

Submitted by Dave Richardson

Proposal for 11506 Turtle Bay Ct

The property at 11506 is currently zoned for ru1. I am seeking a rezoning/ development permit for the C-9 tourist commercial zone which is in the OCP for this area. I, Dave Richardson, currently own the property at 11506 Turtle Bay Court and have owned it for approximately 12 years.

Over the last several years I have seen the community grow in size dramatically with the population coming from Vancouver, lower mainland and Alberta. There are lots of new construction projects happening including wineries, shopping centers, restaurants, fitness facilities, banks, locally owned shops all bringing more jobs to the community. One thing that has not been built in the immediate area is short term rentals. We are in desperate need of short term rentals in Lake Country and the central Okanagan. Lake Country is a desirable area to work, live and visit. During the winter months Lake Country sits nicely between Big White and Silver Star for winter activities. Lake Country is a close drive to the UBCO campus and there are many bus stops that are accessible, one being right in front of Turtle Bay Court. The YLW international airport is within 14km which brings lots of travelers and students from all over the world. As we all know spring and summer are extremely busy here. Our population grows by 2 to 3 times. The turtle bay hotel is the only place similar to what I am looking to do and is booked years in advance as there is nothing else in the immediate area. All year round there is construction as mentioned above with not many places around the area for the workers/trades to stay. Also in the works is a senior care facility next door to us and a short term rental would be a great place for visiting family members to be close.

I am proposing under the C-9 tourist commercial zone under the apartment hotel category. I am proposing to build a 3.5 story short term rental building that is modern and not too commercialized so it fits in well with the surrounding area.

The main floor will consist of a main entry for the building with a large foyer, mail room, elevator, an amenities room, and a service room. It will also have 6 units and 2 sets of stairs on the main floor. On the second and 3rd floors we will have 8 units on each floor.

The 3rd floor may have a lake view for 4 of the 8 units. The 4th floor will have a lake view for 3 out of the 6 units on that floor, Also will have a rooftop patio as a common area as well. I am proposing a 28 unit building with 7 studio suites, eight 1 bedroom suites and thirteen 2 bedroom suites with more than enough car parking and bicycle parking as per the requirements in the bylaw. Each unit will have its own private patio and entrance.

I plan on living in the building and taking care of the rentals and all the management and security of the building.

Neighbour consultation for Rezoning/Development permits for 11506 Turtle bay ct

Over the last several years I have seen the community grow in size dramatically with the population coming from Vancouver, lower mainland and Alberta. There are lots of new construction projects happening including wineries, shopping centers, restaurants, fitness facilities, banks, locally owned shops all bringing more jobs to the community. One thing that has not been built in the immediate area is short term rentals. We are in desperate need of short term rentals in Lake Country and the central okanagan. Lake Country is a desirable area to work, live and visit. During the winter months Lake Country sits nicely between Big White and Silver Star for winter activities. Lake Country is a close drive to the UBCO campus and there are many bus stops that are accessible, one being right in front of Turtle Bay Court. The YLW international airport is within 14km which brings lots of travelers and students from all over the world. As we all know spring and summer are extremely busy here. Our population grows by 2 to 3 times. The turtle bay hotel is the only place similar to what I am looking to do and is booked years in advance as there is nothing else in the immediate area. All year round there is construction as mentioned above with not many places around the area for the workers/trades to stay. Also in the works is a senior care facility next door to us and a short term rental would be a great place for visiting family members to be close.

I am proposing a 28 unit building with 7 studio suites, eight 1 bedroom suites and thirteen 2 bedroom suites with more than enough car parking and bicycle parking as per the requirements in the bylaw. Each unit will have its own private patio and entrance.

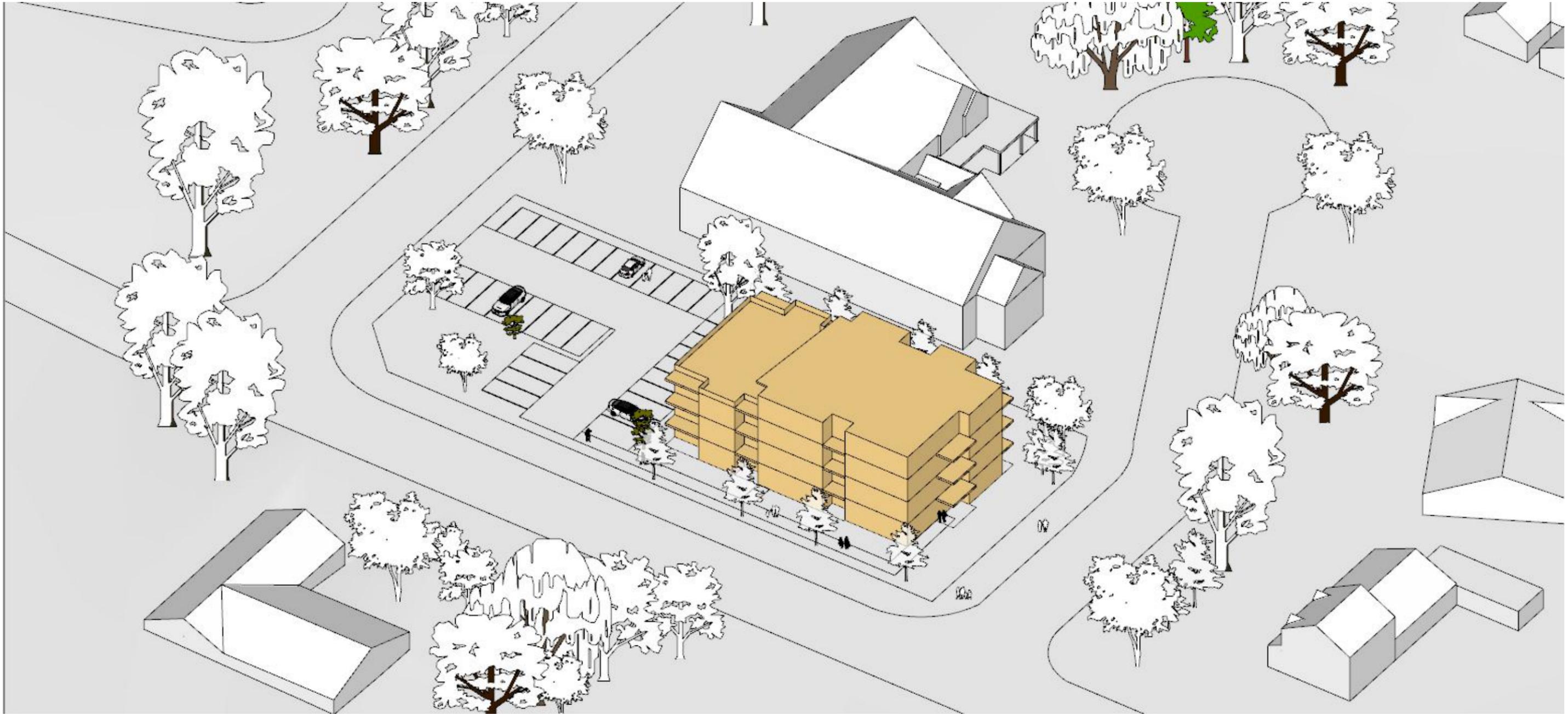
Benefits to the neighbors

1. Increased water infrastructure capacity that will allow most of turtle bay court residents to connect to city water and eliminate wells
2. Increase land/lot/home value or residents as development potential increases and development applications become approved in the area. Allowing owners to pursue redevelopment now or in the future
3. Infrastructure updates including street lighting and sidewalks making people feel safer

Contact info if you have any other questions

Dave Richardson, owner of proposed project phone: 778 240 8626 or email: daverichardson200@gmail.com

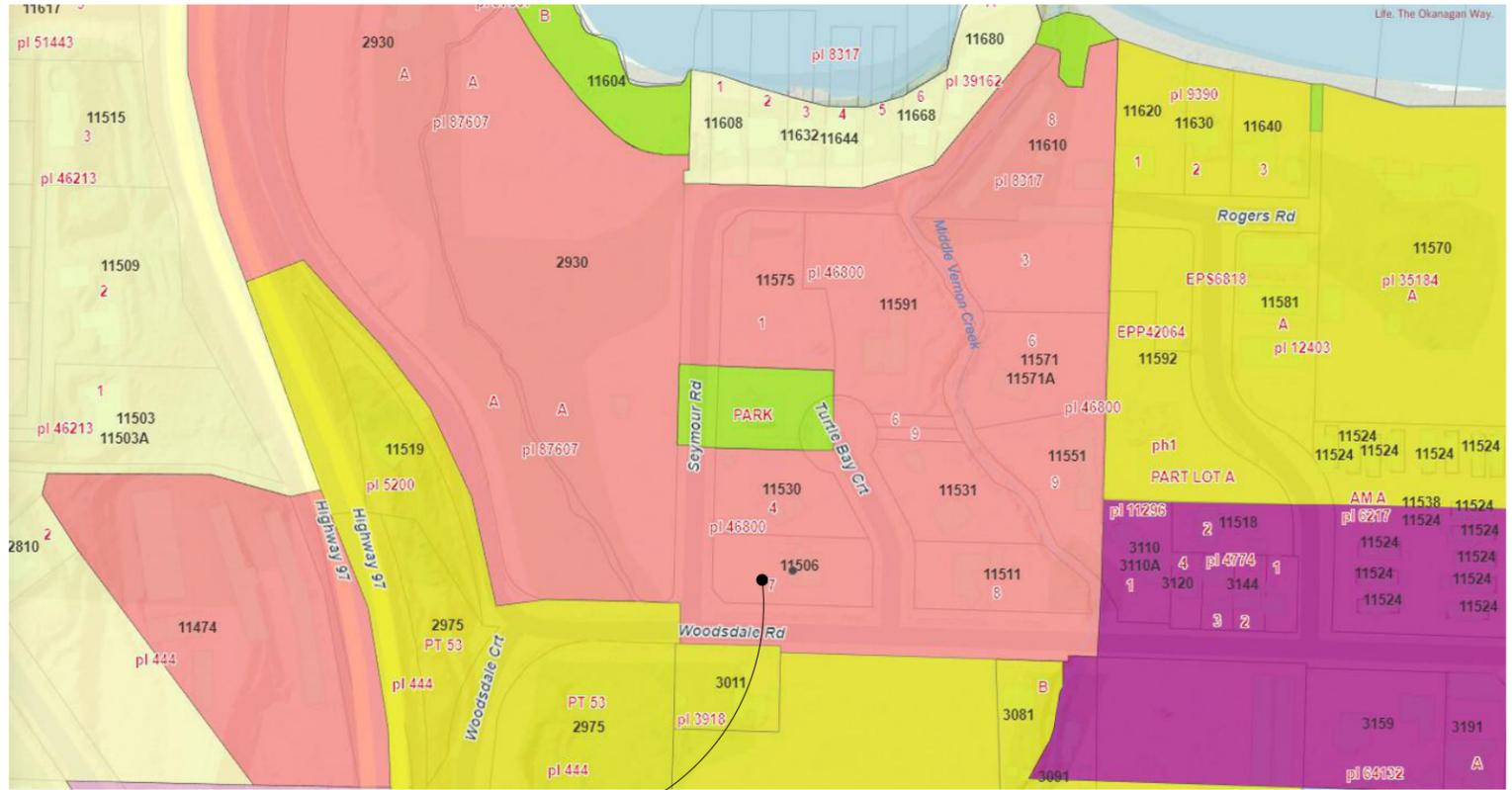
Igonge Aliaga Labun, senior planner city of lake country: 778 738 2707 or email: ialiagalabun@lakecountry.bc.ca



11506 TURTLE BAY COURT - FEASIBILITY STUDY

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0.1	COVER SHEET
A0.2	ZONING
A0.3	EXISTING SITE
A1.0	SITE PLAN - CONCEPT
A2.0	LEVEL 1 CONCEPT
A2.1	LEVEL 2 & 3 CONCEPT
A2.2	Level 4

11506 TURTLE BAY COURT		
CURRENT ZONING: C9	REQUIRED	PROVIDED
	C9	C9
PRINCIPLE USE		
PARCEL SIZE	MINIMUM 1800 M ²	2543 M ²
LOT WIDTH	MINIMUM 30 M	33.2 m
LOT DEPTH	MINIMUM 35 M	77 m
NET FLOOR AREA	N/A	1803 m ²
MAIN FLOOR FLOORPLATE	N/A	538 m ²
FLOOR AREA RATIO	1.5	0.71
MAXIMUM LOT COVERAGE	40%	21%
SITE COVERAGE (INC. PARKING AND DRIVEWAYS)	100%	52%
MAXIMUM BUILDING HEIGHT	2 STOREYS	4 STOREYS
MAXIMUM BUILDING HEIGHT BONUS	6 STOREYS	
SETBACKS	FRONT YARD - 6M - 19'-8 2/9"	FRONT YARD (EAST) - 6.24M
	FLANKING SIDE YARD - 4.5M - 14'-9 1/6"	FLANKING SIDE YARD (SOUTH) - 6.47M
	SIDE YARD - 3M - 9'-10 1/9"	SIDE YARD (NORTH) - 8.56M
	REAR YARD - 4.5M - 14'-9 1/6"	REAR YARD (WEST) - 37.79M



SITE LOCATION

Planning - OCP Future Land Use Designation

- Agricultural
- High Density Residential
- Highway Commercial
- Industrial
- Institutional
- Mixed Use Commercial
- Parkland and Conservation
- Rural
- Rural Residential
- Service Commercial
- Tourist Commercial
- Urban Residential



1



2



3



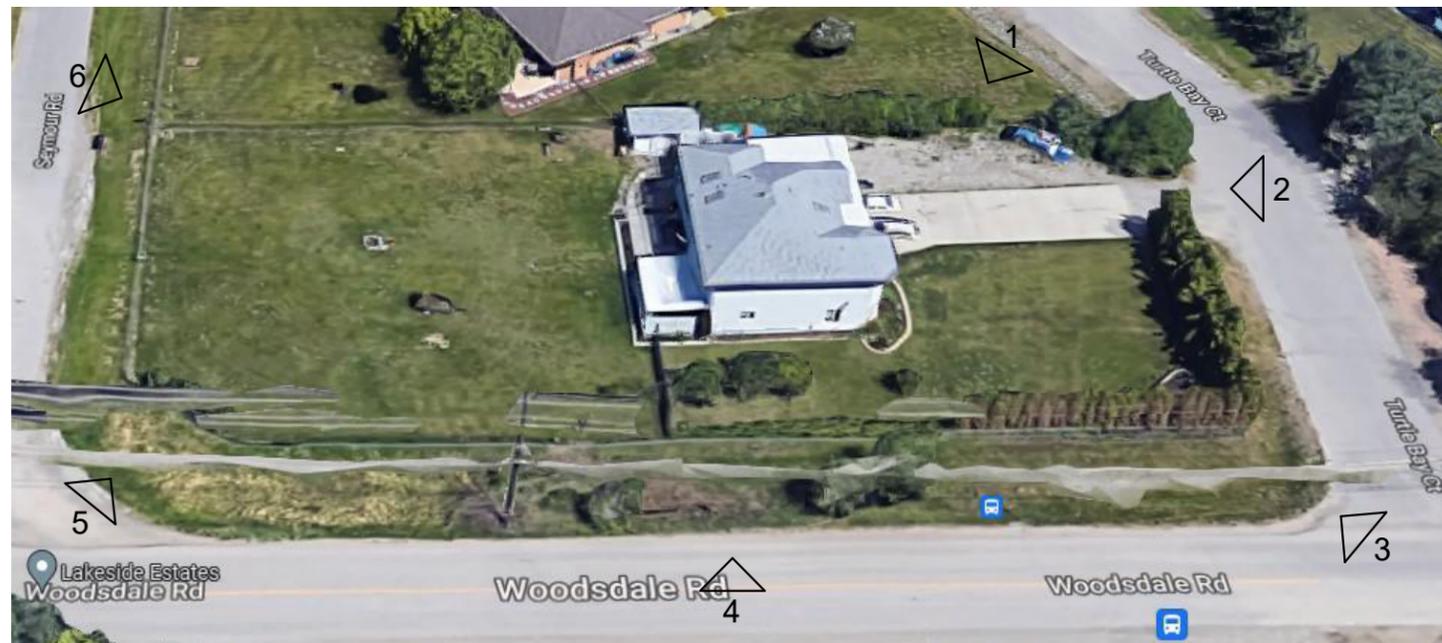
4

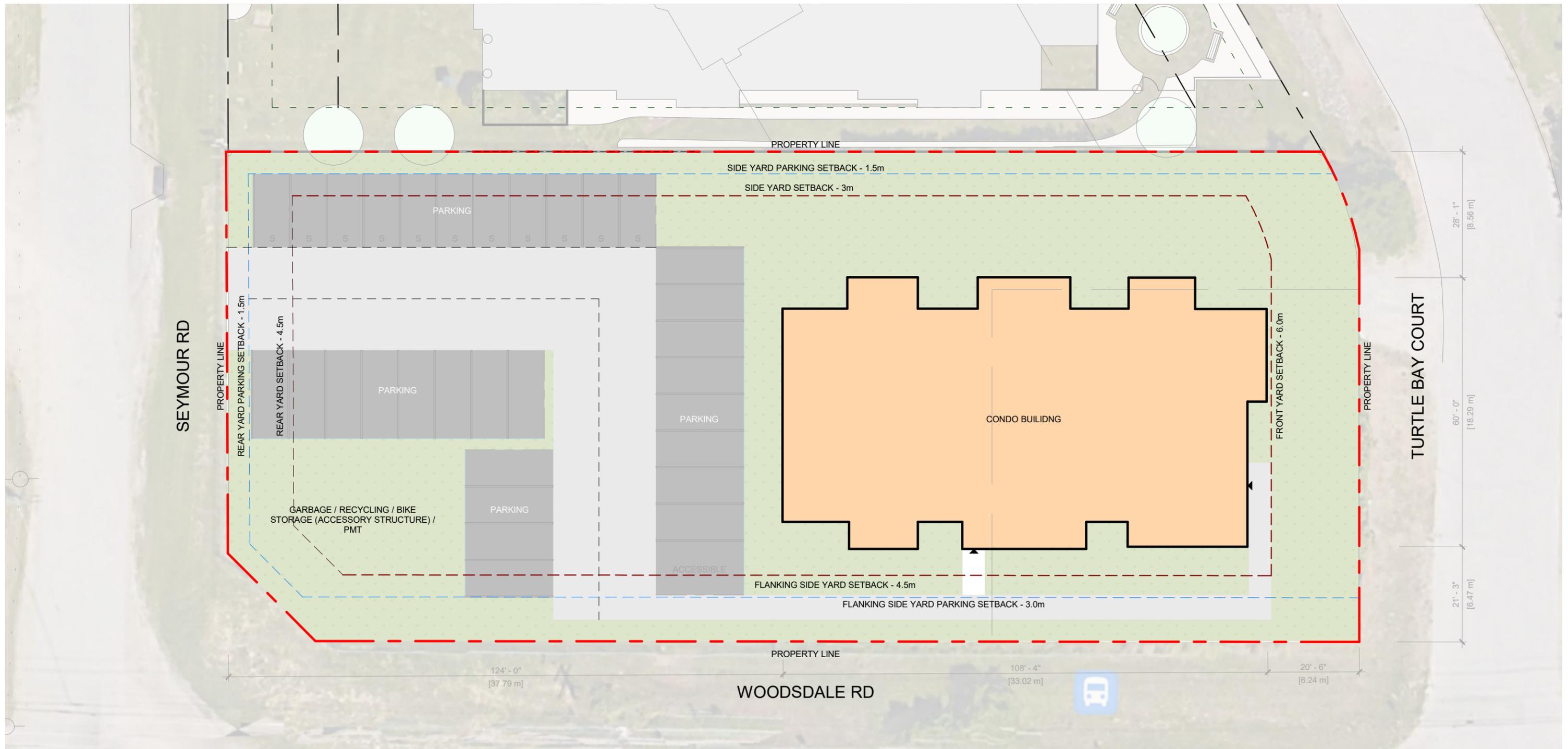


5



6





PARKING REQUIRED

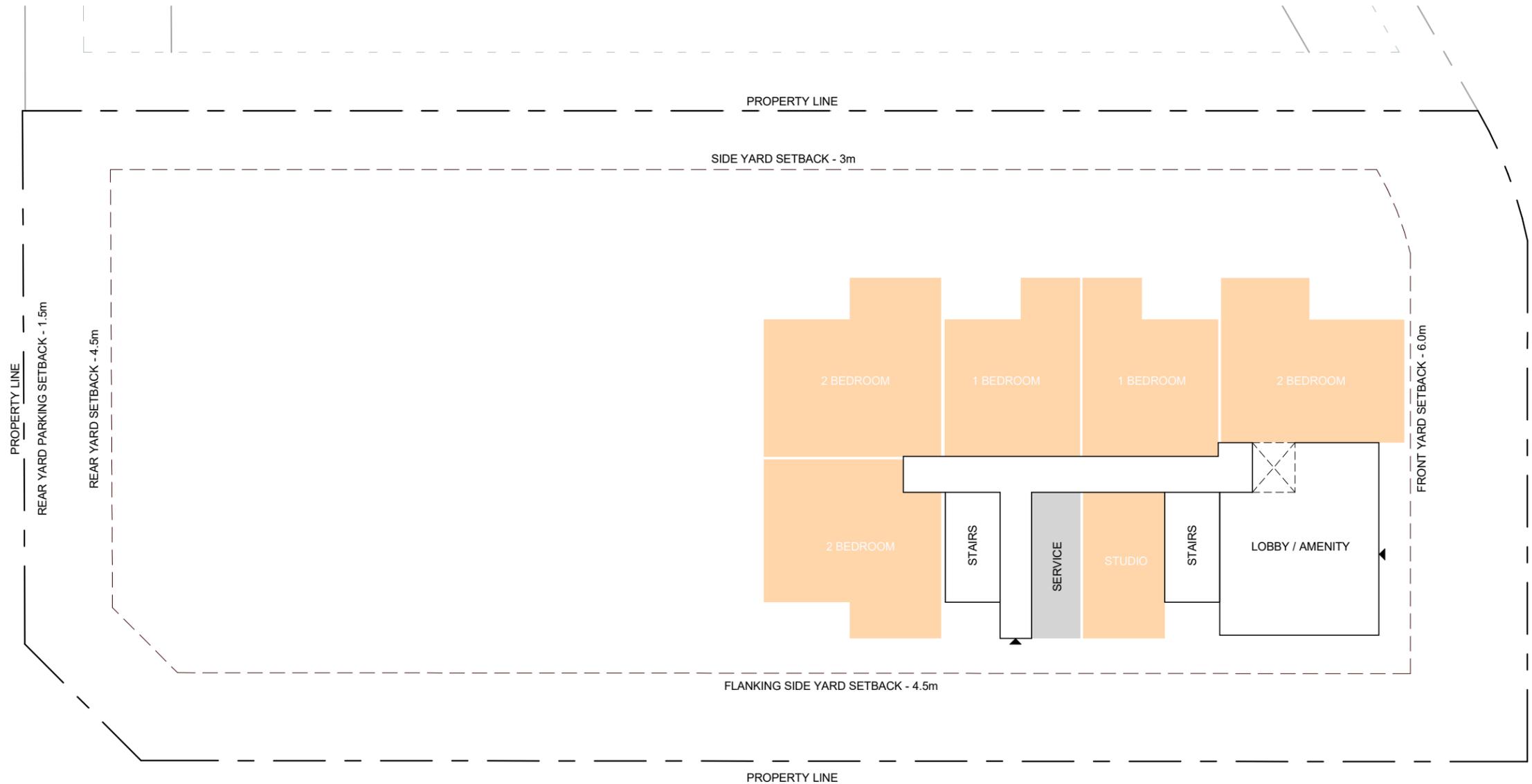
TOTAL	TOTAL...	PARKING...	PARKING REQ'D
1 BEDROOM	8	1.0	8
2 BEDROOM	15	1.0	13
STUDIO	7	1.0	7
TOTAL			28

PARKING PROVIDED

SPACE REQUIREMENTS	REQ'D	PROVIDED
REGULAR SIZE PARKING F...	15 (56.7%)	20 (62.5%)
SMALL SIZE PARKING FOR...	12 (40%)	11 (34.4%)
ACCESSIBLE PARKING	1 (3.3%)	1 (3.1%)
VAN ACCESSIBLE PARKING	0 (0%)	0 (0%)
TOTAL	28	32

3/64" = 1'-0"

SEYMOUR RD



TURTLE BAY COURT

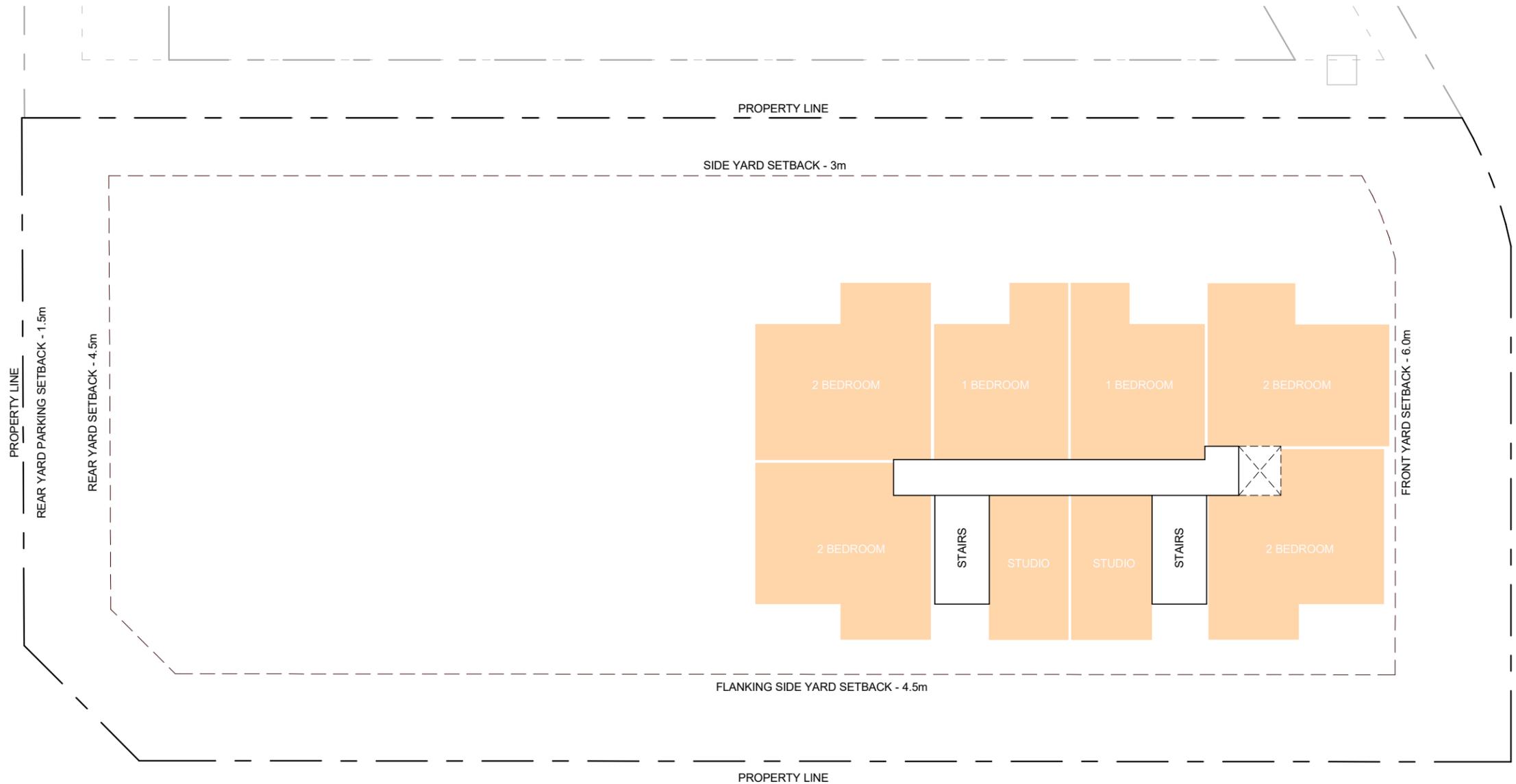
WOODSDALE RD

LEVEL 1	No.	SF	SM	TOTAL SF	TOTAL SM
1 BEDROOM UNIT	2	550	51.1	1,100	102.19
2 BEDROOM UNIT	3	800	74.32	2,400	222.97
STUDIO	1	430	39.95	430	39.95
TOTAL	6			3,930	365.11

TOTAL	NO.	SF	%	TOTAL SF	TOTAL SM
1 BEDROOM UNIT	8	550	26.7%	4,400	408.77
2 BEDROOM UNIT	13	800	50.0%	12,000	1114.84
STUDIO	7	430	23.3%	3,010	279.64
NET RESIDENTIAL	28		100%	19,410	1803.25
SITE AREA	27,373		FAR =	0.71	

3/64" = 1'-0"

SEYMOUR RD



TURTLE BAY COURT

WOODSDALE RD

LEVEL 2, 3 & 4	No.	SF	SM	TOTAL SF	TOTAL SM
1 BEDROOM UNIT	2	550	51.1	1,100	102.19
2 BEDROOM UNIT	4	800	74.32	3,200	297.29
STUDIO	2	430	39.95	860	79.9
TOTAL	8			5,160	479.38

TOTAL	NO.	SF	%	TOTAL SF	TOTAL SM
1 BEDROOM UNIT	8	550	26.7%	4,400	408.77
2 BEDROOM UNIT	13	800	50.0%	12,000	1114.84
STUDIO	7	430	23.3%	3,010	279.64
NET RESIDENTIAL	28		100%	19,410	1803.25
SITE AREA	27,373		FAR =	0.71	

3/64" = 1'-0"



① LEVEL 4
3/64" = 1'-0"

3/64" = 1'-0"