



Tetra

605 Fraser Rd & 460 Leathead Rd

Proposed 16 Unit Townhouse 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



Ground oriented multiple dwelling housing is consistent with the Core Area Neighbourhood designation in the draft 2040 OCP. However, a rezoning would still be required from the current single dwelling zones to RM3 once the OCP is adopted. So we were advised by planning to continue on with our current application while the new OCP is adopted by council likely in December, 2021.



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



Demographic:

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



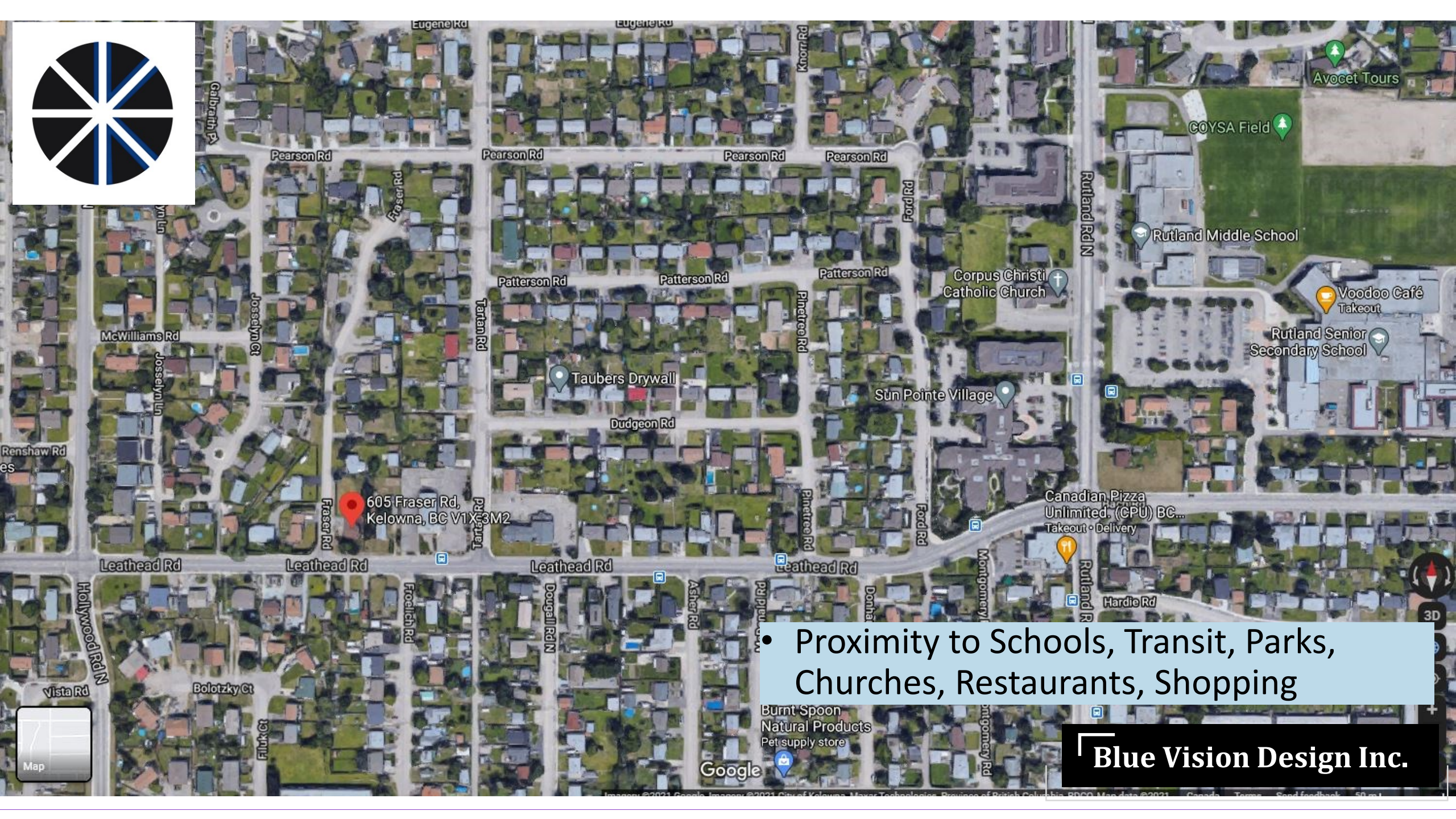


Existing Site

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• Current Zoning RU1 → Proposed Zoning RM3

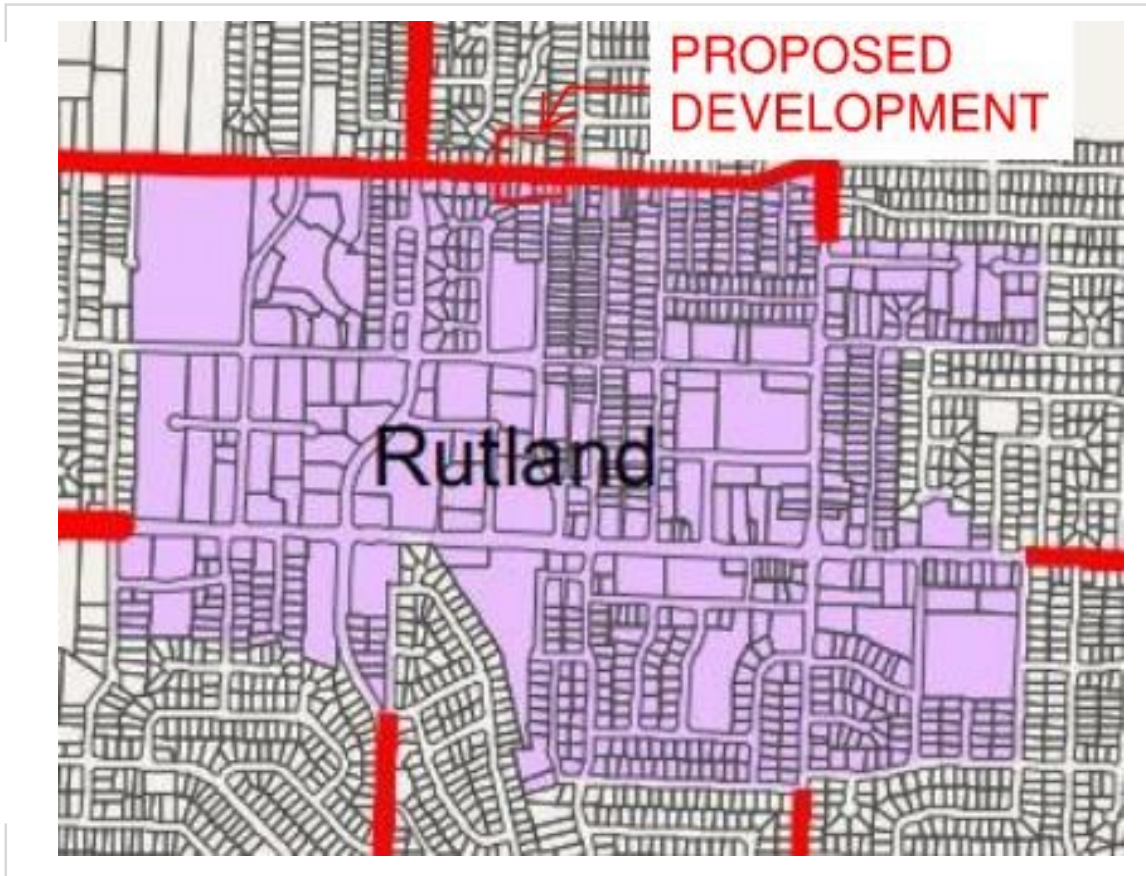
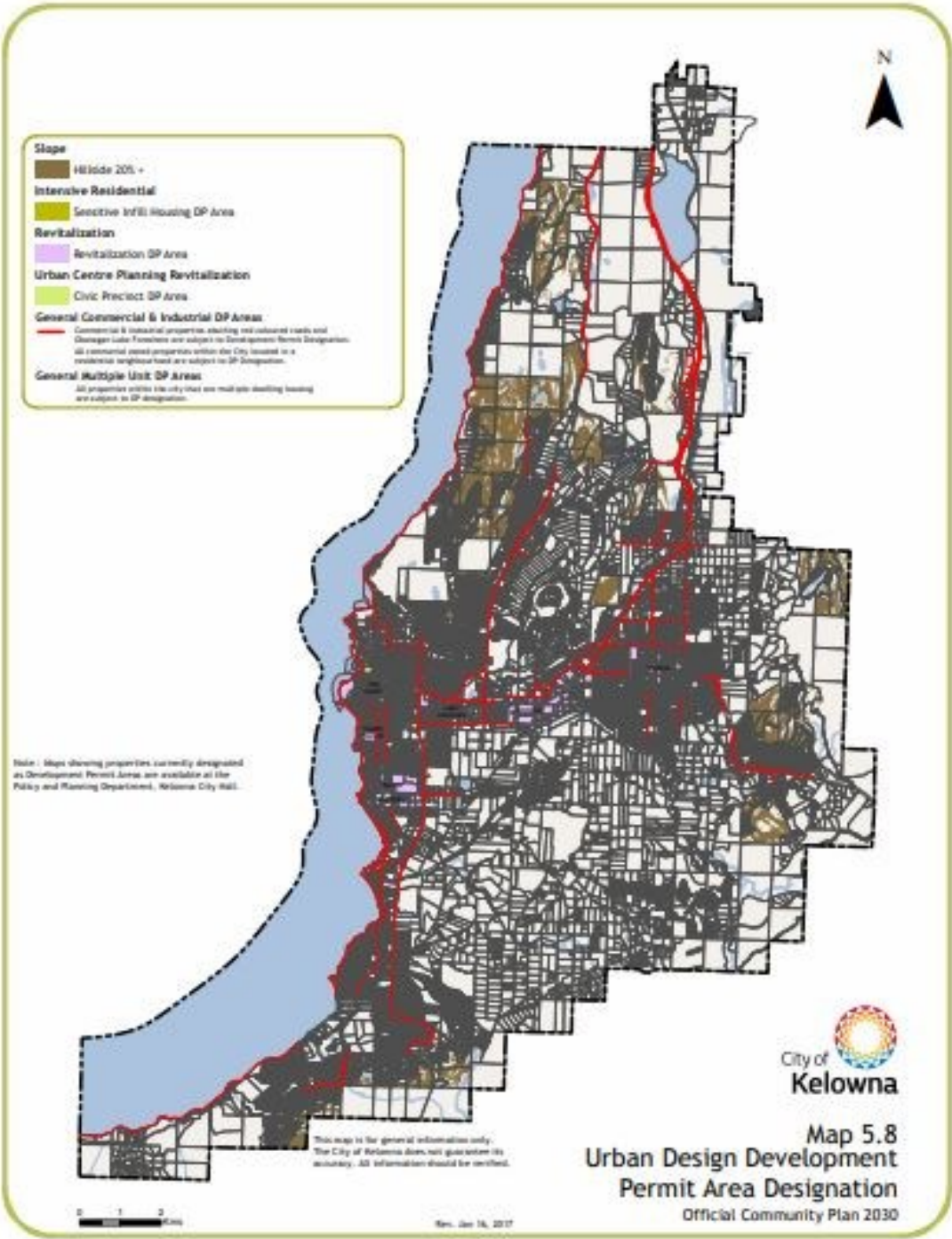


605 Fraser Rd,
Kelowna, BC V1Y 3M2

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

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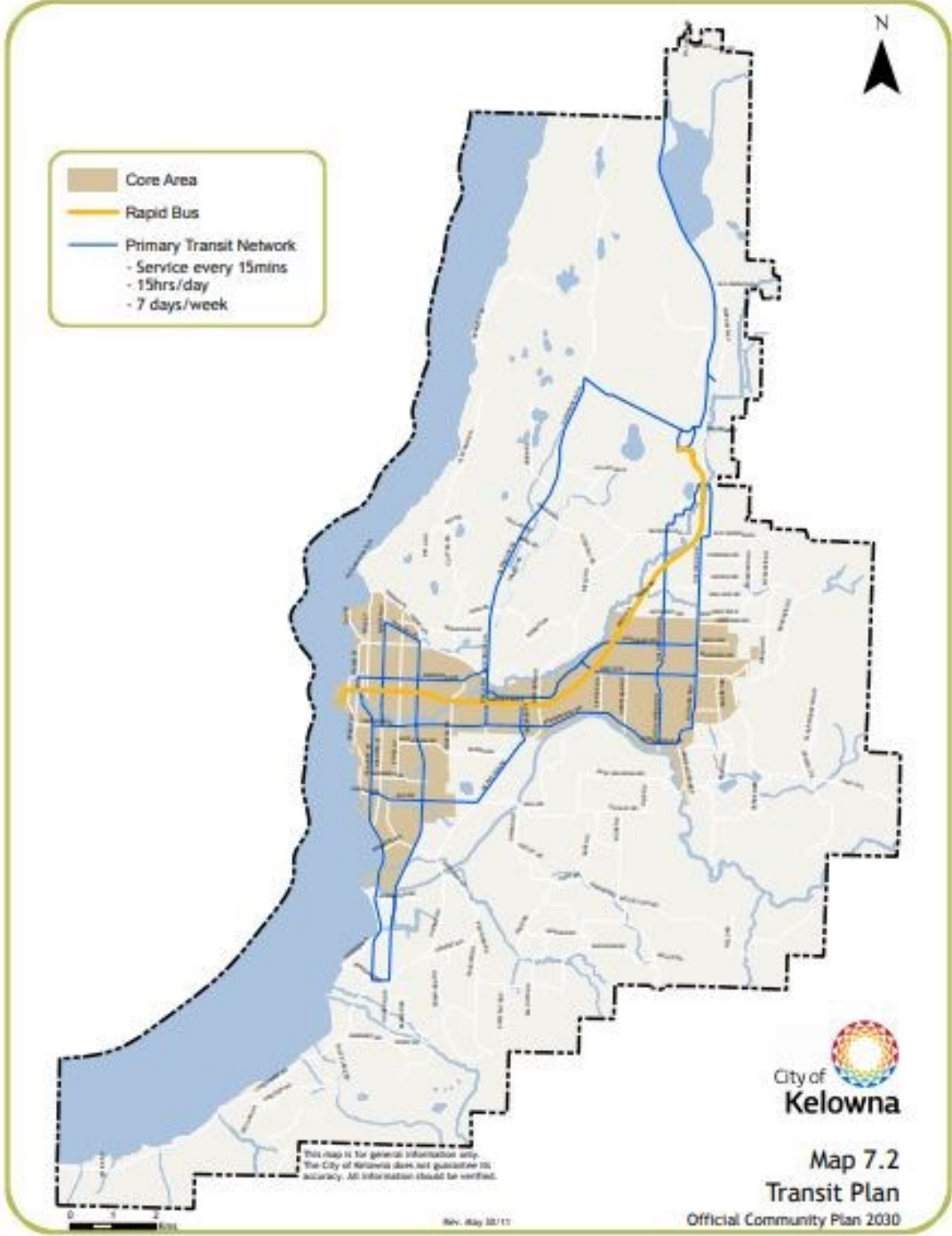




- Bordering the Rutland Revitalization DP Area



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- Within the OCP Transit Core Area



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DEVELOPER INCENTIVES FOR AFFECTED PROPERTY OWNER(S)

The developer has reached out to the most affected property owner at 625 Fraser Rd. and, of course, has met with other property owners in the area.

After some meetings and email correspondence, the developer has tried to mitigate the concerns of the property owner at **625 Fraser road.** The major concerns identified by this owner were as follows:

1. **Parking & Privacy**
2. **Shading (lack of sunlight)**
3. **Crime/Safety**

The following proposals were provided to this property owner:

1. Parking & Privacy concern: The developer will provide an additional 6 foot high fence to the front property line because the owners were concerned about parking and privacy. In addition, the developer has offered to provide an additional \$10,000 landscaping allowance to purchase trees or shrubs that may help mitigate privacy issues.
2. Shading concern. I have explained to the owner that the buildings will be far away from his house due to the laneway and the side yard setback. Also 6 large trees will be removed by the developer as well. This means his sunlight exposure will not be affected and in fact will be enhanced.
3. The developer has also offered to remove one tree of the owner that is intruding onto 605 Fraser rd. which is a significant cost to the developer (\$5,000 approximately)
4. Crime & safety concern. There is no evidence that crime will be an issue. In fact, the opposite happens when new dwellings are constructed. The entire development area will be fenced and there are plans for security cameras on all four corners of this development. We are imagining that young families will be occupying these premises

The developer will continue to work with affected property owners should this rezoning application be approved.



Blue Vision Design Inc.



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

Tony & Jas Khunkhun

RA Quality Homes Ltd.

Phone: 250-317-3253

Fax: 888-813-9970

Email: raqualityhomesltd@gmail.com

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



Thank You



Bradley Veenstra, AScT, CEA



+1 250-864-6666



blue.vision@hotmail.com



www.bluevisiondesigninc.com