



City of  
**Kelowna**

Z22-0072  
569 Radant Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>1</sub> – Infill Housing zone and P<sub>3</sub> – Parks and Open Space zone to facilitate the development of infill housing.

# Development Process

Nov 8, 2022

Development Application Submitted



Staff Review & Circulation



Nov 21, 2022

Public Notification Received



Nov 27, 2023

Initial Consideration



Reading Consideration



Final Reading



Building Permit



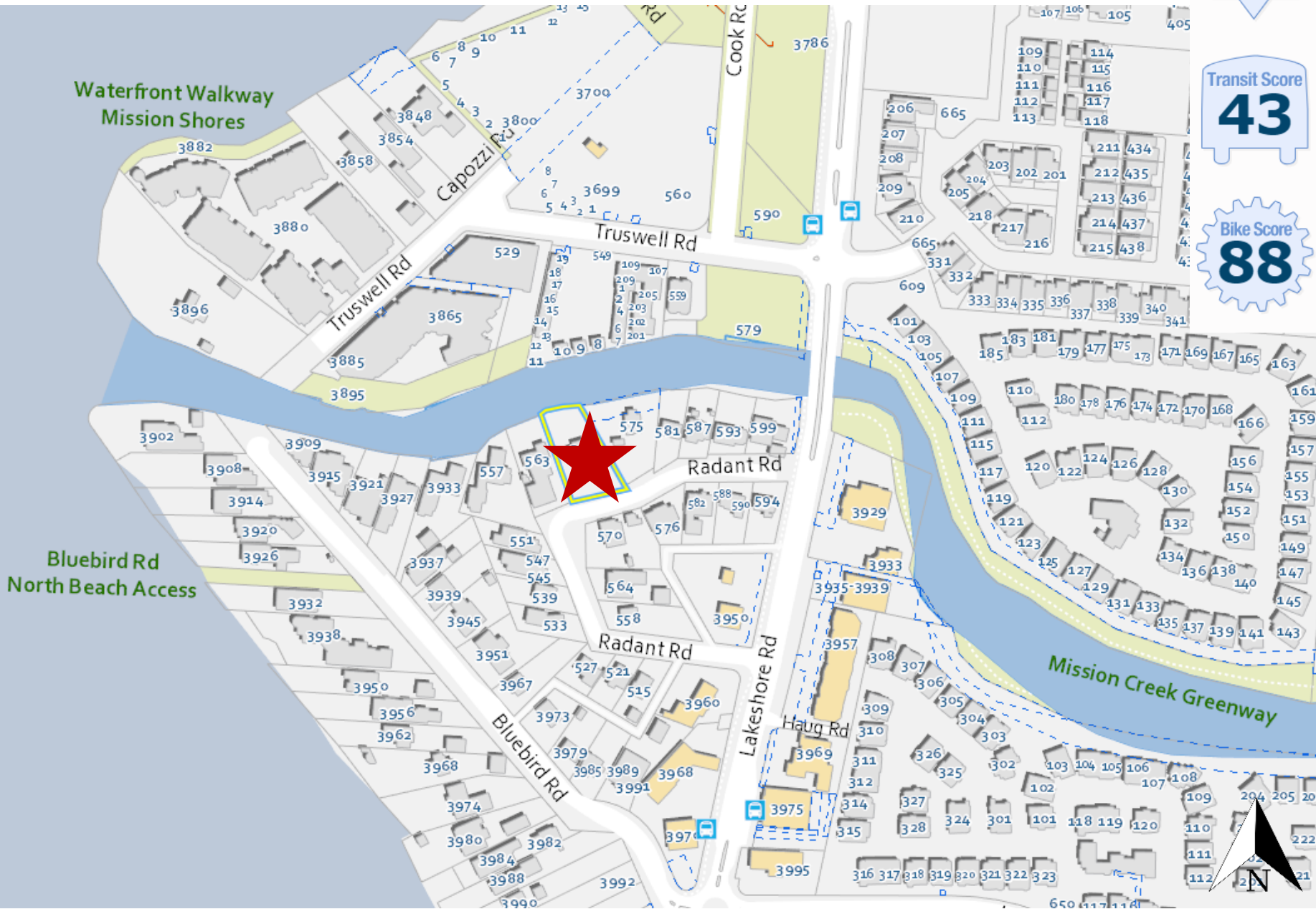
Council  
Approvals

# Context Map

Walk Score  
**55**

Transit Score  
**43**

Bike Score  
**88**



Waterfront Walkway  
Mission Shores

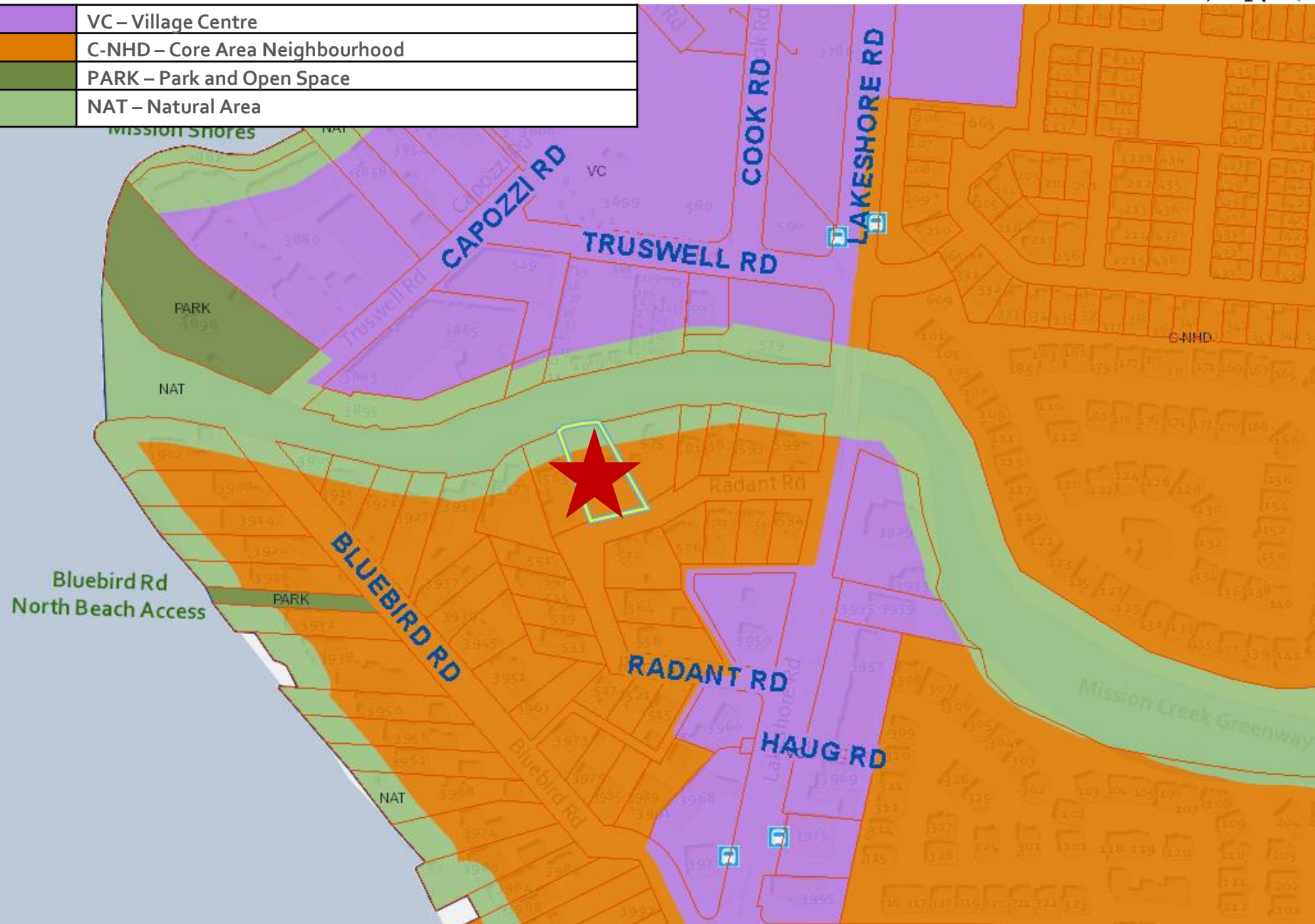
Bluebird Rd  
North Beach Access

Mission Creek Greenway

# OCP Future Land Use



	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	PARK – Park and Open Space
	NAT – Natural Area



# Subject Property Map



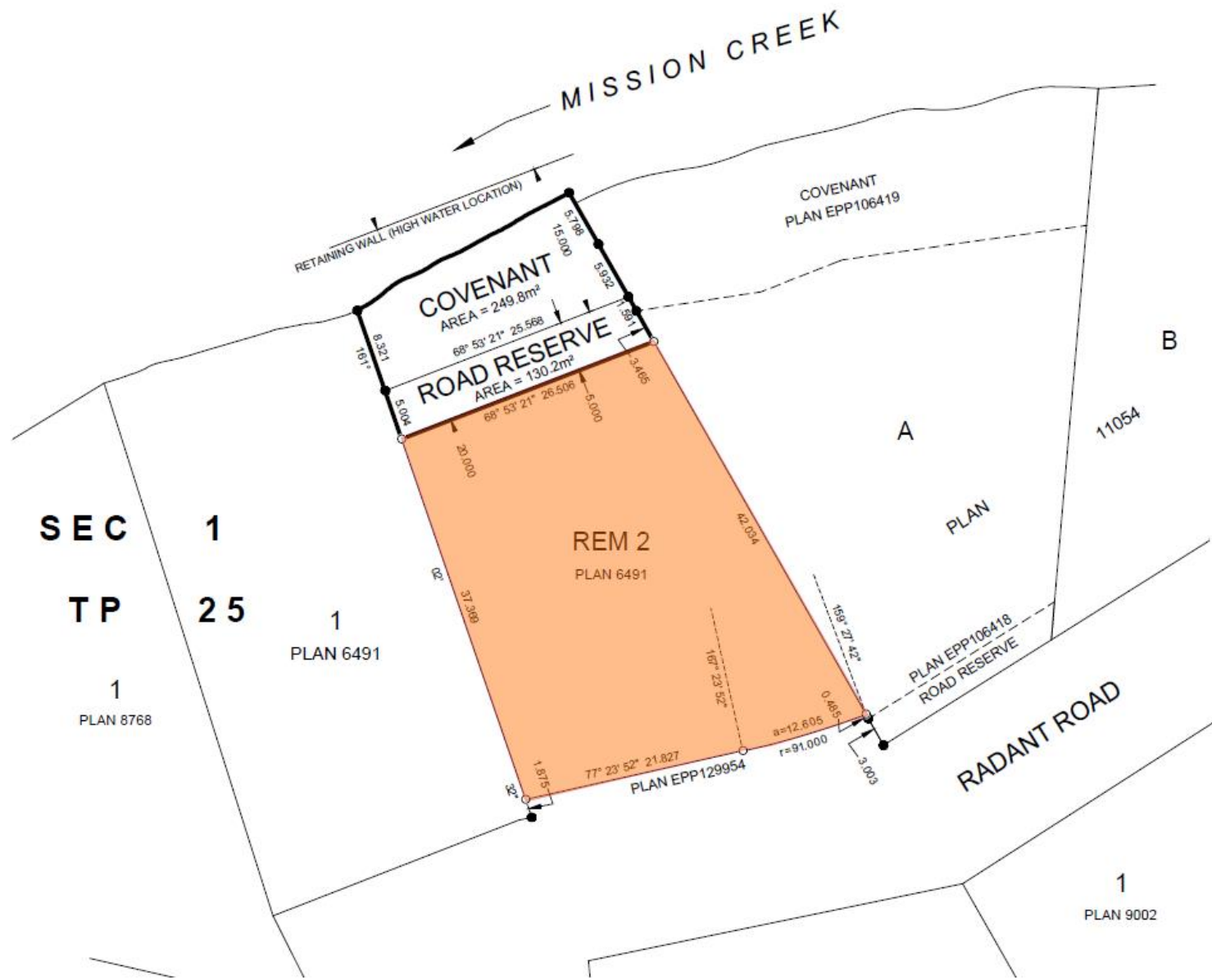
# Project Details

- ▶ MF<sub>1</sub> – Infill Housing zone
  - ▶ Allows ground-oriented multi-unit infill development
  - ▶ 2 storey maximum height
- ▶ Natural Area
  - ▶ Mission Creek Riparian Management Area
  - ▶ 5 m linear corridor for future trail along Mission Creek

# Overview



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# OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
  - ▶ Encourage gentle densification in the form of ground-oriented residential uses such as houseplexes and townhouses in Core Area Neighbourhoods
- ▶ Policy 10.2.6 Dedication of Linear Parks
  - ▶ Secure linear corridors for public access in accordance with OCP
- ▶ Policy 14.5.1 Development Design in Environmentally Sensitive Areas
  - ▶ Design new development to protect environmentally sensitive areas.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Policies
    - ▶ Ground Oriented Infill
    - ▶ Dedication of Linear Parks
    - ▶ Development Design in Environmentally Sensitive Areas