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PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT
TWO DWELLING DEVELOPMENT
 575 RADANT ROAD
 KELOWNA, BC V1W 1A1
 LOT A PLAN KAP11054

DRAWING TITLE
SITE PLAN

DATE
 MARCH 20, 2018

DRAWING NUMBER
 1
 of
 1

ATTACHMENT A

This forms part of application
 # Z21-0074



City of
Kelowna
 DEVELOPMENT PLANNING

Planner
 Initials **TC**

1 SITE PLAN
 Scale: 1:125





ATTACHMENT B

This forms part of application
Z21-0074

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING

July 27, 2021

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

Application to Rezone the Property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing at 575 Radant Rd.

Dear Planning Staff,

We would like to rezone the property at 575 Radant Road to the RU6 – Two Dwelling Housing zone with the intention of constructing two new dwellings. The parcel is large enough in area and frontage to meet the minimum RU6 requirements. Due to the shape of the land, placing two dwellings can be done in a sensitive and effective manner where all Zoning Bylaw requirements are met.

Application History

The original Rezoning application at the subject property was submitted on May 16, 2018. The project was assigned File No. Z18-0063. On December 4, 2018, the RU6 Rezoning was granted 3rd Reading. A series of extensions were then granted until May 4, 2021. The Council Report showed the following recommendations:

1.0 Recommendation

THAT Rezoning Application No. Z18-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 1 Township 25 ODYD Plan 11054, located at 575 Radant Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated November 19, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a No- Build, No-Disturb Section 219 Restrictive Covenant within the 15.0 m Riparian Management Area of the subject property.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a Section 219 Restrictive Covenant requiring demolition of all existing structures

and dwellings, and completion of an Environmental Development Permit prior to any new construction.

We secured the covenants for the 15m RMA with much delay due to requiring bank signatures due to COVID and most banks requiring head office in Toronto to sign off. The challenge came with the highlighted covenant requirement which is unusual for an RU6 property. The bank would NOT sign that covenant, resulting in us not being able to proceed and Planning staff to rescind the bylaw on July 26, 2021. This property was flooded in 2018 and the house was impacted. Stutters was hired to repair and restore the damaged sections of the home bringing it back into habitable compliance. Because it was only interior mitigation it is considered 'repair and maintenance.'

July 2021 Re-Application

After the file Z18-0063 was rescinded, a conversation with the Director of Development Services resolved that the Restrictive Covenant requiring the demolition of all existing structures was an unnecessary hardship. Please see the attached email as part of this application. We were told the application may be resubmitted with no application fees and a 'fast track' to Council.

Property Details

The property is located within the 'Permanent Growth Boundary' and is in an area where infill development is occurring. The area is characterized by mixture of new and old housing stock many with waterfront to either Okanagan Lake or Mission Creek. This property is adjacent to Mission Creek and the dwelling was damaged in the 2018 floods. The landowner is planning to demolish the existing home and build a new dwelling for themselves and stratify the other to sell.

Given the location along Mission Creek it is known that an Environmental Development Permit for the RMA is triggered at the time of Building Permit application. Initial discussion with Corey Davis stated that an environmental biologist has been engaged to complete the Environmental Assessment. It is understood that as the application moves through the process a 'terms of reference' will be provided to meet the City's requirements.

Although the property is within walking distance to local commercial node the walkability score is only 39. Being close to Lakeshore there are opportunities to travel to Downtown Kelowna by bus or along the multi-modal corridor. Recreational opportunities are abundant with beaches, the H2O centre and parks within a few block radius. The request for the RU6 zone is consistent with other properties in the immediate area.

We believe this project creates infill in an area of Kelowna with great potential. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

Regards,

Urban Options Planning Corp.
By its authorized signatory, Birte Decloux, RPP MCIP

ATTACHMENT	B
This forms part of application # Z21-0074	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	