



City of
Kelowna

Z23-0048 491 Clifton Road North

Rezoning Application

Proposal

- ▶ 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 single family subdivision.

Development Process

June 29, 2023

Development Application Submitted

Staff Review & Circulation

Nov 16, 2023

Public Notification Received

Mar 25, 2024

Initial Consideration

Second & Third Readings

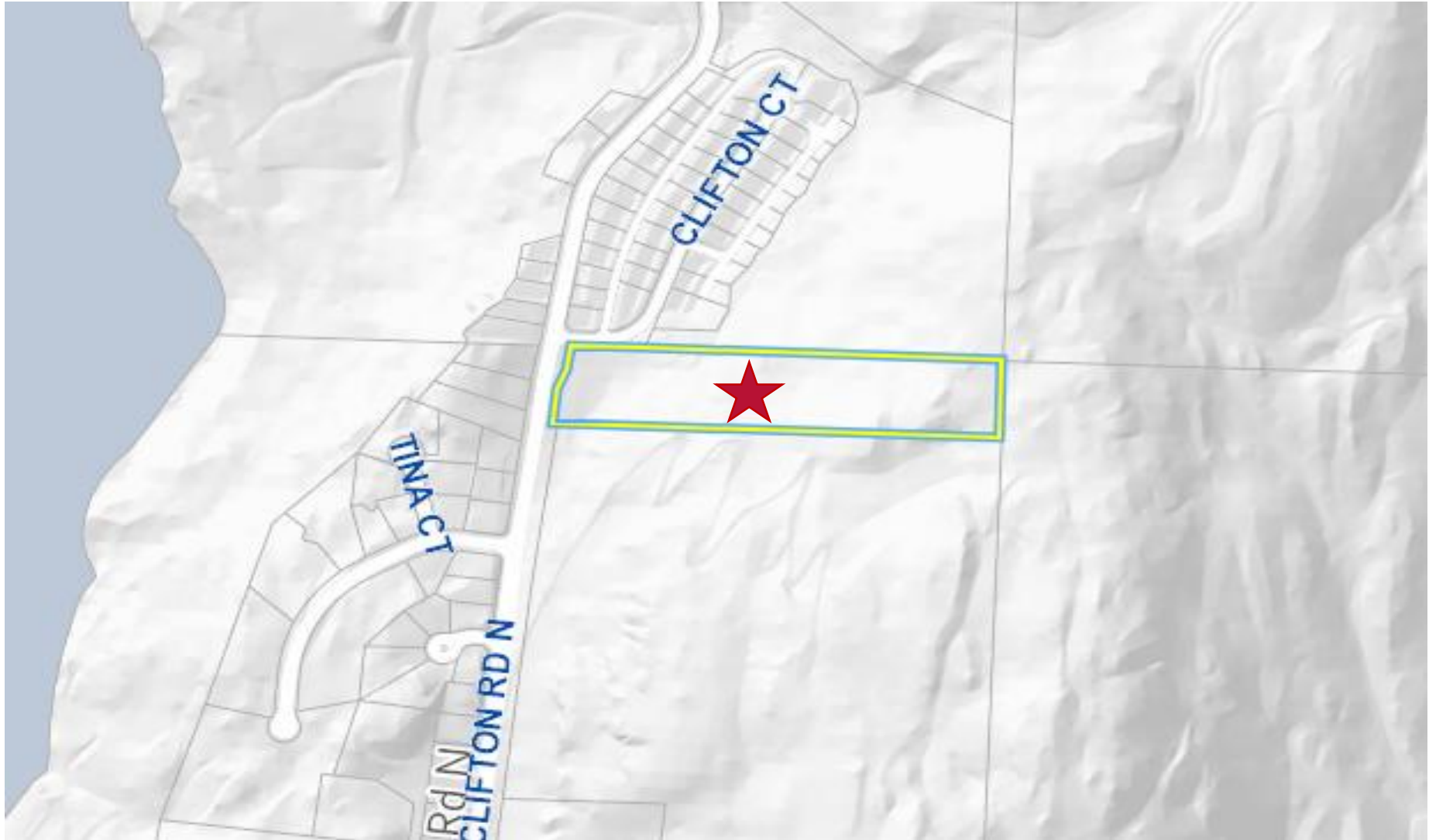
Final Reading

Building Permit

Council Approvals

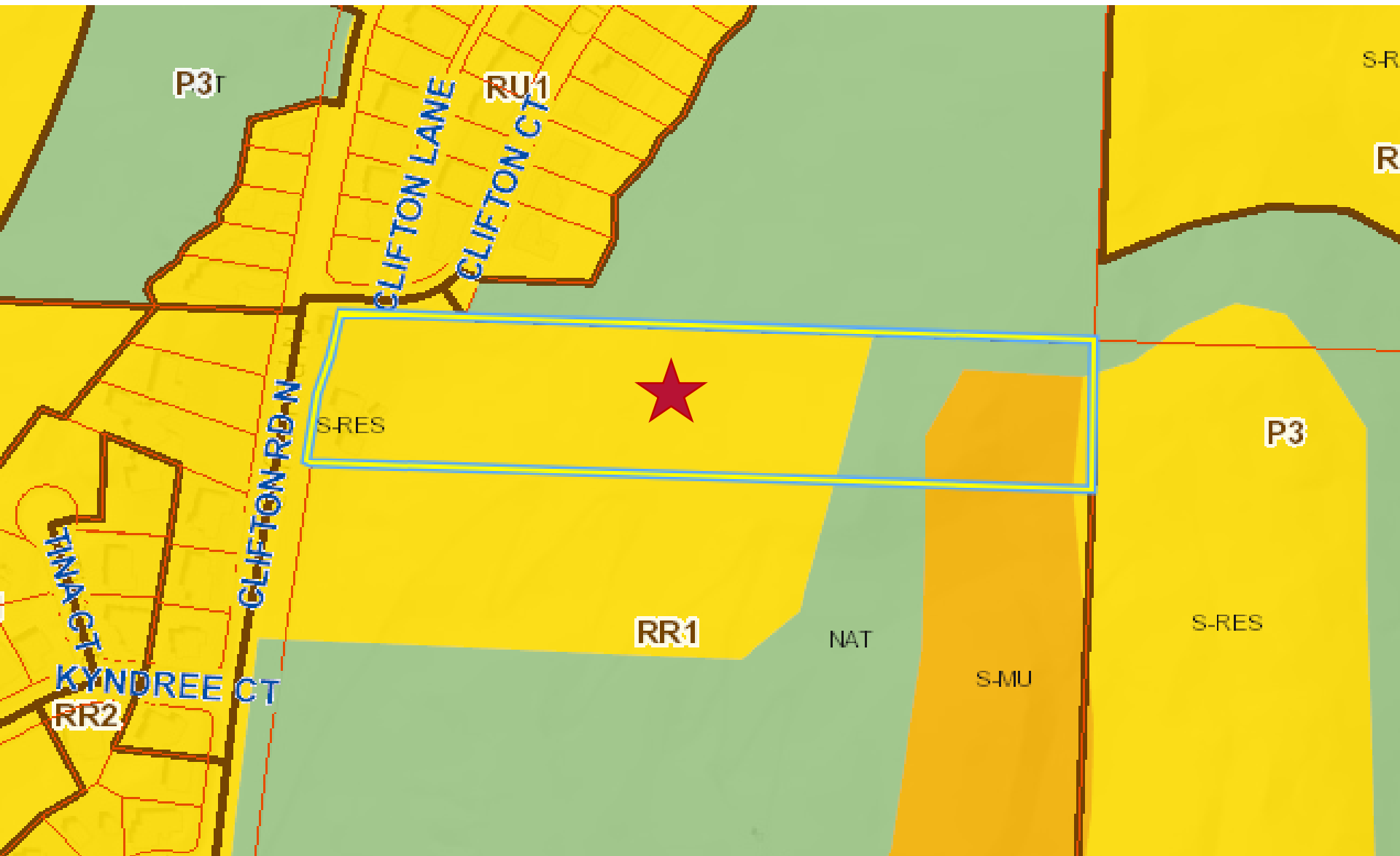


Context Map



City of Kelowna

OCP Future Land Use / Zoning



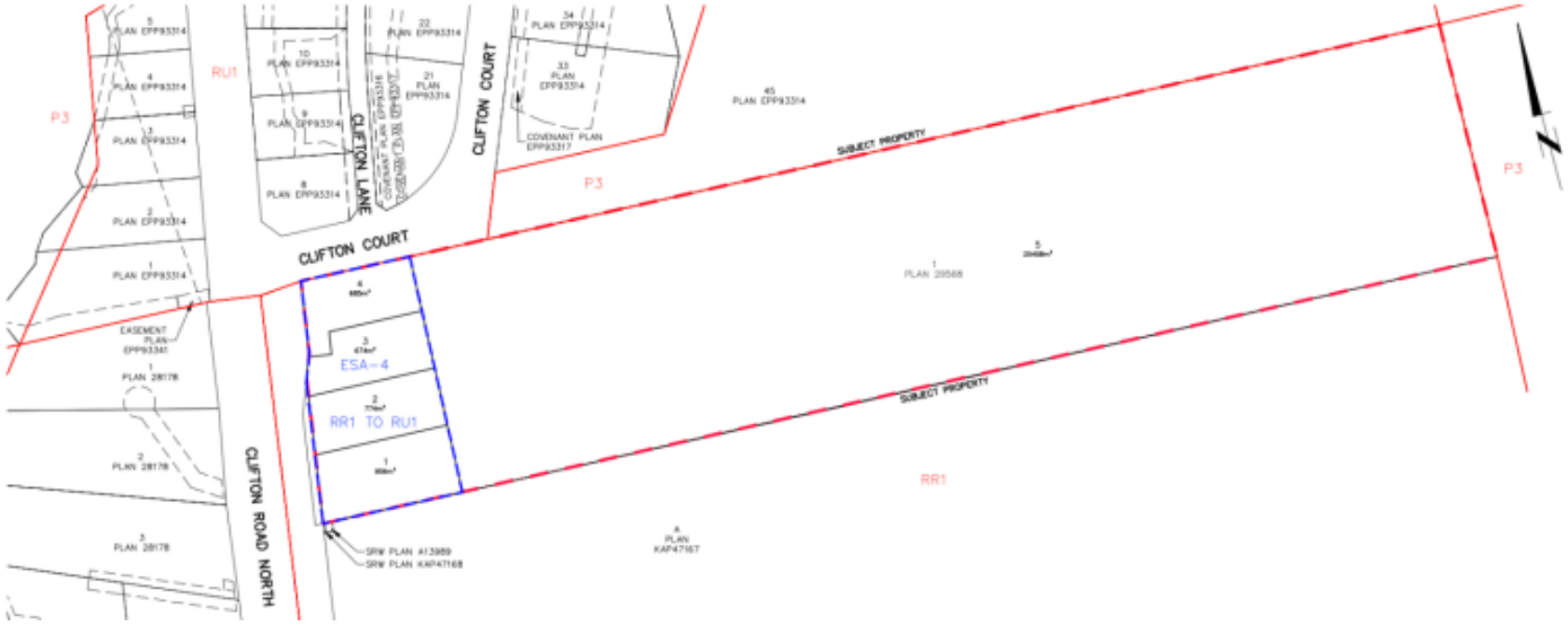
Subject Property Map



Proposed Land Use Details

- ▶ Four lot development
- ▶ Lots located on the flattest portion of the property adjacent to Clifton Rd N
- ▶ Share driveway access for all lots
- ▶ Steep slopes protected

General Layout Plan



Development Policy



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 additional lot can accommodate a building site that does not require over height retaining walls and minimizes site disturbance.</i>
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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.
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Staff Recommendation

- ▶ Staff are recommending support of the proposed OCP and rezoning amendment
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Compatible with surrounding neighborhood



Conclusion of Staff Remarks