

11263 Lodge Rd RM2 Rezoning Application

Sean Harrington
201-11581 Rogers Rd
Lake Country, BC
V4V 1X8
Date: July 9, 2025

District of Lake Country
Jason Tran
10150 Bottom Wood Lake Road
Lake Country, BC
V4V 2M1

Dear Jason Tran,

This application for 11263 Lodge Rd is seeking to rezone from RU6 to RM2 for the addition of a multi-unit townhouse style complex to be built on the West side of the property along Lodge Rd and complies with the current District of Lake Country's OCP. The intended project is to consist of a 3-unit building with garage door entry and parking for the Northern unit and a car port style covered parking area further into the property for the remaining two units. All zoning perimeters have been considered and are detailed on the revised site plan. The rezoning proposal also aligns with the District's broader goals of increasing housing supply, promoting smart growth, and supporting diverse housing options within established neighbourhoods. The existing property is currently under-utilized relative to its lot size, location, and infrastructure capacity. By introducing three new units, the project will contribute to much needed infill housing while maintaining compatibility with the surrounding residential character. Key reasons supporting the rezoning include:

Housing Supply: The addition of three units directly supports the community's objective of addressing housing demand and improve affordability through gentle densification.

Efficient Land Use: The proposal represents a more efficient use of urban land by adding housing units without requiring expansion of municipal service boundaries or significant infrastructure upgrades.

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Sustainable Development: The location is well-serviced by existing utilities and is within walking distance of amenities, schools, and transit routes, supporting a low-carbon, walkable lifestyle.

Neighbourhood Compatibility: The scale, design, and form of the proposed units will be thoughtfully integrated to ensure they are consistent with current new building designs that are shaping the landscape within the municipality.

Economic Contribution: The project will generate economic activity through construction, ongoing property taxes, and potentially increase local spending from future residents.

To summarize, we believe this rezoning represents a responsible and community-aligned approach to accommodate growth, enhancing housing diversity, and promoting sustainable urban development.

Sincerely,

Sean Harrington
Owner of 11263 Lodge Rd