



(DP 21-01) Design Rationale

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October 20, 2023

City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC V1Z 2T6

Attention: Yvonne Mitchell, Planner II at the City of West Kelowna

Re: Development Permit / Development Variance Permit Application for  
2405 Bering Road (DP 21-01)

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Dear Ms. Mitchell,

This development proposal will adhere to the requirements of the current R4 zone as described in the City of West Kelowna Zoning Bylaw No. 1154.

### **Project Description:**

The proposed project is a three-storey multi-family residential townhouse development located at the corner of Bering Road and Old Okanagan Highway. The ***'purpose-built-rental'*** consists of one building (14 rental housing units) constructed in a stacked-row style providing street and ground-oriented residences. The units will be a mix of one-storey units on the main floor, with two-storey suites stacked on top. Unit diversity is achieved through a mix of; 6 – one-bedroom, 3 – two-bedroom and 5 – three-bedroom suites. The development has a strong street-orientation to Bering Road and Old Okanagan Highway for all units. This is achieved by sinking the building a half-storey below grade and providing split stair access, either down to the lower unit or up to the upper unit.

Working with CMHC, the proposed project, “Legacy Town-Homes” anticipates delivering of *affordable housing units as well as additional diversification of dwelling types* to the Westbank Town Centre neighbourhood. With particular consideration for the “missing-middle”, and the inclusion of a mixed residential demographic. Our intention is to provide a micro-community within our wonderful Westbank community and West Kelowna as a whole. Legacy Town Homes is our family, and we hope is our Graham legacy of commitment to our community.

## **Design Rationale:**

Lot access will be from Old Okanagan Highway via a one-way drive isle to the West Lane, with parallel parking for tenants and guests on either side. Additional tenant parking will be provided off the lane. From the shared courtyard, all units will be ground-oriented, accessed by a split staircase that either goes down to the lower units, or up to the upper units. Planting and seating areas will be provided to create a comfortable and appealing community space, where residents can enjoy being outside with friends, while still at home.

Subgrade storage lockers are provided with the use of ramping that is also accessed from the communal courtyard area. The innovative use of molok waste systems maximizes the use of space and provides a clean and appealing refuse area for the residents and neighbours alike.

The material selection is of a craftsman style and serves to create an appealing street-oriented feel along the building frontage. A mix of shake siding, vertical siding and board and batten is used on the buildings. These materials are complemented by the incorporation of wood beam work at the gable ends of the roof, as well as a dark, rustic stonework along the base.

## **We are seeking (6) variances:**

Setbacks (3) – Given the unique challenges of the site and taking the newly adopted and progressive OCP into account, we are proposing side and front yard setbacks to allow us to achieve street-oriented housing, which creates the space with the site to be used as a communal courtyard. We are proposing a *variance of 5.0m (from 6m to 0.1m) on the North Front Yard / Bering Road* as well as a *variance of 5.1m on the exterior East Side Yard / Old Okanagan Highway (from 6.0m to 0.9m)*.

Additionally, in keeping with the guidance of the new OCP, we are proposing a variance to the exterior West boundary to accommodate parking off the existing lane. Reducing the current distance for parking from the exterior side to 1.5m (from 3.0m to 1.5m). Allowing parking off the lane eliminates on-street parking while promoting an appealing urban pedestrian feel.

Traffic & Flow (2) – Again, accepting site confines and in consideration of the new OCP, current requirements do not functionally recognize promoting urban Laneway utilization. To accommodate the one-way site drive isle through to the West boundary Lane, we are proposing a variance to reduce the minimum two-way access aisles width to 1.5m (from 7.0m to 1.5m).

Also, we propose a 23.62m increase to the maximum driveway width for townhouse use (from 7.0m to 30.61m). Essentially this provides for the site entrance at Old Okanagan Highway to be a one-way-through drive isle to the Lane instead of a single parking stall.

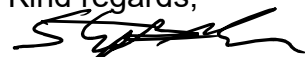
Parking (1) – Considering site constraints pertaining to Bering Road, we are proposing a variance to the number of required parking stalls to be reduced by 2 (from 17 to 15). As once beyond the property, the Westerly portion of Bering Road widens out, it was recommended to eliminate several (3) parking stalls from the Laneway parking area. In place of this parking, we have incorporated additional communal plantings and seating that is accessible to pedestrian use of the neighbourhood.

The street-oriented facades will be Brownstone style entrances, which is unique to West Kelowna, but utilized by many other municipalities around the province (and the world). Many cities, including the City of Kelowna allow ground-oriented units to be within 1.5m of front property lines, which is essentially what we are seeking to provide in West Kelowna. Landscaping and planting is utilized throughout the project to help soften each frontage, which helps minimize the impact of close proximity to the property lines. While we are seeking variances on our setbacks, the design serves to mitigate the impact of the variances, resulting in a street-oriented development that would bring new life to the existing property, the neighbourhood, and the City of West Kelowna.

Our family, the Grahams, built the existing property – literally with our own hands. We have been happy to share our home with many others through the years and proud citizens of Westbank and now West Kelowna. It is with heavy hearts we accept our home is now needing to retire. However, we are most pleased to continue being a part of and growing with our community, while still sharing our home with many more friends as part of what we call our “Gables” family. We look forward to building Legacy Town Homes and our neighbourhood.

I trust that you will find our application in good order. Please contact me if you require any additional information.

Kind regards,



Stephen Graham  
250-318-1051