

Schedule A – Proposed Site-Specific Text Amendments to Zoning Bylaw No. 12375 TA21-0014

No.	Section	Current Wording	Proposed Wording	Reason for Change						
1.	Section 10.7 – Site Specific Regulations, RR1 – Large Lot Rural Residential	N/A	<p>Section 10.7 – Site Specific Regulations Uses and regulations apply to the RR1 – Large Lot Rural Residential zone on a site-specific basis as follows:</p> <table border="1" data-bbox="701 467 1633 1511"> <thead> <tr> <th data-bbox="701 467 884 542"><i>Legal Description</i></th> <th data-bbox="884 467 1024 542"><i>Civic Address</i></th> <th data-bbox="1024 467 1633 542"><i>Regulation</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="701 542 884 1511">Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538</td> <td data-bbox="884 542 1024 1511">380 Lochview Road</td> <td data-bbox="1024 542 1633 1511"> <p><i>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</i></p> <ul style="list-style-type: none"> • <i>Agriculture;</i> • <i>Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests;</i> • <i>Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only;</i> • <i>A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit;</i> <ul style="list-style-type: none"> ○ <i>One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted;</i> ○ <i>Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.</i> </td> </tr> </tbody> </table>	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>	Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538	380 Lochview Road	<p><i>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</i></p> <ul style="list-style-type: none"> • <i>Agriculture;</i> • <i>Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests;</i> • <i>Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only;</i> • <i>A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit;</i> <ul style="list-style-type: none"> ○ <i>One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted;</i> ○ <i>Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.</i> 	To allow for a change to the RR1 – Large Lot Rural Residential zone to allow for 8 sleeping units (on a temporary basis of less than 30 days) and several personal services for the convenience of the guests.
<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>								
Lot A Sections 7 and 8 Township 23 ODYD Plan KAP88538	380 Lochview Road	<p><i>Notwithstanding, Section 9.3 Bed & Breakfast Homes, Section 10.3 Permitted Land Uses and Section 10.6 Development Regulations for Accessory Buildings, the following uses and regulations are permitted:</i></p> <ul style="list-style-type: none"> • <i>Agriculture;</i> • <i>Alcohol Production Facility, where onsite sales of alcohol can only be purchased by bed & breakfast guests;</i> • <i>Food Primary Establishments; Liquor Primary Establishments; Participant Recreation Services, Indoor; Participant Recreation Services, Outdoor; Personal Services Establishments, all for the bed & breakfast guests only;</i> • <i>A maximum of 8 sleeping units, with a maximum of two people in each sleeping unit;</i> <ul style="list-style-type: none"> ○ <i>One accessory building may have two of the eight sleeping units and two-full sized bathrooms. No cooking facilities permitted;</i> ○ <i>Only one reservation (on a temporary basis of less than 30 days) for any of the sleeping units is permitted at any given time.</i> 								

SCHEDULE

A

This forms part of application
 # TA21-0013

Planner
Initials

TC



City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: August 5, 2021
File No.: TA21-0014
To: Planning and Development Officer (TC)
From: Development Engineering Manager (RO)
Subject: 380 Lochview Rd



The Development Engineering Branch has the following comments and requirements associated with this Site-Specific Text Amendment Application to add the use of “private guest estate”, which would allow up to 8 rooms to be rented on a temporary basis within the existing dwelling.

1. GENERAL

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lot is located within the City of Kelowna water supply area. The existing lot is serviced with a 25-mm diameter water service. Only one service will be permitted per legal lot.
- b. If upgrading of the water service is required, the Applicant, at their cost, will arrange for the removal of the existing service and the installation of one new larger metered water service.
- c. Fire flow requirements for structures are to be calculated based on the worst-case requirement consistent with Section 3.2.5.7 of the BC Building Code. The FUS calculations provided at time of Building Permit for existing structure were completed under the occupancy type of “Residential”. Under the FUS framework that results in a Low Hazard classification, reducing the required fire flows. New FUS calculations will be required to be submitted which conform with the proposed land use.
- d. The private, on-site, fire suppression system for the subject lot must be re-assessed in terms of the new required fire flows.
- e. The current home includes an existing onsite automated sprinkler system. The NFPA 13 fire flow result for the worst-case building shall be the fire flow requirement on site. New calculations are required and must be submitted to confirm NFPA 13 requirements have been met.

3. SANITARY SEWER SYSTEM

- a. The subject lot is currently not within the City sanitary sewer service area. Sanitary sewage is presently handled by an on-site sewage disposal system.
- b. Proposed on-site servicing will require review and approval by the Interior Health Authority and Building & Permitting.



Ryan O'Sullivan
Development Engineering Manager

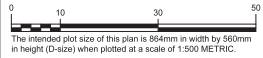
SK

ATTACHMENT	A
This forms part of application # TA21-0014	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

REFERENCE PLAN OF PART OF LOT A, SECTIONS 7 AND 8, TOWNSHIP 23, ODYD, PLAN KAP88538.

PLAN EPP122265

PURSUANT TO SECTION (99)(1)(e) OF THE LAND TITLE ACT AND SECTION 44 OF THE COMMUNITY CHARTER.
BCGS 82E.093
SCALE 1:500 METRIC



ATTACHMENT

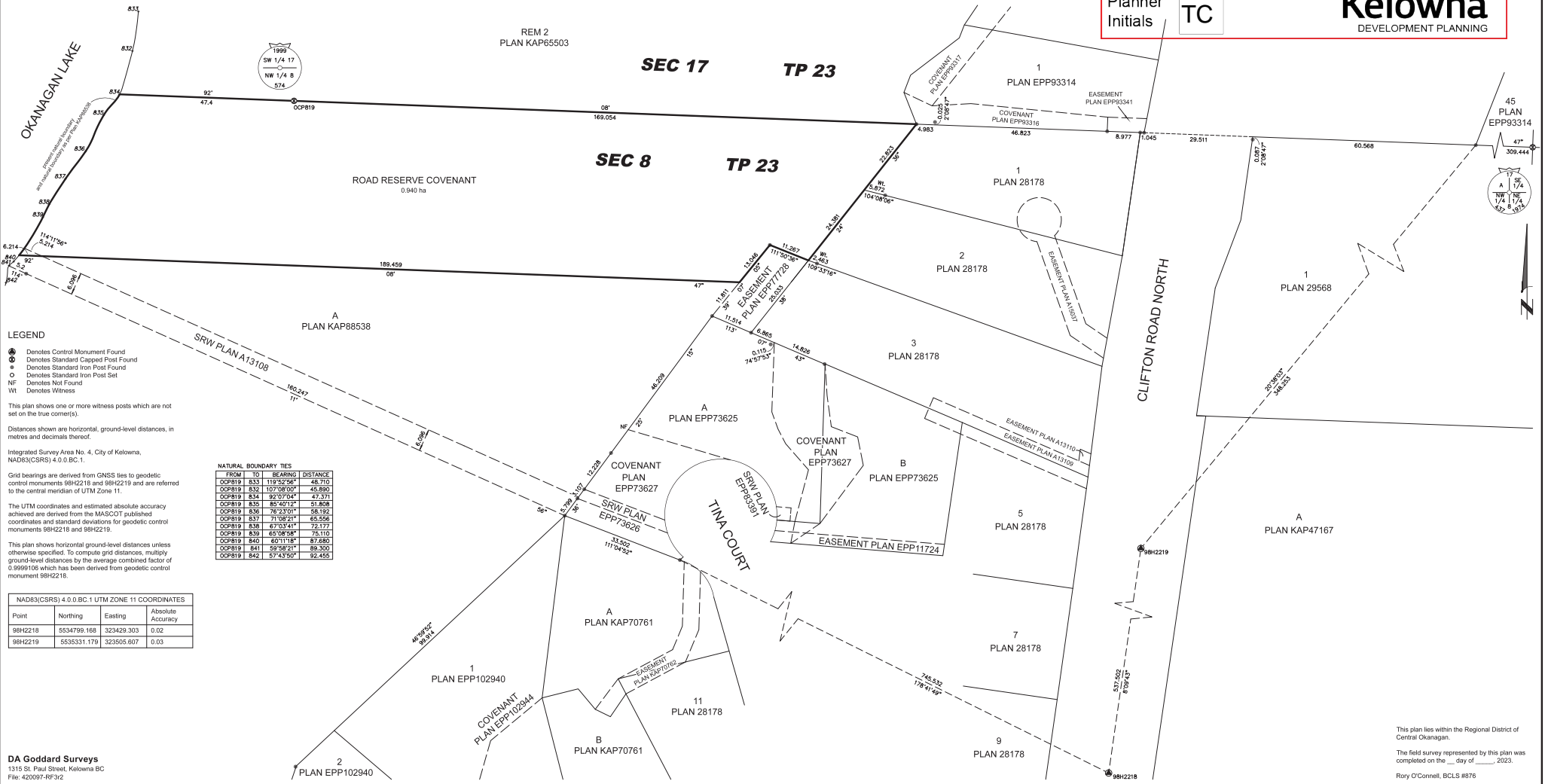
B

This forms part of application
TA21-0014

Planner Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



LEGEND

- Denotes Control Monument Found
- ⊙ Denotes Standard Capped Post Found
- ⊕ Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- NF Denotes Not Found
- WI Denotes Witness

This plan shows one or more witness posts which are not set on the true corner(s).

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna, NAD83(CSRS) 4.0.0.BC.1.

NATURAL BOUNDARY TIES

FROM	TO	BEARING	DISTANCE
OCPR19	833	119°52'56"	48.710
OCPR19	832	107°08'00"	45.690
OCPR19	834	92°07'04"	47.371
OCPR19	835	69°40'12"	51.868
OCPR19	836	76°23'01"	56.192
OCPR19	837	71°08'21"	65.556
OCPR19	838	47°03'41"	72.177
OCPR19	839	60°08'58"	75.110
OCPR19	840	60°11'18"	87.680
OCPR19	841	59°56'51"	89.300
OCPR19	842	57°43'50"	92.455

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES

Point	Northing	Easting	Absolute Accuracy
98H2218	5534799.168	323429.303	0.02
98H2219	5535331.178	323505.607	0.03

DA Goddard Surveys
1315 St. Paul Street, Kelowna BC
File: 42009T-RF32

This plan lies within the Regional District of Central Okanagan.
The field survey represented by this plan was completed on the ___ day of ___ 2023.
Rory O'Connell, BCLS #876



May 2, 2022 *updated February 2023*

City of Kelowna
Attn. Tyler Caswell
Urban Planning Department
1435 Water Street
Kelowna, BC

Application for Text Amendment at 380 Lochview Road

Dear Tyler,

This application seeks a text amendment to allow an expanded Bed and Breakfast at the subject property. Given the uniqueness of this home, property, and grounds, our team and planning staff worked to find an appropriate structure for the text amendment. The original application sought a site-specific Text Amendment to include the use of Private Guest Estate to the Zoning Bylaw. However, upon further evaluation, the direction provided changed to revising the “Bed and Breakfast” definition. In the final review prior to crafting the report for Council’s consideration, the direction has shifted slightly to amending section 10.7- Site Specific Regulations of the RR1-Rural Residential Zone. Specifically, we are seeking to include the following:

1. Enhance the Bed and Breakfast regulation to allow 8 guest rooms with a maximum of 2 persons per bedroom. This is to include the 2 guest rooms in the beach house.
2. Include private facilities such as dining, banquet, beverage, meeting rooms, recreational facilities, and personal services for the convenience of the guest in the Bed and Breakfast use.
3. Include the Agriculture use to allow for a boutique winery.
4. Expand the accessory structure regulations to allow the existing beach house to include 2 full bathrooms and 2 bedrooms. No cooking facilities are being proposed, only a wet bar.
5. Allow only one reservation at a time.

Although our initial discussion with planning staff revolved around creating a new site-specific definition, after much deliberation we have returned to revising the “Bed and Breakfast” use to allow 8 sleeping rooms for this property. With the introduction of the new Zoning Bylaw 12375, the zone for the land changed to the RR1 – Large Lot Rural Residential zone. The purpose of the new zone is “...country residential development on large lots that permit more rural land uses, minor agricultural...” Bed and Breakfast is a permitted secondary use in the zone with Urban Agriculture (vineyards) and Single Detached housing as principal uses.

ATTACHMENT	C
This forms part of application	
# TA21-0014	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

The Vision

Our goal is to expand the Bed and Breakfast capacity of the existing single-family residence at 380 Lochview Road to 8 guest rooms. The residence would become a private guest estate, providing luxury visitor accommodation not currently found within Kelowna's city limits. Research showed that there are no private guest homes apart from personal residences which require a minimum 30-Day rental. Kelowna has limited high end hotel accommodations; the aim of the guest estate is to provide a location for individuals who demand luxurious private accommodations as an option with suitable amenities. The application materials include some additional details on the vision.

Although the 'use' will be a "Bed and Breakfast", we would like to clearly articulate what is being offered to the guests and how this mode of hospitality greatly differs from a commercial "hotel" use. The intent is to create private and exclusive accommodations with 'a home away from home' experience for a single group of guests. Although the guests are visiting from around the world, it is anticipated that they will fit into the fabric of the neighbourhood, while enjoying the privacy of this exceptional home and property. The term estate was deliberately chosen to establish "an extensive area of land in the country, usually with a large house, owned by one family or organization".¹

Planning Details

The Property and Agricultural Activity

The landowner purchased the site and developed the residence as the permanent home for himself and family. The house was designed by Meiklejohn Architecture and constructed by Team Construction to the highest standards including sound proofing between the rooms and full sprinkler systems with interconnected fire alarms. The home is 1,394m² (15,000 sq. ft.) in size with 6 bedrooms and ensuite bathrooms. The property also includes a beach house which will be converted to have 2 bedrooms. The home is run with many energy efficiencies including geothermal.

The property has over an acre of wine grape production that are grown for a local winemaker. Our client is currently preparing and planting additional Pinot Noir vineyards on the site and the neighbouring property (same owner). Approximately 95% of the property is uncultivated in a natural state attracting many animals such as deer and various birds.

Access and Egress

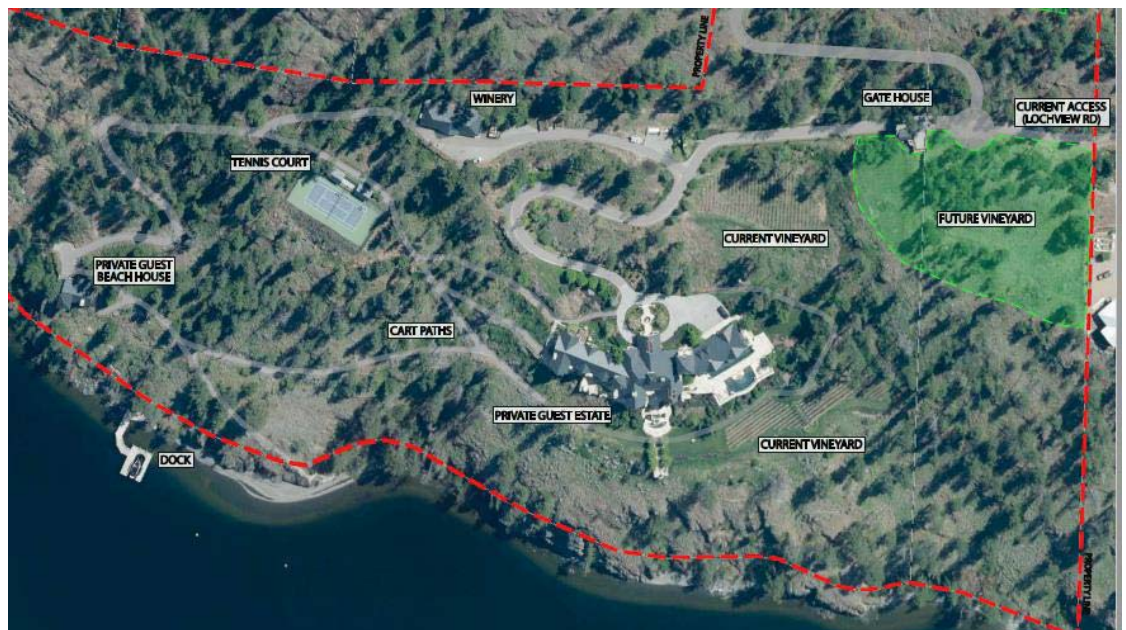
The home is currently accessed through an easement that terminates at 380 Lochview Road. Guests will be shuttled to and from the property using chauffeured estate-owned vehicles (maximum of 4 vehicles), therefore guest traffic coming to and from the property will be similar to a standard Single-Family Dwelling. It is anticipated that employee and contractor traffic will remain at current levels. Given that the guests will be shuttled to and from the airport and any excursions, it is not expected that there will be a large demand for parking. However, the property can accommodate 12 parking stalls on the site. See the site plan for their locations.



¹ <https://dictionary.cambridge.org/dictionary/english/estate>

Location Suitability

Very little additional development will be required to allow for an expanded bed and breakfast use. As seen in the photo to the right, all the amenities which will be offered to the guests were constructed as part of the existing residence.



Development required by this proposal is limited to:

- The existing space above the garage will be converted into a caretaker unit,
- The beach house will be formalized to have 2 bedrooms,
- The detached shop/garage will be renovated into a private boutique winery (open only to guests of the estate).

At 38 acres in size, the property is unique in its size and privacy with the following features:

- Okanagan lake borders over 900m to the west.
- No neighbours to the north. The abutting land is zoned for Park use.
- The property is separated by large rock outcrops, densely forested areas and over 100m in elevation to the neighbours to the east.
- The nearest neighbouring property is 140m to the south. The landowner recently purchased a natural six-acre lot at 346 Lochview Road to serve as a substantial buffer. This land is being prepared as a vineyard to further aid as a buffer.

The residential portion of the site is concentrated in the southwest corner of the lot with generous setbacks to the lake and the neighbouring property. Care was taken to immaculately landscape the property, integrating natural local plant species around the dwelling, and leaving much of the remainder of the property in a managed natural state.

The Bed & Breakfast will be managed by a licensed operator who resides at the site and employees who are there to serve the visitors while ensuring that peace of the guests and neighbours is maintained.



Amenities

The home was constructed with many amenities, including a tennis court, a boat dock, swimming pools, a spa with sauna and steam room, a billiards room, theater, indoor and outdoor fireplaces, and many terraces to enjoy views and natural surroundings. These amenities will be available to the guests while visiting the home.

Supporting Documentation

The *Kelowna 2040 Official Community Plan* supporting statements:

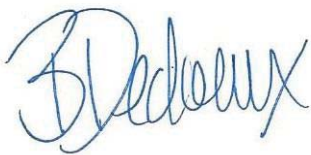
The local economy began to shift in significant ways during this time as well. Kelowna's industrial base began to diversify, its tourism appeal grew in new directions, and the wine industry began to add a new complexity to both agriculture and tourism. More recently, the high-tech sector has strengthened in new links between the city and distant centre. Chapter 2 Planning Context.

While Kelowna is home to the largest population in the Interior Region, over 55% of the land base is dedicated to agriculture and rural uses. For residents and visitors of Kelowna, agriculture is one of the defining features of the city and drives a significant amount of economic activity and tourism. Produce from the Kelowna region has developed a national and international reputation and the wine industry is continuing to grow. Chapter 8 Rural Lands.

A supplemental colour description of the home, concept and other interesting details is provided as part of this application. Given the uniqueness of the property and the surroundings, we believe the requested site-specific text amendment to Zoning Bylaw 12375 Section 9.3.1(a) Bed and Breakfast use is a creative "Made in Kelowna" approach to provide luxury accommodations to a discerning clientele.

We look forward to discussing the Text Amendment with you directly.

Regards,



Birte Decloux, RPP MCIP
Urban Options Planning Corp.



380 Lochview

Private Guest Estate
Kelowna, B.C.



ATTACHMENT C
This forms part of application
TA21-0014

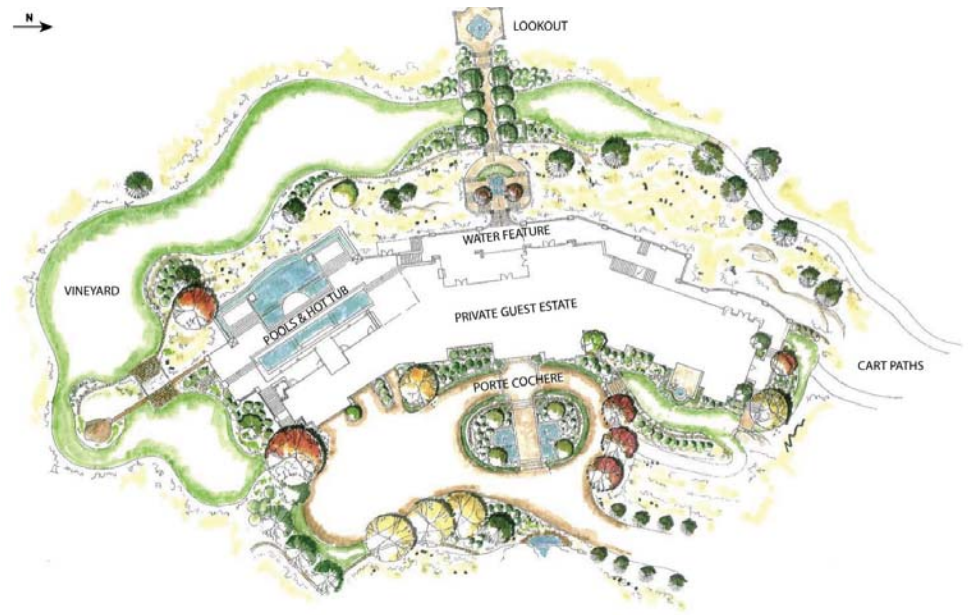
Planner Initials **TC**

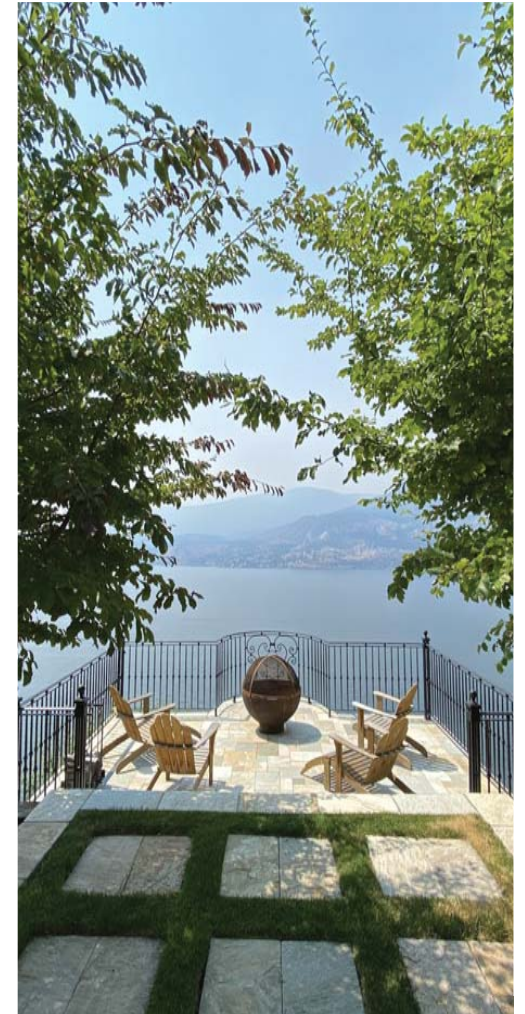


City of
Kelowna
DEVELOPMENT PLANNING

Owner's Vision

Our client proposes to refashion Kelowna's most luxurious residence into a world-class *Private Guest Estate*. As a Private Guest Estate, 380 Lochview will deliver an exclusive five-star hospitality experience not currently available to visitors of Kelowna or elsewhere in the Okanagan. Our region's climate, natural beauty and wineries have put Kelowna on the map as a global destination; however, no other accommodation in our city meets the expectations for privacy and elevated experiences demanded by niche tourists. This property will provide a platform of luxury for those that expect the very best to explore Kelowna and the Okanagan Valley.





Why a Private Guest Estate?

The owner takes great pride and personal ownership in the care and detail required to construct and maintain an estate of 380 Lochview's caliber. However, the property has become under-utilized as a single family residence, and our client would like to see the magnificent features of this estate further enjoyed and appreciated. As a Private Guest Estate, the property will retain its meticulous form and character while offering exclusive use of the estate to its patrons, therefore continuing to function as a private residence just as it does today.



Porte-cochère

What is a Private Guest Estate?

Demand is growing for unique travel opportunities that offer luxuries beyond what can be provided while staying in hotel rooms or cruise ships. Increasingly, travellers are seeking boutique experiences at exceptional properties which can provide absolute security and privacy, space that can accommodate larger groups, and fully serviced amenities.

Many world class travel destinations are now home to private guest estates, where, for a week or longer, a single party (a family, large group of friends or business colleagues) can charter an entire property for an all-inclusive, full-service stay at a private estate. In addition to exclusive use of the property, included in each stay are chef prepared meals, chauffeured transportation, around the clock butler and housekeeping services, onsite spa treatments and curated excursions to local wineries, restaurants, golf courses and scenic attractions.



Comparable Experiences in BC

The concept of a Private Guest Estate as a hospitality destination is relatively uncommon but not unique. Worldwide, there are hundreds of properties offering similar services, most commonly in Europe and Australasia. Regionally, the following destinations offer the most comparable luxury experiences:



ATTACHMENT		C
This forms part of application		
# TA21-0014		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Clayoquot Wilderness Lodge

Location:
Vancouver Island

Description:
Remote, fly-in all-inclusive glamping. \$2,400 per person, per night.

Zoning:
Alberni-Clayoquot Regional District [Wilderness Campground District Zoning](#)

ATTACHMENT C
This forms part of application
TA21-0014

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING





Bighorn Lodge

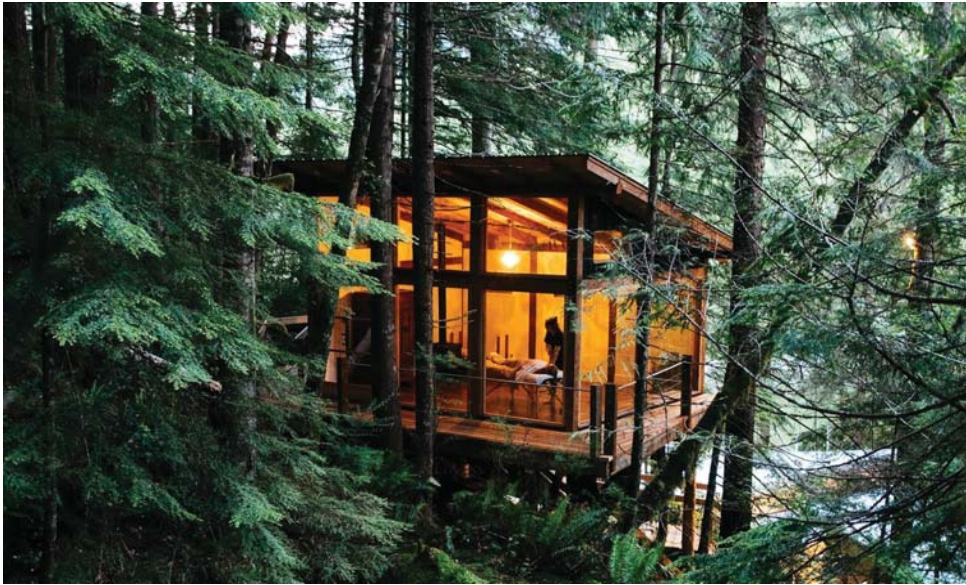
(Flying Moose Chalet, Whiteworth Chalet, Bison Lodge are also in the same area and provide similar experiences)

Location:
Revelstoke

Description:
Modern eight bedroom lodge with helipad geared toward heliskiing. Rented on a week-long all-inclusive basis. \$160,000 per week.

Zoning:
City of Revelstoke [Comprehensive Development Zone 8, Resort Neighborhood and Resort Core](#)

ATTACHMENT C
This forms part of application
TA21-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING



Nimmo Bay Wilderness Resort

Location:
Inside Passage

Description:
Remote all-inclusive nature resort. Two-person private cabins \$3990 per night.

Zoning:
Mt. Waddington Regional District [Tourist Accommodation Zone \(TA-1\)](#)

380 Lochview Road

The estate at 380 Lochview Road is very well suited to function as a Private Guest Estate. Completed in 2008, the 15,000 square foot main residence includes six bedrooms and eleven bathrooms. A second beach residence will be converted to include two bedrooms and two bathrooms. The features of the property are summarized further in the following pages.



Beach Residence

The beach residence is located north of the main residence and will contain a wet bar, two bedrooms, two bathrooms, a living area, a dining room, a garage/storage area, and lake views throughout.

ATTACHMENT C
This forms part of application
TA21-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Accommodations



Guest Rooms

Two guest suites are each adorned with lake views, ample deck space, a fireplace & seating area along with a large ensuite bathroom with double vanities, a bathtub and a shower. There are four additional guest rooms, each with lake views, deck space and ensuite bathrooms.



Kitchen

The chef's kitchen features two islands, a built-in coffee maker, two freezers, a walk-in refrigerator, a full pantry, gas & induction stove tops, a La Cornue range, and a hidden motorized TV lift.



Dining

The formal dining area features a large 16 seat table, tall ceilings with timber frame arches, and a fireplace. An additional informal dining area is framed by tall ceilings and lake views.



Living

A formal living area features a large seating area and fireplace while an informal living room includes extensive lake views.

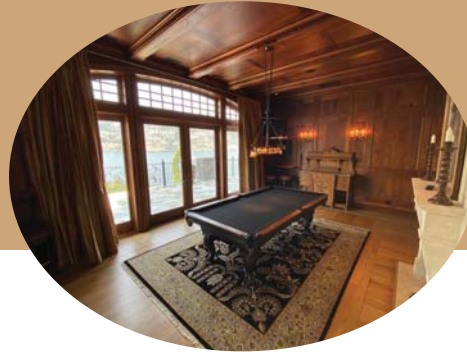
ATTACHMENT C
This forms part of application
TA21-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Indoor Amenities



Theater

A 12 seat theater with leather power reclining chairs and a separate media room is located on the lower floor.



Billiards Room

A wood panelled billiards room overlooking the lake with a fireplace and bar is located on the lower floor.



Ballroom

A 1,200 square foot wood floor ballroom with integrated audio visual technology serves as a multifunctional space.



Wine Cellar

A large capacity brick lined wine cellar with a tasting island is located across from the ballroom.

ATTACHMENT C
This forms part of application
TA21-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Spa and Pools



Spa

A spa with sauna and steam rooms, heated loungers, spa shower, coffee bar, and exercise and change rooms is located adjacent to the pools.



Jacuzzi

There is an Indoor / outdoor jacuzzi with lake views and an outdoor shower.



Lap Pool

A 20 meter lap pool with a granite infinity edge is accessible from the spa.



Recreation Pool

The pool deck is completed with an infinity edge pool with intricate tile design, custom jetted massage loungers and custom gas fire bowls.

Outdoor Amenities



Tennis Court

A Professional tennis court with restroom and equipment storage is accessible by golf cart.



Dock & Beaches

Another golf cart path meanders down to a dock with boat lifts and a swimming area. Further along is a second beach with a beachside fireplace.



Decks

There is over 20,000 square feet of tiled deck space with an outdoor barbeque, dining, fireplaces, lounge areas, and water features.



Hiking Trails

Over 900 meters of lake frontage and secluded beaches and nearly 20 acres of natural environment can be explored by trail.

Grounds



Gate House

A gate house at the entrance to the estate ensures secure access to the fenced property.



Landscaping

Mature and well maintained landscaping can be found throughout the property. Paved golf cart paths enable easy access across the grounds.



Water Features

Seven water fountains located across the estate enhance the tranquility of the landscape.



Vineyards

The property boasts three vineyards with plans for additions blocks to be planted.



Boutique Winery

Future plans include converting the existing detached garage to a boutique winery. Establishing the winery to vinify the estate grown Pinot Noir will give guests a hands-on farm-to-table agri-tourism experience.

“Made in Kelowna”

Kelowna is increasingly a leading destination for wine lovers, golfers, skiers and those looking to experience the Canadian outdoors. As the most exclusive and service-oriented hospitality option in the region, 380 Lochview will have a significant impact in furthering Kelowna’s reputation as a sought-after destination and will bring significant tourism revenue into the City. The Private Guest Estate at 380 Lochview aims to fill the gap in luxury accommodation for discerning clientele.

