

March 21, 2024

Ms. Shannon Duong  
Senior Planner  
Regional District of Okanagan Similkameen  
171 Martin Street, Penticton BC

Dear Ms. Duong,

Re: Rezoning application for the construction of 7 single family homes at 3325 3<sup>rd</sup> Street and the unaddressed lands at the corner of Gwendoline Avenue and 1<sup>st</sup> Street.

Please accept the enclosed application to rezone the lands bordered by 1<sup>st</sup> Street, Gwendoline Avenue, and 3<sup>rd</sup> Street from the current zoning of NC "Naramata Centre" to RS1 "Low Density Residential One." The lands are currently home to "Robson House" and are being proposed to be rezoned to allow for the construction of seven new single-family homes.

These lands have been owned and operated by the Naramata Centre for decades and have now been identified as surplus to their needs. The intention now is for these lands to be re-purposed to allow for new housing to support the sustainable growth and vibrancy of the Naramata Village. The proposed project utilises the existing legal lots to bring homes to Naramata as was originally planned for the village. The homes that will be constructed on these lots aim to fit in with the community and complement the surrounding primarily single-family homes.

The lands are currently zoned as "Naramata Centre" to be used solely by the Centre to support their operation as an educational facility. Consequently, the lands cannot be built upon with residences until they are rezoned. The new zoning requested is Low Density Residential One as that zone will best support the proposed housing project. These lots are small by modern standards demonstrated by the fact that Robson House straddles two of these proposed lots. As such, the RS1 zone is being requested to allow for slightly more lot coverage and smaller setbacks than other residential zones. With that said, provided these lots are rezoned, a Development Variance Permit Application will follow to further reduce the setbacks to allow for modest, comfortable homes to be built on the skinny, 30' wide sites.

Chesterman Properties and the Naramata Centre understand and respect the value that these lands hold for the community and its residents. In respect of that, we have consulted early with locals and incorporated their feedback into the proposed project. On Monday, March 18<sup>th</sup> a well-attended public open house was hosted at the Naramata Centre to introduce the project to the community, and to hear feedback and answer questions about our proposal. The majority of what we heard at this forum confirmed our thinking that this project will greatly complement the community and will allow current Naramata residents to "right size" and stay in the community while also offering a unique opportunity to people seeking new, sustainable, and efficient housing within Naramata.

**chesterman**  
PROPERTIES

We believe that this project supports many of the goals of the Area E OCP

#### Broad Goals

“Community Spirit” – We consider that the scale and design of our project is aligned with the goal of supporting the “friendly, small-town feel” of the Naramata Community and gets people living and recreating in the village.

“Climate Action” – Chesterman Properties has been an “early adopter” of sustainable building practices since 1996 and the proposed project is aiming to achieve Step 4 of the BC Energy Step Code and adopt strategies that reduce GHG emissions while providing a healthy and comfortable interior environment for residents.

“Rural Character” – Developing this site within the Naramata Centre area adjacent to the Village will support appropriately scaled new housing that will avoid sprawl outside the village.

“Infrastructure” – We have consulted with the RDOS on the servicing of this project and as part of this project we will be upgrading the water infrastructure as well as the electrical infrastructure to service the new homes.

#### Growth Management

6.5 – The proposed project is located on lands within “Growth Containment Area A” of the rural growth area which is where further density is most desired by the community.

6.7.4 – This project will include upgraded servicing to the area to service the new homes that may also be used for surrounding properties in the future.

6.7.11 – These homes will meet at least step 4 of the BC Energy Step Code, will be solar ready, and will use high efficiency equipment for all heating and cooling and will not be dependent on natural gas.

Thank you for your consideration of our application and we look forward to working with the Naramata Centre, the RDOS, and the community on this project.

Respectfully submitted,



Robert Brown