

REPORT TO COUNCIL REZONING



Date: November 27, 2023
To: Council
From: City Manager
Address: 569 Radant Rd
File No.: Z22-0072

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood NAT – Natural Areas	C-NHD – Core Area Neighbourhood NAT – Natural Areas
Zone:	RU1 – Large Lot Housing	MF1 – Infill Housing P3 – Parks and Open Space

1.0 Recommendation

THAT Rezoning Application No. Z22-0072 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 Section 1 Township 25 ODYD Plan 6491, located at 569 Radant Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone and the P3 – Parks and Open Space zone as shown on Map “A” attached to the Report from the Development Planning Department dated November 27, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated November 27, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a road reserve covenant for a future 5.0 m linear corridor outside of the Riparian Management Area.

2.0 Purpose

To rezone portions of the subject property from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone and the P3 – Parks and Open Space zone to facilitate the development of infill housing.

3.0 Development Planning

Staff support the proposed rezoning to the MF1 – Infill Housing zone and P3 – Parks and Open Space zone. The MF1 zone aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The Core Area Neighbourhood Designation is intended to accommodate a range of sensitive infill uses, such as ground-oriented multi-unit residential. OCP Policy speaks specifically to encouraging gentle densification in the form of ground-oriented residential uses such as house-plexes and townhouses up to approximately 2 storeys.

The proposal also aligns with the Future Land Use Designation of NAT – Natural Areas for the portion of the property along Mission Creek. The Natural Areas designation consists of lands that are intended to remain largely in their natural state and to provide access for low impact activities such as hiking. These lands will be zoned P3 – Parks and Open Space. The Riparian Management Area will be protected with a no-disturb covenant prior to development of the site.

The OCP identifies a future linear corridor along the south bank of Mission Creek. As a condition of final adoption of the Rezoning, the applicant will be required to register a road reserve covenant to protect a 5.0 m wide linear corridor for a future trail, which would be triggered when linear corridors are secured on adjacent parcels.

Lot Area	Proposed (m ²)
Gross Site Area	1781 m ²
Road Dedication	198 m ²
Undevelopable Area	380 m ²
Net Site Area	1203 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	VC ₁ – Village Centre	Apartment Housing
East	RU ₄ – Duplex Housing	Single Detached Dwelling
South	RU ₁ – Large Lot Housing	Single Detached Dwelling
West	RU ₁ – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 569 Radant Rd



The subject property is located on the north side of Radant Road, between Lakeshore Road and Okanagan Lake. Mission Creek runs along the north property boundary. Transit stops are located on Lakeshore Road

within 250 m of the property. The Cook Truswell Village Centre is located immediately north across Mission Creek and the Lakeshore Village Centre is located along Lakeshore Road immediately to the east.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.1 Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses, and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors.
	<i>The MF1 – Infill Housing zone allows ground-oriented residential uses such as house-plexes and townhouses, up to 2 storeys in height.</i>

Objective 10.2 Ensure parks and public spaces are connected to each other and accessible for all citizens.	
Policy 10.2.6 Dedication of Linear Parks	At subdivision and rezoning for all development types, secure a minimum 10-metre wide linear corridor for public access as included on Map 10.1. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning: <ul style="list-style-type: none"> • Titled property in the name of the City as a park, protected area, or • Statutory right of way.
	<i>A condition of the adoption of the proposed rezoning is a road reserve to secure a linear corridor adjacent to Mission Creek.</i>

Objective 14.5 Protect and restore environmentally sensitive areas from development impacts.	
Policy 14.5.1 Development Design in Environmentally Sensitive Areas	Design new development to prioritize protection of environmentally sensitive areas. Design the development to not disturb natural ecosystems, preserve environmentally sensitive features, adapt to natural topography and to avoid overall environmental impact.
	<i>The proposed development area is setback from Mission Creek to not disturb the Riparian Management Area.</i>

6.0 Application Chronology

Application Accepted: November 8, 2022
 Neighbourhood Notification Summary Received: November 21, 2022

Report prepared by: Mark Tanner, Planner II
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo

Map A: Zoning Amendment

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.