RZ 25.01 - Notification map

Notes:

43 0 22 43 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 2-5-2025 10:17 AM

Scale = 1: 1,721

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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9 January 2025

District of Invermere
PO Box 339
914 8th Avenue
Invermere, BC V0A 1K0

Attn: Rory Hromadnik

Re: Proposed Zoning Amendment – Rocky Peak Enterprises Ltd.
Parcel B (See V18646) Block G, District Lot 216, Kootenay District Plan NEP1013

Dear Mr. Hromadnik,

On behalf of our client, Rocky Peak Enterprises Ltd., Haworth Development Consulting submit this application for zoning amendment for lands at 801 - 13th Street to permit development of two townhouse buildings comprising ten dwelling units.

The legal description and particulars of the subject property is as follows:

Legal Description:	Parcel B (See V18646) Block G, District Lot 216, Kootenay District Plan NEP1013
PID:	010-626-476
Registered Owner:	Rocky Peak Enterprises Ltd. PO Box 2035 1102 6th Street V0A 1K0 Invermere BC V0A 1K0
Physical Address:	801 - 13th Street Invermere, BC V0A 1K0
BC Assessment Roll:	22-532-00048.000
Total Parcel Area:	1070 m^2 (0.26 acres)
Existing Zoning:	R-2 Two Family Residential (Low Density)
Existing OCP:	Multi-Family Residential (High Density)

Rocky Peak Enterprises are proposing to rezone the subject property to permit development of a ten-unit townhouse complex as shown on the attached plans. To achieve this development, we are proposing to rezone the property to a site-specific Comprehensive Development zone. A copy of the proposed zoning is attached.

The subject property comprises 1070m^2 (0.26 acres) at the corner of 13th Street and 8th Avenue in the downtown area of Invermere. The property is serviced with municipal water and municipal sewer service.

The proposed development is intended to provide smaller, affordable rental units for the Invermere market. The proposed buildings comprise six 1-bedroom units and four 2-bedroom units. Each unit includes a private enclosed garage for one car and room for bicycles and other recreation equipment.

The proposed 1-bedroom units are to be approximately 149m^2 (1590 ft^2) which is comprised of 50m^2 (533 ft^2) of non-living space which includes the garage and storage area and 99m^2 (1066 ft^2) of living space. A private outdoor deck (terrace) is provided for each unit.

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The proposed 2-bedroom units are to be approximately 165m^2 (1770 ft^2) which is comprised of 55m^2 (592 ft^2) of non-living space which includes the garage and storage area and 110m^2 (1184 ft^2) of living space. A private outdoor deck (terrace) is provided for each unit.

Parking for one vehicle per unit is proposed as noted above. Additional surface parking for two visitor stalls is also proposed as shown on the attached site plan.

As indicated on the site plans attached, we are proposing to provide a setback from each of the adjoining residential lots.

- A residential home is located to the south of the subject property on 8th Avenue. A setback of approximately 2m is to be provided to the rear of the proposed decks (terraces) with the building wall being approximately 4.5m from this south property line.
- A residential home is located west of the subject property on 13th Street. A setback of approximately 2m is proposed along this property line to the building wall. Note that due to the slopes on the subject property, the lower storey of the proposed building will be buried in the ground at this side of the property and only about 1½ storeys of the building will be visible from this neighbouring lot.
- Zero setback is proposed for the frontage along 8th Avenue. The subject property is approximately 11m from the edge of pavement of 8th Avenue. The subject property will be accessed from 8th Avenue as shown on the site plan attached. We are also proposing to relocate the gravel lane in front of the subject property to provide an access to this lane that better aligns with 8th Avenue.
- Zero setback is proposed for the frontage along 13th Street. The subject property is approximately 14m from the existing edge of pavement of 13th Avenue. This area will be landscaped to provide a visual buffer between the proposed residential units and the existing road.

From our review of the District of Invermere OCP, we believe that no amendments to the OCP are required to facilitate this zoning amendment. The proposed zoning is consistent with the existing high density residential OCP designation for the property. The proposed development will comply with the requirements of the Residential Infill Development Permit Area.

The following additional documentation and other information is attached to this application:

- Application fee (to be paid upon District confirmation of fees owing);
- Development Application;
- Legal Title for the subject property;
- Letter of Agency for Haworth Development Consulting Ltd.;

We trust that the preceding is complete and to your requirements.

Feel free to contact the undersigned at convenience if you have any questions or require additional information regarding this application.

Sincerely,
Haworth Development Consulting Ltd.

Richard Haworth

cc. *Thibault Leconte, DAAS Architecture Ltd.*

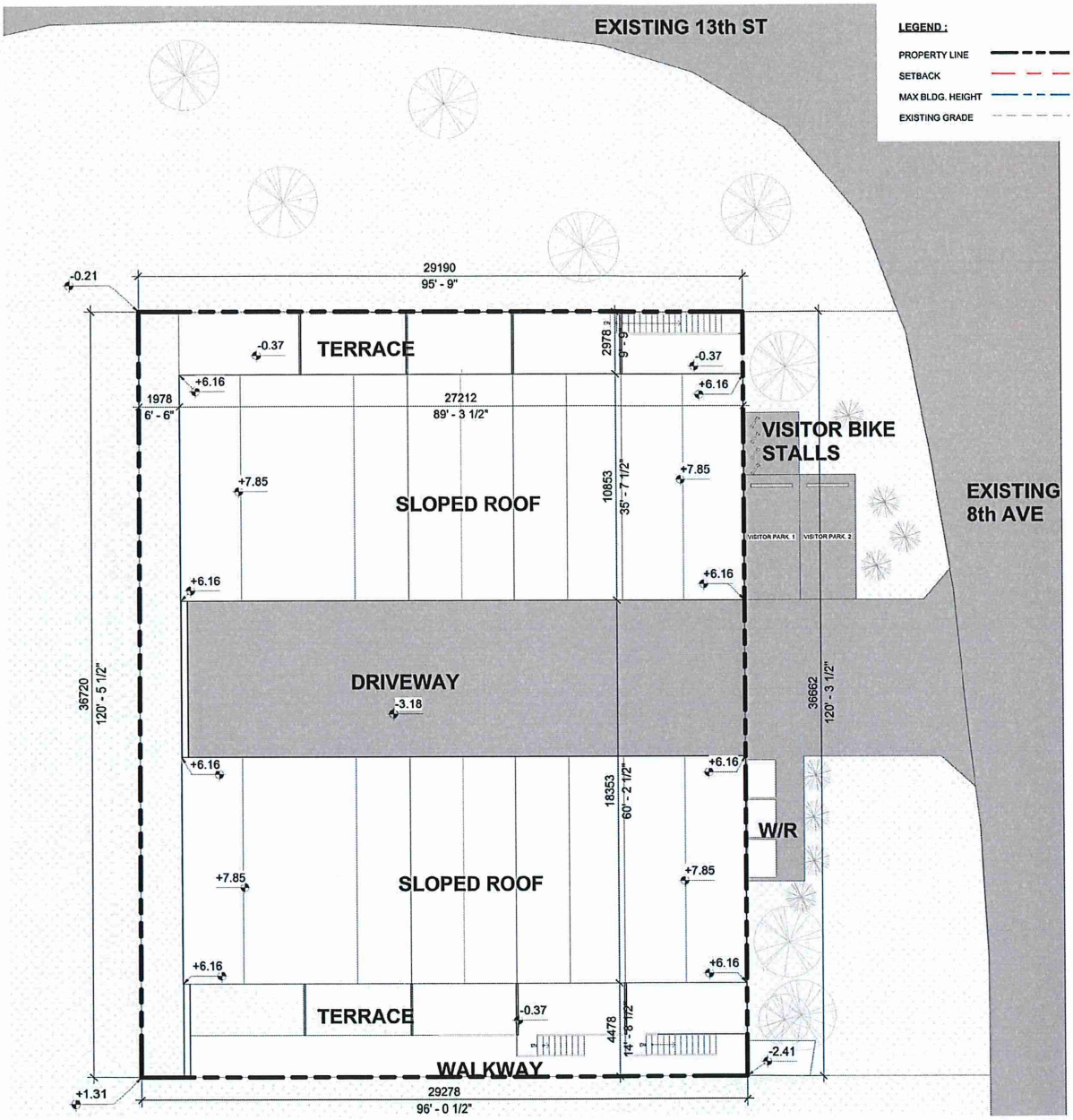
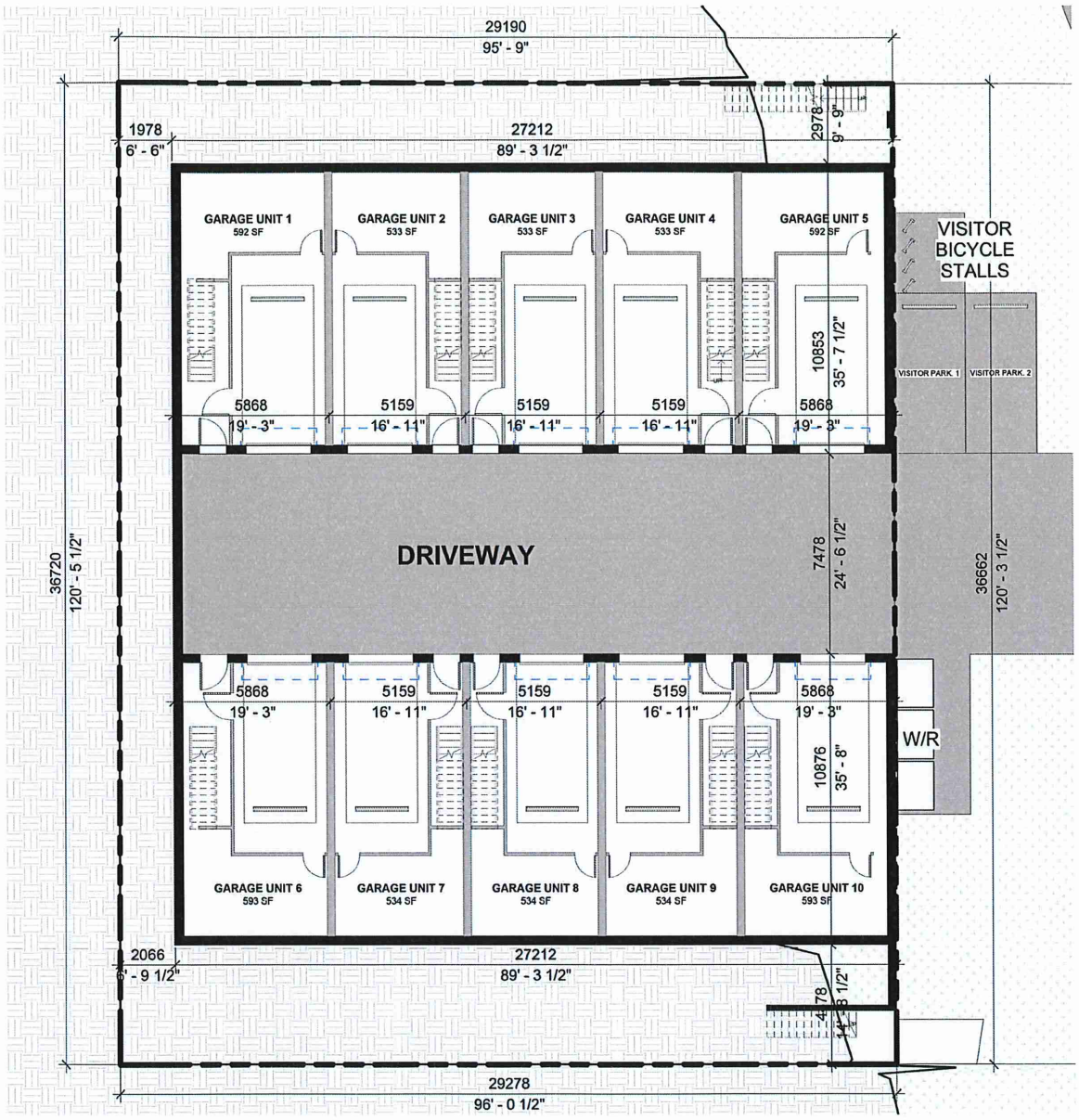


Figure 1 – Site Plan



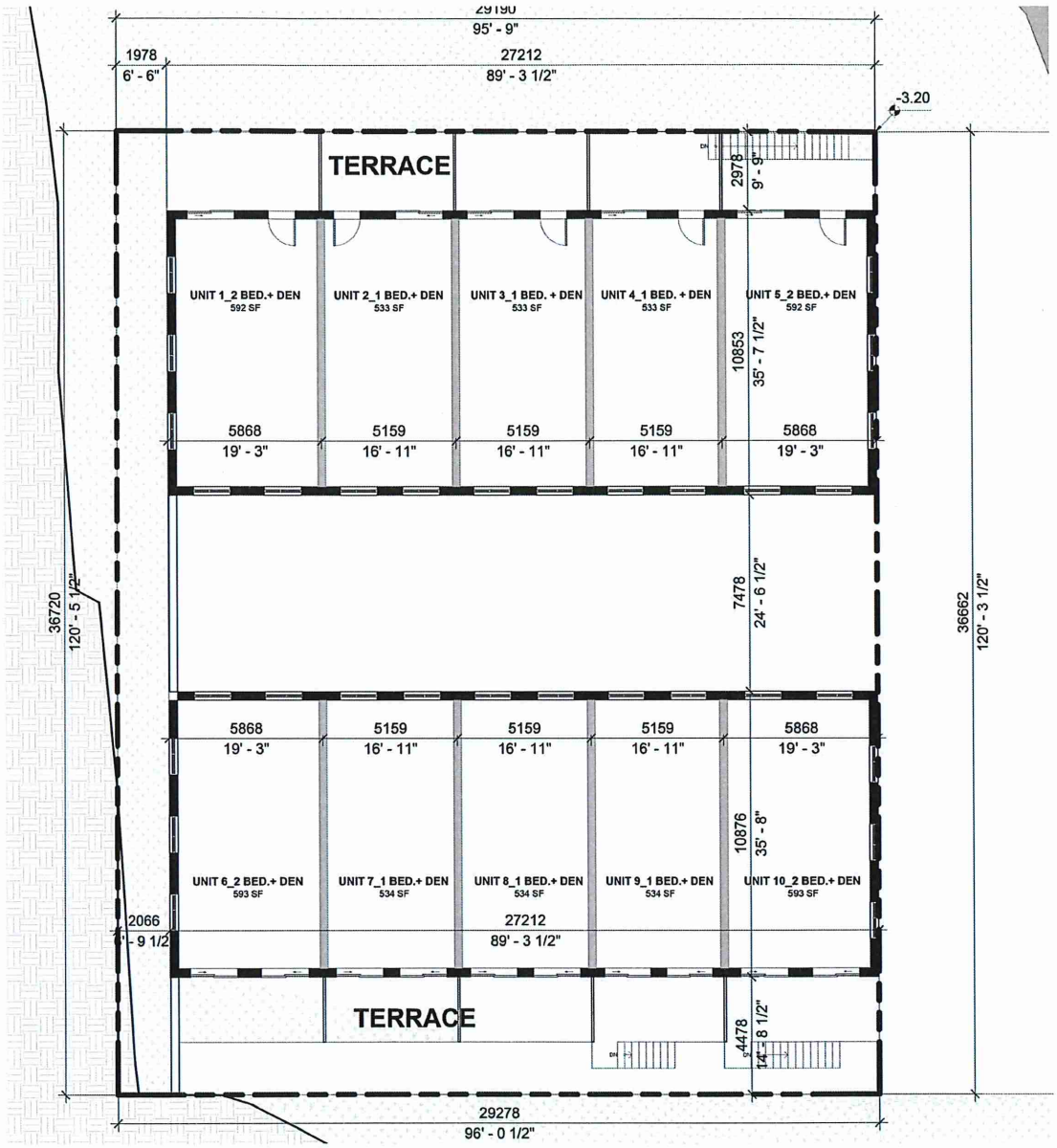
1/5 **Level 1**
1 : 100

STATS:
10 TYP. Townhouses
Total GFA +/- 19 000 sq. ft.
Townhouses 3 Storeys
2 Bedrooms Unit
+/- 1 770 sq. ft. per unit

1 Bedroom Unit
+/- 1590 sq. ft. per unit

Parking Total +/- 12 parking stalls
+/- 10 parking stalls in garage
+/- 2 visitor parking stalls
Site Area : 11 545 sq. ft.
Footprint : +/- 6 350 sq. ft.

Figure 2 – Level 1 Plan



2/5 **Level 2**
1 : 100

Figure 3 – Level 2 and Level 3 Plan

Figure 4 – Preliminary Building Elevation
View from 8th Avenue

Figure 5 – Preliminary Building Elevation
View from 13th Street

Figure 6 – Preliminary Building Elevation
View from intersection of 8th Avenue & 13th Street