



City of West Kelowna
Attn: Development Services
2760 Cameron Road
West Kelowna, BC V1Z 2T6

October 4, 2023

Re: Development at 3053 Wales Road, West Kelowna BC

Accompanying Documentation

- Architectural Plans by R-tistry Home Design dated August 9, 2023
- Geotechnical Report by Evertex Engineering dated
- Landscape Design by Shelley Lynn Design dated
- Landscape Estimate by

Proposal Summary

The proposed development on Lot 14, 3053 Wales Road within the development of Vista Del Lago is for a 5,656 square foot single detached residence with an attached suspended slab garage consisting of a total of 2,235 square feet, and a 5' crawl space spanning the footprint of the dwelling. The property will also consist of up to 8' height retaining walls which will assist in the construction of a pool patio at the walk-out level. The residence will be a typical wood frame build with a concrete foundation.

The proposed residence will be located on a steep hillside lot. The site plan was designed to ensure that the dwelling meets OCP guidelines and suits the neighbourhood.

This development is included in the Hillside (DPA4) development permit area. All recommendations outlined in the attached geotechnical report will be followed diligently to ensure safe construction of the home and to meet all relevant development permit guidelines outlined in the OCP.

Variations

This development will require two variations:

1. Building Height: zoning bylaw 0265 – 10.1.5 (e)i.
2. Exterior Side Parcel Setback: zoning bylaw 0265 – 10.1.5 (f) iv.



ZONING BYLAW NO. 0265 – 10.1.5 (e)i.

The vertical distance measured from grade 1.5 m from the base of the wall to the highest point of a building or structure with a non-sloping roof (less than 4% slope) or domed roof, shall not exceed the lesser of 3 storeys or 10 m (32.8 ft).

VARIANCE

(North Wall) To increase the maximum height of a single building wall to 12.8 m

RATIONALE

This design used variable wall depths, glazing and architectural features to break up the faces of the building.

Due to the steep sloping nature of the lot, we will be constructing up to 8 ft high retaining walls around the perimeter of the pool patio. These walls assist in breaking up a majority of the North facing walls of the building.

On the North face there remains a single building wall of 12.8 m in height, which remains minimally visible to the surrounding properties.

The house was designed to not be overly tall (a single storey) from the perspective of the street and to have a nearly flat driveway grade for appropriate access to the dwelling. Each level of the home has been designed with reasonable ceiling heights. These objectives, balances with the intent to limit retaining walls, results in a small portion of the building being over-height.

ZONING BYLAW NO. 0265 – 10.1.5 (f) iv.

Buildings and structures shall be sited at least 4.5 m (14.8 ft), except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side private access easement.

VARIANCE

To reduce the structure setback from the exterior side parcel from 4.5 m to 3.0 m (9 ft 10 9/16 in), and to reduce the garage setback from 6.0 m to 0.9 m (3 ft).

RATIONALE

This parcel is situated at the termination of a private access easement (identified as PLAN EPP80769), which is entered from Wales Road. This easement provides access for a maximum of three properties and concludes at the midpoint of 3053 Wales Road.



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#105-1932 Summit Drive
Kelowna, B.C. V1V 3E9

Phone (250) 469-9704
www.gibsoncustomhomes.com

The intended dwelling is planned to feature a side-oriented garage, accessible via the southern property line and via the access easement. The architectural design thoughtfully incorporates the presence and function of the easement, ensuring no hindrances are suggested towards it.

The proposed residence permits the construction of a side-oriented garage spanning the full depth, while adhering to all other prescribed property line setback requirements. It is the property owner's intention to leave the private access easement clear and accessible to emergency vehicles.

Thank you,

Jenifer Berkhiem

Gibson Custom Homes
Project Development Manager

E | jenifer@gibsoncustomhomes.com

P | 250-469-9704