



June 8, 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 122 Wallace 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. 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 854.8m² (Proposed Lot A) and 861.7m² (Proposed Lot B) and can easily support two-dwelling housing. The lot width also meets minimum requirements. Both properties will be accessed from Wallace Road due to its lower classification in the 2040 Transportation Master Plan. Wallace Road is identified as “existing collector,” and Rutland Road is identified as “highway.” 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

The neighbouring properties across Rutland Road are multi-family due to their Future Land Use designation of Core Area – Neighbourhood. However, we wanted the subject property to remain in compliance with the existing OCP designation of Suburban Residential. Therefore, the highest-and-best use for the properties is the RU4 – Duplex Housing zone. In addition, the proposed subdivision will reflect the lot sizes of neighbouring properties, which were previously subdivided at various stages such as the 1960’s, 1980’s, and 1990’s.

Services are available to the property from each road frontage, and the entire property is flat with no elevation changes. The sidewalk has been constructed on the Wallace Road frontage, and the sidewalk, bike lanes, and landscaping has been developed on the Rutland Road frontage. Although the direct neighbours are developed with single-family dwellings, the neighbourhood contains an abundance of RU4 zoned properties, on streets such as Maple Road, Murray Crescent, and Irene

Road. It is anticipated that duplex housing on the subject property will conform to the existing configuration of the neighbourhood, while increasing the unit count for new tenants 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, substantial site grading, and tree removal on undeveloped lots.

Encumbrances

Restrictive Covenant S57194 is registered on title between the original landowners and the City of Kelowna. The Covenant outlines that a 3.0m portion of property adjacent to Rutland Road cannot be developed due to highway reserve purposes.

Project Benefits

In the immediate neighbourhood within a 200m radius, there are 13 properties which are zoned RU4. In addition, there are 2 properties which have been rezoned to MF2 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 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 parks, bike paths, and bus stops. Raymer Road is a BC Transit bus route. Lastly, the subject property is located nearby 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

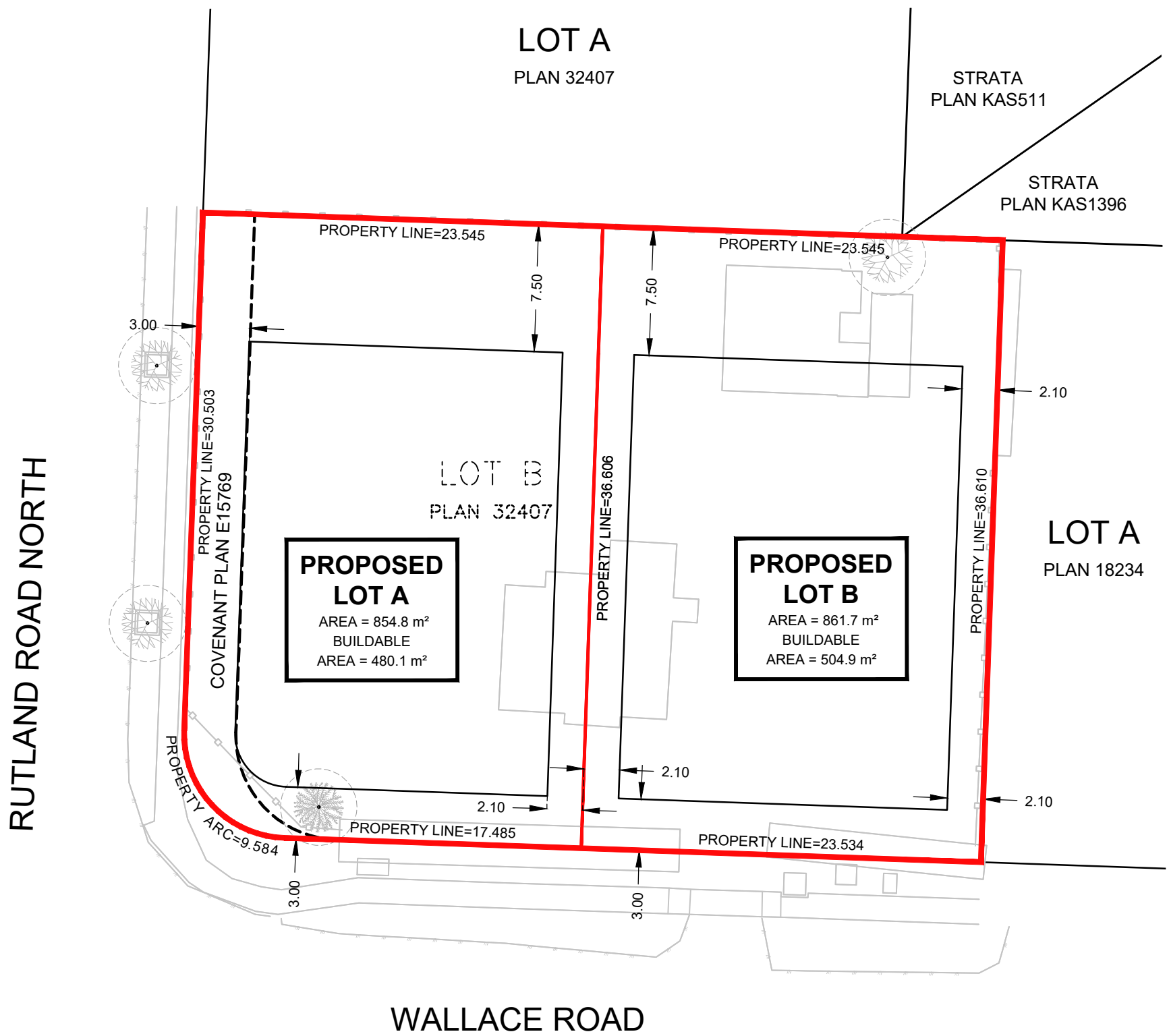
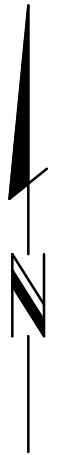
PROPOSED SUBDIVISION PLAN OF LOT B SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 32407

CITY OF KELOWNA
CIVIC ADDRESS: 122 WALLACE ROAD
PID: 030-468-496

SCALE 1:300



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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