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**Re : Official Community Plan Amendment and Rezoning Application
2749 Shannon Lake Road**

Proposal Summary

The purpose of the application is to amend the Official Community Plan to change the future land use designation and to rezone the subject property to facilitate the development of congregate housing and multiple residential, including apartment and townhouses. The maximum density, coverage will be in compliance with the current R3 zone. The townhouse will be in compliance with the current R3 zone for the setbacks and building height. The setbacks of any built form other than a townhouse will be in compliance with the current R4 or R5 zones, whichever is more stringent and the building height will be in compliance with the current R5 zones.

The application is requesting an Official Community Plan amendment from Low Density Multiple Family to Comprehensive Development Area and rezoning from Low Density Multiple Residential Zone (R3) to CD zone. The intent of this development is to provide a mix of multiple residential and congregate housing developments. This comprehensive development zone provides the opportunity for two or more permitted land uses integrated with private and public amenity features adjacent to Shannon Lake Regional Park. The overall vision for the development is forward thinking, incorporating principles of smart growth development, a high level of urban design and best management practices for sustainability.

By providing a wide range of housing, the development respects the Varied Needs of West Kelowna's Citizens. The development will provide high quality urban design to help to create Compact, Complete and Safe Neighbourhoods. It will create an Integrated Network of Parks and Natural Areas and protect and Enhance Ecological Integrity by developing with sustainable objectives and practices.