



July 12, 2022

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

Application to Rezone the Property from RU1c – Large Lot Housing to RU4 – Duplex Housing at 705 Raymer Road.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1c – Large Lot Housing to RU4 – Duplex Housing to facilitate the construction of two dwellings in a semi-detached form. Context photos are provided to show the current configuration of the neighbourhood. The lot area is sufficient at 716.18m² and can easily support two-dwelling housing. All regulations and setbacks under the RU4 zone have been met as part of this application.

The proposal has been strategically designed with a shared driveway to meet the maximum road frontage width requirement of 6.0m. Both units contain a 2-car garage for parking. The property contains an abundance of outdoor space, allowing for 104.98m² of private open space for the east unit and 91.88m² for the west unit. There is additional outdoor open space in the front and side yards.

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.

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 amenities such as schools and parks.

3. Protect our environment.

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

In the immediate neighbourhood within a 400m radius, there are 7 properties which are zoned RU4. In addition, there are multiple properties which have been rezoned to RU2 or 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. The landowner is constructing the dwellings to increase the housing stock in a desirable area of Kelowna. Secondly, the property is situated near amenities such as the shopping centre at 4600 Lakeshore Road, H2O Fitness Centre, and the Capital News Centre. Gordon Drive, a 2-lane major arterial is nearby to the subject property, providing an opportunity for cycling and public transit. Lastly, the subject property is located 40.0m from Okanagan Mission Secondary School, and within 1.0km of Dorothea Walker and Anne McClymont Elementary Schools. Multiple parks such as Mission Ridge and Woodhaven are located nearby, making the subject property an excellent location for growing families who prefer to live in close proximity to schools and parks.

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

