



## DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: November 14, 2023

From: Paul Gipps, CAO

File No: Z 23-08

Subject: **Z 23-08, Zoning Bylaw Amendment No.0265.19 (First and Second Reading), 1018 West Kelowna Road**

Report Prepared By: Cam Graham, Planner I

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**RECOMMENDATION** to Consider and Resolve:

**THAT** Council postpone the proposed Zoning Amendment Bylaw No.0265.19 (Z 23-08) for 1018 West Kelowna Road to permit a modular carriage house in an R1 zone on a parcel less than 1100 m<sup>2</sup>.

### STRATEGIC AREA(S) OF FOCUS

**Pursue Economic Growth and Prosperity** – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

### BACKGROUND

The subject property is in the West Kelowna Estates/Rose Valley neighbourhood. The property is across from the Rose Valley Community Park, and the Rose Valley Elementary School is to the South. It is currently developed with a single detached dwelling and detached garage.

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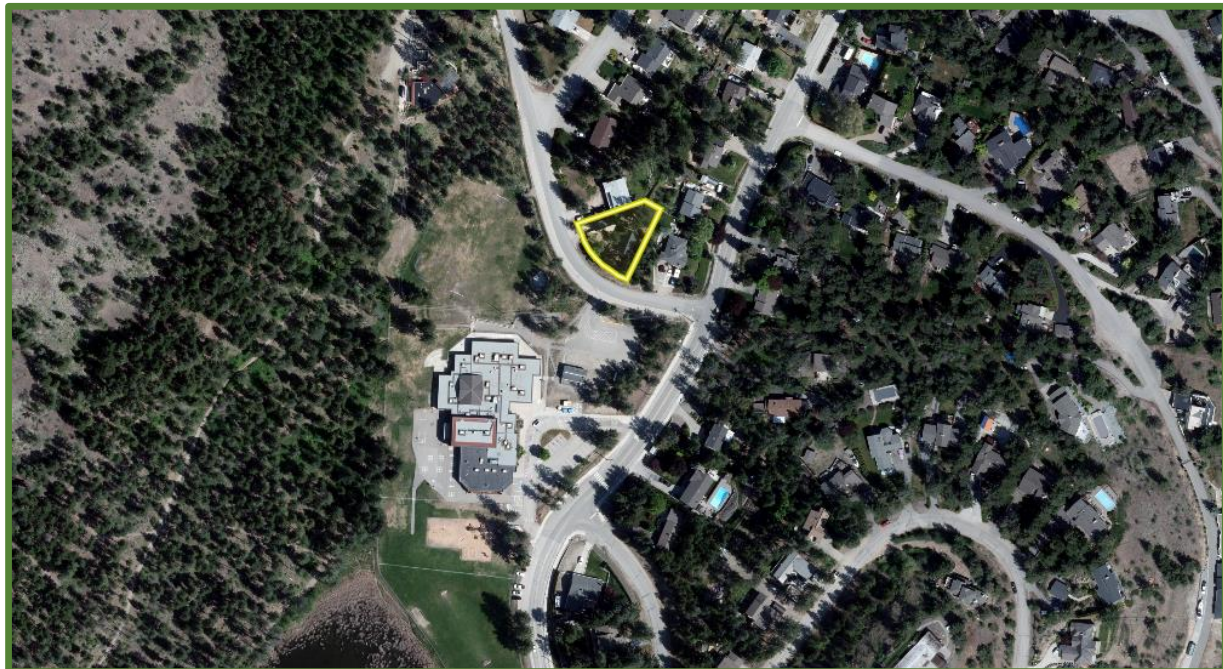
PROPERTY DETAILS			
<b>Address</b>	1018 West Kelowna Road		
<b>PID</b>	001-865-447		
<b>Folio</b>	36415052.502		
<b>Lot Size</b>	1080.51 m <sup>2</sup>		
<b>Owner</b>	Lori and Brian Pinnell	<b>Agent</b>	Kyle Blanleil

<b>Current Zoning</b>	Single Detached Residential Zone (R1)	<b>Proposed Zoning</b>	Single Detached Residential Zone (R1) <i>with a site-specific text amendment</i>
<b>Current OCP</b>	Low Density Residential	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Single Detached Dwelling	<b>Proposed Use</b>	Single Detached Dwelling and Carriage House
<b>Development Permit Areas</b>	None		
<b>Hazards</b>	N/A		
<b>Agricultural Land Reserve</b>	No		

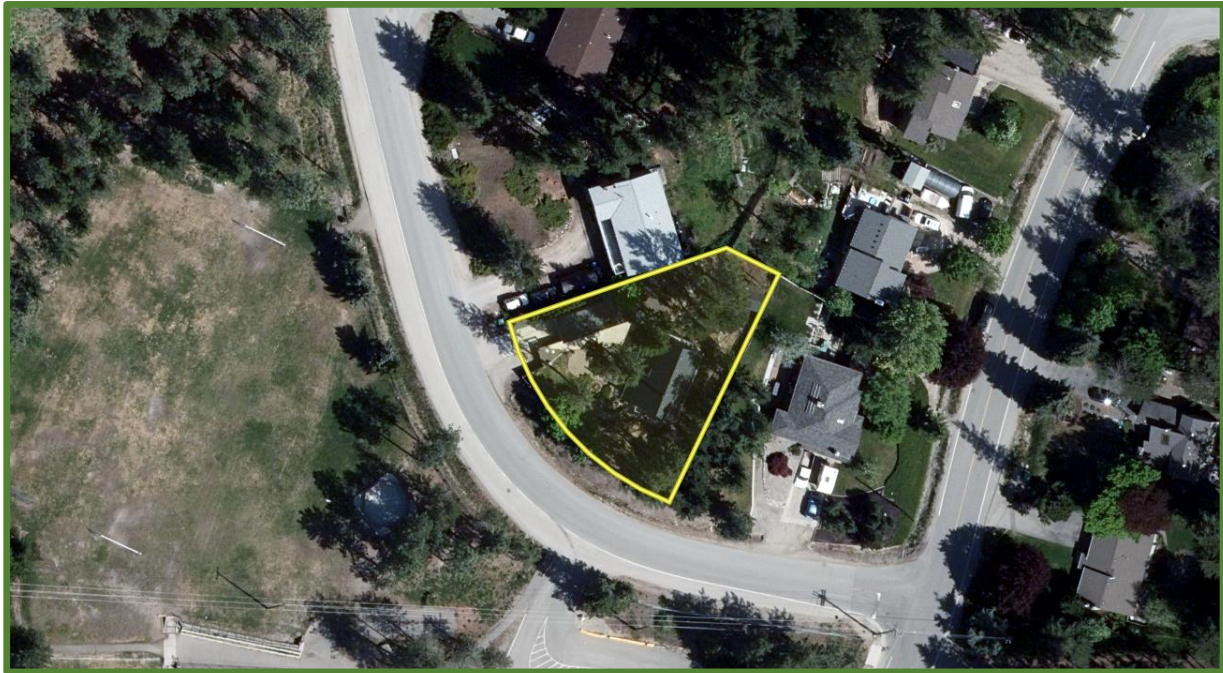
### ADJACENT ZONING & LAND USES

<b>North</b>	^	R1 – Single Detached Residential
<b>East</b>	>	R1 – Single Detached Residential
<b>West</b>	<	P1 – Parks and Open Space
<b>South</b>	v	P2 – Institutional and Assembly Zone

### NEIGHBOURHOOD MAP



## PROPERTY MAP



### Legislative Requirements

Council has the authority under s.479 of the *Local Government Act* to amend the Zoning Bylaw.

### Proposal

The application is for a site-specific text amendment to permit a modular carriage house home in an R1 zone on a parcel less than 1100 m<sup>2</sup>.



Figure 1: Rendering of Proposed Modular Carriage House

## Applicant's Rationale

The applicant's rationale is summarized below and provided in full as Attachment 3.

- The prefab home will be built according to BC Housing code, and the façade will be painted to match the existing home.
- The property is well suited for an additional dwelling unit, given its location to Rose Valley Elementary School and Rose Valley Community Park;
- The goal is to move the homeowners into the carriage house and their daughter and her family into the home so the family can be in the vicinity of Rose Valley Elementary, which they currently attend.
- The Applicant has already purchased the modular carriage house.
- The applicant has gathered neighbourhood support, which can be found in Attachment 3.

## DISCUSSION

### Zoning and Policy Review

#### Official Community Plan No.0300 (OCP 2040)

The Land Use Designation of the subject property in OCP 2040 is Low-Density Residential. The purpose of this LUD is to allow for a variety of low-rise residential uses limited to 1-2 units. Low-Density Residential permits uses such as Single-detached dwellings, secondary suites, carriage houses and clustered housing. This proposal is consistent with the Official Community Plan No.0300

#### Zoning Bylaw No.0265

#### *Zoning Bylaw No.0265 (R1 Zone)*

The R1 zone permits a variety of uses, including principle use: (a) Single detached dwelling and secondary use (d) Carriage house. As per Zoning Bylaw No.0265, R1 zoning (Single Detached Residential Zones) does not currently permit modular homes. A Site Specific Text Amendment is required for this application because modular homes are not a permitted principal or secondary use in an R1 Zone. If modular homes were permitted in R1 Zones this application would have been processed as a variance for a carriage



Figure 2: Official Community Plan Land Use Designations

house on a parcel less than 1100 m<sup>2</sup>. Modular homes are a permitted principal use in the following Zoning Bylaw No.0265 Zones: R1M, R1L, RU1, RU2, RU3, RU4, RU5, and A1.

*Zoning Bylaw No.0265 (3.19 Carriage House Requirements)*

### 3.19 CARRIAGE HOUSES

- .1 The minimum parcel area required to accommodate a carriage house on a parcel with a single detached dwelling is specified in Table 3.8.

**Table 3.8 Minimum parcel area**

Zone	Minimum Parcel Area
RC1 & RC2	650 m <sup>2</sup> (6,996.5 ft <sup>2</sup> )
R1	1100 m <sup>2</sup> (11,840.3 ft <sup>2</sup> )
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m <sup>2</sup> (26,909.7 ft <sup>2</sup> )

Figure 3: Minimum Parcel Area for R1 Zones

The proposed modular carriage house does not meet the minimum parcel area requirement for a carriage house as the subject property is 1080 m<sup>2</sup>. The proposal meets all other Zoning Bylaw regulations.

*Zoning Bylaw No.0265 (Parking)*

As per Section 4 of the Zoning Bylaw, the following parking is required for the proposed uses:

- Single Detached Dwelling – 2.0 Spaces per dwelling unit.
- Carriage House – 1.0 per one-bedroom dwelling.

The proposal meets our parking requirements, as the Parking Plan (Attachment 4) shows that the property can successfully accommodate three parking spaces in the orientation proposed. It is noted that the City is currently reviewing parking regulations and Staff will be engaging with Council on the parking review shortly.

#### City of West Kelowna CMHC Housing Accelerator Fund (HAF) and Complete Communities Infill Strategy

The City of West Kelowna is currently in the process of applying for the CMHC Housing Accelerator Fund to increase the housing stock for the City of West Kelowna as well as an Infill Strategy.

The HAF application involves outlining seven initiatives to increase housing growth in the community. These initiatives are intended to provide additional dwelling units in the City with direction and input from the residents.

Initiative #1 Accessory Dwelling Unit Strategy – Gentle Density Infill includes an approach that is related to this application.

- Permit modular construction in the predominant low-density residential zones.

In this document, staff outline the positives of this approach *“Increased flexibility for modular construction will allow the City to grow the supply of missing middle”*. There are numerous modular ADUs that conform with the BC Building Code and can be purchased and placed on-site in a 10 to 12-week period, which if permitted through zoning regulations could speed up the delivery of a variety of housing types”.

As presented at the October 24<sup>th</sup> Council Meeting, staff were successful in a grant application from UBCM to prepare a Complete Communities Infill Strategy. Similar to the potential HAF related initiatives, it is anticipated that changes related to Carriage Homes and other infill related development will be considered by Council and informed by input from residents.

### Bill 44 Housing Statutes Amendment Act

The Province is currently undergoing changes to how local governments deal with Small-Scale Multi-Unit Housing (SSMU). The legislation proposes changes to the Local Government Act and will likely require updating Zoning Bylaws, including allowing additional dwelling units on single family parcels. Staff will be reviewing the legislation in greater detail in the coming weeks and in the context of our upcoming policy work. These changes are another contributing factor to the City needing to establish the direction for infill housing and how we will manage additional dwelling units in the community.

Similar to other recent applications to Council, Staff recommend that direction be provided at a community-level with input from residents and direction from Council.

### **Advisory Planning Commission (APC)**

The APC considered the application on September 20<sup>th</sup>, 2023, and carried the following motion:

**THAT** the Advisory Planning Commission recommend support for file Z 23-08, Zoning Bylaw Amendment, 1018 West Kelowna Road.

### **Public Notification**

In accordance with the *Local Government Act* and the Development Applications Procedures Bylaw No. 0260, notice of first reading was sent to all property owners and their tenants within 100 m of the subject property, was posted in the newspaper, and on the City’s website A Notice of Application sign was also installed on the property in accordance with the Development Application Procedures Bylaw No. 0260.

Per the Development Applications Procedures Bylaw No. 0260, a public hearing is not required for zoning bylaw amendment applications consistent with the Official Community Plan unless 8 or more written submissions are received or at Council’s discretion. If a public hearing is scheduled for this application further notice will be required.

## CONCLUSION

Staff recommend that Council postpone this application as the Province and the City of West Kelowna have many initiatives underway that may inform changes related to infill housing and aspects of this proposal. These planning initiatives and policy will guide gentle density on a community and neighbourhood-wide scale with input from residents and direction from Council.

Staff do not have site-specific concerns for this proposal. The property is well suited for an additional dwelling unit, given its location to Rose Valley Elementary School and Rose Valley Community Park. Parking can be accommodated on site and the proposal is not anticipated to create negative impacts on the surrounding area. With the exception of the parcel area requirement, all other applicable Zoning Bylaw requirements are met, and the Official Community Plan promotes infill housing as an efficient use of existing services and more efficient compact forms for families. Staff understand that additional housing options and rental units are needed in West Kelowna, but the direction for how that will be achieved should be at a community wide decision-making level.

Staff recommend that Council postpone first and second reading of this application (Z 23-08); and direct the Staff to process the file once the Infill Strategy and corresponding bylaw amendments have been completed or close the file if the application is no longer necessary.

### **Alternate Recommendations to Consider and Resolve:**

- 1. THAT** Zoning Amendment Bylaw No. 265.19, 2023 be given first and second reading; and  
**THAT** Council direct staff to schedule the bylaw for consideration of third reading.
- 2. THAT** Zoning Amendment Bylaw No. 265.19, 2023 be given first and second reading; and  
**THAT** Council direct staff to schedule a Public Hearing regarding the proposed zoning amendment.

This option is available for Council should 8 or more written submissions be received triggering the public hearing requirement, or if Council, at their discretion, wishes to hold a public hearing for this zoning bylaw amendment application.

- 3. THAT** Council deny the proposed Zoning Amendment Bylaw No.0265.19 (Z 23-08) for 1018 West Kelowna Road to permit a modular carriage house in an R1 zone on a parcel less than 1100 m<sup>2</sup>.  
**THAT** Council direct staff to close the file.

**REVIEWED BY**

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

**APPROVED FOR THE AGENDA BY**

Paul Gipps, CAO

Powerpoint: Yes  No

Attachments:

1. Zoning Amendments Bylaw No.0265.19
2. Preliminary Survey Plan and Manufactured Home Specifications
3. Applicant's Rationale and Neighbourhood Support
4. Parking Plan
5. Delegation Request – Kyle Blanleil



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**CITY OF WEST KELOWNA**

**BYLAW NO. 0265.19**

**A BYLAW TO AMEND "ZONING BYLAW NO. 0265"**

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WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0265" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO.0265.19.

2. Amendments

"Zoning Bylaw No. 0265" is hereby amended as follows:

2.1 By adding the following to S. 10.5.4 Site Specific Uses, Buildings and Structures:

- (b) On Lot 2, District Lot 3866, ODYD, Plan KAP30253 (1018 West Kelowna Road): carriage house in the form of a modular home on a parcel less than 1100 m<sup>2</sup>.

2.2 By depicting the change on "Zoning Bylaw No. 0265 Schedule B" (Zoning Bylaw Map).

READ A FIRST TIME  
READ A SECOND TIME  
PUBLIC HEARING HELD  
READ A THIRD TIME  
ADOPTED

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MAYOR

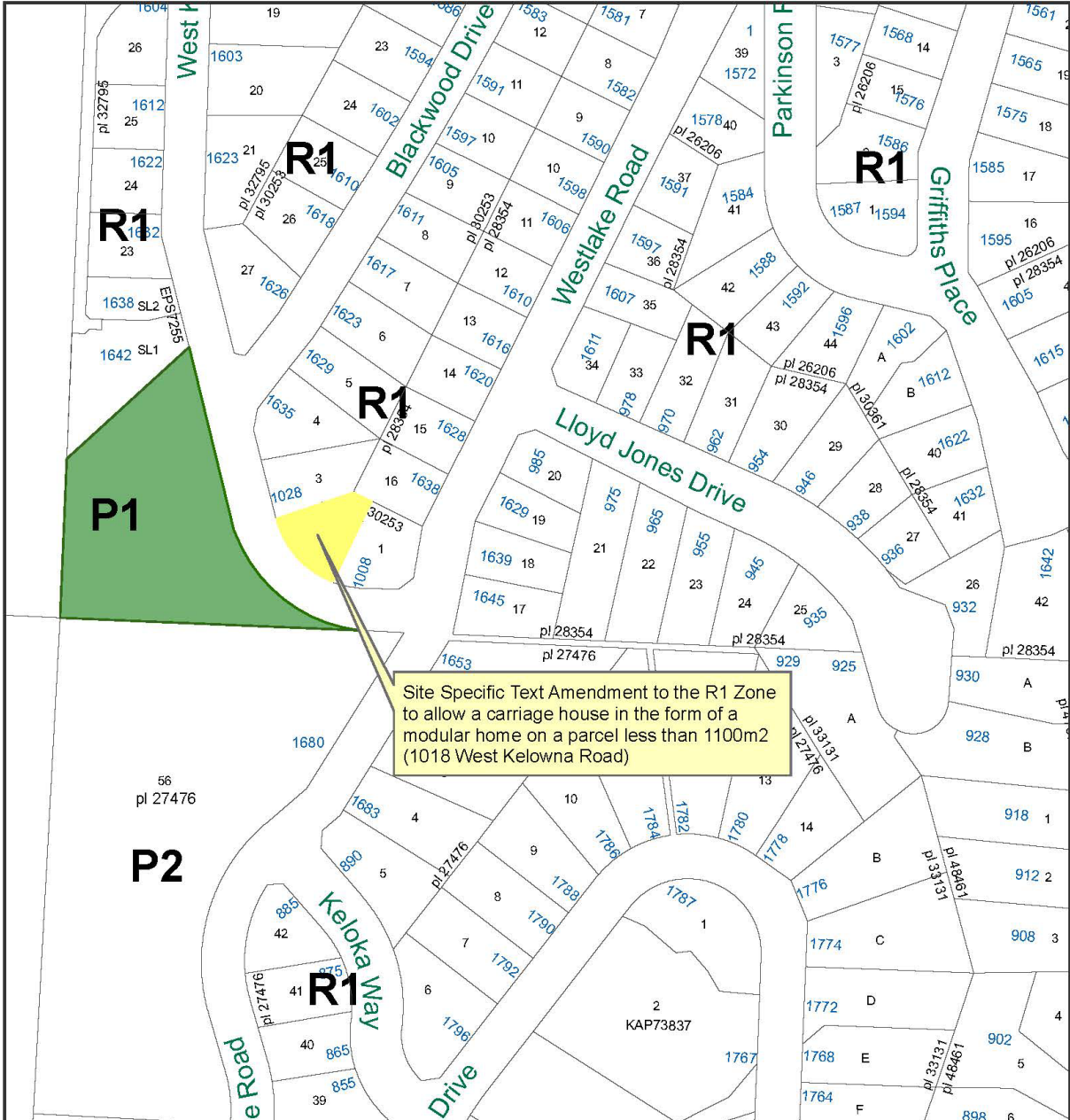
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CORPORATE OFFICER



CITY OF  
WEST  
KELOWNA

# SCHEDULE 'A' of BYLAW NO. 0265.19



**LEGEND**

- Subject Property
- Parcels

0 25 50 100 150 Meters



1:2,500



Date: 2023-10-26

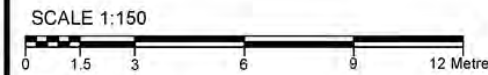
**SITE PLAN OF LOT 2 DISTRICT LOT 3866  
OSOYOOS DIVISION YALE DISTRICT PLAN 30253**

PID: 001-865-447  
CLIENT: MAGNOLIA ACRE CO.  
CIVIC ADDRESS: 1018 WEST KELOWNA ROAD, WEST KELOWNA

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)  
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET ACTIVE CONTROL STATION BC\_KELOWNA)

DATE OF FIELD SURVEY: FEBRUARY 16, 2023

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.



**LEGEND**

- Subject Property
- Major Contour (1.0m)
- Minor Contour (0.2m)
- Top Slope
- Bottom Slope
- Cleanout
- Culvert
- Irrigation Box
- Junction Box
- Communication Manhole
- Pedestal
- Transformer
- Tree
- Asphalt
- Fence

- New fence
- New/ Proposed carriage home
- New 3 spot Parking Area (20' x 30')



THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. BOUNDARIES SHOWN ARE SUBJECT TO CHANGE WITH LEGAL SURVEY. VECTOR GEOMATICS LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION TO THIS DOCUMENT WITHOUT THE CONSENT OF VECTOR GEOMATICS LAND SURVEYING LTD.

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111-810 Clement Ave  
Kelowna, B.C. V1Y 7C9  
Ph.: (250) 868-0172  
www.vectorgeomatics.com

File: 2301850R0 Date: 2023-02-24  
Drafted by: CM Checked by: AD

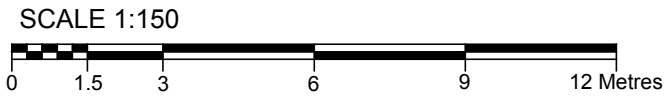
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File: 2301850R0 Date: 2023-02-24  
Drafted by: CM Checked by: AD

19-00

PLAN OF SUBDIVISION OF PART OF DISTRICT LOT 3866, O.D.Y.D. EXCEPT PLANS 21285, 22462, 22997, 24396, 26206 AND 28354

SCALE 1 : 1000

PLAN NO. 30253

DEPOSITED IN THE LAND REGISTRY OFFICE AT KAMLOOPS, B.C. THIS 18<sup>th</sup> DAY OF SEPT 1979

J.C. Kroes REGISTRAR

for N/A 24/10/79



REMAINDER D.L. 3866 EXCEPT PLANS 21285, 22462, 22997, 24396, 26206 AND 28354

LEGEND BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 28354 ● OIP - IRON POST FOUND ● IP - IRON POST SET ● OPP - PIPE POST FOUND ● OWP - WOODEN POST FOUND ALL DISTANCES ARE IN METRES

APPROVED UNDER THE LAND REGISTRY ACT THIS 4<sup>th</sup> DAY OF September 1979

Approving Officer for the Ministry of Highways and Public Works FILE NEL (101)

I, C.W. GEHUE OF THE CITY OF KELOWNA, BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT THE SAID SURVEY WAS COMPLETED ON THE 21<sup>st</sup> DAY OF JUNE, 1979.

SWORN BEFORE ME THIS 2<sup>nd</sup> DAY OF JUNE 1979. Commissioner for Taking Affidavits for British Columbia R.T. SMITH

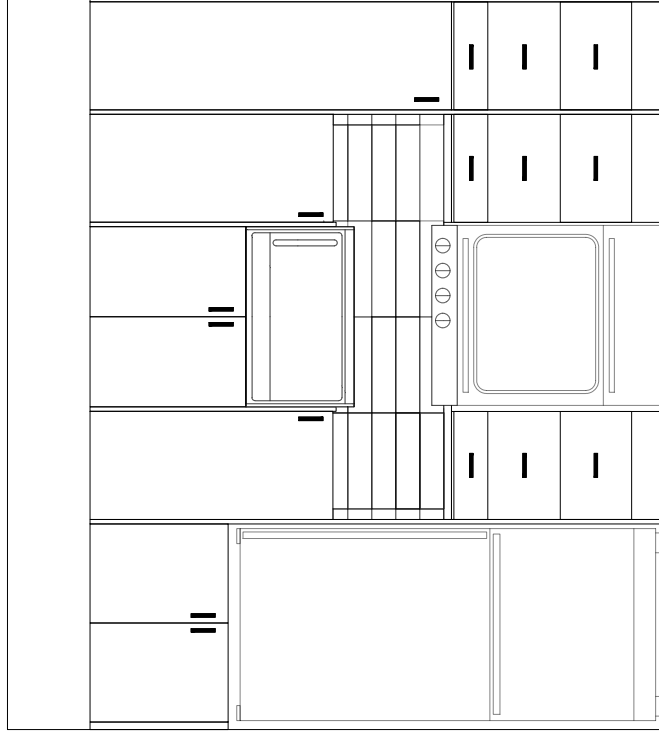
GEHUE AND ARTHUR B.C. LAND SURVEYORS 101-1433 ST. PAUL ST. KELOWNA

THE REGISTERED OWNER DESIGNATED HEREON HEREBY DECLARE THAT THEY HAVE ENTERED INTO A RIGHT-OF-WAY AGREEMENT WITH HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION, COMMUNICATIONS & HIGHWAYS UNDER SEC. 24 OF THE LAND REGISTRY ACT.

OWNER: WEST KELOWNA ESTATES LTD.

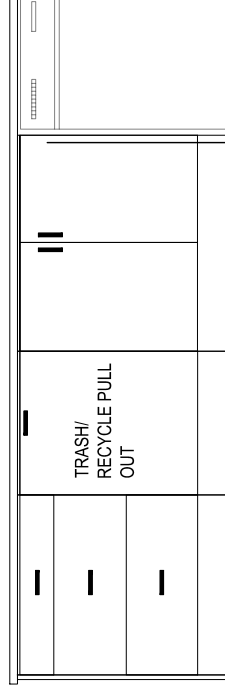
THE BENEFIT OF EASEMENTS G2763, G1347R, G46742 AND G38827 DOES NOT ATTACH TO LOTS 1-27 (INCLUSIVE) PLAN 30253

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN



KITCHEN- VIEW 1

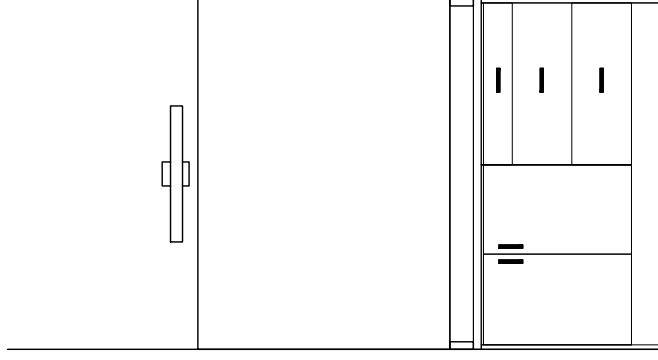
CABINETS WALL AND BASE: AGT FLAT PANEL MELAMINE  
 CABINETS ISLAND: TAFISA FLAT PANEL MELAMINE  
 HARDWARE: MARATHON CB9781-160-BLK  
 TOE-KICK: 3/4" X 4 3/4" MATERIAL TO MATCH  
 COUNTER: QUARTZ COLOR TBD  
 KITCHEN SINK: MABE-EK  
 TILE: FULL HEIGHT 4"x16" STRAIGHT LAY  
 COLOR: WHITE  
 GROUT COLOR: FROST



KITCHEN- ISLAND

ISLAND SIDE VIEW

CABINETS: AGT FLAT PANEL MELAMINE  
 HARDWARE: MARATHON CB9781-160-BLK  
 TOE-KICK: 3/4" X 4 3/4" MATERIAL TO MATCH  
 COUNTER: QUARTZ COLOR TBD - INTEGRAL SIDE AND BACK  
 SPLASHES  
 SINK: KASU-SC



MAIN BATH

CABINETS: AGT FLAT PANEL MELAMINE  
 HARDWARE: MARATHON CB9781-160-BLK  
 TOE-KICK: 3/4" X 4 3/4" MATERIAL TO MATCH  
 COUNTER: QUARTZ COLOR TBD - INTEGRAL SIDE AND BACK  
 SPLASHES  
 SINK: KASU-SC



LAUNDRY

*Carrie Blankeil*

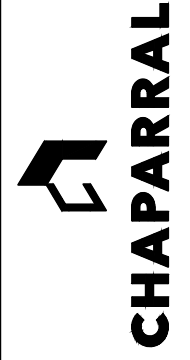
REVISIONS

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DRAWN BY: SALES: SB		ESTIMATE:	CHK'D BY:	ISSUED:	SCALE:	AREA:
				MAR 27 2023	3/8" = 1'-0"	609 SQ.FT

PINNELL RESIDENCE RESIDENCE  
 MILLWORK ELEVATION  
 CHPM2





ROOF SYSTEM

- POLYGLASS ROOFING
- 15/32" O.S.B. SCREWED
- PRE-ENGINEERED SHED TRUSSES, 24" O.C.
- R28 FG BATT INSULATION
- 6mil VAPOR BARRIER
- 1/2" GYPROC SCREWED, TAPED & PAINTED
- 12" VENTED EAVES / SOFFIT / FASCIA

EXTERIOR WALL SYSTEM

- 7/8" CORRUGATED STEEL SIDING
- HARDIE PANEL BOARD AND BATTEN 16" O.C.
- TYVEK HOUSE WRAP
- 7/16" O.S.B.; GLUED & STAPLED
- 2x6 STUDS 16" O.C., DOUBLE TOP PLATE
- R24 FG INSULATION
- 6mil VAPOR BARRIER
- 1/2" GYPROC; SCREWED & TAPED

INTERIOR WALL SYSTEM

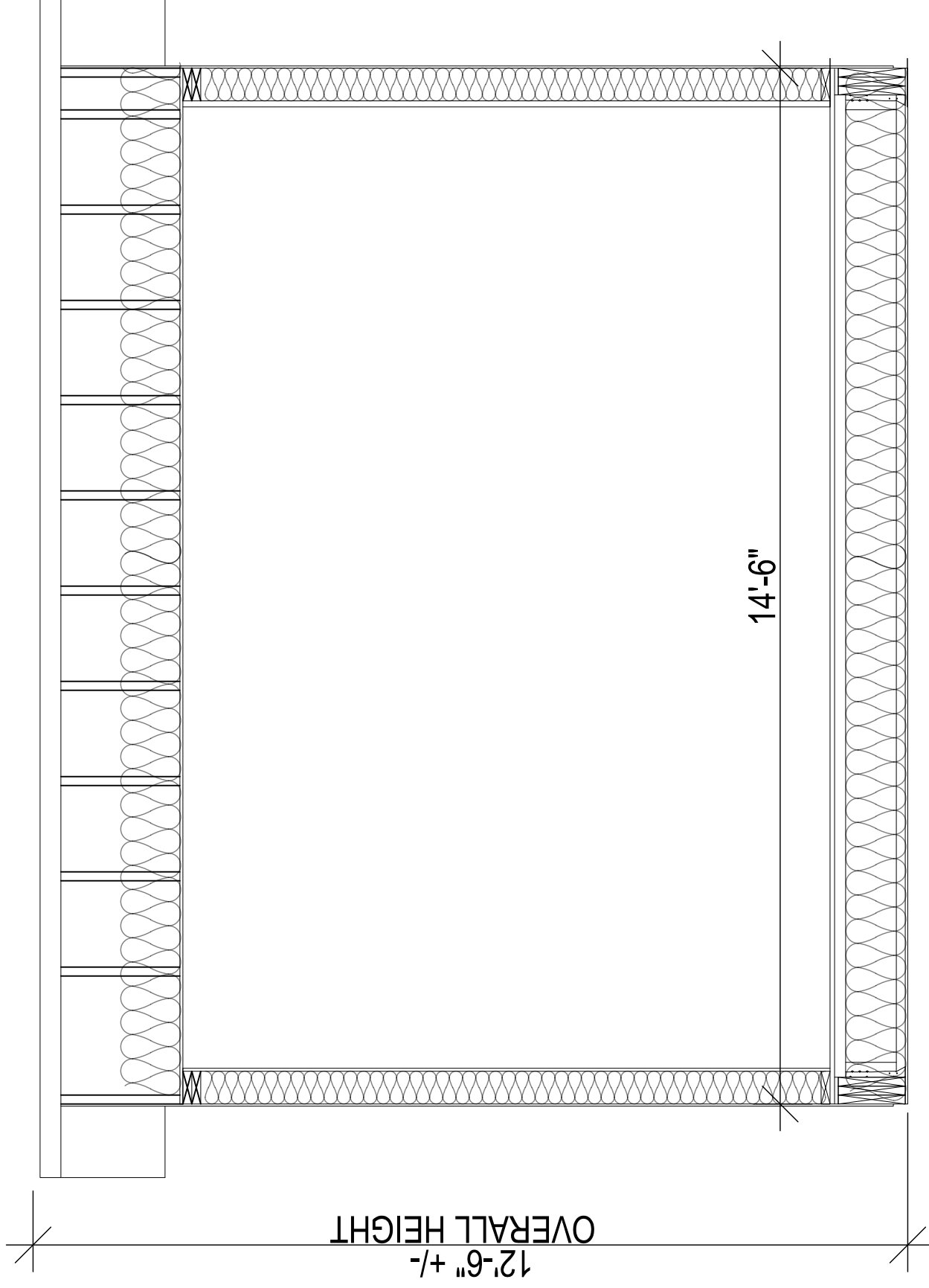
- 1/2" GYPROC; SCREWED & TAPED
- 2x4 STUDS / 2x6 AS REQUIRED
- 1/2" GYPROC; SCREWED & TAPED

FLOOR SYSTEM

- 7/16" OSB UNDERSHEETING C/W ASPHALT UNDERCOATING
- PRE-ENGINEERED 11-7/8" I-JOISTS / JOIST HANGERS
- TRIPLE 2x12 SIDE RAILS, DOUBLE 2x12 END RAILS
- 3/4" PLY T&G SUBFLOOR; GLUED & SCREWED
- VINYL PLANK FLOORING

FOUNDATION WALL SYSTEM

- TIMBER CRIBS ON PRESSURE TREATED PADS



*Carrie Blankeil*

REVISIONS

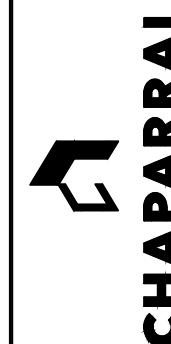
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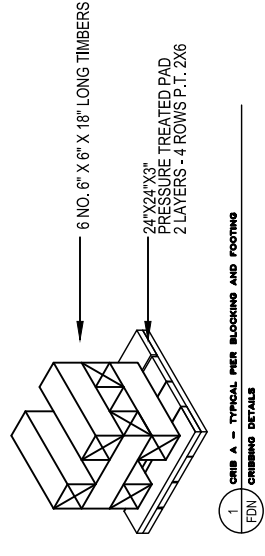
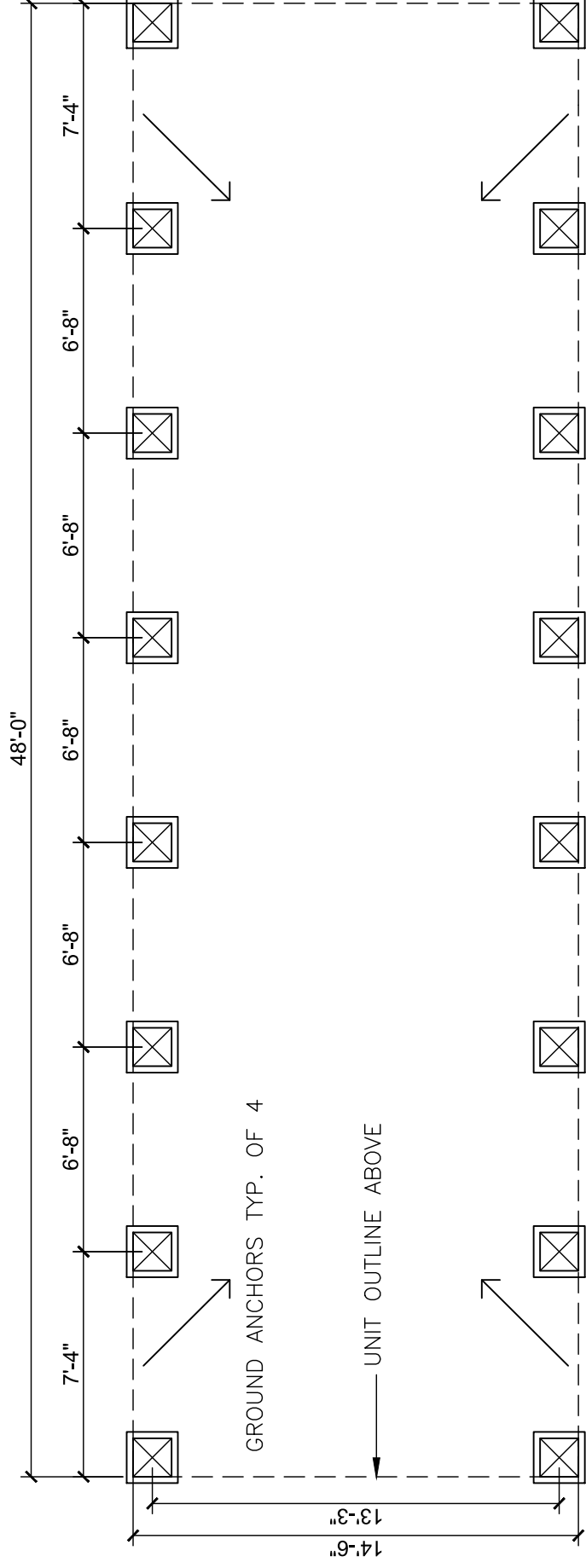
PINNELL RESIDENCE RESIDENCE SECTION  
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 ESTIMATE: CHKD BY:  
 ISSUED: MAR 27 2023  
 SCALE: 1/2" = 1'-0"  
 AREA: 609 SQ.FT

CHPA0.1





Carrie Blancheil



1 CRIE PIER BLOCCING AND FOOTING  
FDN  
CRIBBING DETAILS

SUGGESTED PIER BLOCCING LAYOUT

NOTE: THE OWNER SHALL ENSURE THE SITE IS LEVEL, GRADED, DRAINED, AND COMPACTED WITH A GRANULAR INORGANIC MATERIAL. GROUND COVER MUST BE PLACED, AND EXTEND 6" PAST THE SIDES OF THE BUILDING PRIOR TO CRIE INSTALLATION. SKIRTING WILL REQUIRE VENTILATION.

NUMBER	DATE	NUMBER	DATE	REVISIONS

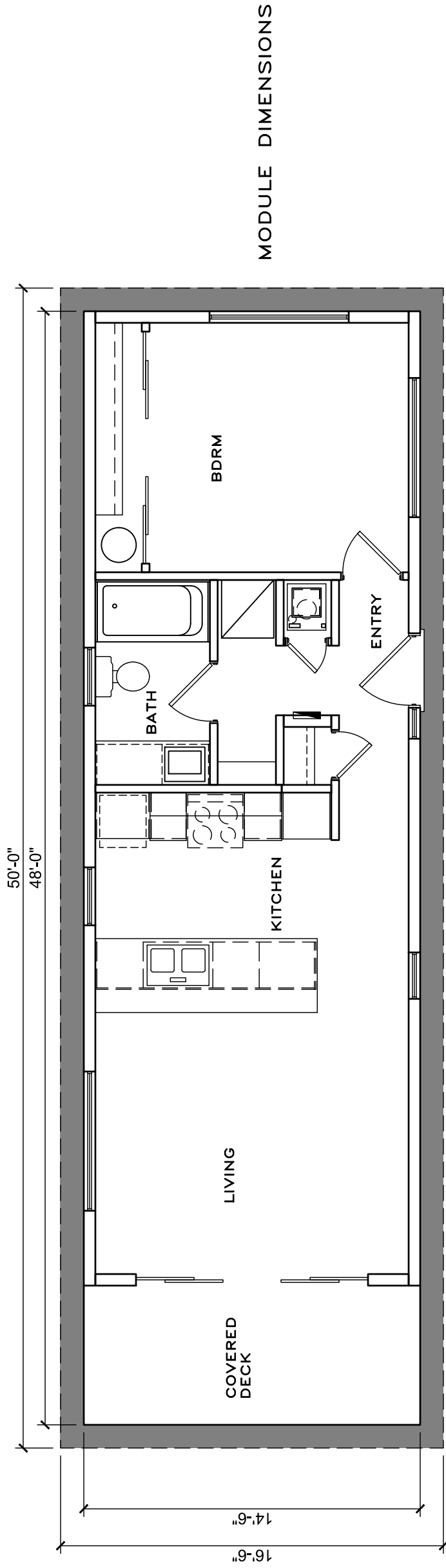
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PLG	<input type="checkbox"/>	ELEC	<input type="checkbox"/>	PURC	<input type="checkbox"/>
DIM W	<input type="checkbox"/>	HTG	<input type="checkbox"/>	P/A	<input type="checkbox"/>
DIM P	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

DWG. DIST.		COPYRIGHT		PINNELL RESIDENCE RESIDENCE		CHPA0.2	
THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION				BLOCKING LAYOUT		AREA: 609 SQ.FT	
DRAWN BY: SALES: SB		ESTIMATE: CHK'D BY: SB		ISSUED: MAR 27 2023		SCALE: 3/16" = 1'-0"	



*Carrie Blankail*



REVISIONS

NUMBER	DATE	NUMBER	DATE


DWG. DIST.			
FLR	<input type="checkbox"/>	DIM R	<input type="checkbox"/>
PLG	<input type="checkbox"/>	ELEC	<input type="checkbox"/>
DIM W	<input type="checkbox"/>	HTG	<input type="checkbox"/>
DIM P	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	PROD	<input type="checkbox"/>
	<input type="checkbox"/>	PURC	<input type="checkbox"/>
	<input type="checkbox"/>	P/A	<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

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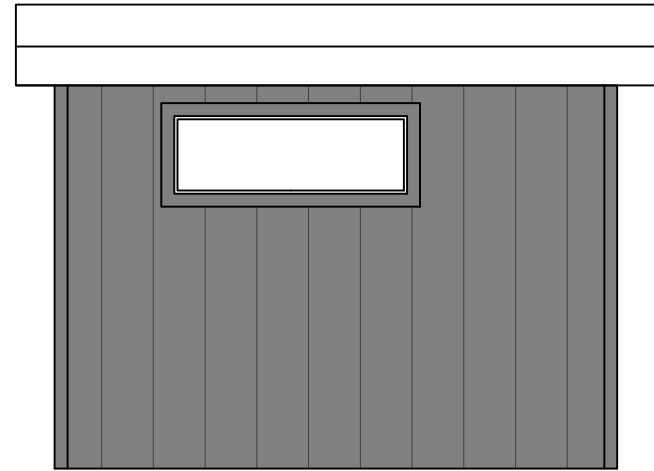
DRAWN BY: SALES: SB				ESTIMATE: CHK'D BY:		ISSUED: MAR 27 2023		SCALE: 3/16" = 1'-0"		AREA: 609 SQ.FT	
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PINELL RESIDENCE RESIDENCE TRANSPORTATION DIMENSIONS

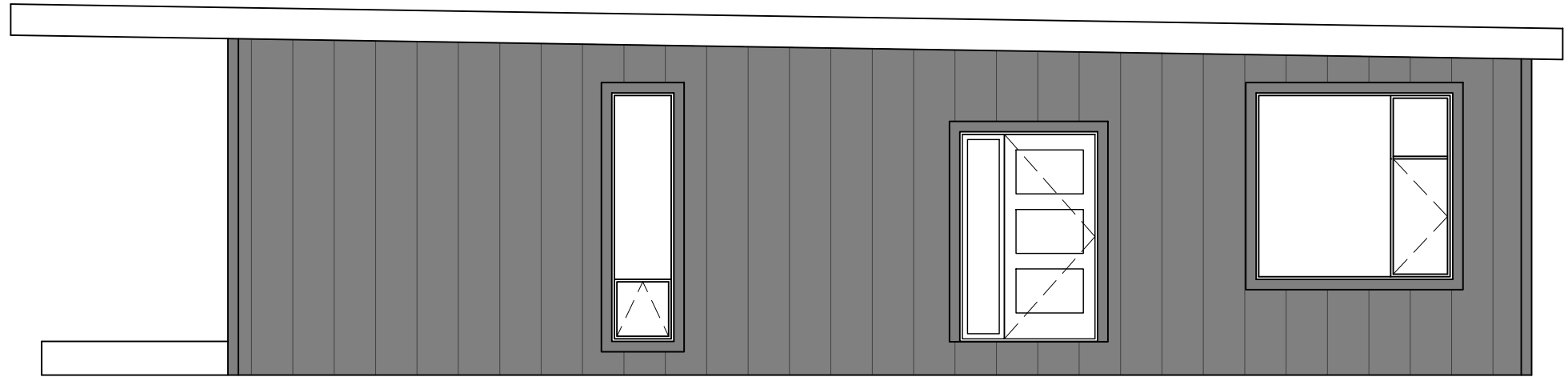
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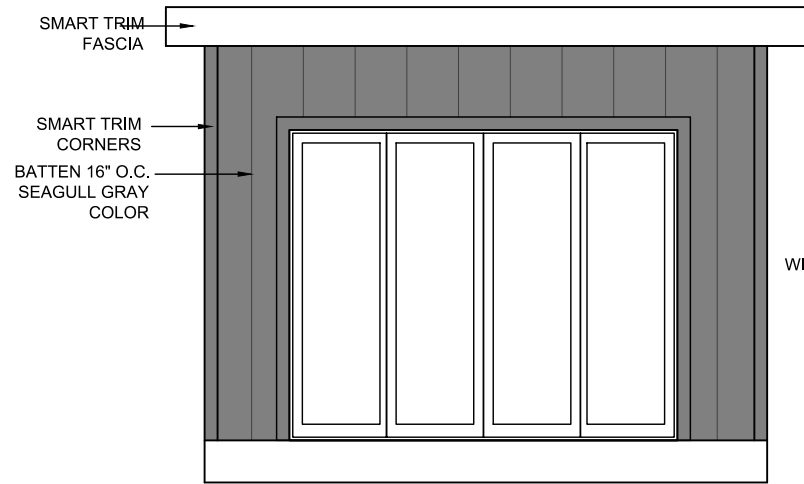
**CHAPARRAL**



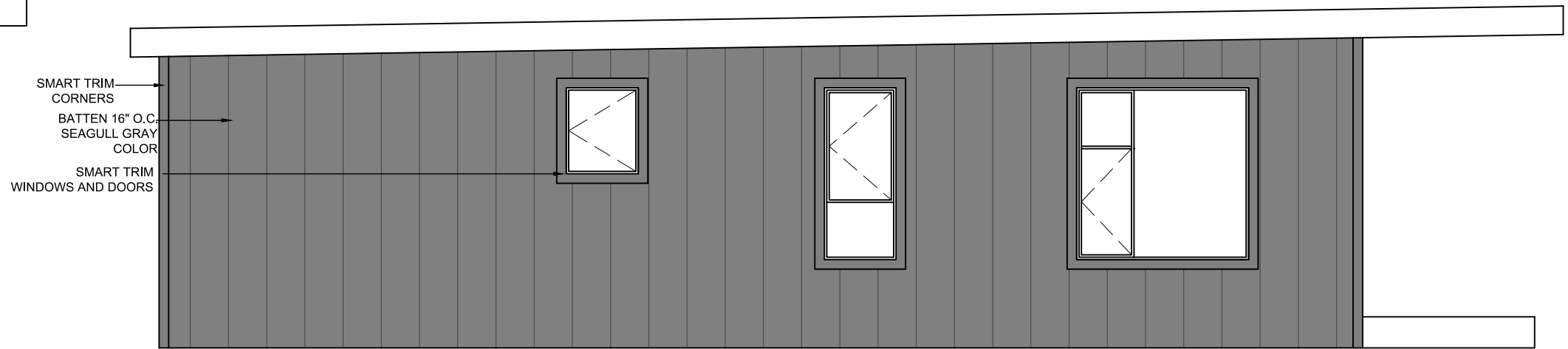
SIDE ELEVATION




FRONT ELEVATION



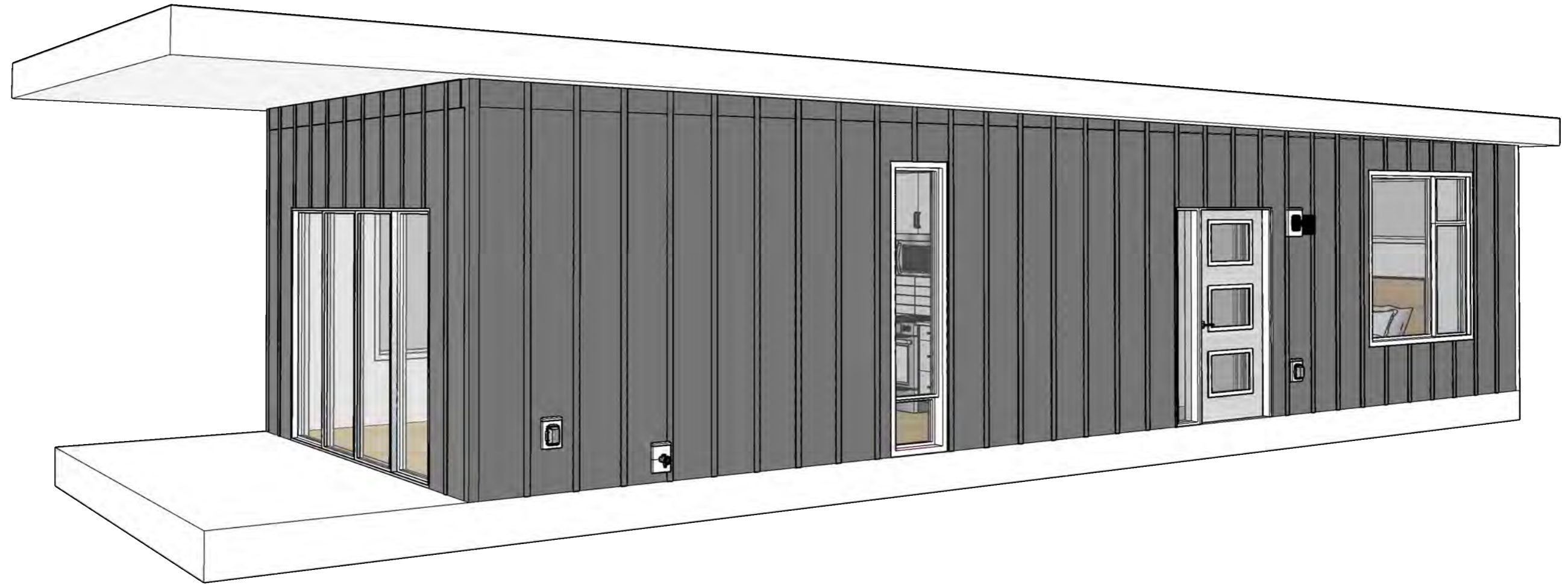
SIDE ELEVATION




REAR ELEVATION

REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR	DIM R	PROD	PINNELL RESIDENCE ELEVATION				CHPELEV		
	1	MARCH 29 2023				PLG	ELEC	PURC	DRAWN BY:	SALES:	ESTIMATE:	CHK'D BY:	ISSUED:	SCALE:	
	2	APRIL 10 2023				DIM W	HTG	P/A	SB			APRIL 10 2023	NTS	609 SQ.FT	
						DIM P									


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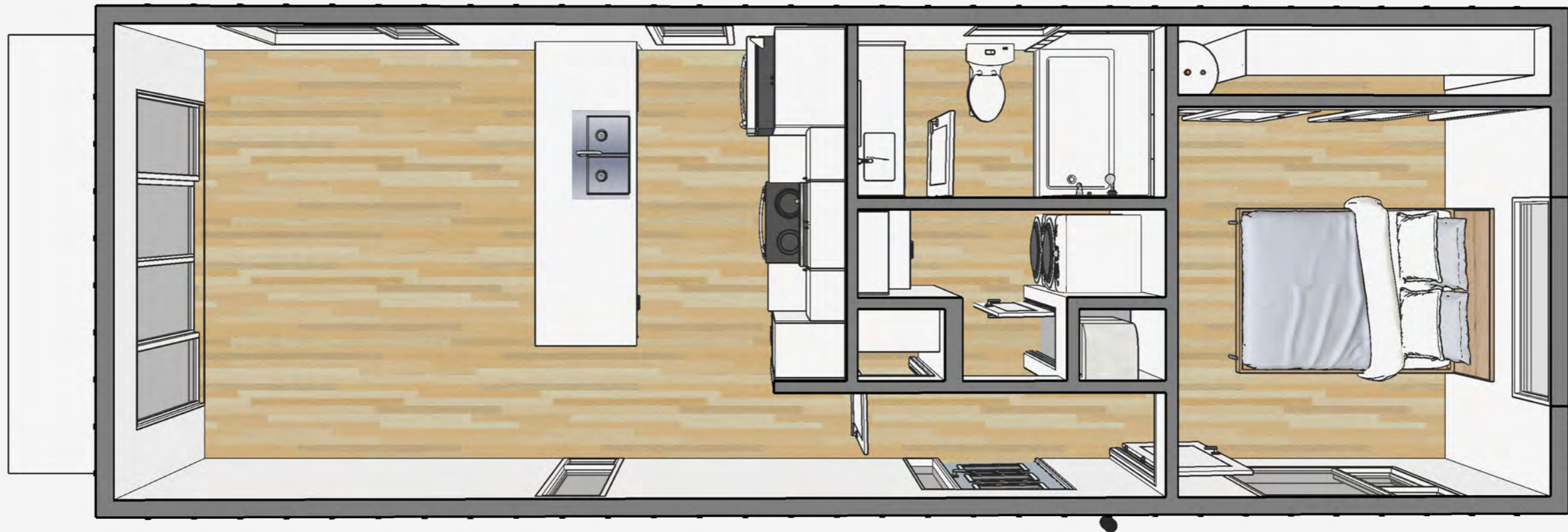



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	1	MARCH 29 2023	5			AREA:	609 SQ.FT.		
	2	APRIL 10 2023	6			SCALE:	NTS		
	3		7			DRAWN BY:	SB		
	4		8						

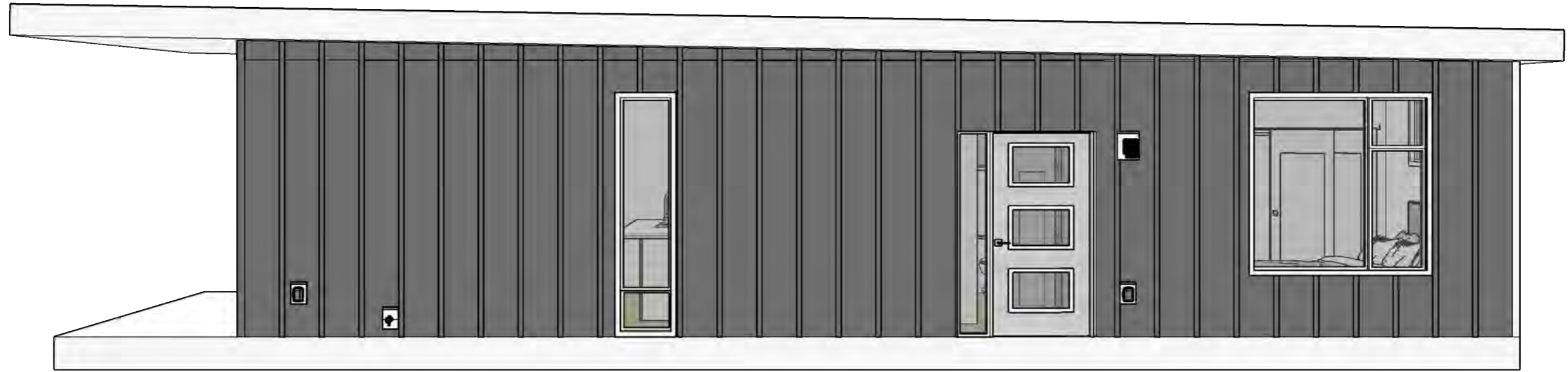


NOTE: COLORS ARE FOR CONCEPTUAL PURPOSES ONLY. COLORS MAY VARY FROM ACTUAL PRODUCT.

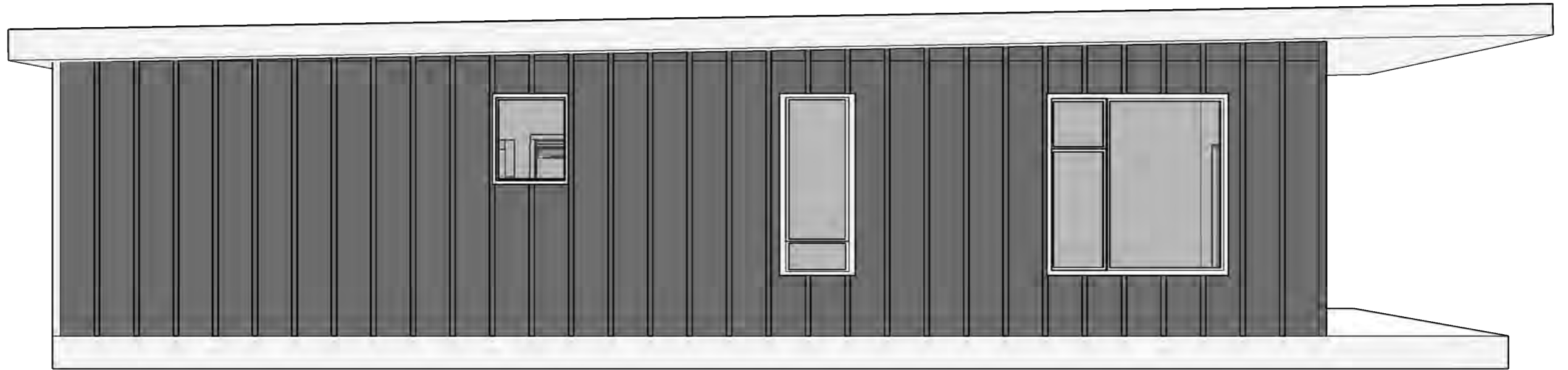
REVISIONS	NUMBER	DATE	NUMBER	DATE	<b>COPYRIGHT</b> THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN CONSENT.	DATE ISSUED:	APRIL 10 2023	<b>PINNELL RESIDENCE</b>  FLOOR PLAN PERSPECTIVE	AO	 <b>CHAPARRAL</b>
	1	MARCH 29 2023	5			AREA:	609 SQ.FT.			
	2	APRIL 10 2023	6			SCALE:	NTS			
	3		7			DRAWN BY:	SB			
	4		8							




REVISIONS	NUMBER	DATE	NUMBER	DATE	<b>COPYRIGHT</b> THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN CONSENT.	DATE ISSUED:	APRIL 10 2023	<b>PINNELL RESIDENCE</b>  FLOOR PLAN PERSPECTIVE	<b>A0.1</b>	
	1	MARCH 29 2023	5			AREA:	609 SQ.FT.			
	2	APRIL 10 2023	6			SCALE:	NTS			
	3		7			DRAWN BY:	SB			
	4		8							

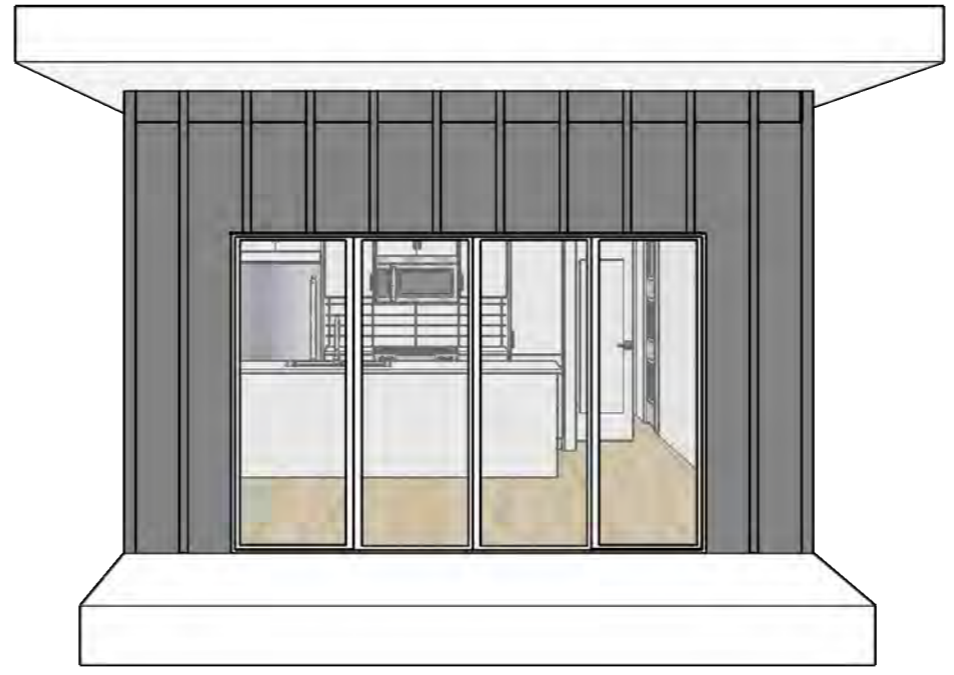


1 FRONT ELEVATION  
EL1

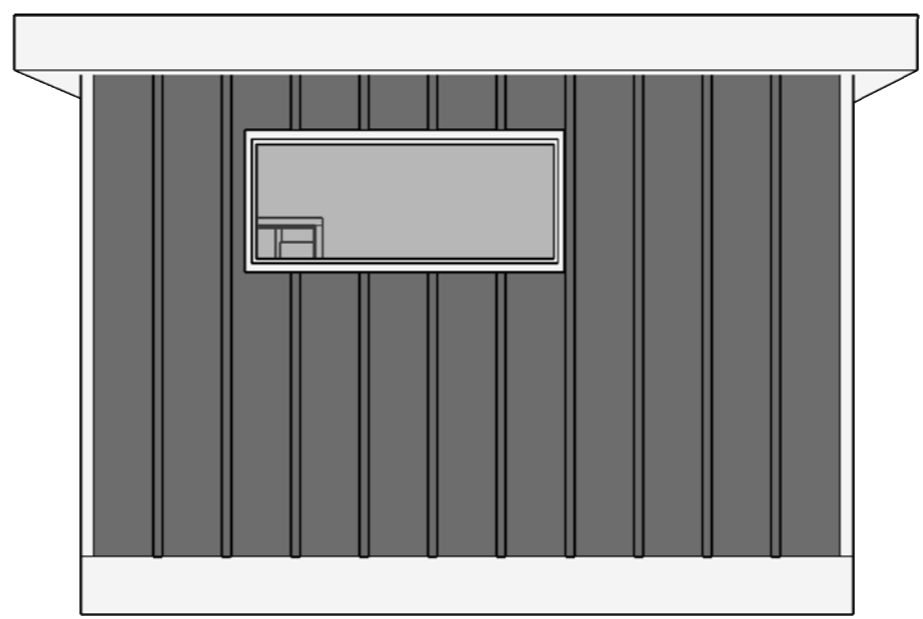


2 REAR ELEVATION  
EL1


REVISIONS	NUMBER	DATE	NUMBER	DATE	<b>COPYRIGHT</b> THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN CONSENT.	DATE ISSUED:	APRIL 10 2023	PINNELL RESIDENCE  ELEVATION	EL1	 <b>CHAPARRAL</b>
	1	MARCH 29 2023	5			AREA:	609 SQ.FT.			
	2	APRIL 10 2023	6			SCALE:	NTS			
	3		7			DRAWN BY:	SB			
	4		8							



1 SIDE ELEVATION  
EL2



2 SIDE ELEVATION  
EL2

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	1	MARCH 29 2023	5			AREA:	609 SQ.FT.				ELEVATION
	2	APRIL 10 2023	6			SCALE:	NTS				
	3		7			DRAWN BY:	SB				
	4		8								






KITCHEN



MAIN BATH

REVISIONS	NUMBER	DATE	NUMBER	DATE	<b>COPYRIGHT</b> THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (86) INC. AND SHALL NOT BE USED OR DUPLICATED WITHOUT WRITTEN CONSENT.	DATE ISSUED:	APRIL 10 2023	PINNELL RESIDENCE	D1				
	1	MARCH 29 2023	5			AREA:	609 SQ.FT.				SCALE:	NTS	INTERIOR ELEVATION
	2	APRIL 10 2023	6			DRAWN BY:	SB						
	3		7										
	4		8										

July, 13, 2023

# CITY OF WEST KELOWNA

2760 CAMERON ROAD, WEST KELOWNA, BC V1Z  
2T6

To Whom It May Concern:

Please accept this as our application and proposal to the City of West Kelowna, for approval of a carriage home for the address of: 1018 West Kelowna Rd, West Kelowna, BC V1Z3B7.

Currently this is a single family home property with a single story detached garage. We would like to propose and ask for approval for a single story detached carriage home to be in replacement of the current garage location. The carriage home will be a brand new built prefab home. Built entirely to proper BC Housing code, with premium finishes, exterior board and batten and painted to match the current existing main home on the property.

We have spoken to all neighbours closely surrounding the property under this application and all have been in support of the current proposal we are making. Please find letters of support attached from neighbours.

The personal purpose of this proposal and carriage home addition to the property is to move the home owner into the carriage home and daughter and her family (who currently attend the neighbouring rose valley elementary) to move into the main home.

Thank you for your time and we appreciate your consideration on this proposal.

Sincerely,

Lori Pinnell ( Home Owner) & Kyle Blanleil ( Authorized Agent)

To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

My name and contact information if needed and for support of this is below:

Name: GARY GRESCHNER

Address: 1028 WEST KELLOWNA RD

Phone: 

Date: 07/04/23,

Signed: 

To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. Is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

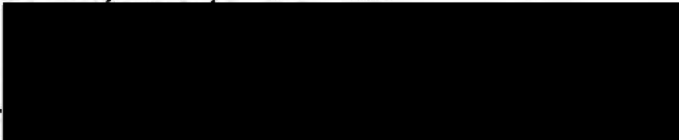
My name and contact information if needed and for support of this is below:

Name: Pat Baril

Address: 1635 Blackwood Drive  
West Kelowna, BC

Phone: 

Date: July 4, 2023

Signed: 

To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

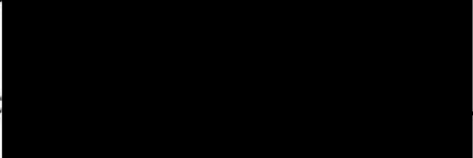
My name and contact information if needed and for support of this is below:

Name: Carla Preston

Address: 1638 Westlake Rd. West Kelowna BC V1Z 2X9

Phone: 

Date: July 5, 2023

Signed: 

To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

My name and contact information if needed and for support of this is below:

Name: BLAIR GAUSCHI

Address: 1620 WESTLAKE RD.

Phone: 

Date: JULY 4, 2023

Signature:   


To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

My name and contact information if needed and for support of this is below:

Name: Laura Paterson

Address: 1626 Blackwood Drive  
West Kelowna, B.C. V1Z 3B7

Phone: 

Date: July 6, 2023

Signed: 

To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

My name and contact information if needed and for support of this is below:

Name: Al + Birgie Martell

Address: 1629 Blackwood Drive  
West Kelowna

Phone: 

Date: July 8/2023

Signed: 



To Whom it may concern with the City of West Kelowna,

I have been made aware that Lori Pinnell at address 1018 West Kelowna rd., West Kelowna BC. is applying and looking to get approval to build or place a carriage home/ prefab building on their property.

Please accept this letter as my approval and support as a neighbour in the area for this application and action in the neighbourhood.

My name and contact information if needed and for support of this is below:

Name: Calvin Saucier

Address: 1018 West Kelowna rd  
West Kelowna V1Z-2X9

Phone: 

Date: July 7/23

Signed:   


**SITE PLAN OF LOT 2 DISTRICT LOT 3866  
OSOYOOS DIVISION YALE DISTRICT PLAN 30253**

PID: 001-885-447  
CLIENT: MAGNOLIA ACRE CO.  
CIVIC ADDRESS: 1018 WEST KELOWNA ROAD, WEST KELOWNA

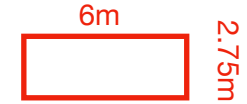
HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)  
VERTICAL DATUM: CGVD25 (DERIVED FROM CANNET ACTIVE CONTROL STATION BC\_KELOWNA)

DATE OF FIELD SURVEY: FEBRUARY 16, 2023

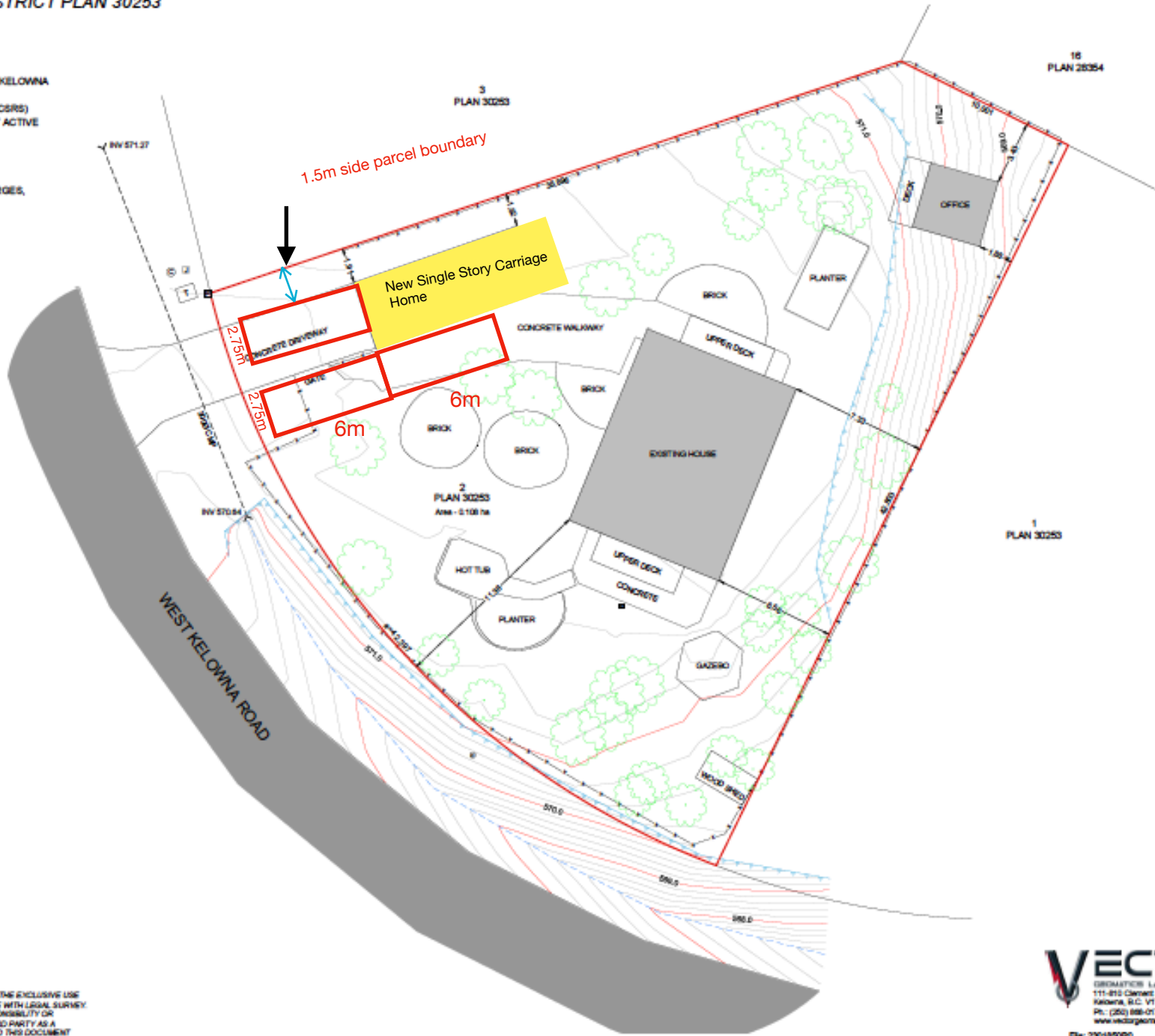
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.



- LEGEND**
- Subject Property
  - Major Contour (1.0m)
  - Minor Contour (0.2m)
  - Top Slope
  - Bottom Slope
  - Cleanout
  - Culvert
  - Ingression Box
  - Junction Box
  - Communication Manhole
  - Fenced
  - Transformer
  - Tree
  - Asphalt
  - Fence



New Proposed Parking Spaces



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File: 230-1850R0 Date: 2023-03-04  
Drafted by: CM Checked by: AD

**From:** [noreply@esolutionsgroup.ca](mailto:noreply@esolutionsgroup.ca)  
**To:** [Delegation Requests](#)  
**Subject:** New Response Completed for Request to Appear As a Delegation  
**Date:** November 8, 2023 6:12:23 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward to [westkelowna@phishforward.beauchersecurity.com](mailto:westkelowna@phishforward.beauchersecurity.com).

---

Hello, Please note the following response to Request to Appear As a Delegation has been submitted at Wednesday November 8th 2023 6:08 PM with reference number 2023-11-08-007.

- **Request to appear as a delegation on:**  
11/14/2023
- **Name of person making the presentation:**  
Kyle Blanleil
- **Name of the group or organization that the person is representing:**  
Lori and Brian Pinnell
- **Daytime phone number:**  
[REDACTED]
- **Email address:**  
[REDACTED]
- **Presentation title:**  
Z 23-08 1018 West Kelowna Road
- **What is your request to Council?**  
Explain the reasoning behind the modular home direction. Why approval is the right decision and discuss the generational legacy this property will have for our family.
- **Presentation points:**
  - Quality of modular home build and visual appeal
  - Family legacy and family impact
  - Parking requirements met
  - Carriage house build vs modular decision

[This is an automated email notification -- please do not respond]