

662 Berk Road

Rezoning request from RU₁-Large Lot housing to RU₄- Duplex housing zone.



WHY RU4?



Imagine Kelowna





Suburban Area

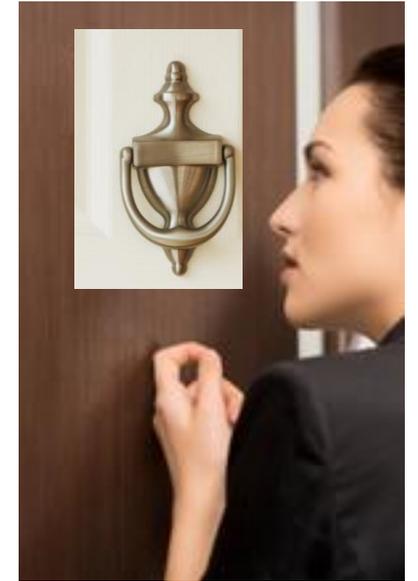
- The suburban areas are generally large older stock housing (1970's and 1980's) on very large lots
- It was the dream for my parents generations and they took pride in keeping up big homes with large lots.
- My generation already has changed and seek other fulfilment
- The 20 – 30 something generation wants to be in the action of urban spaces.
- Even our biggest growth demographic wants



townh



Neighbourhood communications



Notification of Public Hearing



- Public Hearing**
Tuesday, February 14, 2023 @ 4:00 pm, Council Chambers
- Email**
cityclerk@kelowna.ca
- Phone**
250-469-8645
- Online**
kelowna.ca/council
- Mail/drop off**
Office of the City Clerk
1435 Water St.
Kelowna BC
V1Y 1J4

Dear property owner/occupant,

In your neighbourhood
Kelowna City Council is considering the following proposed bylaw amendments to Zoning Bylaw No. 12375:

662 Berk Court (see map on reverse for location)
Bylaw No. 22465 (Z22-0054)

Requested zoning change: From the RU1 - Large Lot Housing zone to the RU4 - Duplex Housing zone.

Public Hearing
City Council will hold a Public Hearing on:
Tuesday, February 14, 2023
Kelowna City Hall, 1435 Water Street
Council Chambers

Scheduled Time 4:00 pm

Participate in person or electronically (online)

Provide your comments in advance
Comments may be made prior to the Public Hearing by email to cityclerk@kelowna.ca, by letter to the Office of the City Clerk, 1435 Water Street, Kelowna, BC V1Y 1J4, or verbally by calling the Office of the City Clerk at 250-469-8645 during office hours.

Development Proposal

In your neighbourhood

662 Berk Court
An Application to Rezone 662 Berk Ct from RU1 - Large Lot Housing to RU4 - Duplex Housing

Application No: Z22-0054
Applicant: Urban Options Planning Corp.

Get more information

- Email: gallison@kelowna.ca
- Phone: 250-469-8675
- Online: kelowna.ca/currentdevelopments
- Public Hearing: Tuesday, February 14, 2023, 4:00pm, City Hall Council Chambers. In Person or Electronic. Details at kelowna.ca/council

City of Kelowna

WHY RU4?



Residential Zones

Here is a table from the Zoning Bylaw showing all the residential zones available. The critical items are highlighted. Yellow for minimum frontage and blue for lot size. The property at 662 Berk Rd has the size and frontage to exceed these minimum requirements.

Section 11.4 – Subdivision Regulations					
m = metres / m ² = square metres					
	Zones				
	RU1 ¹	RU2 ¹	RU3 ¹	RU4 ¹	RU5
Min. Lot Width without access to a Rear Lane	16.5 m	13.0 m	8.5 m	18.0 m ⁻²	40.0 m
Min. Lot Width with access to a Rear Lane or Strata Road	15.0 m	12.0 m	8.5 m	18.0 m ⁻²	40.0 m
Min. Lot Width for Corner Lots	17.0 m	15.0 m	10.0 m	20.0 m ⁻²	40.0 m
Min. Lot Depth	30.0 m	27.0 m	27.0 m	30.0 m	30.0 m
Min. Lot Area ¹	450 m ²	350 m ² ³	255 m ²	540 m ² ²	4,000 m ²
Min. Building Envelope Area	150 m ²	130 m ²	n/a	200 m ²	n/a
New lots must have access to side or rear lane	no	no	yes	no	no

FOOTNOTES (Section 11.4.):

¹ Minimum lot width, lot depth, and lot area also apply to bareland strata lots.

² Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m², the minimum lot width is 10 m for corner lots, the minimum lot width is 9 m for all other lots, and the minimum building envelope area is 100 m².

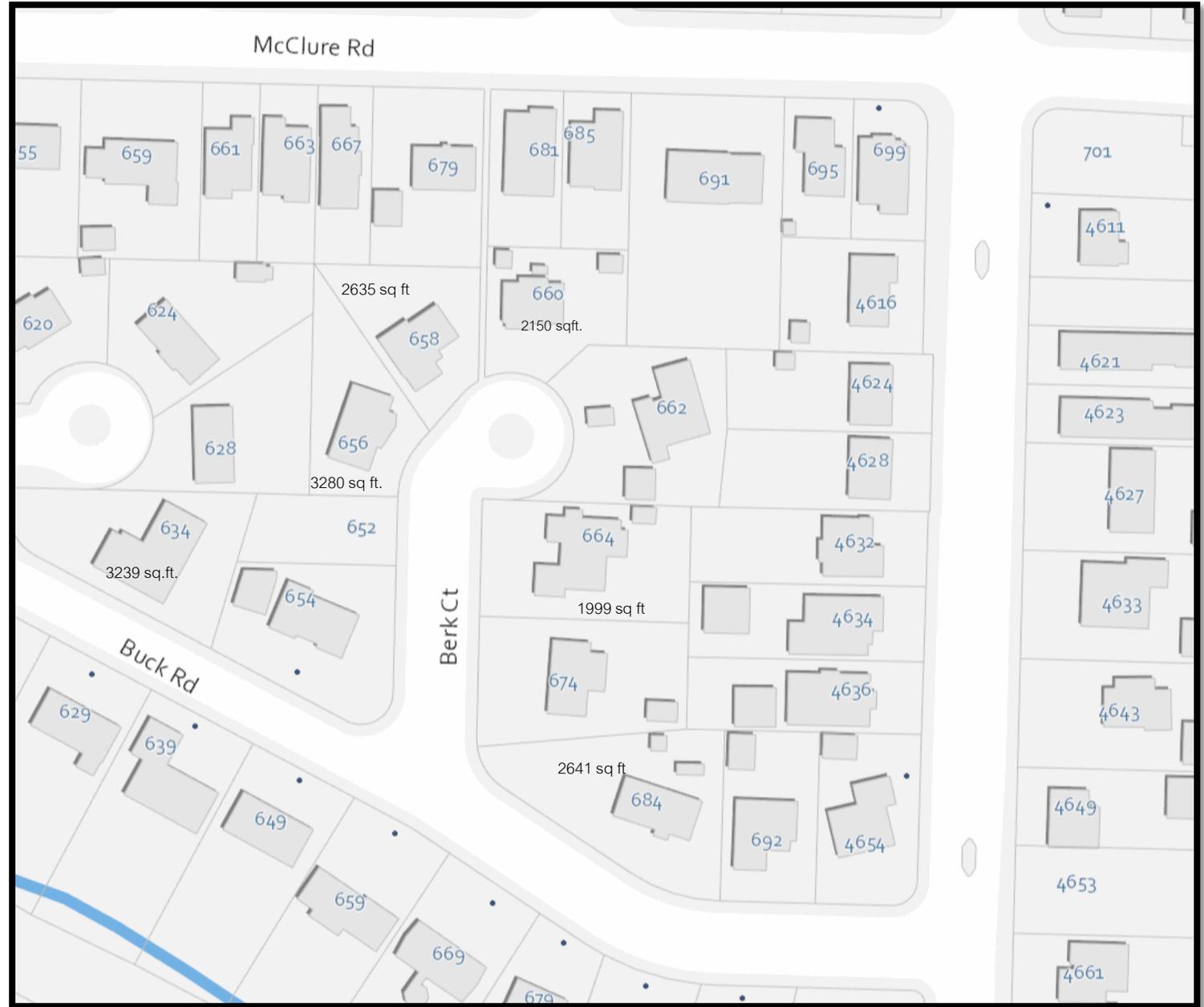
³ The minimum lot area is 325 m² when the lot has access to a rear lane or strata road.

RU6 was changed to RU4 – Duplex housing in the Zoning Bylaw 12375

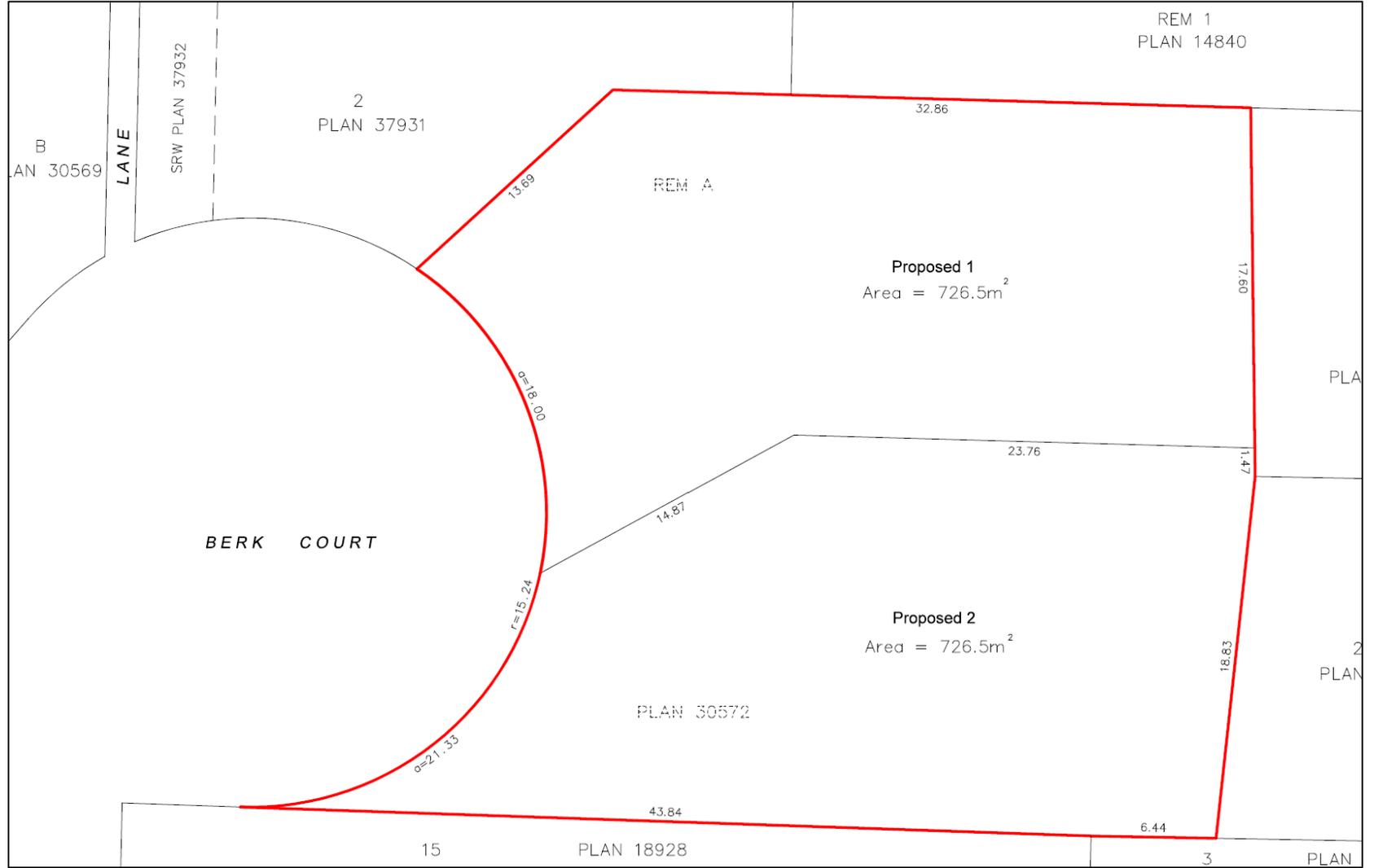
The RU6 – Two Dwelling housing zone innovative when it was developed in response to a housing shortage in Kelowna.

South Kelowna and portions of North Kelowna were blanket rezoned to encourage densification in these areas.

Neighbourhood context
in relations to size of
dwelling

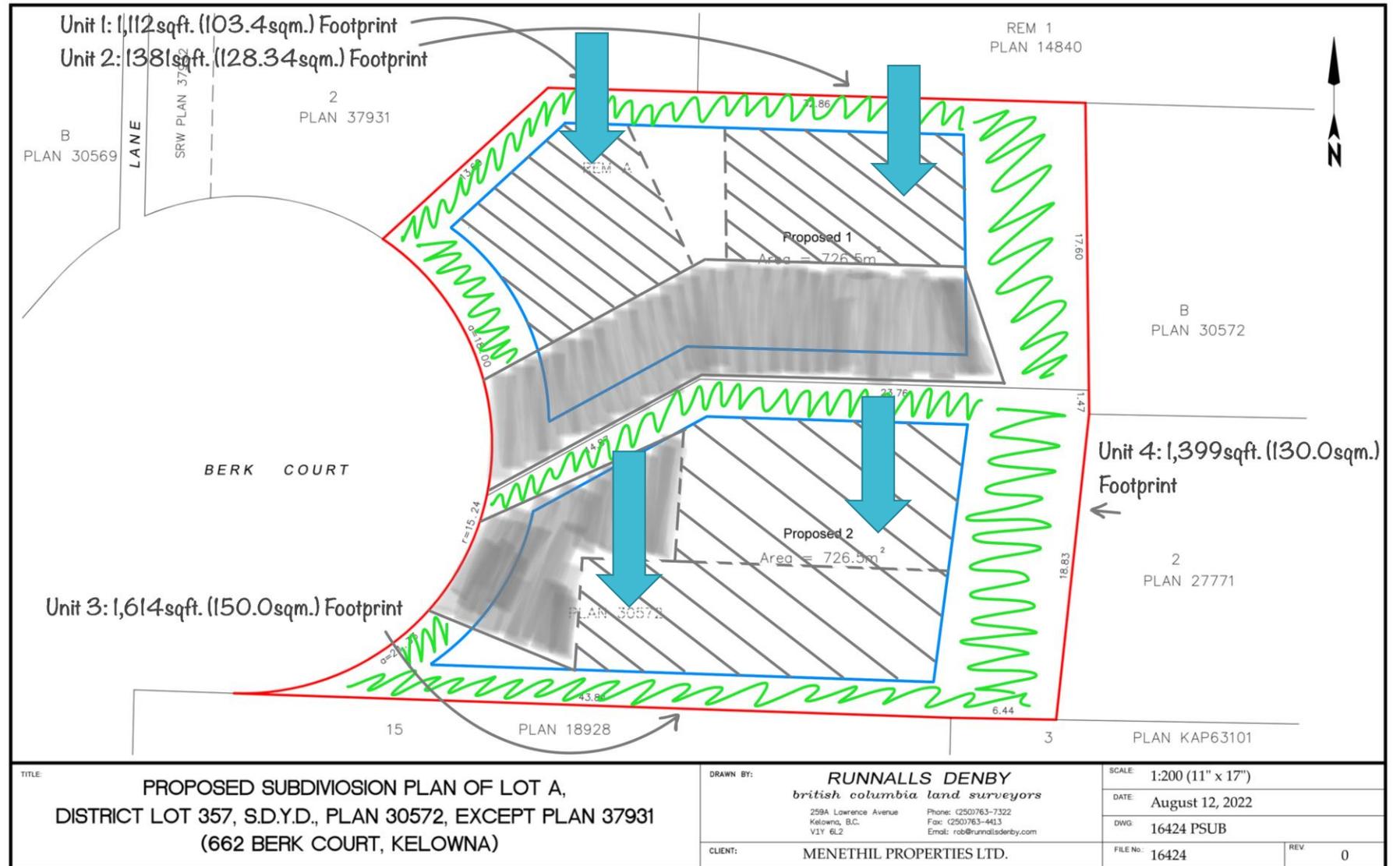


Proposal



Details specific to this rezoning request

Buildable area for each of the proposed lots should the zoning be approved. Note the largest possible principal unit is less than 214m^2 or 2,300 sq. ft. If a secondary suite were included at the maximum size permitted, the principal dwelling would be 1332 sq. ft. including the 2 car garage.



Who uses a suite?



Questions?

- The proposal meets the following OCP pillars:
 - Stop planning new suburban neighbourhoods
 - Promote more housing diversity
 - Protect our environment
- Consistent with other properties in immediate area
- Close to amenities including multiple schools, shopping, recreation, transit and multi-modal routes.



Potential duplex forms

