
From: Caren Walker
Sent: Monday, January 31, 2022 12:59 PM
To: Nikita Kheterpal; Christopher Garrish
Subject: Revised plans Zoning Bylaw Amendment D2021.015-ZONE, 5356 8th Avenue, Okanagan Falls
Attachments:

Good afternoon, the team at Restoration by Liam Ltd. has been working very hard redesigning the condominium development proposal on Skaha Lake. This major design change completes a commitment to the community to reduce the height and scope of the development to meet the Zoning Bylaw standards of the Okanagan Falls Town Centre Zone. Key points are noted by the concept plan attachments as follows:

SITE PLAN and LAKESIDE LEVEL 0 PARKING

- A reduction in levels from 5 stories above a parking garage to 4 levels over a half storey parking garage.
- Parking ramp entrances to each building are on-site eliminating the need for access from the roads. The partially in-ground parking level allows for 1 covered and secure parking space for each of the 24 units in the buildings.
- A trellis structure is proposed to provide shade and privacy to vehicle parking adjacent to Railway Lane. The trellis would compliment the 1.5 m wide landscaping strip by providing opportunity for plants to grow and flourish.
- Additional surface parking of 32 spaces together with the underground spaces meets the Zoning Bylaw minimum requirements of 1.75 spaces per dwelling units. (48 units x 1.75 = 84 spaces).
- The surface parking includes three (3) Electrical vehicle (EC) spaces; Handicapped (HC) and Small vehicle (SM) spaces.
- The under building parking level in each building would include secure Electric Bike (EB) storage.
- A portion of the parking spaces in the Lakeside building would include longer stalls giving those tenants opportunity for additional storage at the end of the stall.
- The entrances to each building include two lobby areas, one at the parking level and one at ground level.
- The 20' x 40' pool amenity is enhanced with a hot tub, change rooms and a larger lounging area.

LAKESIDE LEVELS 1-3

- The unit layouts and sizes have been changed to provide additional flexibility for bedrooms; larger foyers; storage/mechanical rooms and three full bathrooms.
- Interior units would be 1354 sq. ft. and End units on each floor would be 1520 sq. Ft.
- End units would feature cantilevered areas with floor to ceiling windows to enjoy Skaha Lake and park views.
- The glass stair and elevator towers project from the building faces providing visual interest to the exterior.
- The building will have multiple finish textures that will compliment and enhance the varying projections.

- The floor plans for the Parkside building will be identical with the exception of cantilevering the decks to make them larger.
- Each unit will have covered decks accessed through a folding door system; enclosed deck storage and a gas bbq.
- The large covered decks at 240 sq. ft. (22.3 m²); the expansive pool area and the beach area above the public access trail will provide ample amenity space to the tenants and more than exceed the Zoning Bylaw requirements of 10 m² per unit.

LAKESIDE LEVEL 4

- The deck roofs have been stepped back to reduce the bulk of the building on the north elevation.
- Planters will be installed to provide privacy and visual interest between the units.
- The great room areas will have 10' ceiling heights.

ELEVATIONS

- The south elevation demonstrates the portion of the parking level in-ground, the property grade and each storey to a maximum height of approximately 49'2" or 15 meters.

It should be noted that these plans are conceptual as requested for the rezoning application and may be further refined at Development Permit stage. We recognize that the varying projections and cantilevered areas that have been added may not stand out on the elevation plans. For this reason we have taken the extra step to have a 3D rendering commissioned that will be submitted asap. We look forward to the revised plans being brought forward to the Regional Board of Directors for First Reading of an amended Bylaw No. 2455.48, 2021 as soon as possible. Please do not hesitate to contact me with any questions. Thank you and

Regards,

Caren Walker, CRW Consulting, Vernon
on behalf of Restoration by LIAM Ltd.