

Part Nine Designs

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City of West Kelowna

Development Services

City of West Kelowna Municipal Hall

2760 Cameron Road West Kelowna, BC V1Z 2T6

T.: [778-797-8830](tel:778-797-8830)

Re: Development Permit for 2240 Hihannah Drive, Peter Dirk

The proposed single family dwelling located at 2240 Hihannah Drive is subject to 2 zoning bylaw variances:

1. To reduce the front parcel boundary setback from 4.5m to 1.89m.
2. To reduce the front parcel boundary setback to garages from 6.0m to 4.02m.

The site is located within the Shannon Lake community, with views of Okanagan Lake to the south. The lot is an irregular tear drop shape and has +/- 3.0m / 10 feet of grade change from street curb to the top of the lot. The proposed dwelling was designed to be placed at the top of the lot, to limit site excavation, adjacent site retaining and to obtain views of Okanagan Lake. The proposed walkout basement design is complementary to the neighborhood dwellings.

The irregular lot shape and grading posed hardships to orientate the garage to the streetscape or allow a favorable walkout style home within the building setbacks. Therefore, it was designed with confirmed support of West Kelowna Planners with a side entry garage, ease of access driveway and placed within the grading of the lot. We confirmed there was no proposed road widening to Hihannah Drive prior to design and noted a distance of 4.65m from the streetscape parcel line to the curb. The proposed side entry garage is at the nearest point, located 6.54m from the curb along Hihannah Drive.

Thank you, Staff and Council, for your support and consideration to this application.

Yours truly,

Clint Gavel