

# REPORT TO COUNCIL



**Date:** June 27, 2022

**To:** Council

**From:** City Manager

**Department:** Community Planning

**Application:** Z22-0027

**Owner:** Brian Burnham

**Address:** 259 Clifton Road North

**Applicant:** Mehdi Tehrani

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban Residential

**Existing Zone:** RR3 – Rural Residential 3

**Proposed Zone:** RU6 – Two Dwelling Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z22-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, Section 8, Township 23, Osoyoos Division Yale District, Plan 20895, located at 259 Clifton Road North, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling Housing zone, be considered by Council.

## 2.0 Purpose

To rezone the subject property from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling Housing zone to facilitate the construction of two single family dwellings.

## 3.0 Development Planning

Staff support the proposed rezoning application. The rezoning would allow for two smaller single family dwellings to be constructed on the lot. The building area of the lot is relatively flat, which is well suited for the RU6 zone. One house currently resides on the parcel, which would be demolished to make room for the proposed development. The proposal is well aligned with the Future Land Use Designation of S-RES – Suburban Residential and is located within the City's Permanent Growth Boundary. The lot meets the depth, width and area requirements of the RU6 zone, and no variances are required.

**4.0 Proposal**

**4.1 Project Description**

The proposed rezoning from the RR3 – Rural Residential 3 to the RU6 – Two Dwelling Housing is to facilitate the construction of two single family dwellings. The lot meets the minimum dimensions of the RU6 zone and will have negligible impacts on the existing utility services. The building area of the lot is relatively flat, which is well suited for the RU6 zone.

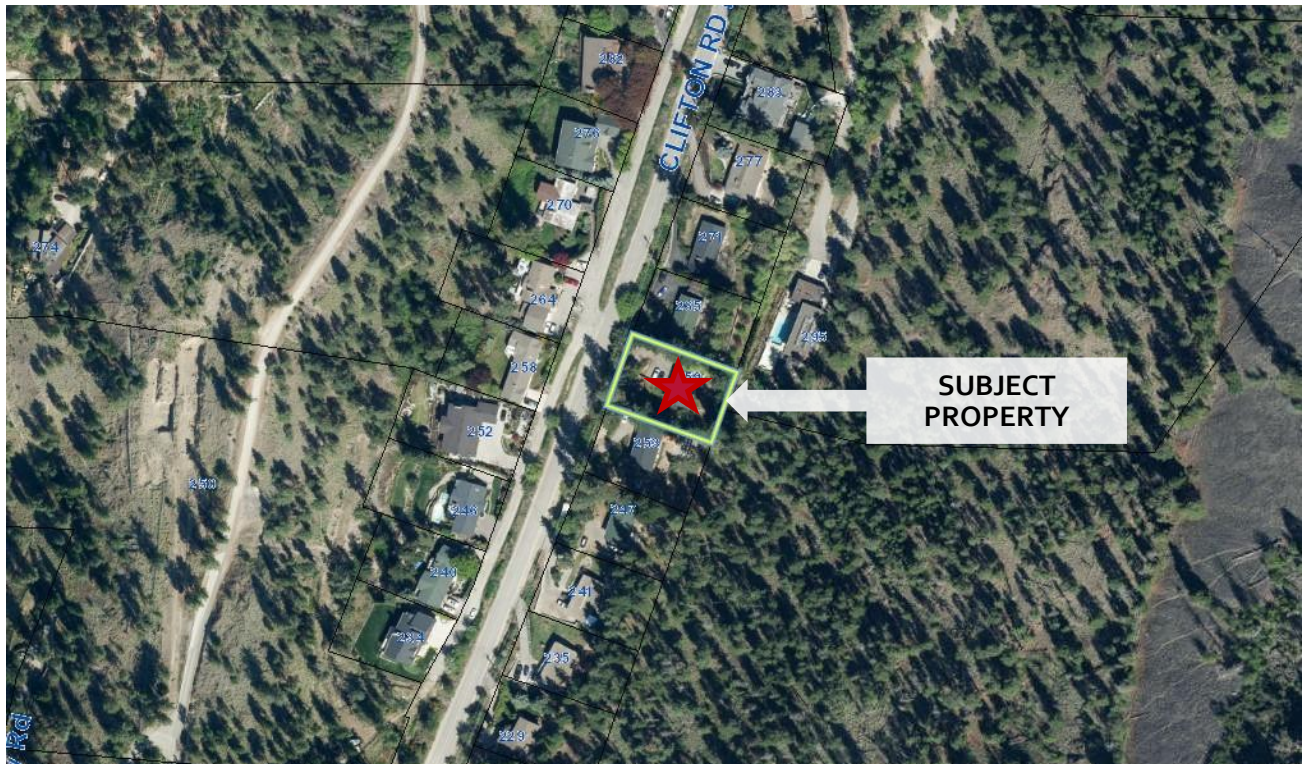
**4.2 Site Context**

The subject property is located in the Glenmore – Clifton – Dilworth Official Community Plan Sector and is within the Permanent Growth Boundary. The lot is located above Clifton Road and is accessed via a sloped driveway; however, the building area is relatively flat. The parcel is connected to sanitary sewer and is fully serviced from Clifton Road. The Clifton Road frontage within this area is predominantly single family dwellings within the RR3 – Rural Residential 3 zone. Lands east of the subject property consists of steep slopes that are zoned A1 – Agricultural 1. The surrounding Future Land Use is primarily S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	S-RES – Suburban – Residential
East	A1 – Agriculture 1	S-RES – Suburban – Residential
South	RR3 – Rural Residential 3	S-RES – Suburban – Residential
West	RR3 – Rural Residential 3	S-RES – Suburban – Residential

**Subject Property Map: 259 Clifton Road North**



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. (Chapter 7: Suburban Neighbourhoods)**

<p>Policy 7.2.1 Ground-Oriented Housing</p>	<p>Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.</p> <hr/> <p><i>In addressing the high costs of servicing suburban neighbourhoods, the proposed two dwelling housing project will make more efficient use of the existing infrastructure and contribute to reducing the overall urban footprint within the City.</i></p>
<p>Policy 7.2.2 Hillside Housing Forms</p>	<p>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.</p> <hr/> <p><i>The proposed dwellings would be built on a flat bench within the hillside context of the site (the new houses would replace the existing house on the site). Slopes will not be disturbed and minimal/no grading will be required for construction of the dwellings.</i></p>
<p>Policy 7.2.4 Boulevard and Neighbourhood Trees</p>	<p>Encourage subdivision plantings of street trees and individual lot trees to create a comfortable suburban environment over the long term.</p> <hr/> <p><i>Mature shrubs and trees are in abundance within the existing boulevard frontage of this lot.</i></p>

**6.0 Technical Comments**

6.1 City of Kelowna Development Engineering Department

Refer to attached Schedule A.

**7.0 Application Chronology**

Date of Application Received: March 30, 2022

Date Public Consultation Completed: May 27, 2022

**Report prepared by:** Corey Davis, Development Technician - Engineering

**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: Conceptual Drawing Package