
CITY OF KELOWNA

MEMORANDUM

Date: June 12, 2024
File No.: Z24-0022
To: Community Planning Manager (DS)
From: Development Engineering Manager (NC)
Subject: 1508 Highland Dr N MF1 to MF2

The Development Engineering Department has the following comments associated with this application to rezone the subject property from MF1 - Infill Housing zone to MF2 - Townhouse Housing zone.

Works and servicing requirements that are applicable at the time of Building Permit will be contained in the future Development Engineering Branch memos for the Development Permit and Building Permit.


The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

- a. Highland Dr N, fronting the subject property, is constructed off-centre in the road right-of-way due to natural environment constraints to the south. This has resulted in a reduced width between the back of curb and the property line that does not allow for any boulevard or tree planting.
 - i. The City is willing to explore a land-swap for additional ROW width along the Highland Dr N frontage in exchange for ROW at the corner-cut area at the SW corner of the property (Clifton – Highland Dr N intersection) in order to facilitate boulevard tree planting between the existing sidewalk and the proposed development.
 - ii. The applicant is requested to contact the Development Technologist to discuss options for a potential landswap
- b. The applicant is advised that existing fire hydrant coverage is insufficient to support a townhouse development. At time of Building Permit application, the applicant may be required to install additional hydrants or sprinkler the proposed building.
- c. The applicant is advised that no municipal storm drainage system services the subject property; if the underlying soils are not suitable for infiltration, the applicant may be required to extend the municipal storm sewer to their property or to obtain appropriate approvals from the Province for direct discharge to Brandt's Creek south of the subject property.



Nelson Chapman, P.Eng.
Development Engineering Manager

CM

ATTACHMENT A	
This forms part of application # Z24-0022	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">JI</div>
 City of Kelowna <small>DEVELOPMENT PLANNING</small>	

- THIS DRAWING MUST NOT BE SCALED.
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT.
 - ANY REPRODUCTION MUST BEAR THEIR NAME AS ARCHITECT.

Client
INNOCEPT DEVELOPMENTS.

Consultants

Seal

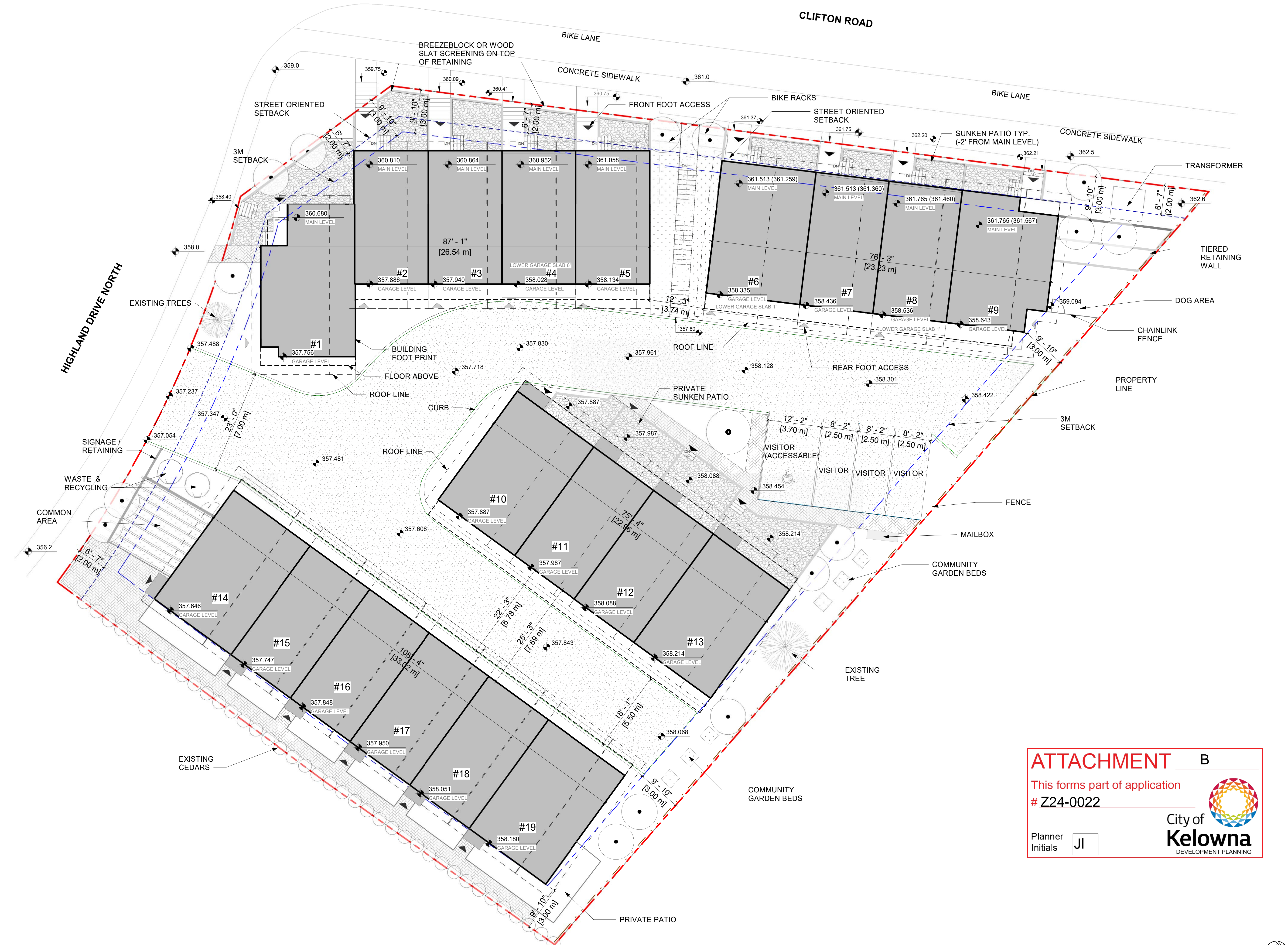
RECORD OF ISSUES		
NO.	DATE	DESCRIPTION
A	2024.05.01	ISSUED FOR REZONING

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

Project
THE HIGHLAND
 ROW HOUSING
 1508 Highland Dr. N.
 Kelowna BC, V1Y 4K5

Sheet Title
SITE PLAN

Job Number 24.1264
 Date 2024.05.03
 Scale 1" = 10'-0"
 Revision Number 0
 Drawing Number



ATTACHMENT B
 This forms part of application
 # Z24-0022
 Planner Initials **JJ**

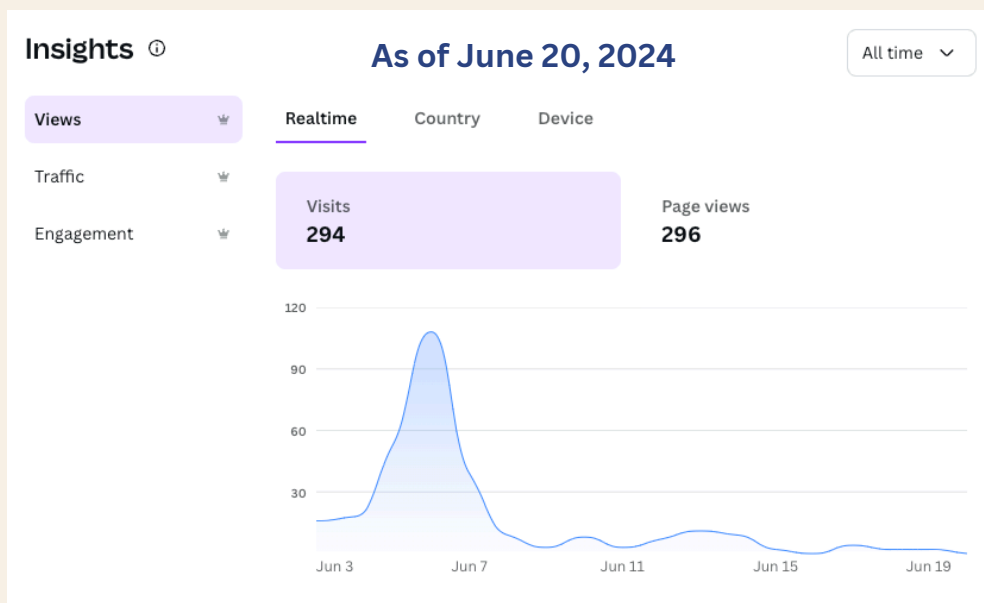
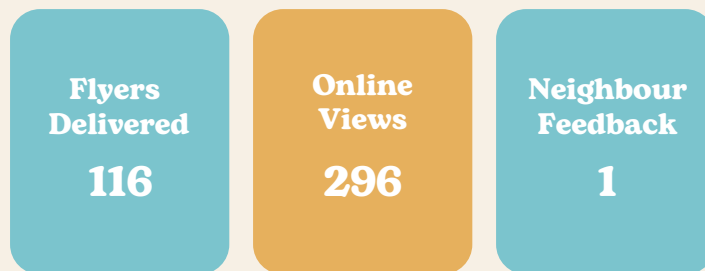
1 SITE PLAN
 A1.1 1" = 10'-0"

Neighbourhood Summary

Flyer's Delivered:



116 flyers were hand delivered to residence in the neighbourhood on June 5th, 2024 between 11am and 12:30pm. If residences were not home, flyers were deposited into mail boxes or tucked into the door (if no mail box was present). The flyer directs residences to our online neighbourhood notification package at 1508highland.ca



INNOCEPT PRESENTS *Highland* 1508



About 1508 Highland

Innocept Developments is excited to reveal the creation of a comprehensive townhouse development at 1508 Highland Dr. Kelowna, BC. Our vision is to establish a community that seamlessly blends within the existing urban neighborhood.

The proposed project entails the development of 19 urban townhouses on a 0.6-acre urban lot located at 1508 Highland Dr. Kelowna, BC. This is a natural extension of the ground-oriented townhouse use that was successfully introduced into the neighborhood five to six years ago. The retroactive addresses the growing demand for housing in the region, providing diverse housing options on the edge of downtown Kelowna.

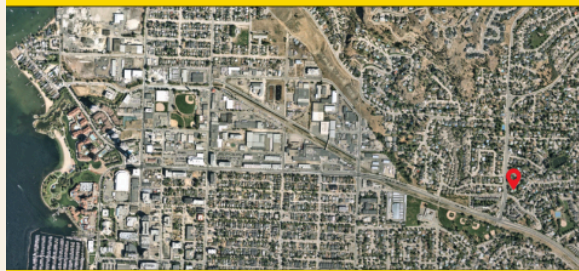
Recognizing the potential of the subject land, Innocept has identified this as an ideal location for cultivating a vibrant community within the core area of Kelowna. To maximize the development potential of the site, we have devised an innovative urban planning approach by embracing the mid-century modern design principles pioneered by Joseph Eberle. We have seamlessly blended indoor and outdoor spaces, integrated an active laneway concept and strategically sited the buildings to cultivate a vibrant sense of community and stimulate heightened interaction among neighbors throughout the entire development. Our meticulous planning reflects our commitment to enhancing the living experience and promoting a strong sense of community in Kelowna.

For any questions or clarifications regarding the information provided herein, please feel free to contact the undersigned at your earliest convenience. We are committed to transparency and collaboration as we work towards creating a thriving and integrated community in Kelowna.

Eyle Mackay
Development Manager

Giuliana Carbone
Developer Coordinator

Development Location



Development Vision

Our Vision: To provide a townhouse community along the Clement/Clifton corridor.

1508 Highland Rd is designed to be a well-rounded and inclusive housing community. By working with the site's existing topography, we are providing a townhome development that will enhance the streetscape along Clifton Rd. We have designed this project to meet all the zoning requirements of the MF-2 zoning and no variances are required.

Canada's Housing Shortage: A Paradigm Shift in Housing

As we navigate the national and local housing shortage, there is a growing need to reimagine the housing market. Urban townhomes, with their compact yet functional design, align perfectly with the changing needs of society. These homes offer an alternative to traditional single-family homes, making them a perfect fit for modern families and professionals. Providing a viable alternative to downtown condominium housing.

Architectural Integration and Inspiration

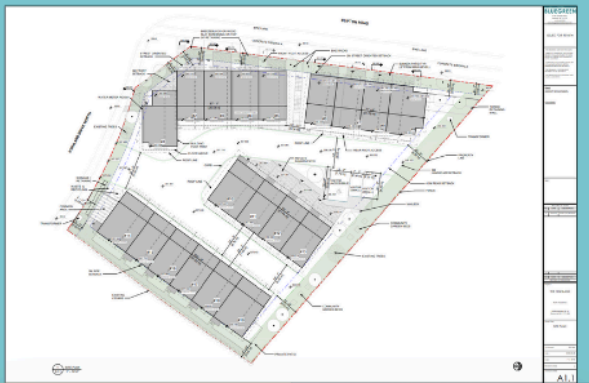
1508 Highland embraces the principles of mid-century modern architecture, creating units that will seamlessly blend within the existing urban core neighborhood, known for its abundance of mid-century homes. Drawing inspiration from this iconic architectural style, we aim to contribute to the neighborhood's cohesive aesthetic while providing modern, comfortable living spaces. One key aspect of mid-century modern design is the integration of indoor and outdoor spaces, and our development follows suit. By incorporating large windows, open floor plans, and outdoor living areas, we seek to transform the existing overgrown single-family lot into an attractive and vibrant new community which will enhance the community aesthetic along the Clifton/Clement corridor while providing gentle densification.

Our Inspiration

Mid-Century Modern



Site Plan



INNOCEPT development

Full Name*

Submit your info here to view our neighbourhood notification package!

First Name*

Last Name*

City*

Phone Number
 (506) 234-5678

Email*
 contact@innoccept.com

OK Cancel



Contact Us

For comments or concerns please contact one of us at Innocept Developments or leave your comments above!

Giuliana Carbone, BA
 Development Coordinator
 gcarbone@innoccept.ca

Eyle Mackay
 Development Manager
 kmackay@innoccept.ca

Jonathan Jester, BSc
 #202 1021 Ellis St
 Kelowna, BC
 V1Y 1Z3

Jonathan Jester
 Kelowna City Planner
 jester@kelowna.ca

Changes to project based on feedback:
 None at this time.

ATTACHMENT C

This forms part of application # Z24-0022

Planner Initials **JJ**

City of Kelowna DEVELOPMENT PLANNING

Addresses	Date	Method	Info Provided	Feedback
1549 Blondeaux Cr,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1560 Blondeaux Cr,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1570 Blondeaux Cr,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1580 Blondeaux Cr,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1590 Blondeaux Cr,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1361 Glenview Ave,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1486 Glenview Ave,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1494 Glenview Ave,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1495 Glenview Ave,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1505 Highland Dr N,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1508 Highland Dr N,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1520 Highland Dr N,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1550 Highland Dr N,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1530 Richard Pl,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1535 Richard Pl,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1540 Richard Pl,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1541 Richard Pl,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1555 Richard Pl,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
1571 Richard Pl,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #1 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #2 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #3 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #4 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #5 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #6 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #7 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #8 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #9 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #10 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #11 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #122 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #13 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #14 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #15 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #16 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #17 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #18 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #19 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #20 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #21 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #22 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #23 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #24 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #25 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #26 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #27 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #28 1515 Highland Dr	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	

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City of Kelowna
DEVELOPMENT PLANNING

Addresses	Date	Method	Info Provided	Feedback
Unit #40 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #41 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #42 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #43 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #44 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #45 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #46 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #47 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #48 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #49 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #50 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #51 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #52 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #53 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #54 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #55 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #56 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
Unit #57 1361 Glenview Ave.	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	
#2 1549 Blondeaux Cr,	05-Jun-24	Door Knock & Flyer Drop off	Online Information Package	

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DEVELOPMENT PLANNING