

Nov 06, 2025
(revised from Sept 2025)

Our File: 3398

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V42M1

Attention: Development Services Department

Re: Application for Rezoning and Development Permit - 13-unit side by side Townhouses located at 11326 Reimche Street, Lake Country B.C.

Project Description

This proposal is to rezone a .3 Ha vacant lot located at 11326 Reimche Street from RM2 to RM4 and propose a 13-unit three story side by side townhouses divided into two buildings: one six plex and one seven plex.

Each unit will have an enclosed two car garage with on-grade access which will allow for a walk-out condition for all units allowing each of these unit to have patios and a yard.

All garage and recycling will be contained within the garages and pick up will be handled will be by way of a third-party waste management company.

Zoning and Variance Requirements

The lot is currently zone RM2 and is flanked in the west and south by ALR properties

To the north the adjacent single-family lot is zoned RM2.

Access to the property is off Reimache Road to the east

The property is a long and narrow configuration which makes it a difficult site to develop without some variances to the required setbacks

Especially along with the ALR, which requirements would make this property economically undevelopable.

Also, The developer reached out to the north property owner three time to see if consolidation would be possible either by a joint venture or direct purchase, but the owner was not interested in participating.

To develop the site, we are asking for relaxation of the ALR 15m setbacks to 11m along the south and 7.5m to the west.

(refer to the enclosed statistics)

Cont....

Design Rationale

Smart urban growth entails higher residential density within appropriate areas (e.g. those that can provide the necessary amenities for people to live, work and play in an area with reduced private vehicle transportation needs). Looking forward, this project begins to fulfill the City's projected higher densification of this area to include a mixed-use, multi-family residential development.

The architectural design concept for the buildings reflects a contemporary farmhouse style blending natural colours and natural materials such as brick and cementitious board.

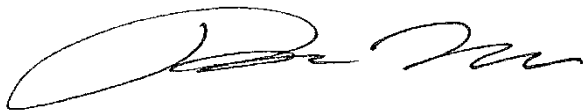
The landscape design concept ... An important overall design concept objective for the project is to provide a strong ground grade relationship between the residential unit and the surrounding area. To achieve this, access to each unit will be along a pedestrian pathway that will link up with Reimche Street.

The Project also is designed with passive energy and environmentally sustainable features, such as increased insulation, low flush toilets and energy smart appliances, in mind. The development is sensitive to its immediate neighbors in terms of height, view, material selection and vegetation.

I trust that you will find our application in good order. For complete building statistics, please refer to the cover page of the drawings (A0.00).

Please contact our office if you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick McCusker', written in a cursive style.

Patrick McCusker, Architect, AIBC, RAIC

Encl.