



November 22, 2022

City of Kelowna
Urban Planning Department
1435 Water Street, V1Y 1J4
Kelowna, BC

Rezoning and 2-Lot Subdivision Application at 654 Buck Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision. The intent is to create two lots which will each support a single detached dwelling and any associated accessory buildings. The existing dwelling located on this property will be removed as part of the development process.

Official Community Plan

The subject property and immediate neighbourhood is designated in the OCP as *Suburban Residential (S-RES)*, a designation that supports the RU2 zone. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating infill housing within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent or purchase a new dwelling can do so without constructing a new single-family home in a new neighbourhood.

2. Promote more housing diversity.

The *Suburban Residential* Future Land Use designation allows for a range of housing forms within existing suburban neighbourhoods. Since the area primarily consists of single detached dwellings on large lots, the RU2 – Medium Lot Housing zone is a great way to create sensitive infill while remaining consistent with the single detached rhythm of the neighbourhood.

3. Protect our environment.

Constructing new dwellings on an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal on new lots.

Rezoning and 2-Lot Subdivision Details

Both resulting properties from the 2-lot subdivision will meet all regulations under the RU2 zone. The proposed lot width is 22.68m for Lot A, and 14.94m for Lot B. Each property will meet the required lot area with 599.9m² for Lot A and 700.2m² for Lot B.

The immediate neighbourhood includes a range of housing densities such as RU1c, RU2, and RU4. The neighbourhood consists of several older dwellings located on large lots. However, there have been several subdivisions and zoning amendments since the mid-2000's that have created smaller lots, infill housing, and carriage homes in the neighbourhood. For example, 661 – 679 McClure Road is located 72.0m from the subject property. This project created a sensitive increase in density and resulted from a subdivision and rezoning to RU2. The area is well served with several schools, parks, and the Okanagan Mission Community Hall. Shopping is an easy walk to the local commercial hub.

Encumbrances

Two Restrictive Covenants are registered on the State of Title from 1970 (E1622) and 1976 (D24756). Due to the extensive cost of pulling these documents, they have not been provided as part of this application. If required, please contact Urban Options and we can supply the documents upon request.

Conclusion

The change of zoning on the subject property to the RU2 – Medium Lot Housing zone will provide additional units in this desirable neighbourhood. We believe this project creates sensitive infill in a growing area of Kelowna and will have minimal impact on the neighbourhood. Under the direction of City Council, infill development is an important step towards increasing the housing supply in the area and resolving the housing crisis. For any questions regarding this application, please contact Urban Options Planning Corp. at 250.575.6707.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

TOPOGRAPHIC SITE PLAN OF PROPOSED SUBDIVISION OF LOT 2, DL 357, ODYD, PLAN EPP5534.

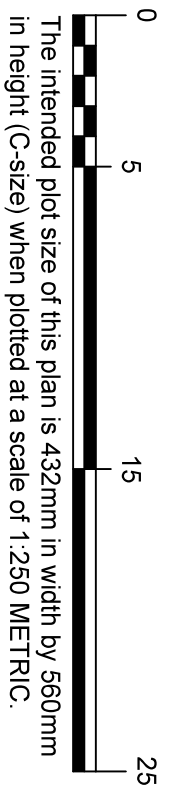


FIG: 028-949-340
CIVIC ADDRESS: 654 BUCK ROAD
CLIENT: MENETHIL PROPERTIES

LEGEND

- Pole Denotes utility pole
- Denotes anchor
- Denotes sanitary manhole
- Denotes water valve
- Denotes Iron Post found
- Denotes Iron Post searched but Not Found

NOTES:

- The survey represented by this plan was conducted on May 12, 2022.
 - Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
 - Unregistered interests have not been included or considered.
 - Elevations shown are based upon geodetic datum (CVD28BC).
 - Contour intervals are 0.25m
- Lot 2, Plan EPP5534 is subject to charges on Title:
- Covenant E1622, D24756.
 - Statutory Right of Way LB509937.

