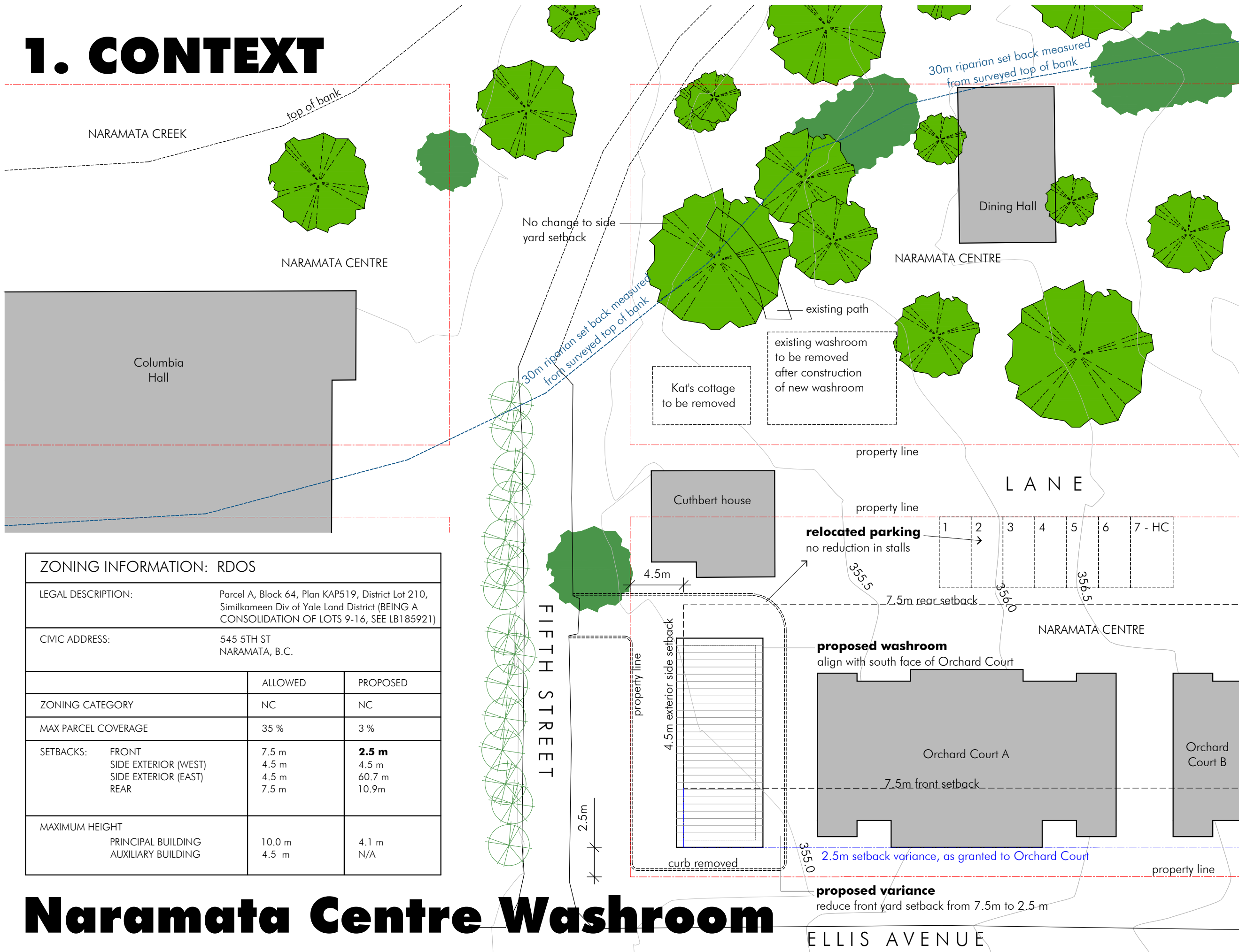


1. CONTEXT



ZONING INFORMATION: RDOS

LEGAL DESCRIPTION: Parcel A, Block 64, Plan KAP519, District Lot 210, Similkameen Div of Yale Land District (BEING A CONSOLIDATION OF LOTS 9-16, SEE LB185921)

CIVIC ADDRESS: 545 5TH ST NARAMATA, B.C.

	ALLOWED	PROPOSED
ZONING CATEGORY	NC	NC
MAX PARCEL COVERAGE	35 %	3 %
SETBACKS:		
FRONT	7.5 m	2.5 m
SIDE EXTERIOR (WEST)	4.5 m	4.5 m
SIDE EXTERIOR (EAST)	4.5 m	60.7 m
REAR	7.5 m	10.9m
MAXIMUM HEIGHT		
PRINCIPAL BUILDING	10.0 m	4.1 m
AUXILIARY BUILDING	4.5 m	N/A

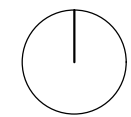
Background

The proposed Naramata Centre campground washroom replaces an existing washroom which has served the campground since the 1960's. The replacement washroom will be placed just south of the original footprint, and contains the same number of fixtures as the original building.

Most of the buildings at the Naramata Centre were completed before the RDOS existed, and before zoning was established in Naramata. Therefore the built form does not correspond well to the current zoning bylaw.

If the new washroom were placed in the vicinity of the original washroom, without a variance to the 7.5m rear yard setback requirement, it would be within the 30.0 m riparian setback of Naramata Creek. The requested variance allows it to be placed adjacent to the existing Orchard Court buildings, preserving and expanding the open landscape adjacent to the creek, including established trees and vegetation.

Because the washroom is within the campus of the Naramata Centre, there is no impact on adjacent property owners. In fact, the existing form and character of the property is preserved and strengthened. The new location better serves the campground to the south of Ellis Avenue, while remaining convenient for the campgrounds north of Ellis.



Site Plan

1:300
Nov. 1st 2021

Campground Washroom
Naramata Centre, Naramata, BC

Landform Architecture Ltd.
102 Ellis Street
Penticton, BC V2A 4L5
250-276-4106
info@landformadb.com
www.landformadb.com

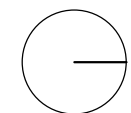
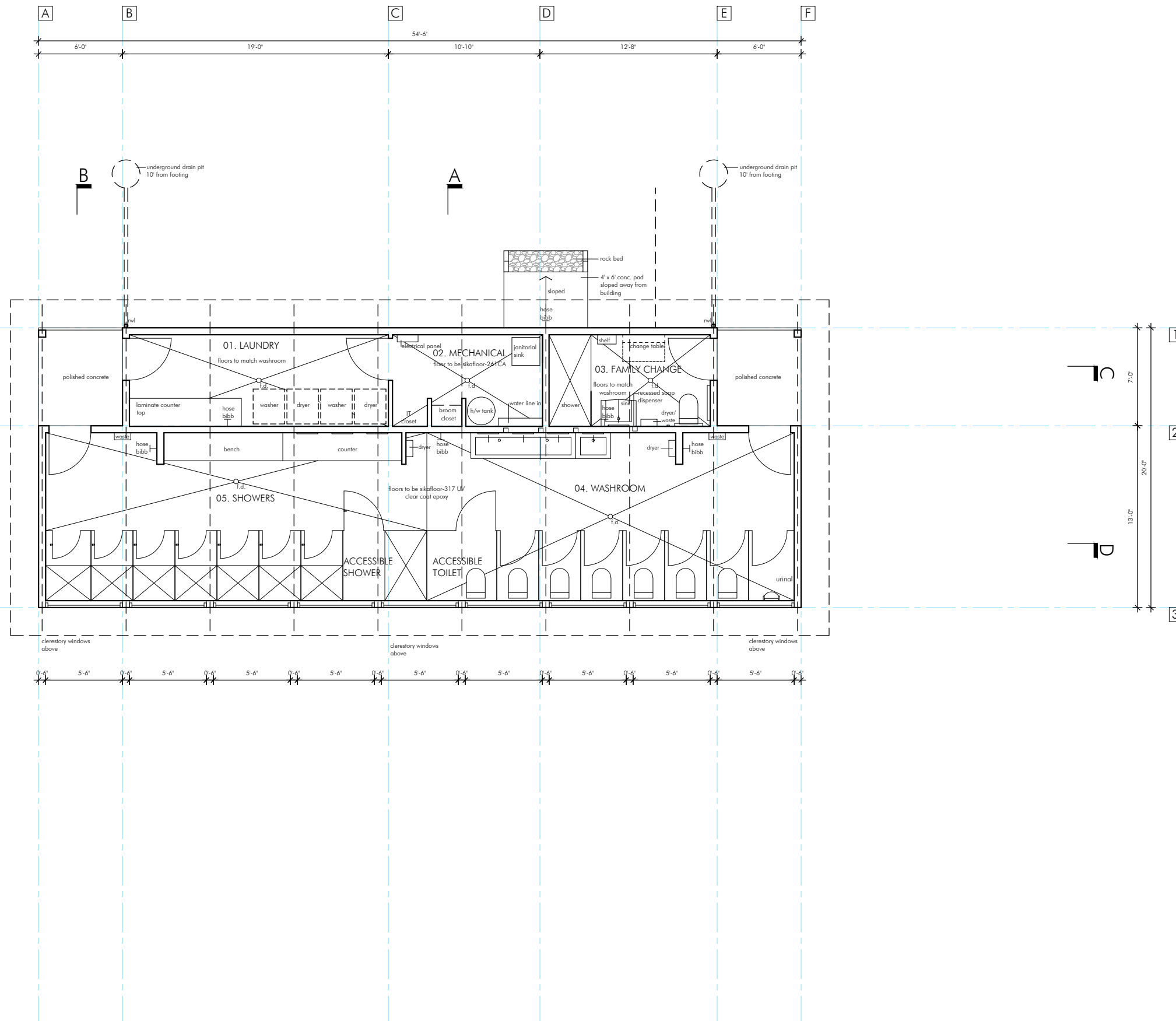
Naramata Centre Washroom

ELLIS AVENUE

2. FLOOR PLAN

Description

The replacement building provides 8 shower stalls and 8 toilets, plus one fully accessible family change room. This duplicates the number of fixtures in the original building, so there is no change in the flow to the community septic system. The new building replaces a well used facility at the end of its service life, while providing more space, more durable finishes, accessibility and gender neutrality.



Floor Plan

1:96

Nov. 1st 2021

Existing Washroom

Naramata Centre, Naramata, BC

Landform Architecture Ltd.

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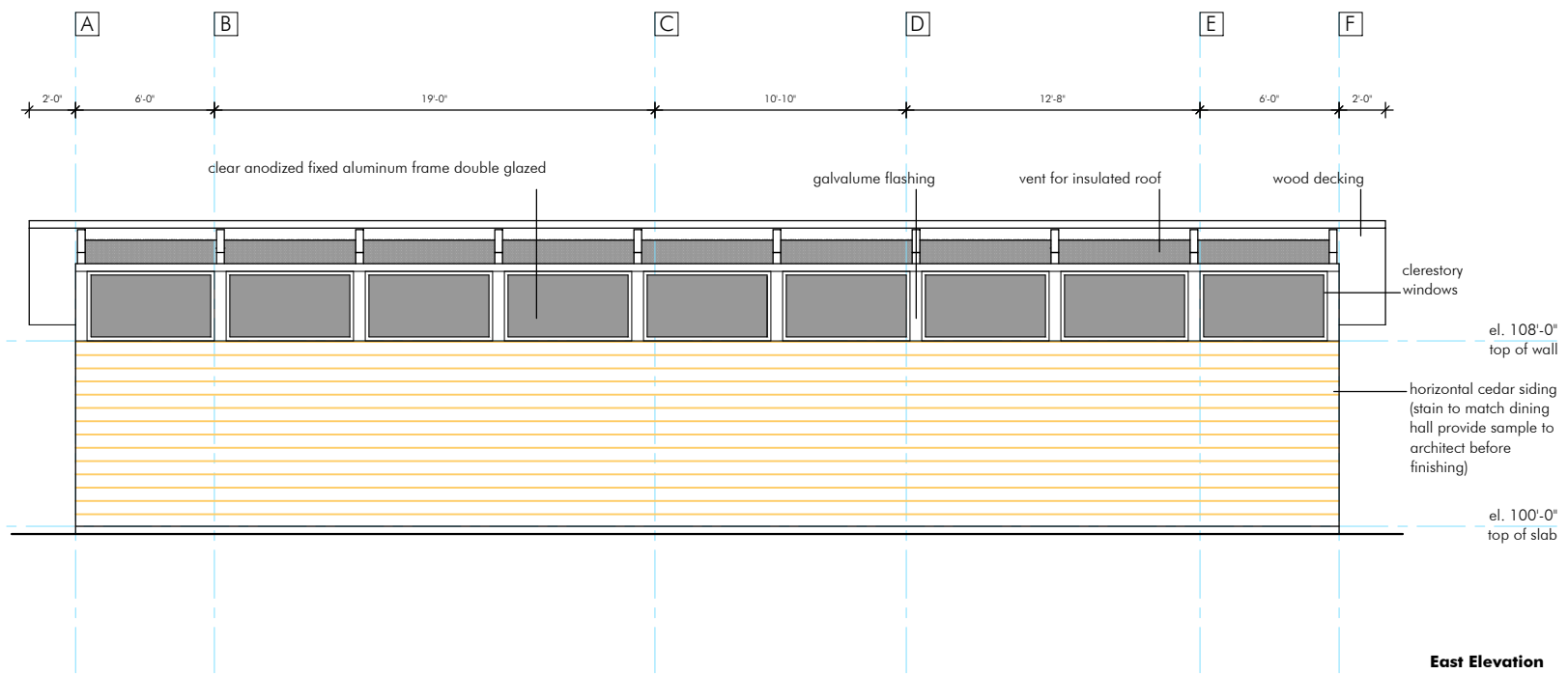
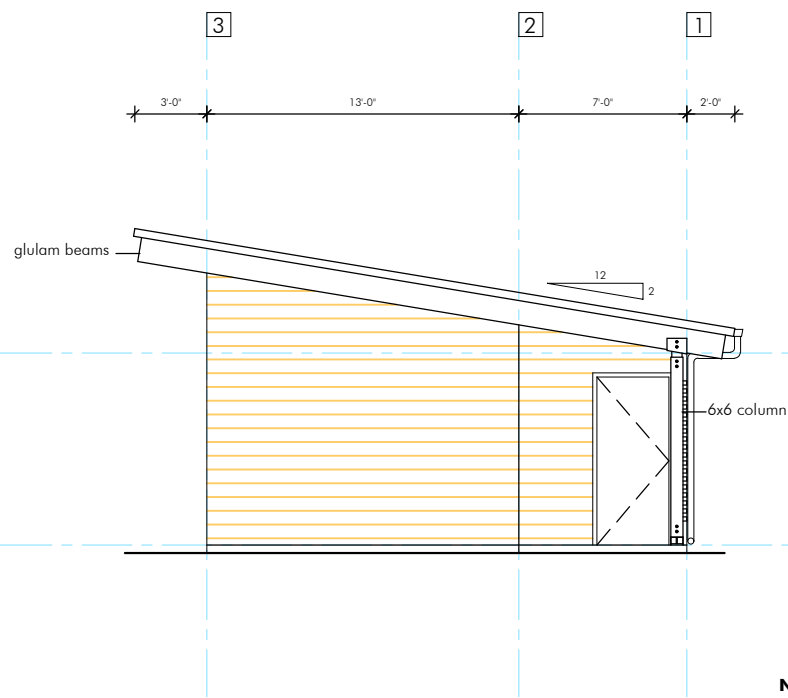
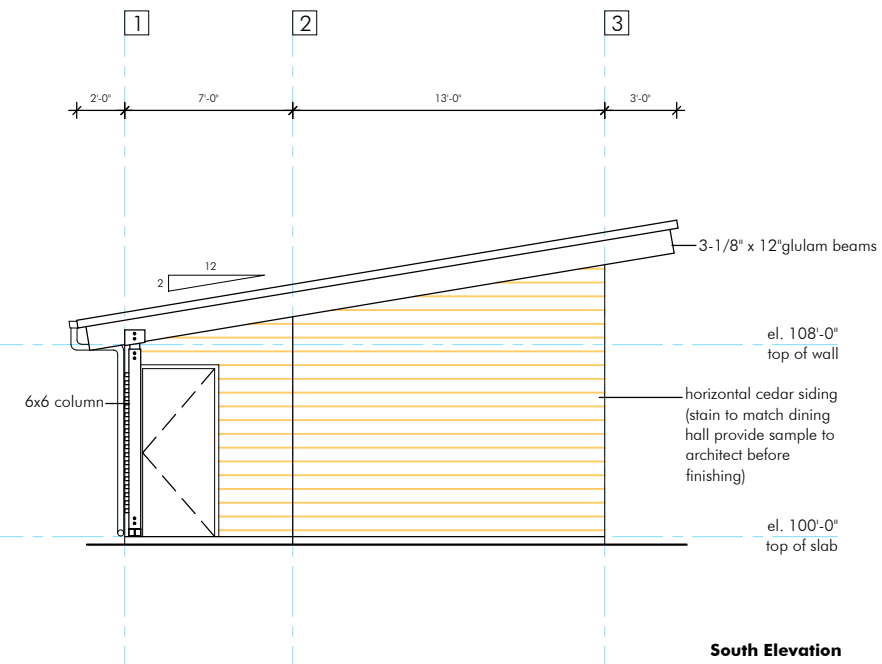
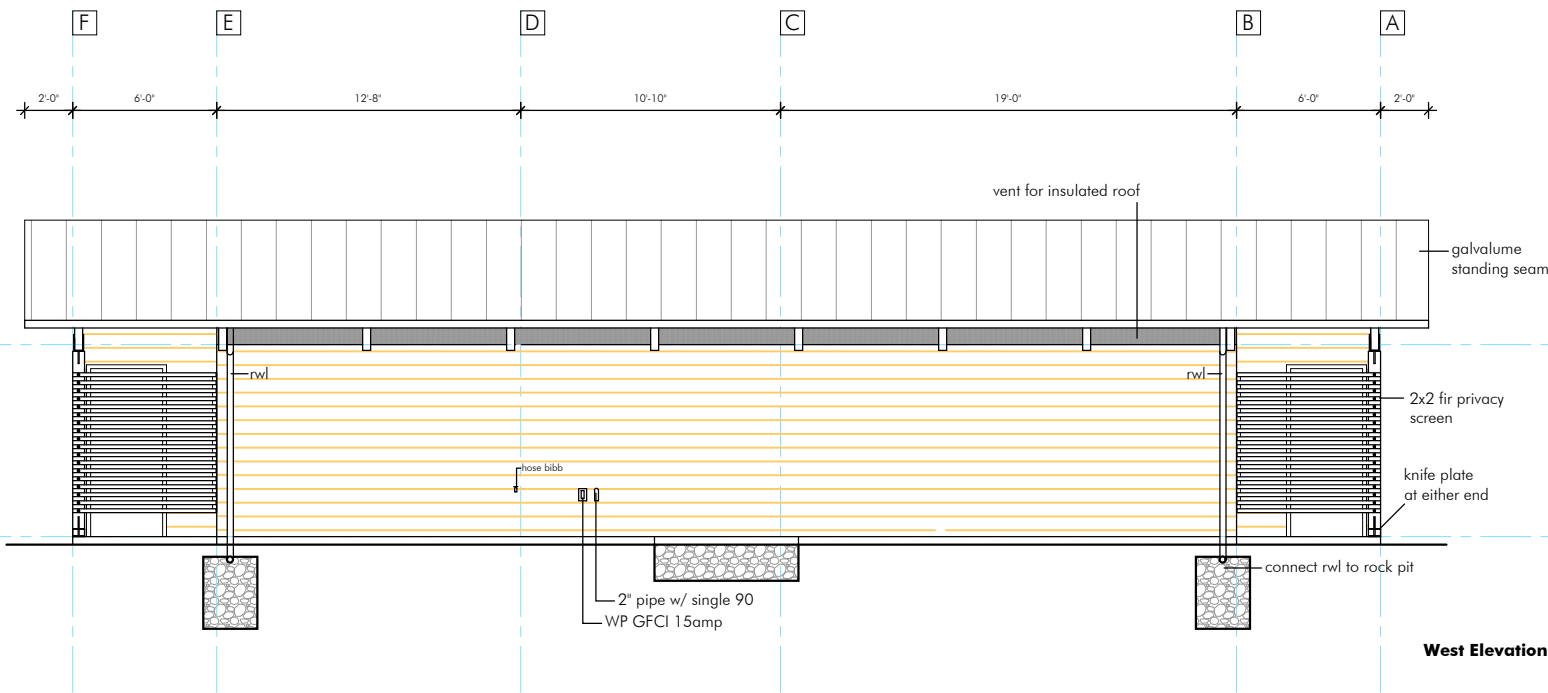
3. SECTIONS

Description

Building form and finishes harmonize with the newer buildings on the Naramata Centre campus, including the dining hall, and adjacent Orchard Court.

Siding is stained horizontal cedar, with a south facing clerestory window, and standing seam metal roof. Painted doors and wood screens add colour and texture.

The placement of the building preserves the existing development pattern, and completes the street wall formed by Orchard Court and the Cuthbert House.



Elevations

1:96
Nov. 1st 2021

Existing Washroom

Naramata Centre, Naramata, BC

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