



April 26, 2023

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

Rezoning Application from RU1 – Large Lot Housing to RU4 – Duplex Housing in Conjunction with a 2-Lot Subdivision at 4519 Horak Rd.

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing. Application for 2-Lot Subdivision has been submitted concurrently. The intent of the project is to construct 2 dwellings in a semi-detached form on each resulting property. The existing dwelling will be removed. Context photos are provided to show the current configuration of the neighbourhood.

Proposed Site Layout

The lot area of each resulting property meets the requirement of the RU4 zone at 714.6m² (Proposed Lot A) and 686.8m² (Proposed Lot B) and can easily support two-dwelling housing. The lot width also meets minimum requirements. Both properties will be accessed from Horak Road due to its lower classification in the 2040 Transportation Master Plan. Horak Road is identified as “future collector,” and Raymer Road is identified as “minor arterial.” As shown on the attached Zoning Table, all rules and regulations under the RU4 zone will be met as part of the development process.

Infrastructure and Neighbourhood

Services are available to the property from each road frontage, and the entire property is flat with no elevation changes. The neighbouring properties on the north, west, and east sides are each zoned RU1 – Large Lot Housing. 4510 Horak Road, located southwest of the subject property is zoned RU1c – Large Lot Housing with carriage house. 2 doors down, the property at 705 Raymer was recently rezoned to RU4 and will be developed with duplex housing. The majority of the existing neighbourhood consists of large lots with houses constructed in the early 1970’s. With the implementation of the 2040 OCP and Zoning Bylaw 12375, the subject neighbourhood is perfect for light densification to work towards overcoming British Columbia’s housing crisis. It is anticipated that duplex housing will conform to the existing configuration of the neighbourhood, while increasing the unit count for new tenants such as young families to join the neighbourhood.

Official Community Plan Conformance

This proposal conforms to the 2040 OCP – Future Land Use direction of *Suburban Residential*, as two-dwelling residential is a supported use. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill 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. In addition, new construction within existing neighbourhoods eliminates the need to create new service mains which are expensive to build and maintain.

2. Promote more housing diversity.

The *Suburban Residential* Future Land Use designation allows for a range of housing forms within existing suburban neighbourhoods. Two-dwelling housing is a great way to utilize the existing property and services to create a diverse housing option in a neighbourhood which is located nearby to amenities such as schools and parks.

3. Protect our environment.

Constructing two-dwelling housing within an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal on undeveloped lots.

Project Benefits

In the immediate neighbourhood within a 300m radius, there are 6 properties which are zoned RU4. In addition, there are 4 properties which have been rezoned to RU1c to increase the density of the neighbourhood. We believe the application is beneficial to the community for multiple reasons.

Firstly, the application will allow for upgrades in a neighbourhood which is experiencing sensitive redevelopment with the adoption of the 2040 OCP. Secondly, the property is situated near amenities such as the Raymer Road cycling trail and a bus route located on Gordon Drive, which is approximately 100m away. This provides an opportunity for cycling and public transit. There are also Mission Ridge Park and Woodhaven Regional Park nearby. Lastly, the subject property is located nearby multiple elementary and secondary schools, making the subject property an excellent location for growing families.

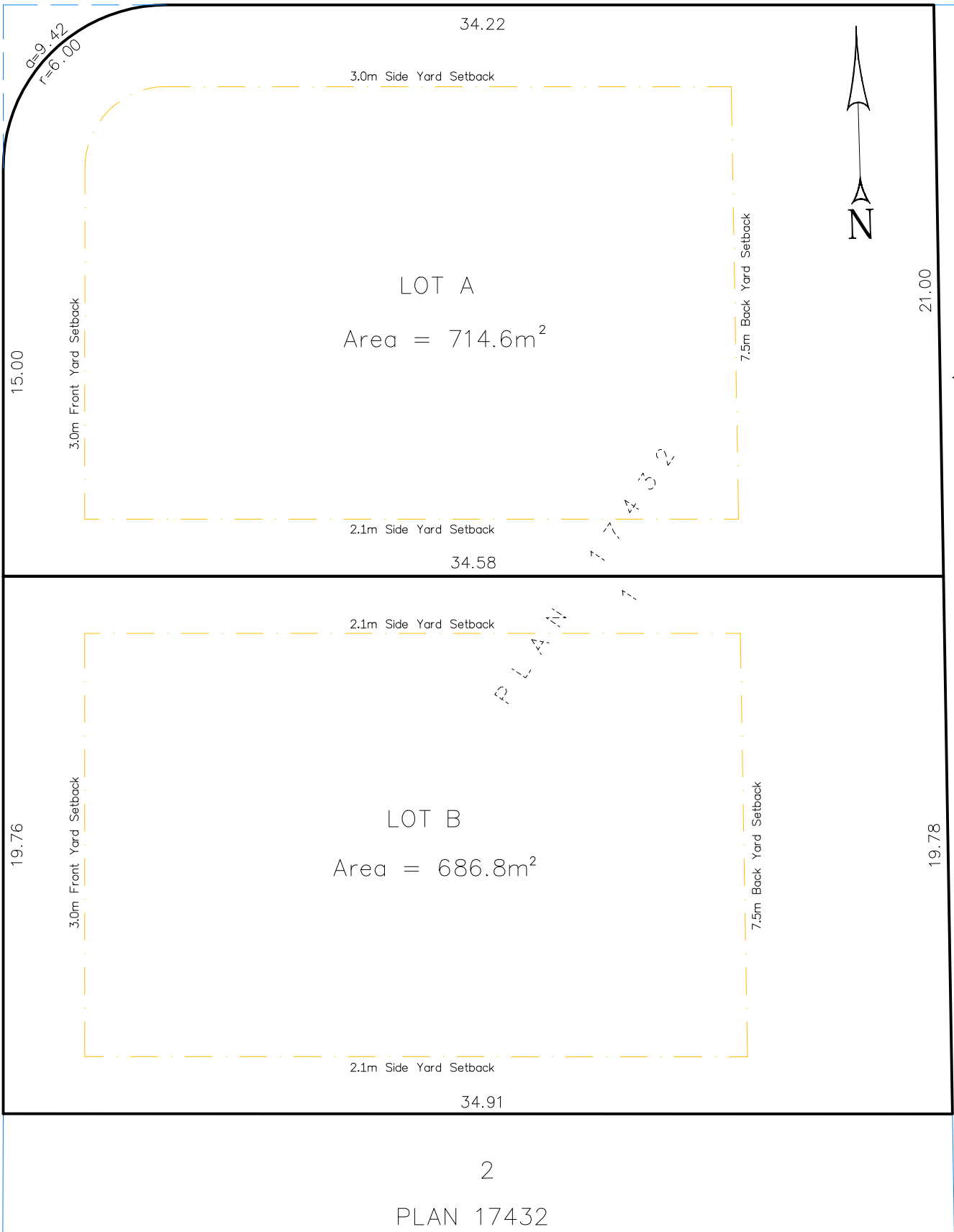
We believe this project creates sensitive infill in an area of Kelowna with great potential. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

Regards,

Urban Options Planning Corp. by its authorized signatory, Birte Decloux, RPP MCIP

RAYMER ROAD

HORAK ROAD



Setbacks shown are derived from (City of Kelowna/West Kelowna) Zoning Bylaw (8000/0154) Zone RU4 and do not reflect any variances that have been applied for/approved.

TITLE: **SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF LOT 1, D.L. 358, O.D.Y.D., PLAN 17432 (4519 HORAK ROAD, KELOWNA)**

DRAWN BY: **RUNNALLS DENBY**
british columbia land surveyors
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SCALE: 1:200 (8½" x 14")

DATE: March 15, 2023

DWG: 16534 PSUB

CLIENT: **NANCY SUN**

FILE No: 16534

REV. 0