

**Trisa Atwood**

From: Kilmartin, Nola <Nola.Kilmartin@wsp.com>
Sent: Monday, June 06, 2022 12:23 PM
To: Trisa Atwood
Cc: Richie Lam; jeff.s@jsarchitect.ca; Taylor, Megan
Subject: Z21-0041 Harvey Ave and Saucier Ave Neighbourhood Consultation Form
Attachments: Harvey Ave and Saucier Ave Rezoning Open House.pdf; 2022-05-12_Harvey Rezoning Mail-out.pdf; Harvey Ave and Saucier Ave Neighbourhood_Consultation_Form_6-6-2022.pdf; RE: YIMBY to rezoning 800 block of Harvey & Saucier to RM6r

Categories: Harvey/Saucier Westrich

Planner
Initials

TA

CAUTION: External email - Check before you click!

Hello Trisa,

Please see the attached consultation form along with the notification mail-out letter and the PowerPoint presentation that was used in the Public Open House event.

Notification and Response Details:

- Notification letter and virtual open house invitation was sent on Friday, May 13, 2022
- Public Open House Event took place on Wednesday, June 1, 2022 from 7-8:30pm PST
- Responses were accepted until: Friday, June 3, 2022
- 2 Responses – one was an email of support (you were CCd, but attached for your files), and one call with questions, but no position expressed and no name provided.
- Virtual Open House Attendees: 1 attendee - Alan Atkins. Alan expressed his support for the project

If you have any questions please contact me.

Thank you,

**Nola Kilmartin**

Manager

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Notice of Rezoning to RM6r (High Rise Apartment Housing)

Proposal to Rezone properties at Harvey Avenue and Saucier Avenue

J+S Architect on behalf of Westrich Pacific Corp., is proposing to rezone the properties located at 801, 809, 819, and 831 Harvey Avenue, and 802 and 812 Saucier Avenue as shown below. The rezoning would allow the development of a (6) six-storey multi-family apartment building fronting Saucier Avenue and Harvey Avenue (Hwy 97).



Subject property to rezone from RU6 to RM6r

Virtual Information Session

Please join us for a virtual information session on **June 1st from 7:00 to 8:30pm**. The session will be held on Zoom. Please visit <https://tinyurl.com/harveyREZ> to join the information session.

We will introduce the project team, provide a brief presentation of the Official Community Plan (OCP), the applicable zoning regulations, and proposed development concept.

The project team from Westrich Pacific, J+S Architect and WSP (Planning, Engineering, and Landscape Architecture) will be available to answer questions.

The site is currently designated as RU6 – Two Dwelling Housing Zone, and the future land use designation in the recently adopted OCP designates this site for buildings up to six storeys. The proposed RM6r- High Rise Apartment Housing (Residential Rental Tenure only) zone will accommodate the proposal and conforms with the OCP.

The City of Kelowna is in the process of adopting a new zoning bylaw, which, as drafted, will change the RM6r Zone to MF3 – Apartment Housing. In accordance with Policy 367 - *Public Notification and Consultation for Development Application*, we are informing you of these proposed changes. The possible land uses and development regulations for the site are available through the City of Kelowna website at [Zoning bylaw | City of Kelowna](#).



Rendering of proposed building from Harvey Ave.

If you would like more information, clarification, or have concerns with the proposed changes, please respond to Nola Kilmartin at WSP by June 3rd, 2022, as our formal rezoning submission will address responses received.


Contact information for WSP and City of Kelowna Planning is below.

WSP Canada, Planning Consultant:

Nola Kilmartin, Planning Manager, 778.940.1334, nola.kilmartin@wsp.com

City of Kelowna, Planning Department:

Trisa Atwood, Planner Specialist, 250.469.8647, tatwood@kelowna.ca



HARVEY AND SAUCIER REZONING PROPOSAL

June 1st, 2022

7:00 - 8:30 pm

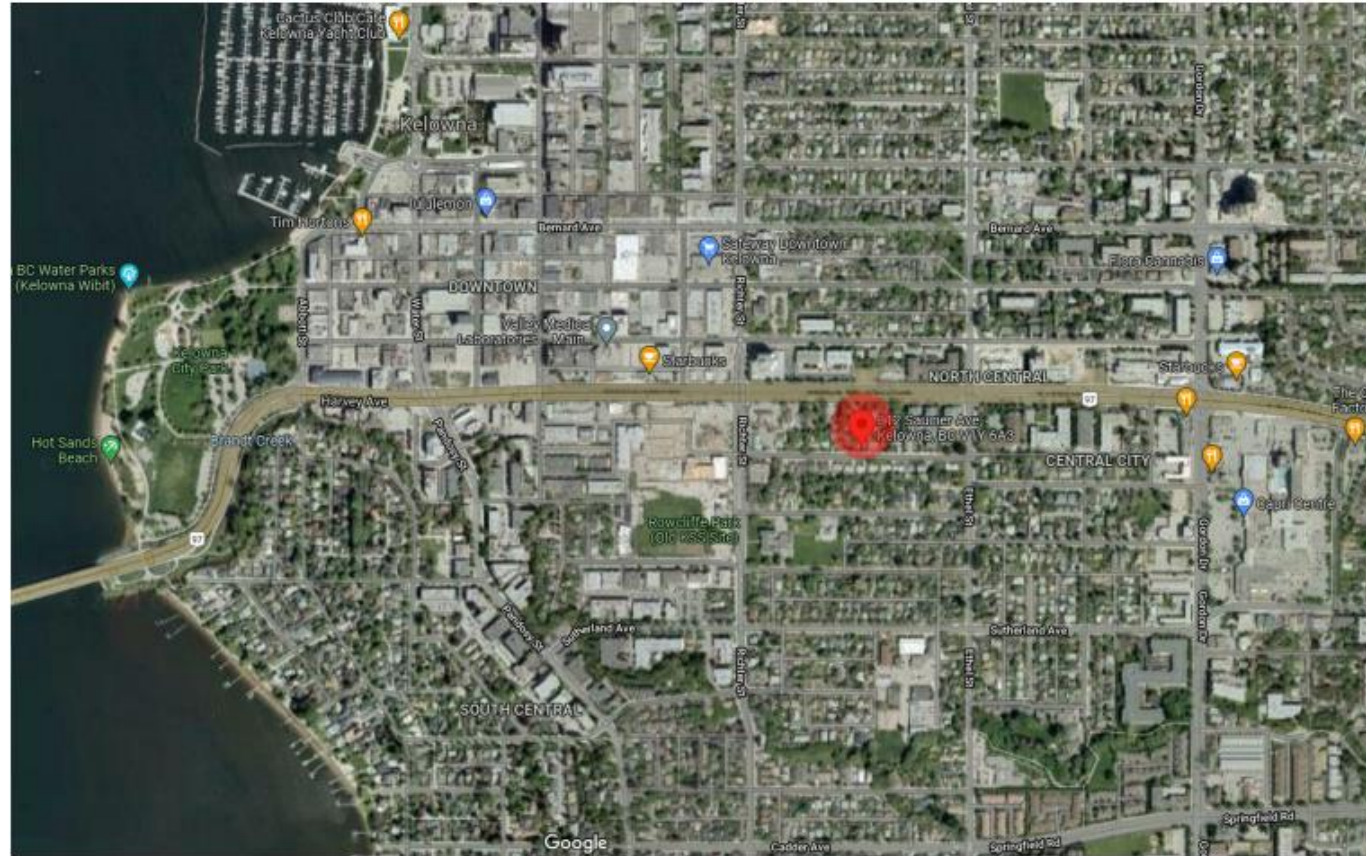


PROJECT TEAM

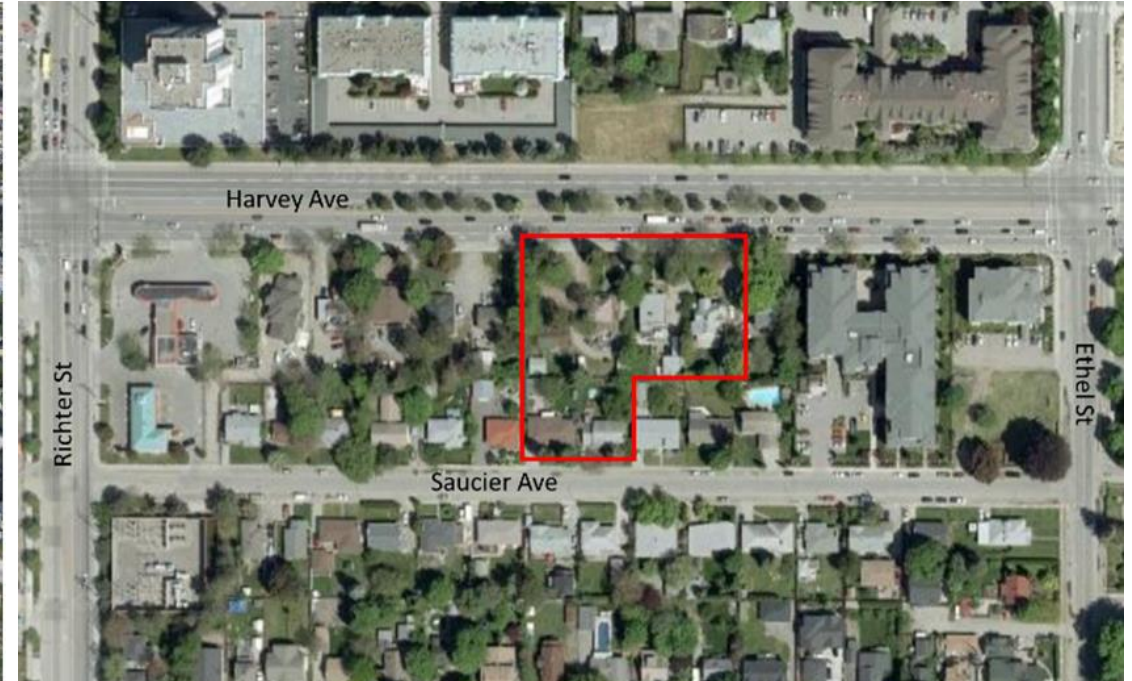
- Richie Lam - CEO, Westrich Pacific
- Jeff Shen - Architect, J+S Architect
- Nola Kilmartin - Planning Manager, WSP
- Trisa Atwood - City Planner, City of Kelowna



LOCATION



PROPOSED REDEVELOPMENT LOTS



801, 809, 819, and 831 Harvey Avenue,
and 802 and 812 Saucier Avenue

EXISTING CONFIGURATION



STREET VIEWS - HARVEY AVE



STREET VIEWS - SAUCIER AVE



OFFICIAL COMMUNITY PLAN

- Future land use designation C-NHD Core Area Neighbourhood, 2040 OCP
- Designates site for **six storeys**
- Diverse Housing Forms - diverse mix of **medium-density and high-density housing** forms that support a variety of households, income levels and life stages.
- Diverse Housing Tenures - range of **rental and ownership** tenures that support a variety of households, income levels and life stages.
- Transit Supportive Corridors - development that works toward a long term population density to achieve densities that **support improved transit service** and local services and amenities.

ZONING INFORMATION

- Current zone : RU6 - Two Dwelling Housing Zone
- Proposed zone: **RM6r - High Rise Apartment Housing (rental) Zone**
- The rezoning would allow the development of a **(6) six-storey multi-family apartment building** fronting Saucier Avenue and Harvey Avenue (Hwy 97)
- Rental in perpetuity / affordable rental units
- City of Kelowna is in the process of adopting a new zoning bylaw, which, as drafted, will change the RM6r Zone to MF3f - Apartment Housing, rental

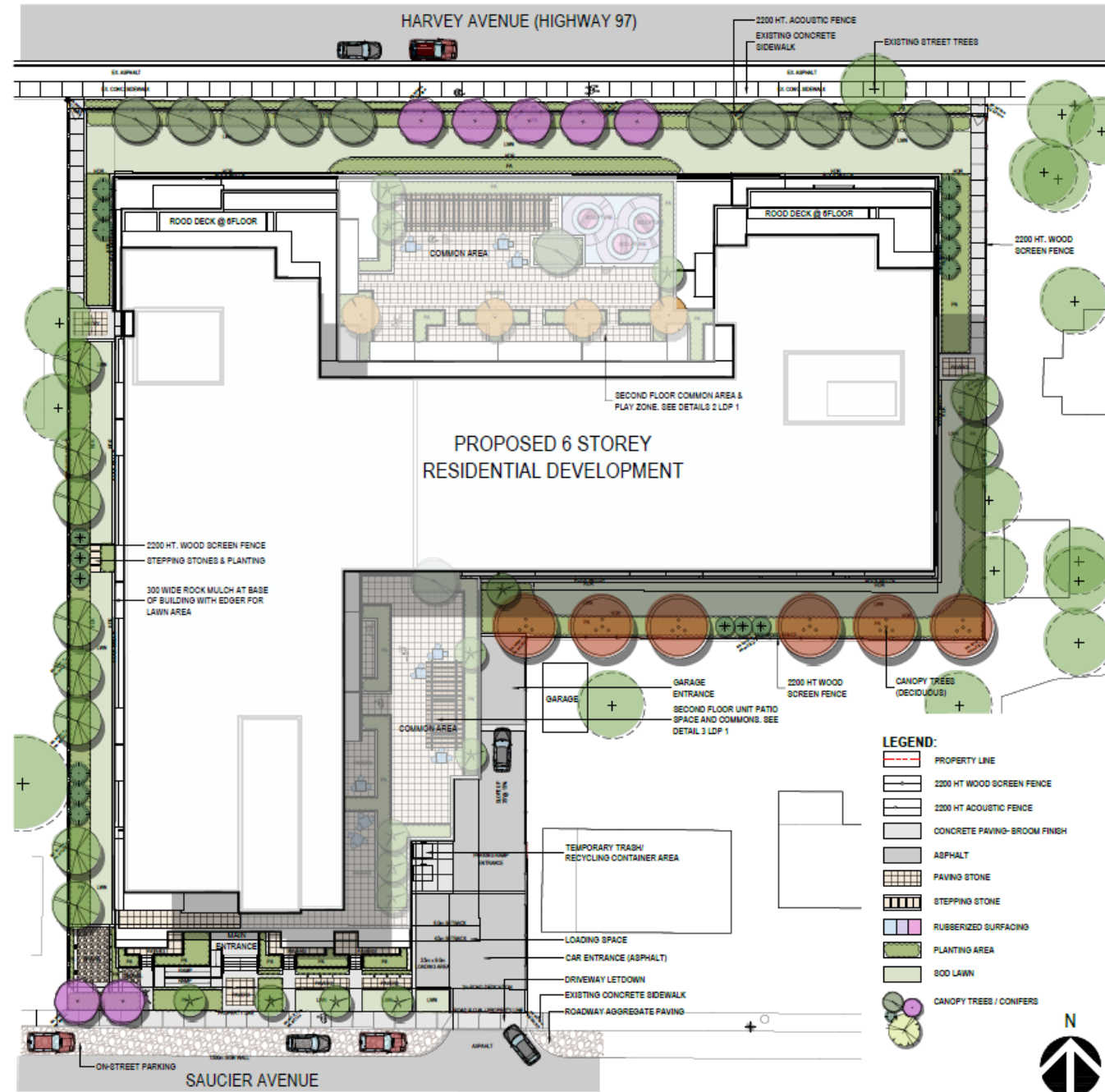
PROJECT STATS

	MF3f Zone	Proposed
Height Max	6-storeys	6-storeys
Density Max	FAR 2.0 11963.2 Sq m	FAR 2.0
Unit Mix		75% 2BR 10% 3BR/Town 15% 1BR/Studio
Setbacks	3.0 m	6 m – Harvey 4.5 m – Saucier 4.5 m – E and W
Parking Min	192 stalls	189 stalls

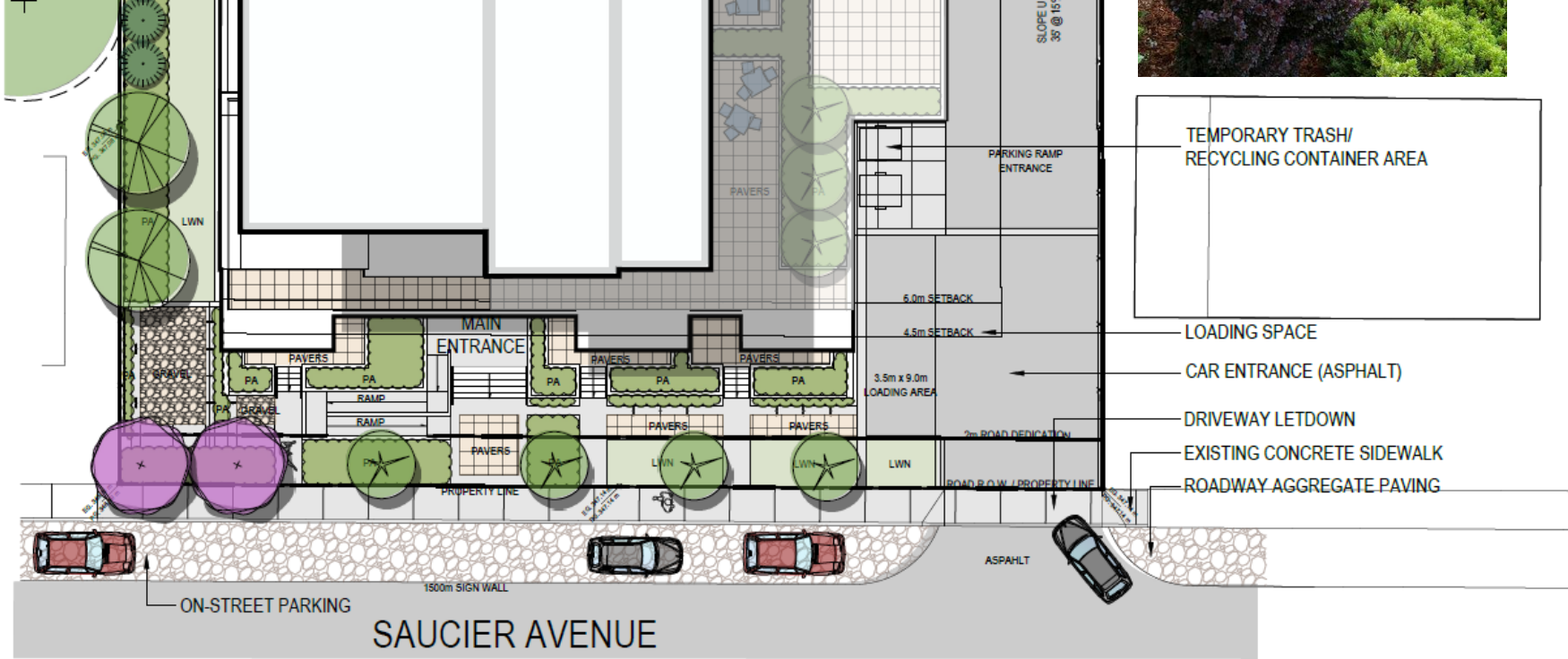


LANDSCAPE PLAN

- Bicycle parking
- Second floor courtyard
 - Playspace
 - 2 shade structures
- Landscaping, including decorative shrubs and shade trees



LANDSCAPE FEATURES







Thank you – Questions?

MATERIAL LEGEND	
1	Metal Siding Wood Grain
2	Fibre Cementitious Panel - Blue
3	Fibre Cementitious panel - Dark Gray
4	Fibre Cementitious panel - Light Gray
5	Laser Cut Metal - White Color
6	Translucent-glazed, metal/glass guard railing
7	Thermally-Broken, Double Glazed Window and Door (Gray)
8	Privacy Screen - TYP. (Aluminum Louver)
9	Brick Veneer

Metal Siding
Wood Grain



Cementitious Panel
Blue



Cementitious Panel
Dark Gray



Cementitious Panel
Light Gray



Laser Cut Metal
White



Balcony Guardrail
Translucent-Glazed



Brick Veneer

