

REPORT TO COUNCIL



Date: September 13, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0074

Owner: Lihua Feng

Address: 575 Radant Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0074 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 Council, in accordance with Local Government Act s. 464 (2), waive the Public Hearing for the Rezoning Bylaw;

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to accommodate two single-family homes, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a second single-family dwelling. The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City's Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives.

4.0 Proposal

4.1 Background

An application (Z18-0063) was brought to Council to rezone 575 Radant to the RU6 zone in November 2018, which received 1st-3rd reading. Since the application is located on Mission Creek there were several covenants that were required such as a no-build covenant. The applicant was unable to get all the covenants signed in time, so the bylaw readings were rescinded. One of the covenants was determined not to be necessary after the bylaw rescindment, so now all the conditions of the rezoning are considered to have been met.

4.2 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing is to facilitate a second single-family dwelling. A no-build/no-disturb covenant has been placed on the property to protect the riparian area. The owners will not be permitted to place any permanent structure 15.0m from the top of the bank, which is consistent with the Riparian Management Area. This means the existing structure will likely have to be removed if the owner plans on adding a second dwelling.

4.3 Site Context

The subject property is located within the North Mission – Crawford OCP Sector and is located on Radant Road. Mission Creek runs along the north property line. The subject property has the Future Land Use Designation of S2RES – Single/Two Unit Residential and the surrounding area is primarily S2RES – Single/Two Unit Residential, PARK – Major Park/Open Space (public) and COMM – Commercial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	N/A	Mission Creek
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 575 Radant Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected, and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

6.0 Application Chronology

Date of Application Received: July 30th, 2021
Date Public Consultation Completed: August 19th, 2021

Report prepared by: Tyler Caswell, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Jocelyn Black, Acting Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Site Plan

Attachment B: Applicant's Rationale