

REPORT TO COUNCIL REZONING



Date: March 25, 2024
To: Council
From: City Manager
Address: 491 Clifton Road North
File No.: Z23-0048

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

1.0 Recommendation

THAT Rezoning Application No. Z23-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of a portion of Lot 1 Section 8 Township 23 ODYD Plan 29568 located at 491 Clifton Road North, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated March 25, 2024, be considered by Council;

AND 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 rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone to accommodate a four lot subdivision.

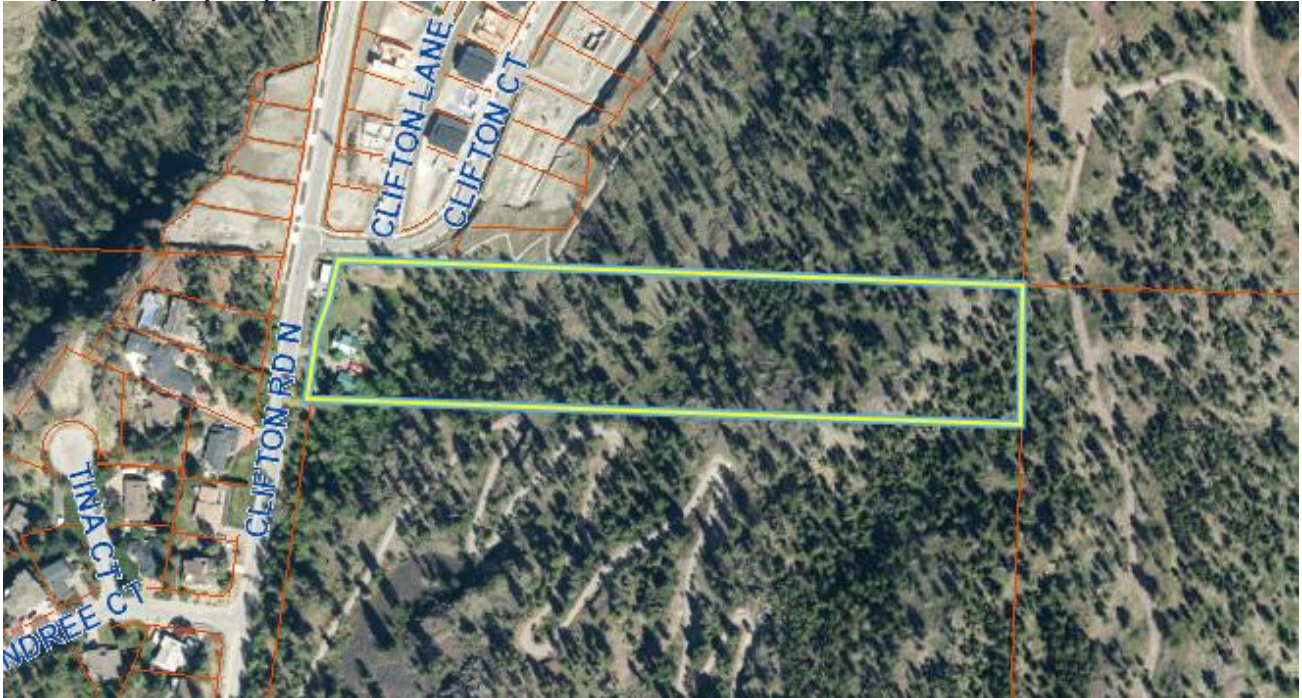
3.0 Development Planning

Staff recommend support for the proposed rezoning amendments to facilitate future residential development of a four lot subdivision. The proposal utilizes the flattest portion of the site and maintains the majority of subject property as protected steep slopes and environmentally sensitive areas. The proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP).

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Residential
East	P3 – Parks and Open Space	Vacant
South	RR1 – Large Lot Rural Residential	Rural Residential
West	Ru1 – Large Lot Housing	Single Family Residential

Subject Property Map: 491 Clifton Road North



4.1 Background

The subject parcel currently has a single family dwelling on the west side of the property adjacent to Clifton Rd N and is approximately 7 ha in size. It is situated in the Clifton area just south of the North Clifton Estates development. The proposal is to rezone the subject property to accommodate a four lot subdivision. The four lots would share one common access point from Clifton Road and utilize the flattest portion of the property. The four lots range from 674m² to 956m² in size.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.		
Policy Hillside Forms	7.2.2 Housing	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 lots can accommodate the proposed building envelopes and 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 Steep Slopes	15.2.1	Restrict development on steep slopes. These areas should be retained as natural open space, either public or private and associated roadways that cause high amounts of slope disturbance and visual impact.

	<i>The proposed new lots are on the flattest portion of the subject property. The steep slopes at the rear of the subject property will be protected by a no-disturb covenant.</i>
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6.0 Application Chronology

Application Accepted: June 29, 2023
Neighbourhood Notification Summary Received: November 16, 2023

Report prepared by: Wesley Miles, Planner Specialist
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: Zoning Amendment
Attachment A: Proposed Subdivision Plan

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