



# Z21-0074 575 Radant Road

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing.

# Development Process

July 30<sup>th</sup>, 2021

Development Application Submitted



Staff Review & Circulation



Aug 19<sup>th</sup>, 2021

Public Notification Received



Sept 13<sup>th</sup>, 2021

Initial Consideration



Public Hearing  
Second & Third Readings

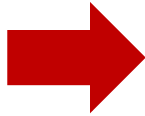


Final Reading  
DP & Variances



Building Permit

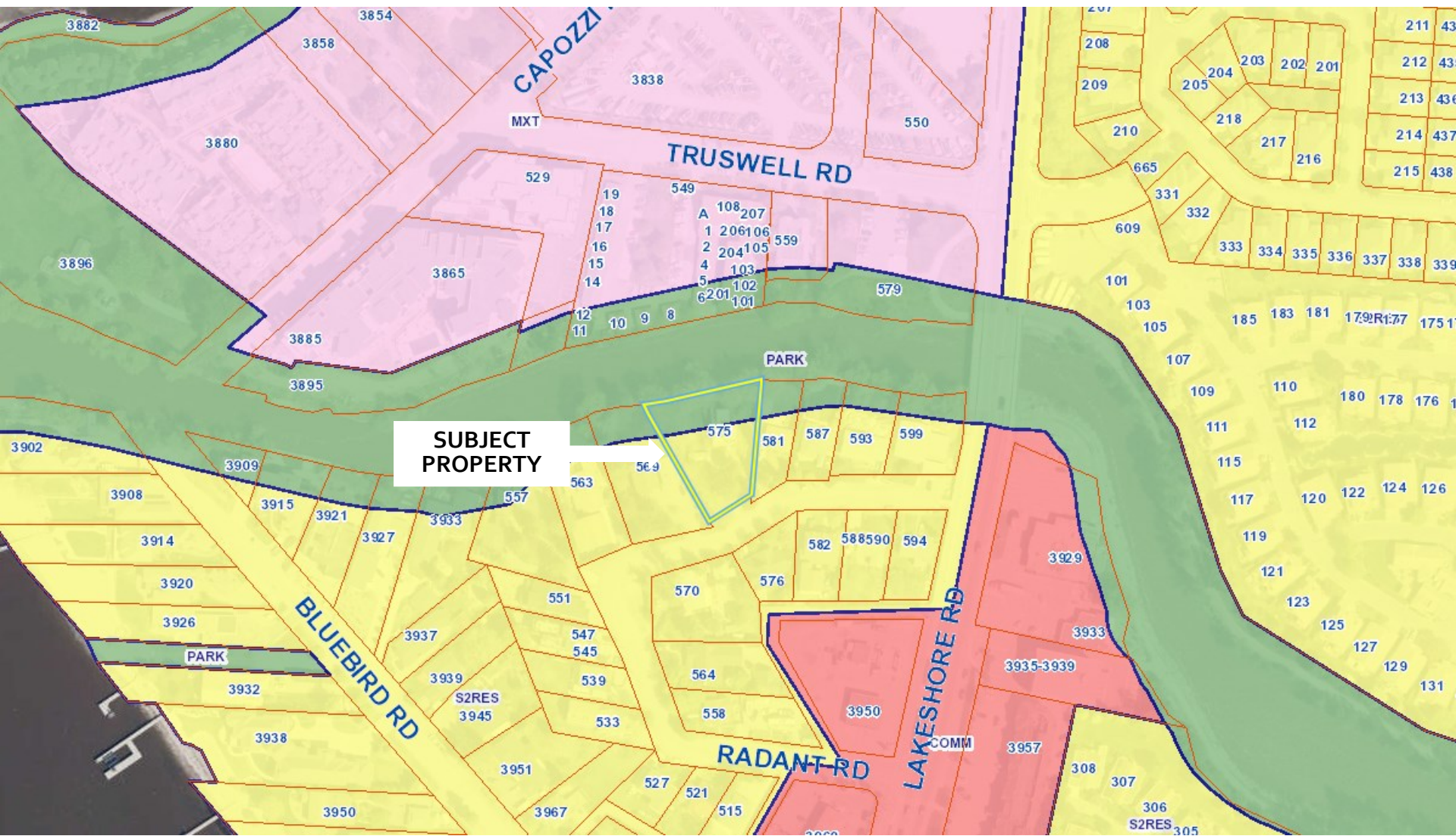
Council  
Approvals



# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map



City of Kelowna

# Project details

- ▶ The property is 1,983m<sup>2</sup> and meets the minimum lot size, width and depth of the RU6 zone.
- ▶ A previous application was submitted on this property that had the bylaws rescinded.
- ▶ All requirements have been fulfilled including Development Engineering requirement.
- ▶ The proposed second-dwelling is proposed to meet all Zoning Bylaw Regulations.

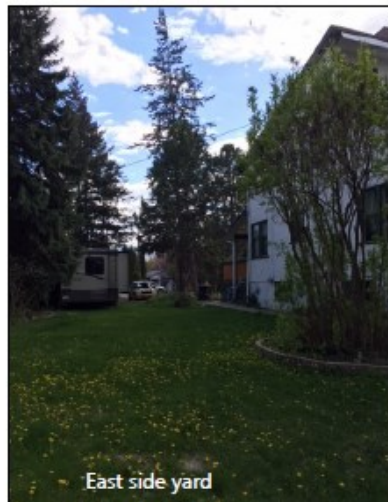
# Site Photos



Riparian marker in rear yard



West side yard



East side yard

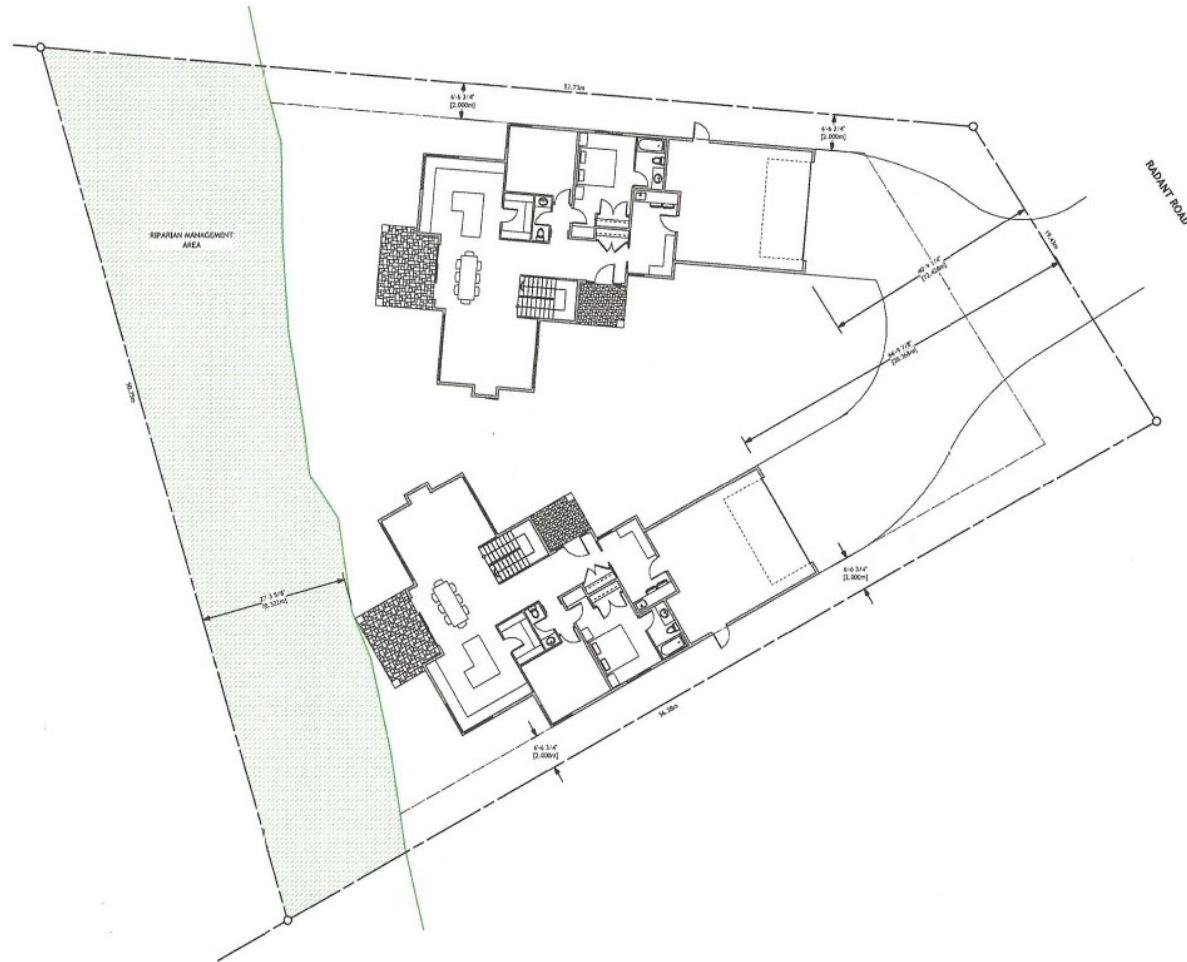
side yards of current site



Rear yard



# Site Plan



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
  - ▶ Subject property is within the Permanent Growth Boundary.
  - ▶ Meets the intent of the OCP including Sensitive Infill and the Future Land Use Designation of S2RES – Single/Two Unit Residential



## *Conclusion of Staff Remarks*