

Z22-0027

259 Clifton Road North

Rezoning Application

# Proposal

- ▶ To rezone the subject property from RR3 – Rural Residential 3 to RU6 – Two Dwelling Housing.

# Development Process

Mar 30<sup>th</sup>, 2022

Development Application Submitted

Staff Review & Circulation

May 27<sup>th</sup>, 2022

Public Notification Received

June 27<sup>th</sup>, 2022

Initial Consideration

First,  
Second & Third Readings

Final Reading

Building Permit

Council Approvals



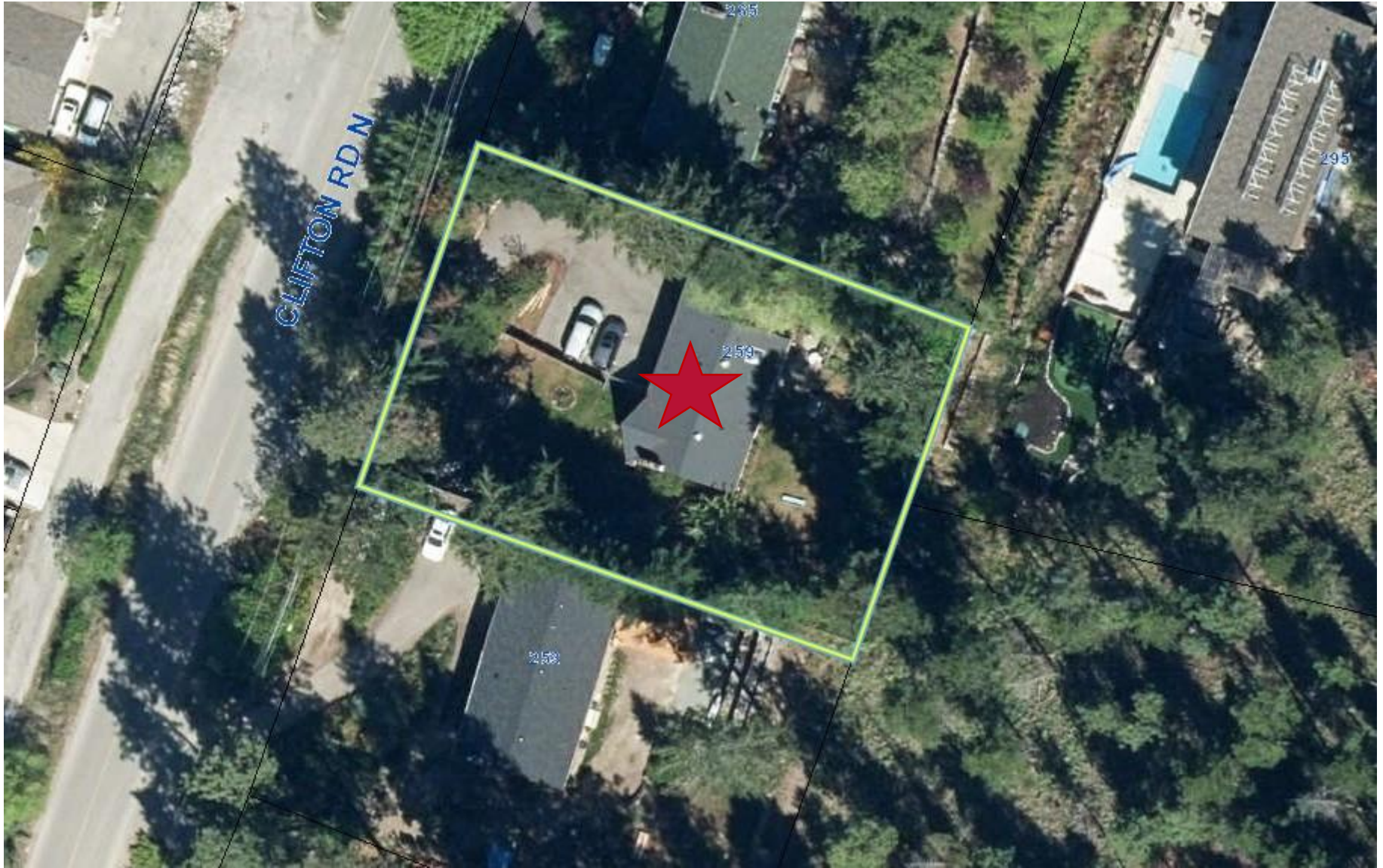
# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

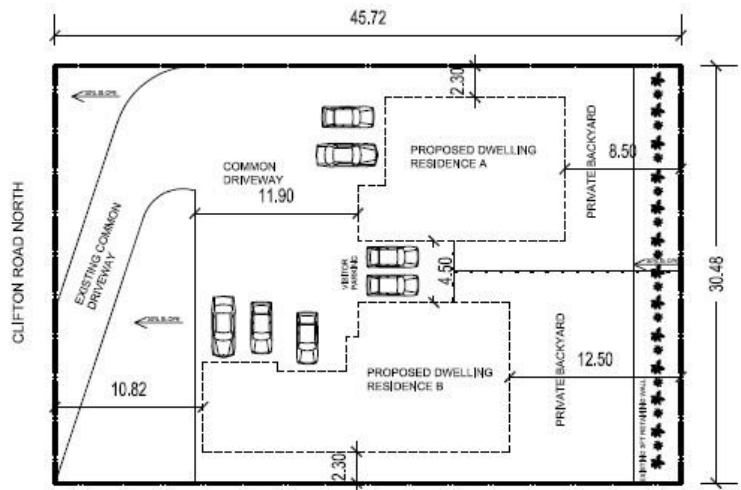


# Project/technical details

- ▶ Proposed rezoning would facilitate 2 dwellings on the lot.
- ▶ The lot currently has one house on it.
- ▶ The lot meets the depth, width and size of the RU6 zone.

# Site Plan

## 259 CLIFTON RD NORTH REZONING APPLICATION TO RU6 PROPOSED SITE PLAN



CIVIC ADDRESS:  
259 CLIFTON RD NORTH

LEGAL DESCRIPTION:  
LOT 6 PLAN KAP 20895  
PID: 004-786-734

PROJECT NAME:  
259 CLIFTON RD NORTH

APPLICANT:  
MEHDI TEHRANI  
(250) 777 1677

CURRENT ZONING ==> RR3  
PROPOSED ZONING ==> RU6

ZONING TABLE:

PROPOSED ZONING	RU6 (TWO DWELLING)	
	PERMITTED	PROPOSED
SITE AREA (m2)	700	1394
LOT FRONTAGE (m)	18,00	30,48
LOT DEPTH (m)	30,00	45,72
SITE COVERAGE (%)	40	30
SITE COVERAGE W/ DRIVEWAY (%)	50	45
FRONT YARD SETBACK (GARAGE TO P.L.)(m)	6.0	23.15, 10.82
REAR YARD SETBACK (m) - 2 1/2 STOREY	7.5	8.5, 12.50
SIDE YARD SETBACK (m) - 2 1/2 STOREY	2.3	2.3
SIDE YARD SETBACK (m) - 2 1/2 STOREY	2.3	2.3



REV	DATE	BY	CHK	APP	DESCRIPTION

NOTES:

DRFT: \_\_\_\_\_

DSND: \_\_\_\_\_

CHCK: \_\_\_\_\_

APP: \_\_\_\_\_

259 CLIFTON RD NORTH REZONING PAGE: 1 OF 1

DATE: 2022 03 25 SCALE:

PREPARED FOR: Nili Quality Homes Ltd, 1084 ARBOR VIEW DR., KELOWNA, BC V1W4X1

DWG NO: 2022-03-25-CLFTON-001



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
  
- ▶ Consistent with Zoning Bylaw – no variances

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate 2 dwelling housing.
- ▶ Meets the intent of the Official Community Plan
  - ▶ Urban Infill Policies
- ▶ The subject property aligns with the OCP Future Land Use of S-RES - Suburban - Residential



*Conclusion of Staff Remarks*