

## Re-Zoning Proposal Summary

Kerr Properties 002 Ltd. is proposing the re-zoning of 2971 Gorman Rd with the vision of developing a unique mix of housing options catering to first time buyers, families, and empty nesters alike. The low density R3 zoning provides all the conveniences and attraction of single-family zoning in a much more affordable price range, and still located within a beautiful natural setting with rolling hillsides and a rural feel yet within close proximity to schools and modern conveniences.

We view this large seven-acre site in a fantastic location as a rare opportunity to offer a diverse range of housing options in the Glenrosa neighbourhood while maintaining the character and liveability of the surrounding single-family neighbourhood. Working with our designers to develop a site plan that would maintain the privacy of our neighbours, we have buffered the surrounding single-family properties to the east with two storey duplex style homes.

The topography of the site lends itself beautifully in creating a natural buffer between the proposed townhomes and the one single family property to the west and limiting any site line obstructions with roof tops being lower than the grades of the west property line.

Proposed are two and three storey townhomes and duplexes with 2 bedroom, 3 bedroom, and 4 bedroom options for all buyer demographics offering an alternative lifestyle and more affordable version of a single-family home with all the individual amenities of full driveways, double garages, and private patios, but also first class common amenity spaces with playgrounds, pickle ball courts, a dog park, and walking trails throughout, providing interconnectivity between common amenity spaces while keeping pedestrian and vehicle traffic separate.

Finally, the re-zoning of 2971 Gorman Rd meets City of West Kelowna OCP objectives and policies as well as Provincial housing mandates by providing more creative, innovative, affordable, and diverse housing options with subtle densification and limited impacts to the established Glenrosa neighbourhood.

**Kerr Properties 002 Ltd.**

A – 5350 272 Street, Langley, BC V4W 1S3

Tel (604) 856-9772 Fax (604) 856-2325

[www.kerrproperties.ca](http://www.kerrproperties.ca)

Key Development Features	Yes	No
LOW density with only 0.67 FAR out of the allowable 0.75 under the R3 zone	✓	
LOW parcel coverage with only 25% out of the allowable 40% under the R3 zone	✓	
Meets OCP objectives and policies for more creative, innovative, and diverse forms of development, mixed use intensification, and infill housing all within an appropriate area	✓	
Large seven-acre parcel offering diverse housing options for all buyer types	✓	
Affordable mix of 2 bedroom, 3 bedroom, and 4 bedroom townhomes and duplexes	✓	
Diverse housing options suitable for all lifestyles and buyer demographics	✓	
Strategic buffering of surrounding single family properties	✓	
Modern servicing and infrastructure	✓	
Full driveway queuing	✓	
Solution to City of West Kelowna's overland storm water issue	✓	
First class common amenity spaces	✓	
Walking distance to both elementary and middle schools	✓	
Retention of natural hillsides	✓	
Improved city infrastructure	✓	
Negative view / site line impacts		X
Negative traffic impacts		X
Negative vehicle parking impacts		X
Negative environmental impacts		X
Negative neighbourhood impacts		X

*Travis Tournier*



*Development Manager  
Kerr Properties 002 Ltd.*

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