046
159 Clifton Rd N

Rezoning Application

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 a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone and RR2 – Small Lot Rural Residential zone to facilitate a two lot subdivision.

Development Process



July 19, 2023

Development Application Submitted



Staff Review & Circulation



July 25, 2023

Public Notification Received



Feb 26, 2024

Initial Consideration



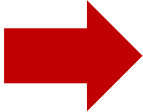
Public Hearing



Final Reading

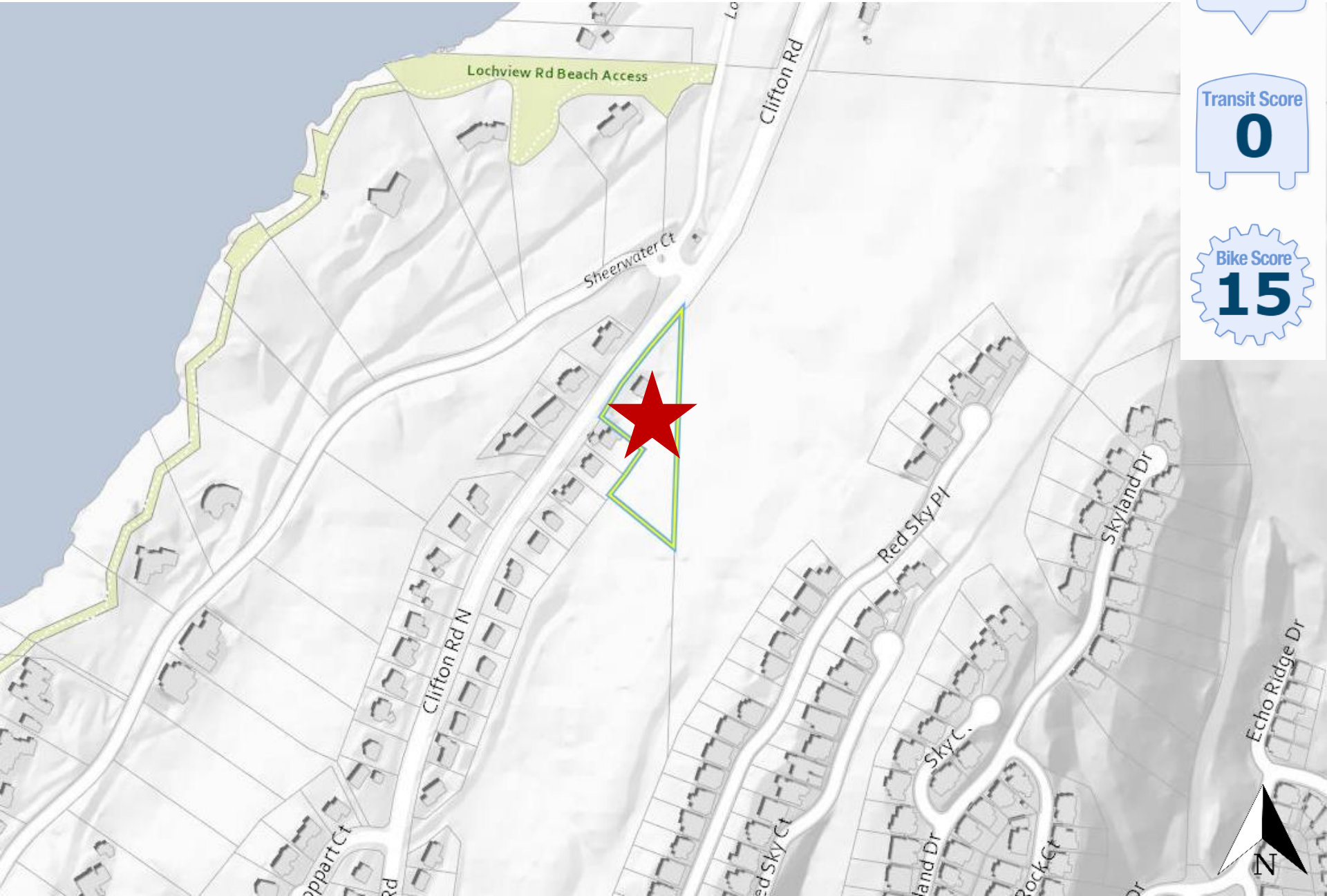


Subdivision/Building Permit



Council Approvals

Context Map



Walk Score
4




Transit Score
0

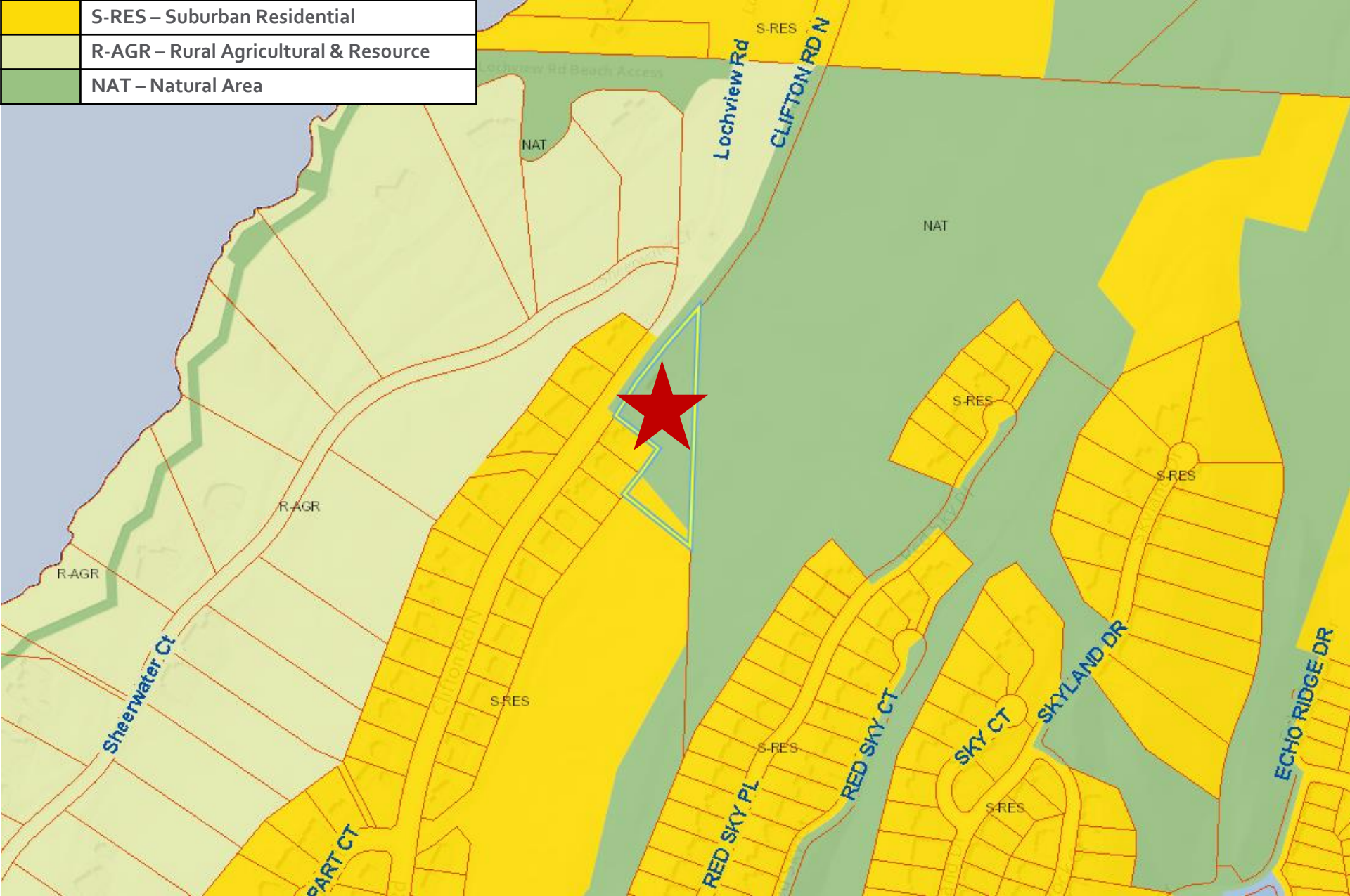
Bike Score
15



OCP Future Land Use



	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	NAT – Natural Area



Subject Property Map



Project Details

- ▶ OCP Amendment and Rezoning to facilitate a two-lot subdivision
 - ▶ NAT – Natural Areas to S-RES – Suburban Residential
 - ▶ RR1 – Large Lot Rural Residential to RU1 – Large Lot Housing and RR2 – Small Lot Rural Residential
- ▶ New lot located on the flattest portion of the property
- ▶ Shared driveway access between existing house and new lot
- ▶ Existing no-disturb covenant protects steep hillside

Proposed Subdivision



OCP Objectives & Policies

- ▶ **Policy 7.2.2 Hillside Housing Forms**
 - ▶ Encourage housing forms that best match the topography and have the lowest amount of impact. Discourage housing forms that cause high amount of slope disturbance and visual impact.

- ▶ **Policy 15.2.1 Steep Slopes**
 - ▶ Restrict development on steep slopes. These areas should be retained as natural open space, either public or private.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed OCP Amendment and Rezoning as it is consistent with:
 - ▶ OCP Policies:
 - ▶ Policy 7.2.2 Hillside Housing Forms
 - ▶ Policy 15.2.1 Steep Slopes