

Development Proposal Summary

Kerr Properties purchased 2971 Gorman Rd with the vision of developing a unique mix of single-family residential homes on sizeable lots and low density multi family townhomes having all the conveniences of a single-family home in a more affordable price range. All located in a spectacular natural setting with rolling hillsides and a convenient location promoting a family oriented and active Okanagan lifestyle.

We view this large seven-acre site as a rare opportunity to offer a diverse range of homes while maintaining the appeal of the surrounding single-family neighbourhood. Kerr Properties worked with our designers at Aplin Martin to envision a site plan that would maintain the privacy of our neighbours by buffering the surrounding single-family properties with new single-family 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 also limits any site line obstructions with the roof tops of the townhomes being below the grades of the property to the west. The single-family homes within this development are located on the opposite side of the roadway also providing a buffer between single family and multi family homes.

The road extension from Lyon Court through to Gorman Rd offers multiple ingress and egress points to the site allowing resident and neighbourhood traffic to flow with ease. Traffic impacts have been studied and are considered minor as noted by Aplin Martin in the attached functional servicing report.

The development will be serviced with full city services, including an 18-meter right of way for city roads, city sanitary sewer and water, and onsite storm infiltration. Aplin Martin has determined in their preliminary assessment that servicing of the site is achievable with current city infrastructure in the area and some minor upgrades to meet development demands.

Kerr Properties views this site as a very exciting opportunity to add some diverse housing options in the Glenrosa neighbourhood with low density multi family townhomes in an appropriate area with close proximity to schools all while maintaining and even enhancing the character and liveability of the existing neighbourhood.

Proposed are three storey, three bedroom, and three-bathroom townhomes in the southwest section of the property; these townhomes would fall under the R3 zoning, however, the density proposed is substantially under the allowable density and site coverage in the R3 zone.

Kerr Properties Ltd

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Finally, we have envisioned these townhomes as a alternative lifestyle and more affordable version of a single-family home with all the individual amenities of full driveways, double garages, private patios, and decks but also first class common amenity spaces with playgrounds, pickle ball courts and even a dog park. The townhome site flows nicely with walking trails throughout providing interconnectivity between common amenity spaces while keeping pedestrian and vehicle traffic separate.

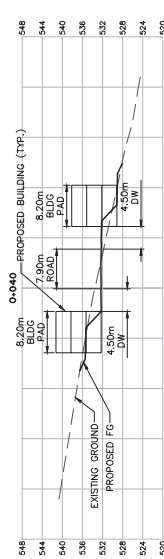
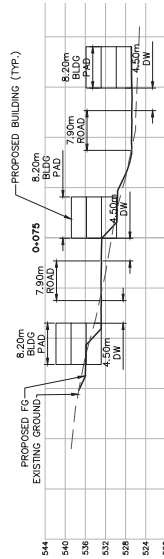
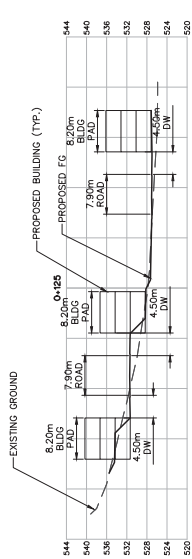
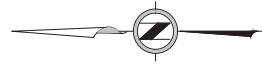
Key Development Features	Yes	No
LOW R3 density with only 44 townhome unit proposed on 3.6 acres – R3 Zoning allows for 78 units on the 3.6 areas	✓	
LOW density with only 0.55 FAR out of the allowable 0.75 under the R3 zone	✓	
LOW parcel coverage with only 18% out of the allowable 40% under the R3 zone	✓	
Large seven-acre parcel offering diverse housing options	✓	
Affordable mix of single family and multi family homes	✓	
Diverse housing options suitable for all lifestyles	✓	
Strategic buffering of surrounding residents	✓	
Full city standard roads	✓	
Full city services	✓	
Townhomes with full driveway queuing and double garages	✓	
Townhomes with private patios, decks and yards	✓	
First class common amenity spaces	✓	
Proximity to schools	✓	
Retention of Natural hillsides	✓	
Improved city infrastructure		X
Need for retaining walls		X
Negative Traffic Impacts		X
Negative Environmental Impacts		X
Negative neighbourhood impacts		X

Travis Tournier, Development Manager

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PROPOSED ZONING
LOTS 1-17: R1 (SINGLE DETACHED RESIDENTIAL)
LOT 18: R3 (LOW DENSITY MULTIPLE RESIDENTIAL)



NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL LEGAL REQUIREMENTS SHOWN ON THIS DRAWING ARE IN ACCORDANCE WITH THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

DESIGN: JRC	CHECK: BR
DRAWN: JRC	DATE: 18-03-20
PROJECT NO.:	18-3026
DRAWING DATE:	FEBRUARY, 2020
SCALE:	1:500
PROJECT NO.:	18-3026-SK1
DRAWING NO.:	REV.

TITLE:	SITE PLAN A
CLIENT:	PATRICK KERR
PROJECT:	GORMAN ROAD SUBDIVISION

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