



June 9, 2023

City of Kelowna

**Urban Planning Department**

1435 Water Street,

Kelowna, BC V1Y 1J4

Rezoning Application from RU1 – Large Lot Housing to RU4 – Duplex Housing and  
RU2 – Medium Lot Housing in Conjunction with a 2-Lot Subdivision at 436 Eldorado Rd.

## **Introduction**

Dear Planning Staff,

As the need to create housing in BC increases, we intend to densify the subject property to its highest-and-best use. The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing and RU2 – Medium Lot 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 Proposed Lot B, and a single-family dwelling on Proposed Lot A. 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 intended zone at 525.34m<sup>2</sup> (Proposed Lot A) and 854.58m<sup>2</sup> (Proposed Lot B) and can easily support single-detached housing and two-dwelling housing. The lot width also meets minimum requirements. Proposed Lot A is less than 30.0m in depth, therefore we are rezoning to RU2 to avoid a Variance for lot depth. In addition, the setbacks in the RU2 zone are more desirable from a building perspective. Proposed Lot B will be accessed from Walker Road to avoid the safety concern of 2 accesses next to each other on the corner of Eldorado and Walker Road. Although the road classification is the same, Walker Road tends to be a quieter street. As shown on the attached Zoning Table, all rules and regulations under the RU4 and RU2 zone will be met as part of the development process.

## **Infrastructure and Neighbourhood**

The neighbouring properties are predominantly single-family housing. However, the property across the street at 442 Eldorado was recently subdivided and rezoned to RU2 – Medium Lot Housing. There are also a few other RU2 and RU4 properties in the neighbourhood. In addition, the proposed subdivision will reflect the lot sizes of neighbouring properties on Eldorado Road, to the east. Services are available to the property from each road frontage, and the entire property is flat with no elevation changes.

It is anticipated that duplex and single-family housing on the subject property will conform to the existing character of the neighbourhood, while utilizing the highest-and-best use for the site. Increasing the unit count allows for new residents 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 and single-detached housing within an existing building envelope reduces the need for environmental impacts such as blasting, substantial site grading, and tree removal on undeveloped lots.

### **Project Benefits**

In the immediate neighbourhood within a 300m radius, there are 8 properties which are zoned RU2, and 1 property zoned RU4. We believe the application is beneficial to the community for multiple reasons.

Firstly, the application will allow for upgrades in a neighbourhood which has experienced sensitive redevelopment in recent years and will continue to see development with the adoption of the 2040 OCP. Secondly, the property is situated near amenities such as the Eldorado Road Beach Access. Lakeshore Road is the nearest arterial road which contains a BC Transit bus route and associated bus stops. The Lakeshore Road Recreation Corridor was also recently constructed for walking and biking access. Lastly, the subject property is located nearby elementary and secondary schools, making the subject property an excellent location for growing families.

It is noteworthy that the enclosed building plans do anticipate suites (or carriage houses) as part of the permitted uses in the RU4- Duplex housing zoning.

We believe this project creates sensitive infill in a desirable area of Kelowna. 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

# PLAN OF PROPOSED SUBDIVISION OF LOT 2, DL 167, ODYD, PLAN 21142.



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:250 METRIC.

PID: 007-575-475  
CIVIC ADDRESS: 436 ELDORADO ROAD  
CLIENT: COMPTON

- NOTES:
- The survey represented by this plan was conducted on May 8 and 9, 2023.
  - Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
  - Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
  - Unregistered interests have not been included or considered.

Charges on Title: None

4  
PLAN 28189

5  
PLAN 28189

PROPOSED LOT A

0.053 ha.  
525.4 m<sup>2</sup>

PROPOSED LOT B

0.085 ha.  
854.4 m<sup>2</sup>

2  
PLAN 21142

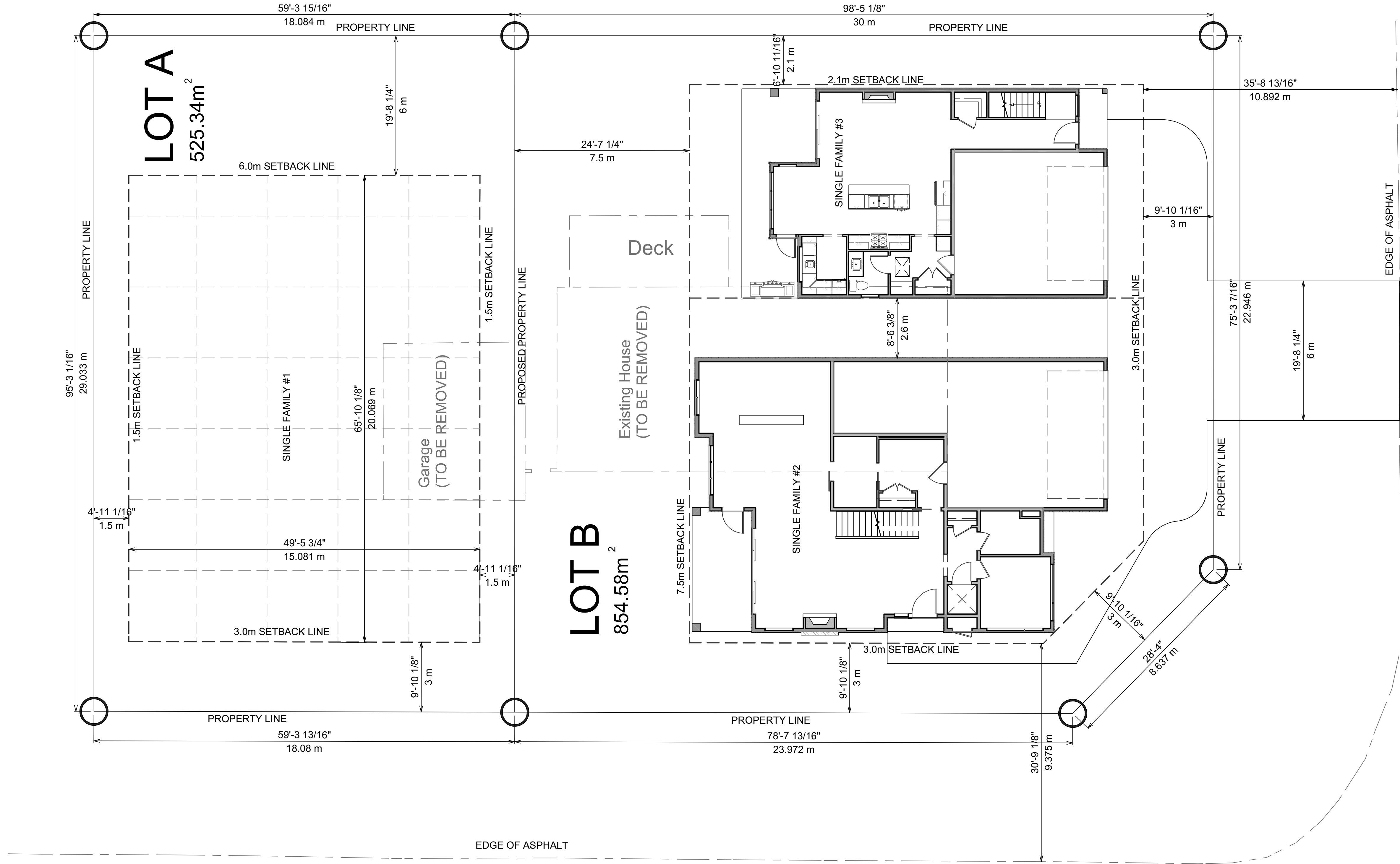
ELDORADO ROAD

WALKER ROAD

**AllTerra**  
Land Surveying Ltd.

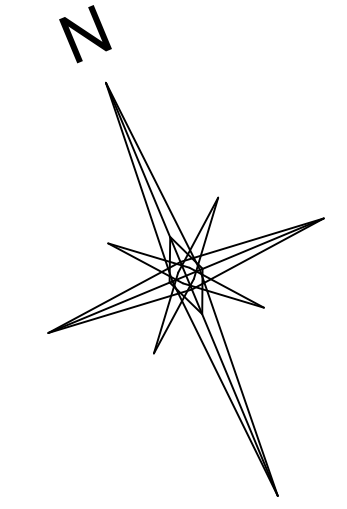
www.AllTerraSurvey.ca  
Ph: 250.762.0122 File: 323034-SD (May 15, 2023)





# LOT # 2

1,381.6m<sup>2</sup>



**PLOT PLAN**  
SCALE: 1/8" = 1'

**\*\*NOTE\*\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

**LOT B COVERAGE**

MAIN FLOORS	=	2,088 SQ.FT.
GARAGES	=	1,091 SQ.FT.
DECK/PATIO	=	250 SQ.FT.
COVERED ENTRY(S)	=	50 SQ.FT.
<b>TOTAL FOOTPRINT</b>	<b>=</b>	<b>3,506 SQ.FT.</b>
<b>TOTAL LOT SQ.FT.</b>	<b>=</b>	<b>9,198.59 SQ.FT.</b>
<b>TOTAL COVERAGE</b>	<b>=</b>	<b>38.11%</b>

SHEET NUMBER  
**1/3**

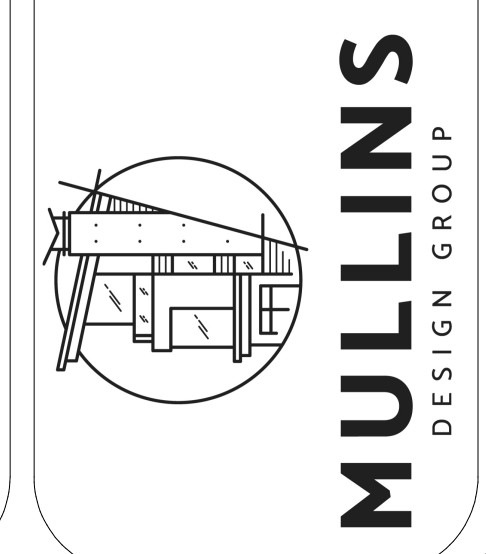
SCALE: 1/4" = 1'

DATE: JUNE-02-2023

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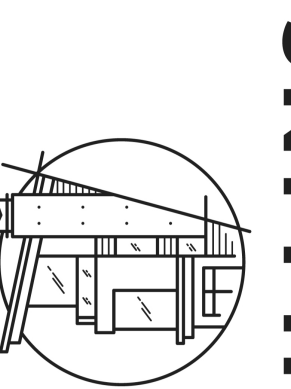
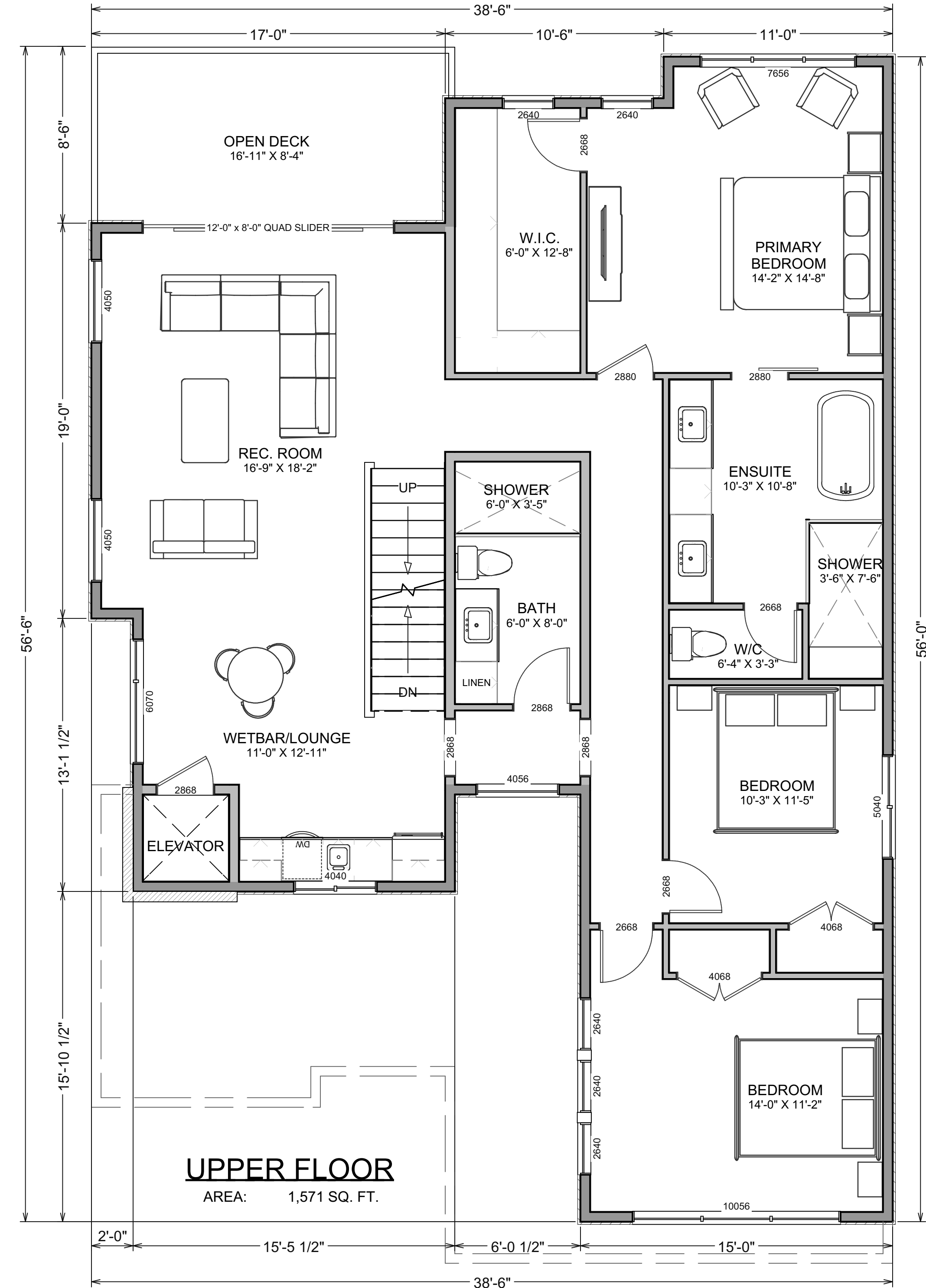
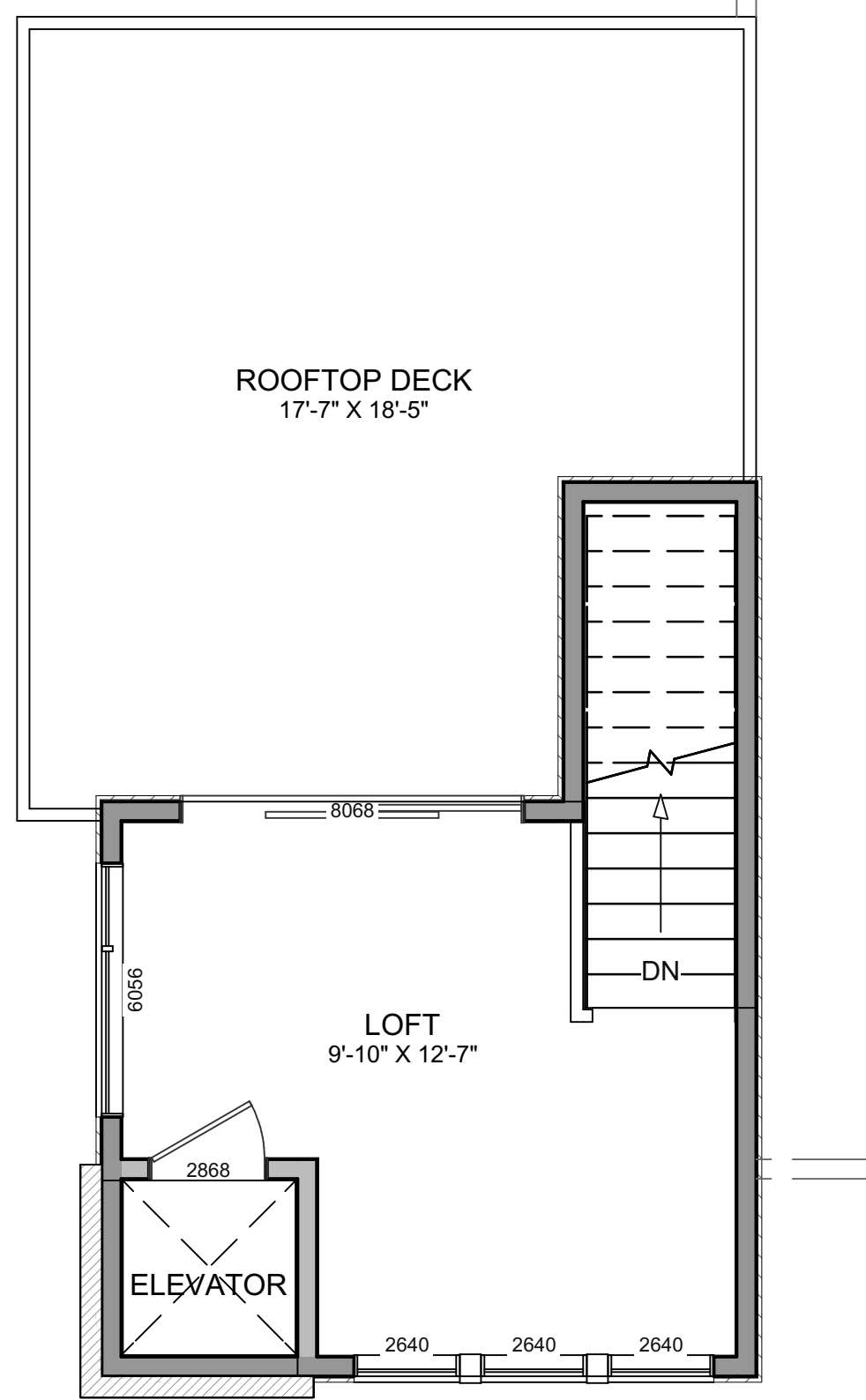
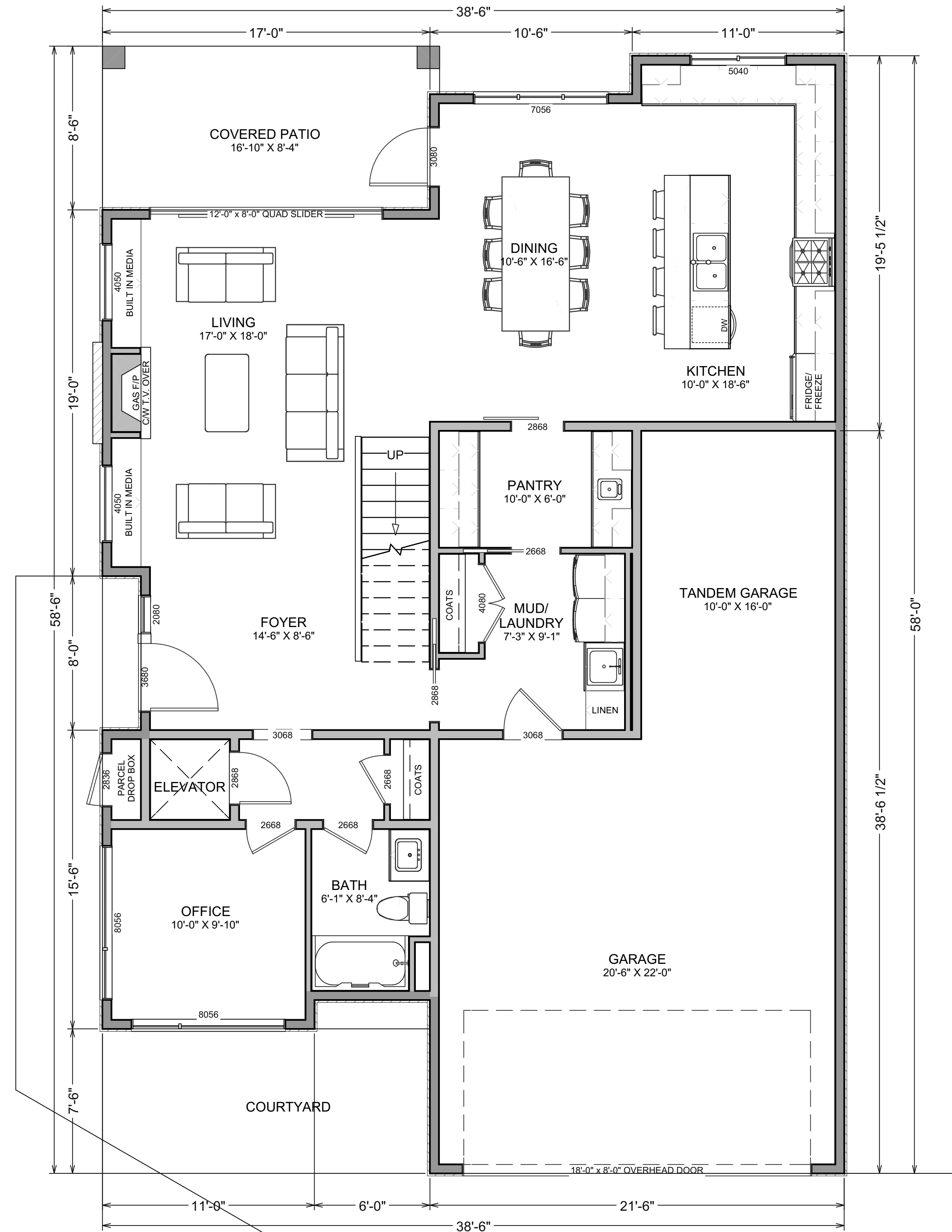
PROPOSED PROJECT FOR  
**COMPTON/KELLER RESIDENCE**  
436 ELDORADO RD

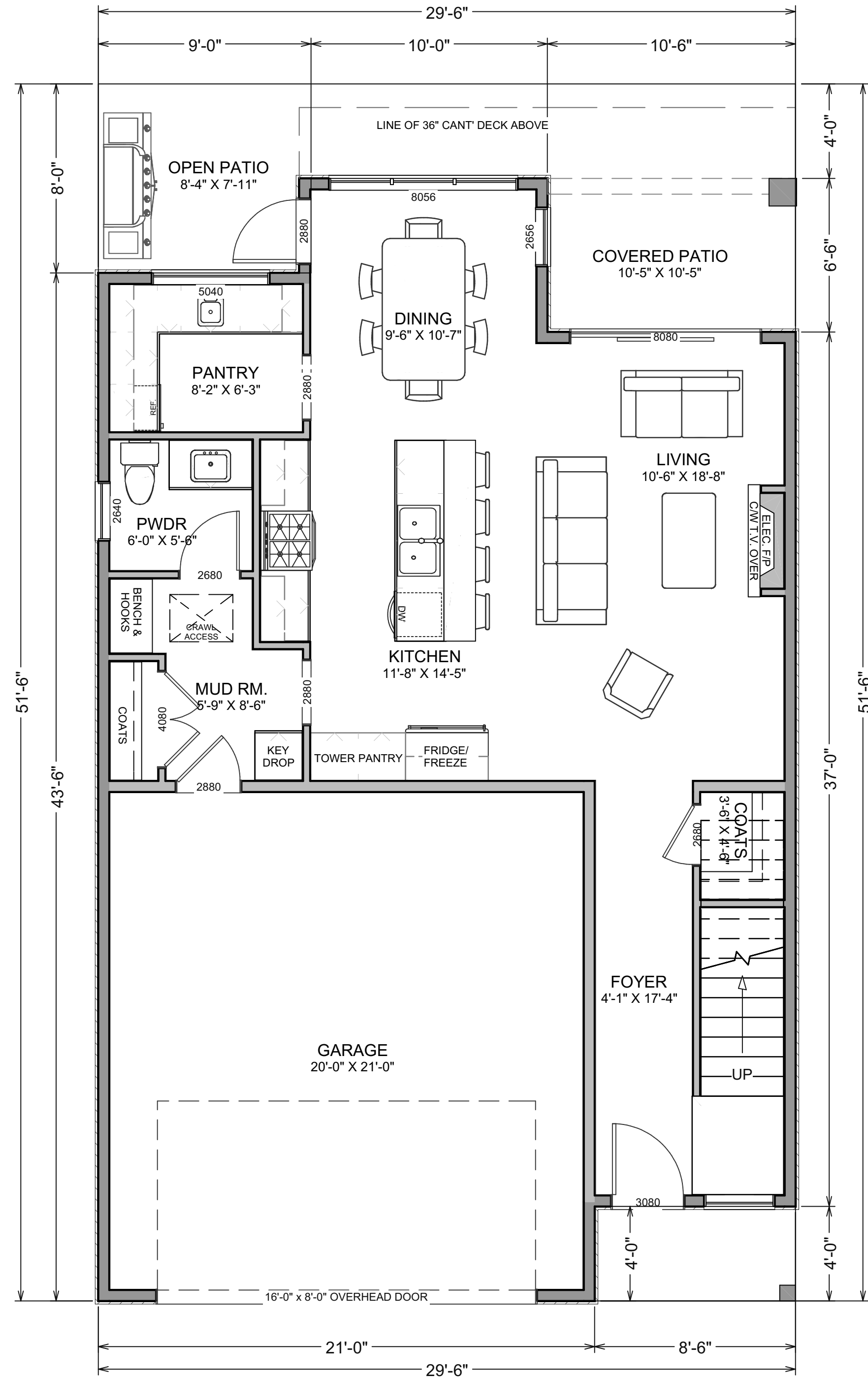
UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
E-mail: mullinsdrafting@shaw.ca



WALKER RD

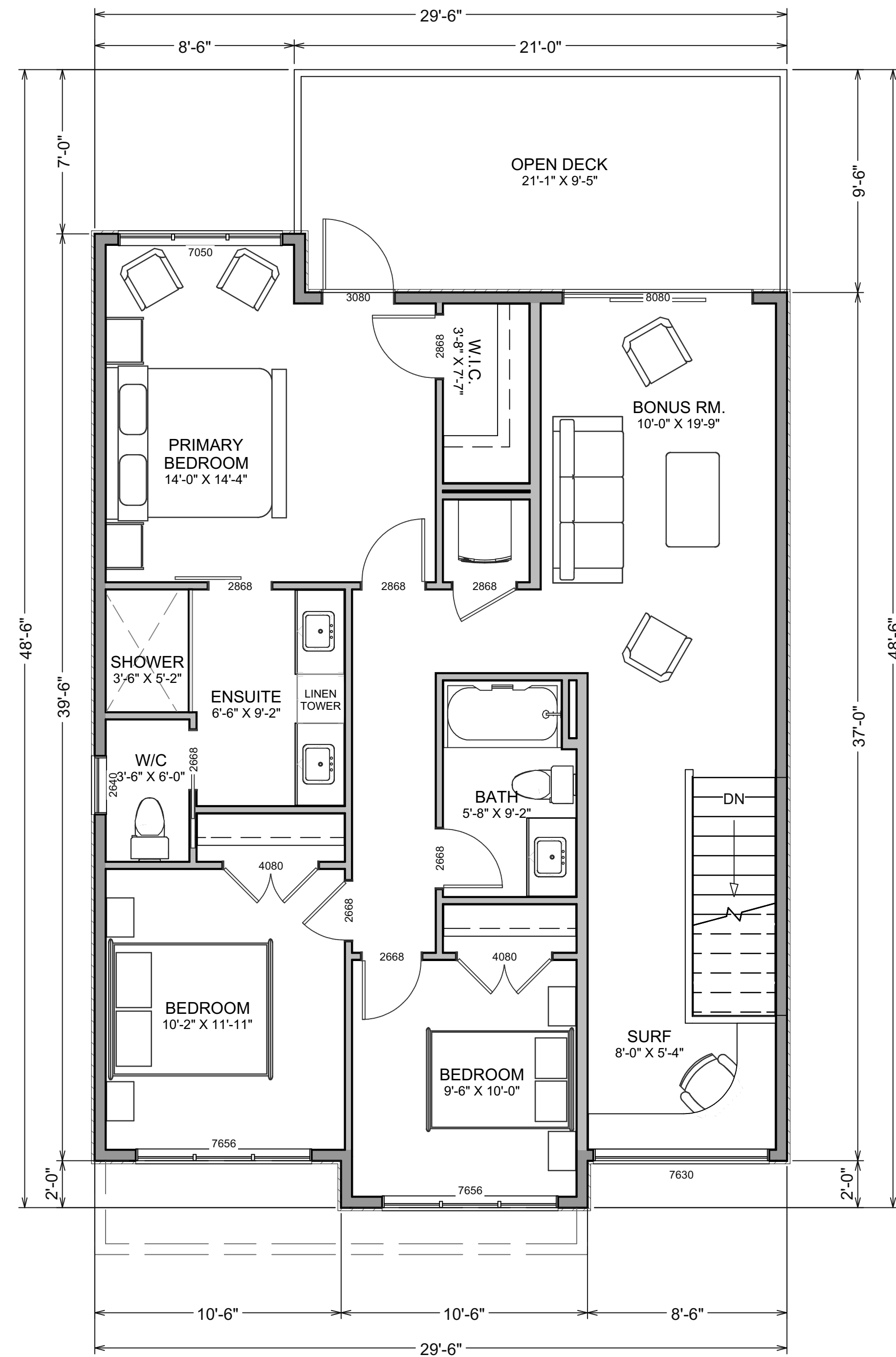
ELDORADO RD





**MAIN FLOOR**

AREA: 812 SQ. FT.  
 GARAGE: 444 SQ. FT.



**UPPER FLOOR**

AREA: 1,094 SQ. FT.  
 (EXCLUDING STAIRS)

SHEET NUMBER

3/3

SCALE: 1/4" = 1'

DATE: JUNE-02-2023

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