



# Tetra

605 Fraser Rd & 460 Leathead Rd

Proposed 16 Unit Towhouse Style Development

Current Zoning- RU1 → Proposed Zoning- RM3

Developer:

**RA Quality Homes**

Designed by: **Blue Vision Design Inc.**





## Proposed Development:

- 4- 3-storey townhouses (16 Units)
- 4- two bedroom units (1333sqft) and 12- three bedroom units (1671sqft- 1819sqft)
  - Double Garage & Bike Storage ea. unit
- Modern/ Contemporary Architecture w/ high quality, low maintenance finishings



Existing Site- Leathead Rd





### Proposed Development:

- Promotes Outdoor & Harmonious Community Living
- On-Site Gardens & Fruit Trees
- 1m Landscape Buffer & Fencing to the North, for Neighbour's privacy (not shown)
- Undergroud garbage/ recycling collection



Existing Site- Fraser Rd

**Blue Vision Design Inc.**





### Demographic:

- Young Families- nearby schools
- First-Time Homebuyers
- Downsizing
- Low- Medium Income- Condo Alternative
- Accommodates Student Renters w/ nearby Bus routes to UBCO



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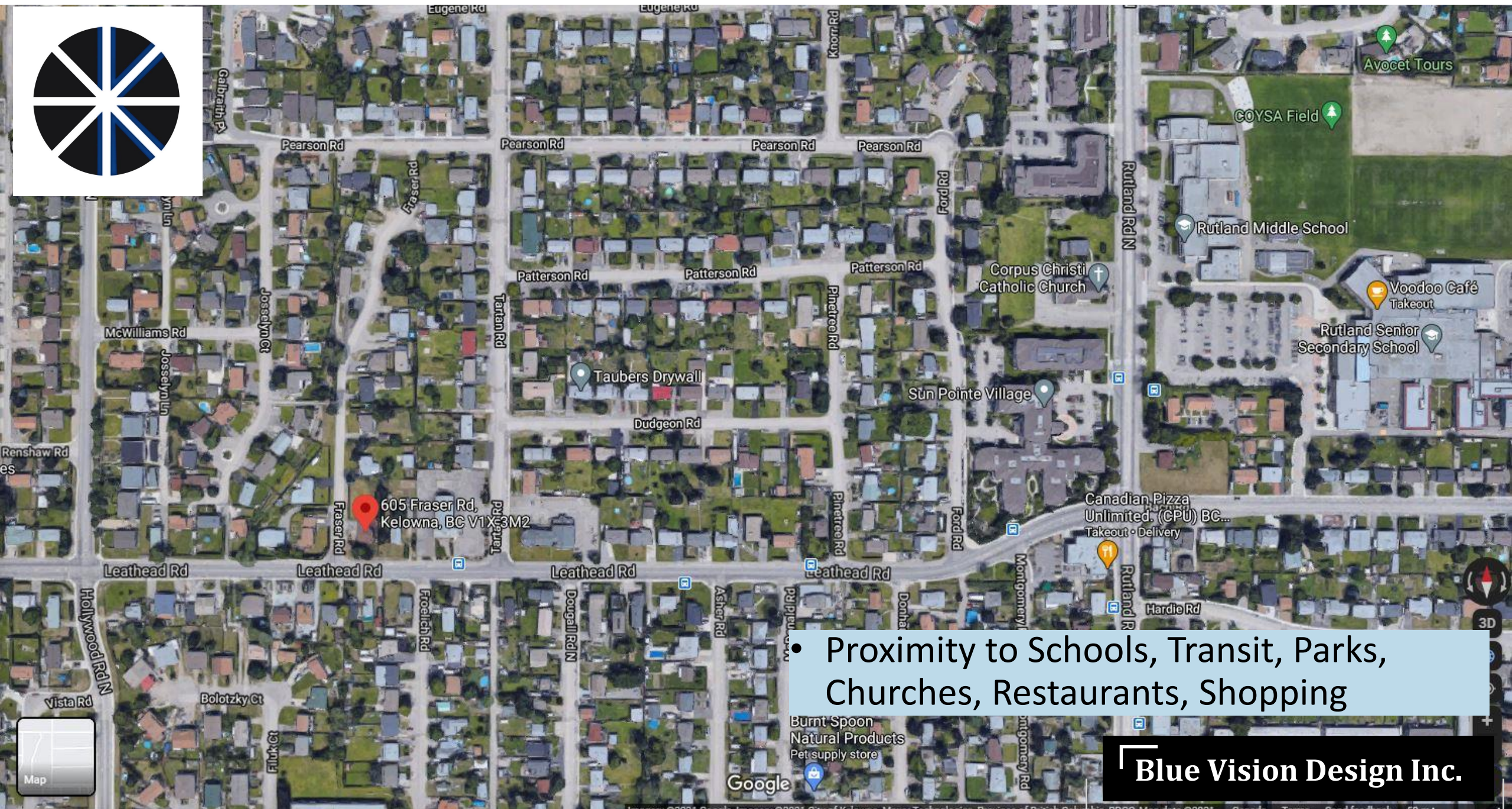




- Current Zoning RU1 → Proposed Zoning RM3

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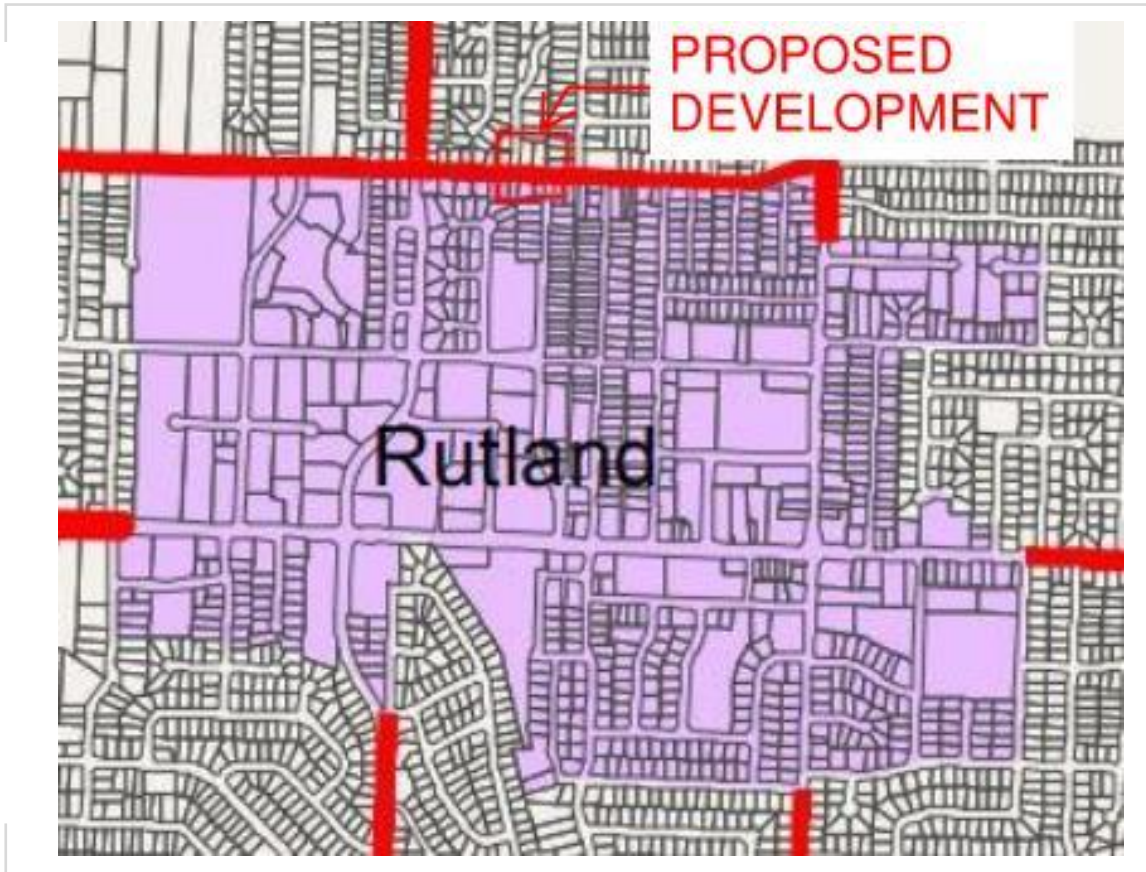
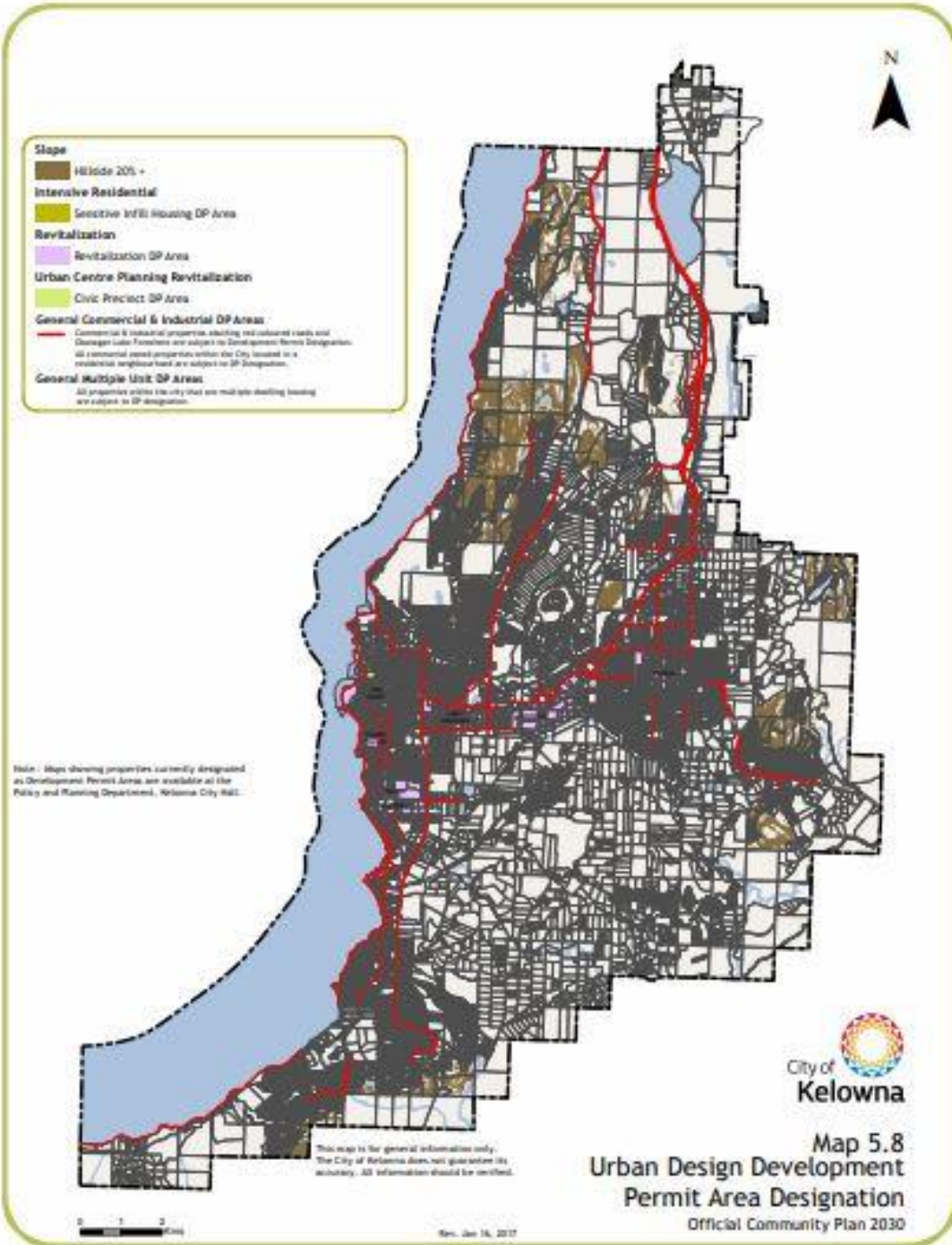




- Proximity to Schools, Transit, Parks, Churches, Restaurants, Shopping

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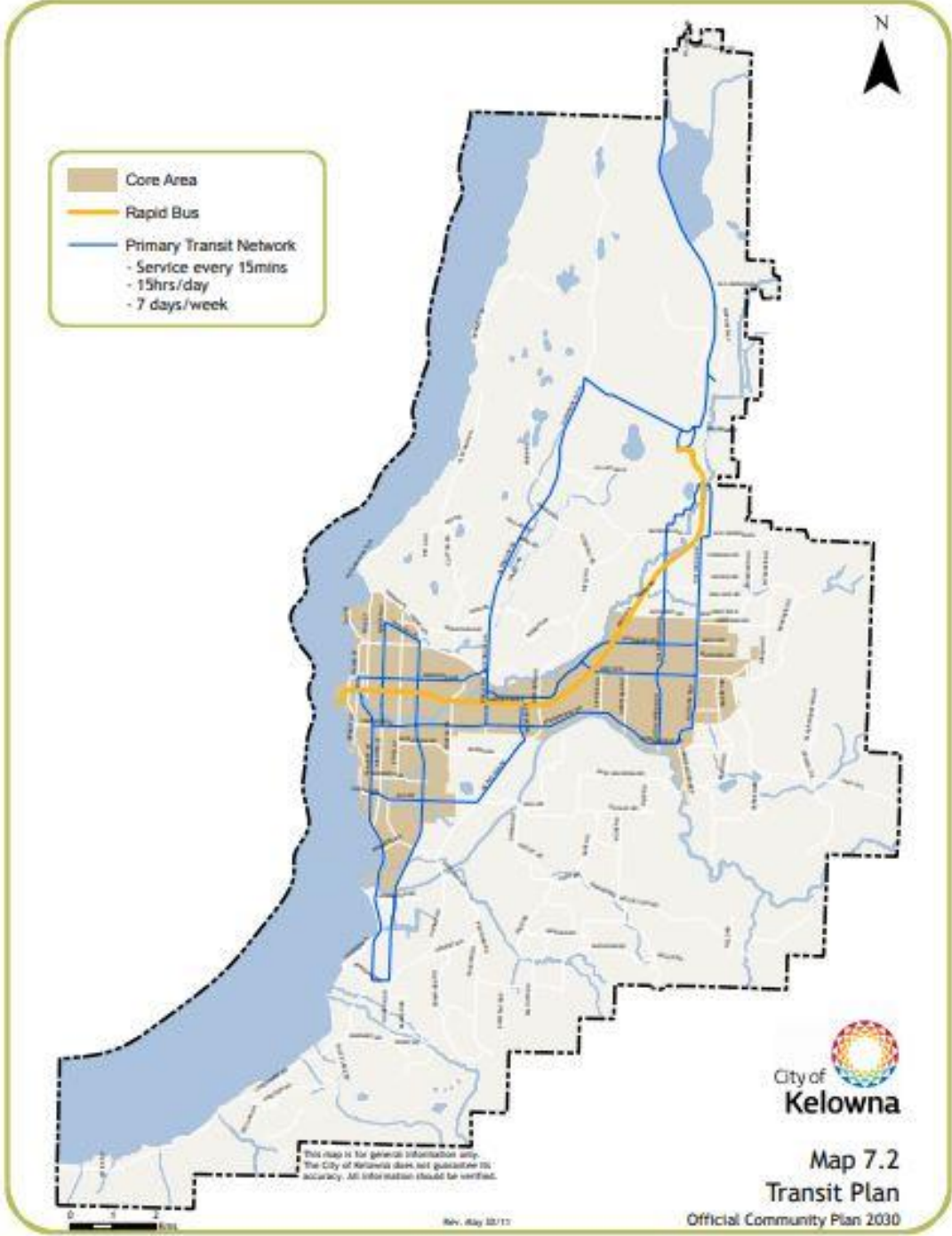




- Bordering the Rutland Revitalization DP Area



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- Within the OCP Transit Core Area



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## Property Type



## Buyer Origin



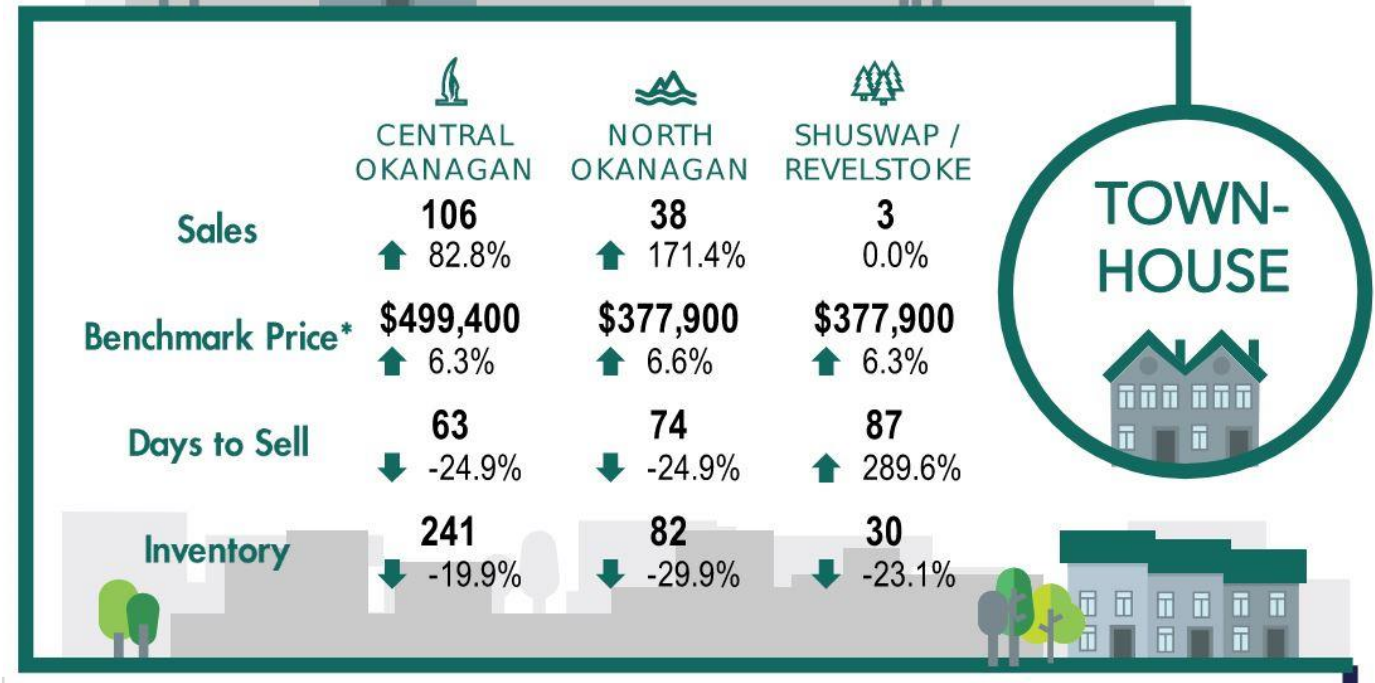
## Buyer Type



## Area of Purchase



THIS DATA REFLECTS BUYERS OF HOMES WITHIN THE REGION (PEACHLAND TO REVELSTOKE) AND IS OBTAINED THROUGH A MONTHLY BOARD-WIDE SURVEY THAT REALTOR® MEMBERS COMPLETE, BASED ON HOME SALES THAT CLOSE IN THE MONTH THE SURVEY DATA REFLECTS.



## November 2020 Summary Statistics







# Developer

We have been building and developing properties in the Okanagan for over 25 years. We are a family operation and choose to remain that way. Recently, we have developed 3 affordable townhouse projects in Rutland alone in the last five years working always very closely with City of Kelowna planning department. They have all been extremely successful and they have allowed families affordable home ownership.

## Contact

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[www.raqualityhomes.com](http://www.raqualityhomes.com)





# Designer

Blue Vision Design Inc. has been providing custom home, low density multi-family & sustainable energy designs since 2015 in the Okanagan and across British Columbia.



## Certifications & Commitment

- Certified Building Designer through Applied Science Technologists & Technician of BC (ASTTBC)
- Certified Energy Advisor through Natural Resources Canada (NRCAN)
- Certified Passive House Designer (PassiveHouse Canada)
- Member of Canadian Home Builder's Association (CHBA)
- Award Winning Designs
- Focus of Sustainability & Energy Efficiency

**2016**  
**TOMMIE**  
GOLD WINNER

**2020**  
**OHAE**  
SILVER WINNER

**Blue Vision Design Inc.**



# Thank You

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Blue Vision Design Inc.