



June 29, 2023

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

Rezoning and Development Permit Application at 632 McCurdy Road E, Kelowna BC

## Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1c – Large Lot Housing with Carriage House to RU4 – Duplex Housing. In addition, a Farm Protection Development Permit has been submitted to address the buffer between the neighbouring ALR property at 712 McCurdy Road. The goal for this site is to construct a second dwelling on the property in a single-detached form.

## Official Community Plan

This proposal conforms to the 2040 OCP – Future Land Use designation of Suburban Residential, as two-dwelling housing is a supported use. Despite this land use designation, the subject property is located less than 100m from an MF2 zoned property in the Core Area – Neighbourhood. The following pillars are met as part of this application:

1. Stop planning new suburban neighbourhoods.  
Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, density is focused in areas with existing services and nearby transit, walking, and biking options.
2. Promote more housing diversity.  
Infill housing allows for diverse housing options within the Suburban Residential area of Kelowna. Many tenants or property owners are searching for additional housing which provides appropriate parking, ground-oriented or rooftop outdoor space, and multiple bedrooms for growing families.
3. Protect and restore our environment.  
To enhance the site, the landscape plan proposes a buffer to be planted, adjacent to the ALR. This will protect both properties and significantly improve soil and water consumption, carbon storage, provide shade, and improve air quality on the site. All existing trees except the maple tree will be preserved.

4. Prioritize sustainable transportation and shared mobility.

McCurdy Road is identified as a bicycle and pedestrian network. An existing sidewalk and bike lane are located on the McCurdy Road frontage of the subject property. Therefore, residents of the subject property have the opportunity to access the bike lane or pedestrian network outside their front doorstep.

### Site Layout

The existing dwelling located on the property will remain in place. In suburban areas, it is important to retain existing housing stock where possible to relieve waste materials from the landfill, and maintain the form and character of the neighbourhood. A proposed new dwelling is planned to be constructed north of the existing dwelling and meets all siting regulations as outlined in the Zoning Bylaw. The site plan shows the maximum “buildable area” with setbacks and the rear Covenant taken into consideration. A new driveway will be constructed from the Lacombe frontage to access parking for both dwellings. The existing driveway access from McCurdy will be removed.

### Covenant / Landscape Details

The Covenant LA43330 registered on title outlines the requirements of the landscape buffer area, which has been reflected in the landscape plan provided. The plan satisfies any requirements of the Farm Protection Development Permit, which requires a 4.0m landscape buffer according to the OCP. Specifically, the landscaped Covenant area will include the existing cedar hedge, a proposed 0.6m berm, shrubs, lawn, and a chainlink fence. No dwellings or structures will be located within the Covenant area, as shown on the landscape plan and cross section.

### Pre-Development Tree Inventory

As required on the Application Checklist, a tree inventory must outline the existing trees on-site and their associated details. All existing trees on site have been surveyed and included on the proposed Landscape Plan. Further tree details are included below:

1. Evergreen (located on the corner) – small-sized, healthy. To be retained.
2. Evergreen (in front of existing dwelling) – large-sized, healthy. To be retained.
3. Evergreen (in front of existing dwelling) – large-sized, healthy. To be retained.
4. Front and rear cedar hedge – medium sized, healthy. To be retained.
5. Maple – 0.30 DBH, healthy. May be removed, depending on BP drawings.

### Conclusion

The intention of this proposal is to create infill development in an area of Kelowna which is walkable, bikeable, and has access to nearby amenities such as Rutland Sports Fields, Arena, and Tower Ranch Golf Club. In addition, Rutland Middle and Secondary Schools are located less than 1.0km away, which appeals to growing families who will have an opportunity to join the neighbourhood. This proposal is anticipated to provide additional housing at a time where the local housing market has been identified as unaffordable and short of supply. The proposal will create new housing stock

while integrating into the existing form of the neighbourhood. We look forward to hearing your comments and feedback on the project.

Regards,

Urban Options Planning Corp.  
by it's Authorized Signatory; Birte Decloux, RPP MCIP



## ZONING ANALYSIS TABLE

**ADDRESS:** 632 McCurdy Road

**PROPOSAL:** Rezoning from RU1c – Large Lot Housing with Carriage House to RU4 – Duplex Housing



**PURPOSE:** Two-Dwelling Housing

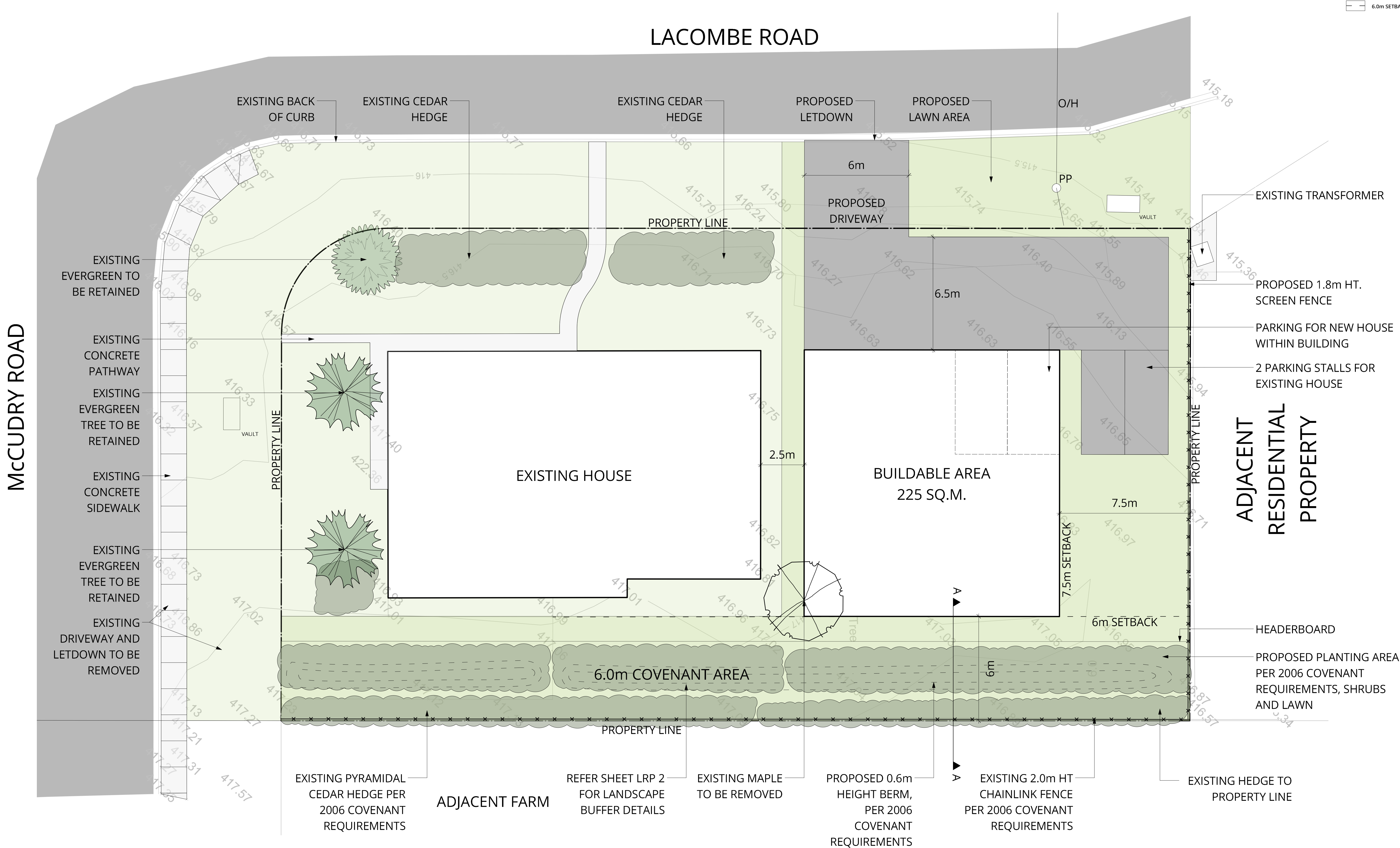
SITE CONTEXT	PROPOSAL	
Future Land Use (2040 OCP)	Suburban Residential	
Transit Supportive Corridor	No	
Subdivision or Consolidation Required	No	
Adjacent Land Uses	N: Single-Family Residential (RU1 zone) S: A1 – Agriculture 1 E: A1 – Agriculture 1 W: Single-Family Residential (RU1 zone)	
BYLAW REGULATIONS	RU4 ZONE	PROPOSAL
DEVELOPMENT REGULATIONS		
Lot Area	540.0m <sup>2</sup>	1469.0m <sup>2</sup>
Site Width for Regular Lots	18.0m	28.313m (frontage – irregular shaped lot)
Site Width for Corner Lots	20.0m	
Minimum Building Envelope Area	200.0m <sup>2</sup>	805.719m <sup>2</sup>
Site Depth	30.0m	52.219m
Total Number of Units	Maximum unit density: two dwellings each with a secondary suite or carriage house	2 units in the form of single-detached dwellings
Site Coverage of Building(s)	40%	Existing dwelling: 276.5m <sup>2</sup> Maximum footprint available for second dwelling: 225.0m <sup>2</sup> Total (if maximized): 501.5m <sup>2</sup> (34.14%)
Site Coverage Building(s), Impermeable Surfaces	70%	Buildings: 501.5m <sup>2</sup> Proposed driveway: 200.0m <sup>2</sup> Total: 701.5m <sup>2</sup> (47.75%)
BUILDING SETBACKS / HEIGHT		
Front & Flanking Yard (Primary Buildings)	4.5m 3.0m within S-RES designation	6.1m

BYLAW REGULATIONS	RU4 ZONE	PROPOSAL
BUILDING SETBACKS / HEIGHT		
Front & Flanking Yard from Garage or Carport	6.0m (Measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of pavement. However, the minimum setback from the lot line is 3.0 m.)	N/A
Rear Yard	7.5m or 4.5 when lot width exceeds depth	7.5m
Side Yards	2.1m	E: 6.0m to buildable area due to Covenant W: 7.04m (existing dwelling), 3.0m to buildable area
Maximum Height	10.0m	N/A
Driveway Access Width (Excluding Lane Access)	6.0m maximum	6.0m
Minimum Separation Between Detached Principal Buildings	2.5m	2.5m
PARKING REGULATIONS		
Parking Stalls per Dwelling Unit	2 stalls per unit	2 stalls will be provided per principal dwelling
Parking Stalls per Carriage House or Secondary Suite	1 stall per unit	N/A

JP August 15, 2023

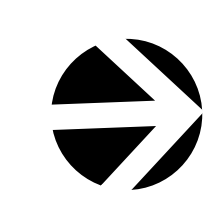
LEGEND:

-  PROPERTY LINE
-  6.0m SETBACK LINE



SEAL

NORTH



SCALE: 1 : 200

ISSUED FOR :

NO.	DESCRIPTION	DATE
2	ISSUED FOR RE-ZONING	2023-08-15
1	ISSUED FOR RE-ZONING	2023-07-12
0	ISSUED FOR REVIEW	2023-06-13

REZONING SITE PLAN

**LRP 1**

PROJECT NO. : 23050-100 DATE : 2023-08-09



1 LANDSCAPE BUFFER SECTION A-A  
LRP 1 1:20

ISSUED FOR :

NO.	DESCRIPTION	DATE
2	REISSUED FOR RE-ZONING	2023-08-15
1	ISSUED FOR RE-ZONING	2023-07-12