

**Neighbourhood Notification – Summary Report**

765 Badke Rd, Kelowna BC

File No. Z24-0021

In accordance with The City of Kelowna Council Policy No. 367, Kerr Properties 002 Ltd has completed Neighbourhood Notification by way of regular mail through Canada Post.

The table below summarizes items a, b, c, d, e, f, from Policy No. 367.

a)	Date the mail outs or face-to-face notification was completed	May 15, 2024
b)	Methods of notifications	Regular mail – Canada Post & City Applications Website
c)	List of all addresses notified	See Schedule “A” attached. All properties within a 50-meter radius of the subject property
d)	Details of the types of information provided	See Schedule “B” attached
e)	Any feedback or key issues received from the neighbours	We received one letter of non-support from one of our existing tenants concerned about having to find new affordable rental accommodations. Kerr Properties will develop a robust Tenant Relocation Program in accordance with City Policies and Provincial Legislation as part of our Development Permit Application.
f)	Outline any changes to the project resulting from neighbourhood notification	None

*Attachments:*

- *Schedule “A” – List of Addresses Notified*
- *Schedule “B” – Copy of Notification Letter*

*Regards,*



*Travis Tournier  
Development Manager*

*Thursday, July 18, 2024*

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Schedule "A"

101-765 Badke Rd  
Kelowna, BC  
V1X 2B7



102-765 Badke Rd  
Kelowna, BC  
V1X 2B7

103-765 Badke Rd  
Kelowna, BC  
V1X 2B7

104-765 Badke Rd  
Kelowna, BC  
V1X 2B7

105-765 Badke Rd  
Kelowna, BC  
V1X 2B7

106-765 Badke Rd  
Kelowna, BC  
V1X 2B7

107-765 Badke Rd  
Kelowna, BC  
V1X 2B7

108-765 Badke Rd  
Kelowna, BC  
V1X 2B7

201-765 Badke Rd  
Kelowna, BC  
V1X 2B7

202-765 Badke Rd  
Kelowna, BC  
V1X 2B7

203-765 Badke Rd  
Kelowna, BC  
V1X 2B7

204-765 Badke Rd  
Kelowna, BC  
V1X 2B7

205-765 Badke Rd  
Kelowna, BC  
V1X 2B7

206-765 Badke Rd  
Kelowna, BC  
V1X 2B7

207-765 Badke Rd  
Kelowna, BC  
V1X 2B7

208-765 Badke Rd  
Kelowna, BC  
V1X 2B7

209-765 Badke Rd  
Kelowna, BC  
V1X 2B7

123 Franklyn Rd  
Kelowna, BC  
V1X 6A9

101-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

102-799 Houghton Rd  
Kelowna, BC  
V1X 7J7



103-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

104-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

105-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

106-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

107-799 Houghton Rd  
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V1X 7J7

108-799 Houghton Rd  
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109-799 Houghton Rd  
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114-799 Houghton Rd  
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115-799 Houghton Rd  
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116-799 Houghton Rd  
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117-799 Houghton Rd  
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118-799 Houghton Rd  
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V1X 7J7

120-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

121-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

122-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

123-799 Houghton Rd  
Kelowna, BC  
V1X 7J7

720 Hwy 33 W  
Kelowna, BC  
V1X 1Y4



760 Hwy 33 W  
Kelowna, BC  
V1X 1Y4

101-730 Badke Rd  
Kelowna, BC  
V1X 6G9

102-730 Badke Rd  
Kelowna, BC  
V1X 6G9

103-730 Badke Rd  
Kelowna, BC  
V1X 6G9

104-730 Badke Rd  
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V1X 6G9

105-730 Badke Rd  
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212-730 Badke Rd  
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301-730 Badke Rd  
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311-730 Badke Rd  
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V1X 6G9

312-730 Badke Rd  
Kelowna, BC  
V1X 6G9

313-730 Badke Rd  
Kelowna, BC  
V1X 6G9



1-750 Badke Rd  
Kelowna, BC  
V1X 6G9

2-750 Badke Rd  
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V1X 6G9

3-750 Badke Rd  
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4-750 Badke Rd  
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1-217 Franklyn Rd  
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23-217 Franklyn Rd  
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24-217 Franklyn Rd  
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101-180 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

102-180 Hollywood Rd N  
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212-180 Hollywood Rd N  
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213-180 Hollywood Rd N  
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214-180 Hollywood Rd N  
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301-180 Hollywood Rd N  
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101-200 Hollywood Rd N  
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208-200 Hollywood Rd N  
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209-200 Hollywood Rd N  
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V1X 6Y9

210-200 Hollywood Rd N  
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301-200 Hollywood Rd N  
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V1X 6Y9

302-200 Hollywood Rd N  
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V1X 6Y9

303-200 Hollywood Rd N  
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304-200 Hollywood Rd N  
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305-200 Hollywood Rd N  
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306-200 Hollywood Rd N  
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307-200 Hollywood Rd N  
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308-200 Hollywood Rd N  
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309-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

310-200 Hollywood Rd N  
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V1X 6Y9

401-200 Hollywood Rd N  
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V1X 6Y9

402-200 Hollywood Rd N  
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V1X 6Y9

403-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

404-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9



405-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

406-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

407-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

408-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

409-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

410-200 Hollywood Rd N  
Kelowna, BC  
V1X 6Y9

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Schedule "B"

# **Notice of Re-Zoning & Development Applications**

May 15, 2024



**Address:** 765 Badke Rd, Kelowna BC

**Re-Zoning Application File Number:** Z24-0021

**Development Permit Application File Number:** DP 24-0039

**Developer Contact:** Kerr Properties 002 Ltd. C/O Travis Tournier, 604-856-9772, [ttournier@kinghoe.ca](mailto:ttournier@kinghoe.ca)

**City of Kelowna File Manager Contact:** Andrew Ferguson, 250-469-8648, [aferguson@kelowna.ca](mailto:aferguson@kelowna.ca)

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Dear Neighbour,

Re-Zoning and Development Permit applications have been submitted to the City of Kelowna for the re-development of the above noted property. The proposal includes the re-zoning to UC4R (Rental) consistent with the City of Kelowna OCP (Official Community Plan) and will include the construction of one six storey apartment building on one level of underground parking, with a total of 120 dwelling units, and will include a mix of 1 bedroom, 2 bedroom, and 3 bedroom units.

For more information, please contact the developer's agent, city file manager noted above, or visit the websites listed below:

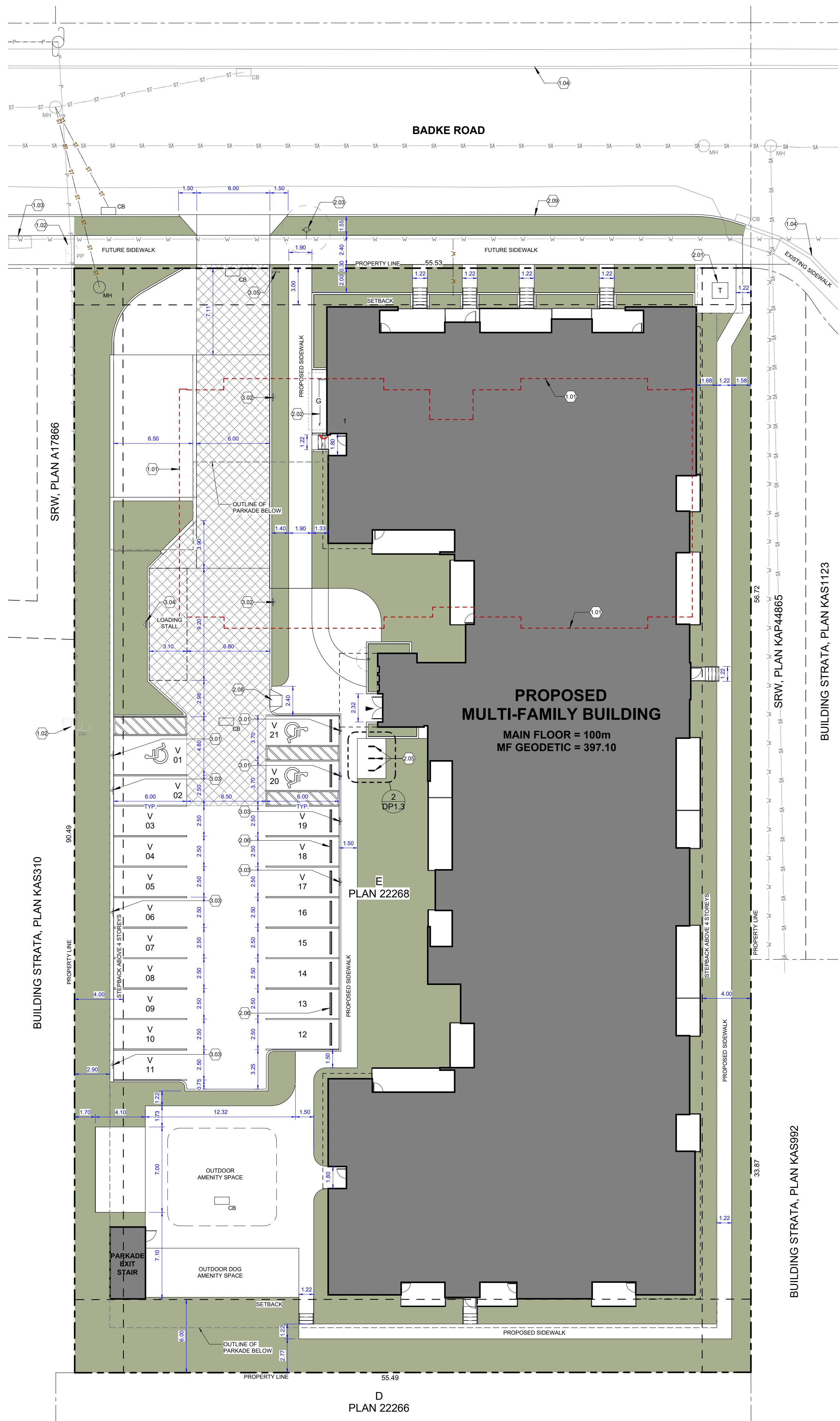
[Current development applications | City of Kelowna](#)

[Z24-0021 | City of Kelowna](#)

## **Artistic Renderings**







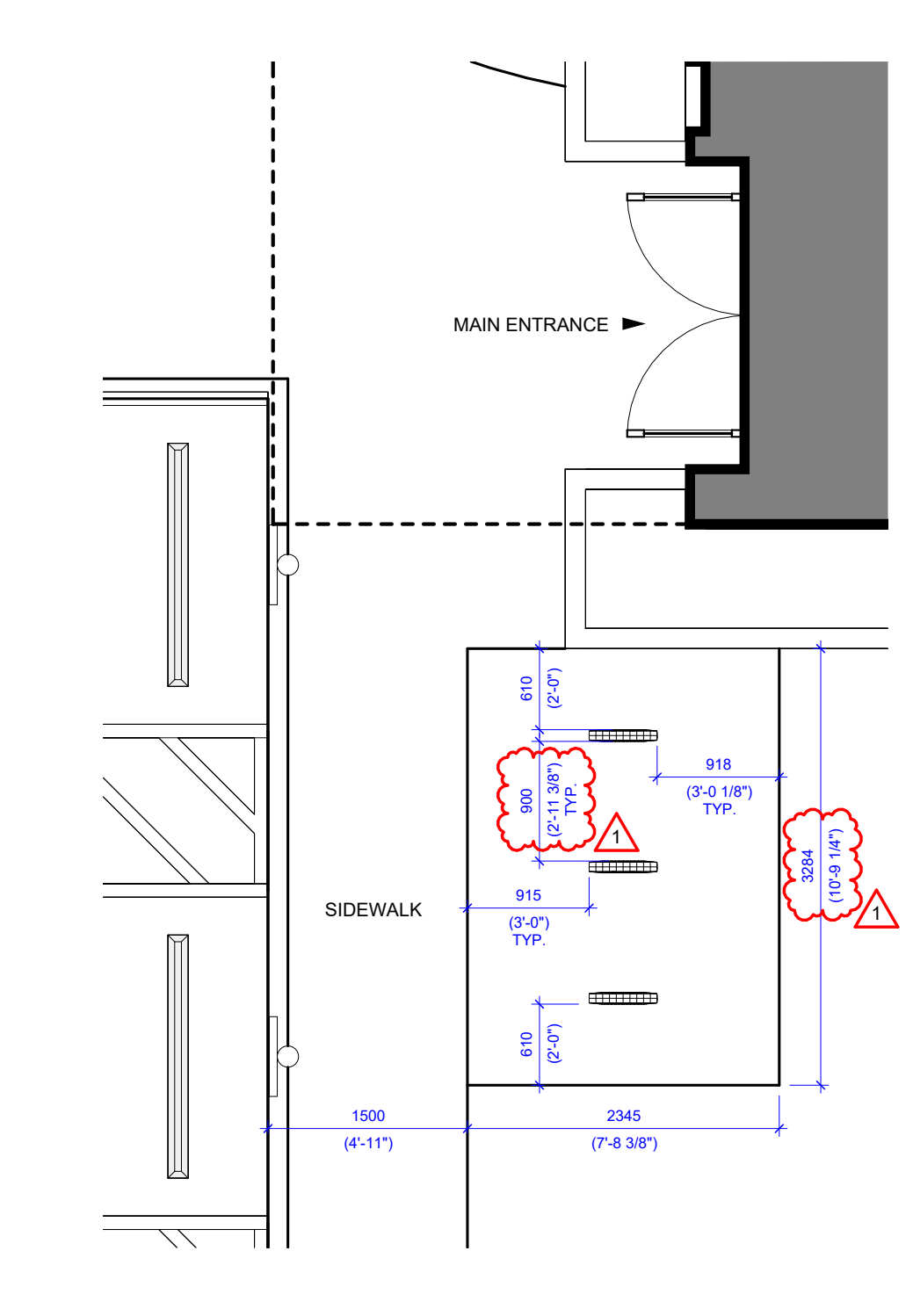
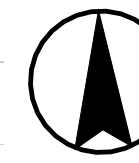
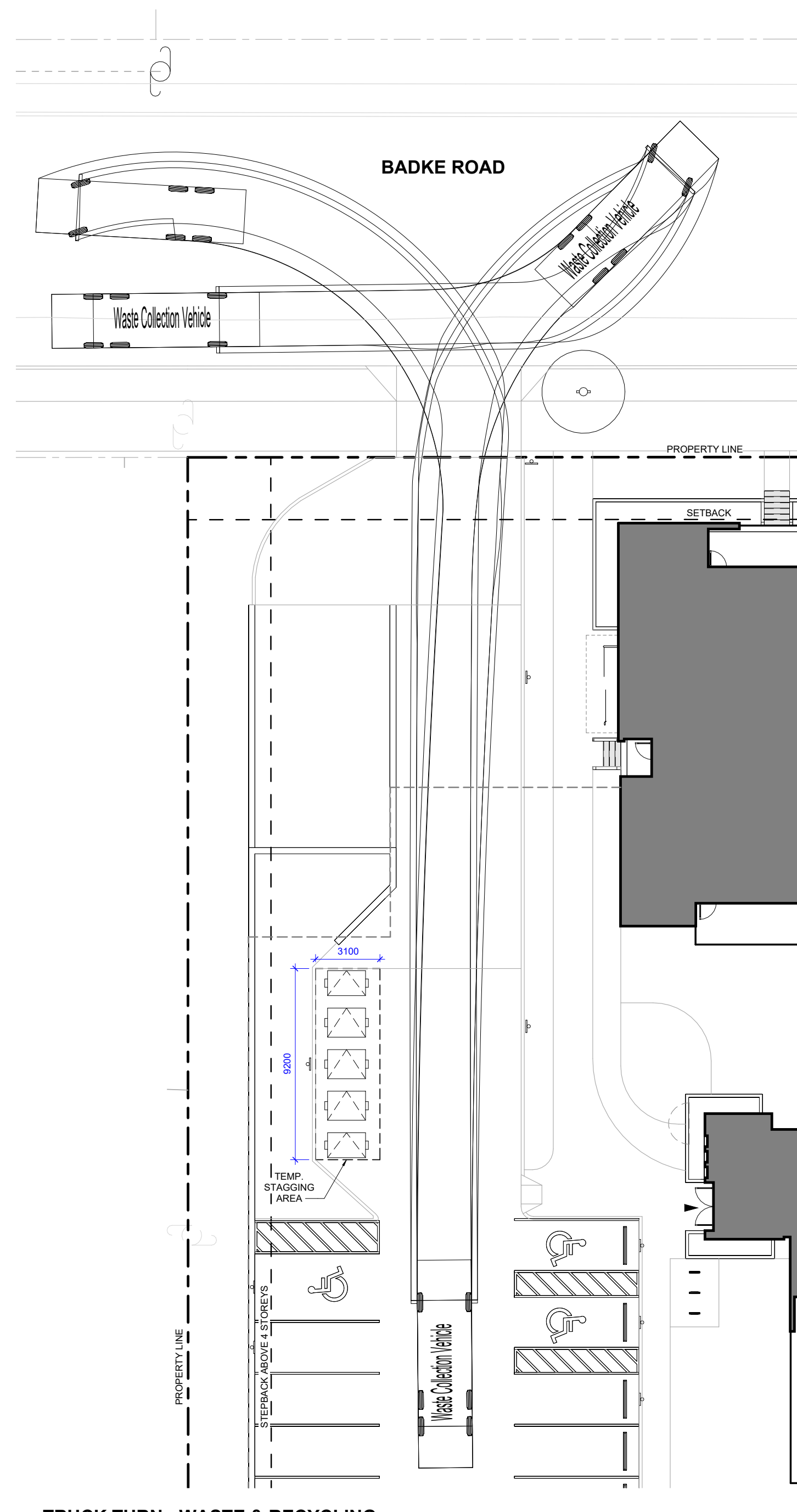
HARD / NON-PERMEABLE LANDSCAPING	
	Concrete (Sidewalks/Patios)
	NON-LANDSCAPED AREAS
	Building Footprint
	Asphalt (Roads & Lanes)
	Heavy Duty Concrete (Capable of supporting minimum fire truck load, as determined by the City of Kelowna)
LANDSCAPED AREAS	
	Extent of Soft Landscaping
LINE TYPES	
	Subject Property Lines
	Adjacent Property Lines
	Cantilevers / Projections
	Eaves / Canopies
UTILITY LINE TYPES	
	Water
	Sanitary
	Storm Sewer
	Gas
	Telecom
	Power
	Overhead
	(Misc.)
SPOT ELEVATION / GEODETICS	
	Existing Grade
	Proposed Grade
SITE LEGEND	
	Site Light
	Site Light Bollard
	Fire Hydrant
	Power Pole
	Manhole
	Catch Basin
	Site Sign
	Primary Entrance

**Keynote Legend**

#	Keynote Text
1.01	EXISTING BUILDING TO BE REMOVED
1.02	EXISTING POWER POLE TO BE REMOVED
1.03	EXISTING ELECTRICAL VAULT TO REMAIN
1.04	EXISTING CURB TO REMAIN
2.01	PROPOSED ELECTRICAL TRANSFORMER
2.02	PROPOSED GAS METER LOCATION
2.03	PROPOSED FIRE HYDRANT
2.05	PROPOSED SHORT-TERM BIKE RACK, SEE DETAIL 3/ DP1.3
2.06	PROPOSED WHEEL STOP, TYP.
2.08	PROPOSED BARRIER FREE CURB CUT
2.09	PROPOSED NEW CURB TO ALIGN WITH PROVIDED ROAD PROFILE
3.01	PROPOSED "BARRIER FREE PARKING" SIGN
3.02	PROPOSED "NO PARKING, FIRE LANE" SIGN
3.03	PROPOSED "VISITOR PARKING" SIGN
3.04	PROPOSED "LOADING ZONE, NO PARKING" SIGN
3.05	PROPOSED "STOP" SIGN

GENERAL NOTES:

- REFER TO CIVIL DRAWINGS FOR PROPOSED SITE SERVING AND GRADES.
- REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS ON HARD AND SOFT LANDSCAPING, PROPOSED PLANTING, SITE FURNITURE.
- REFER TO ELECTRICAL DRAWING FOR SITE LIGHTING LAYOUT.



**SURVEY INFORMATION**

**MUNICIPAL ADDRESS:**  
765 Badke Rd, Kelowna, BC

**LEGAL ADDRESS:**  
Lot E, Plan KAP22268

**LAND USE DESIGNATION:** UC4 - Rutland Urban Centre

**COMMUNITY:** Rutland  
**INFILL:** Yes

Survey completed by:  
Ferguson Land Surveying & Geomatics  
404 - 1630 Pandosy Street  
Kelowna, B.C. V1Y 1P7  
Phone: (250) 763-3115

Dated: 2019 06 03

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

**ATTACHMENT B**

This forms part of application # Z24-0021

Planner Initials **AF**

COMMUNITY PLANNING

REVISIONS	DATE	DESCRIPTION
1	2024 01 17	DP Issued to City
1	2024 05 08	DP Comment Response

**GRAVITY ARCHITECTURE**

CONTACT:  
Jay Wivchar  
permits@gravityarchitecture.ca  
P-1 (403) 243 4030

#405, 999 - 8 ST SW  
Calgary AB Canada  
T2R 1L5  
gravityarchitecture.com



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PERMIT NUMBERS

PROJECT STATUS  
Development Permit

PROJECT  
**KERR Badke Road Multi**

765 Badke Rd, Kelowna, BC  
Lot E, Plan KAP22268

TITLE  
**PROPOSED SITE PLAN, SITE DETAILS**

PROJECT NUMBER **22-030**

SCALE  
As indicated

DESIGNER  
RTA

DP DRAFTSPERSON  
RTA / SR

BP DRAFTSPERSON

DRAWING NUMBER  
**DP1.3**

CHECKED

VERSION ISSUE DATE  
2024 05 01

BP ISSUE DATE

PRELIMINARY, NOT FOR CONSTRUCTION