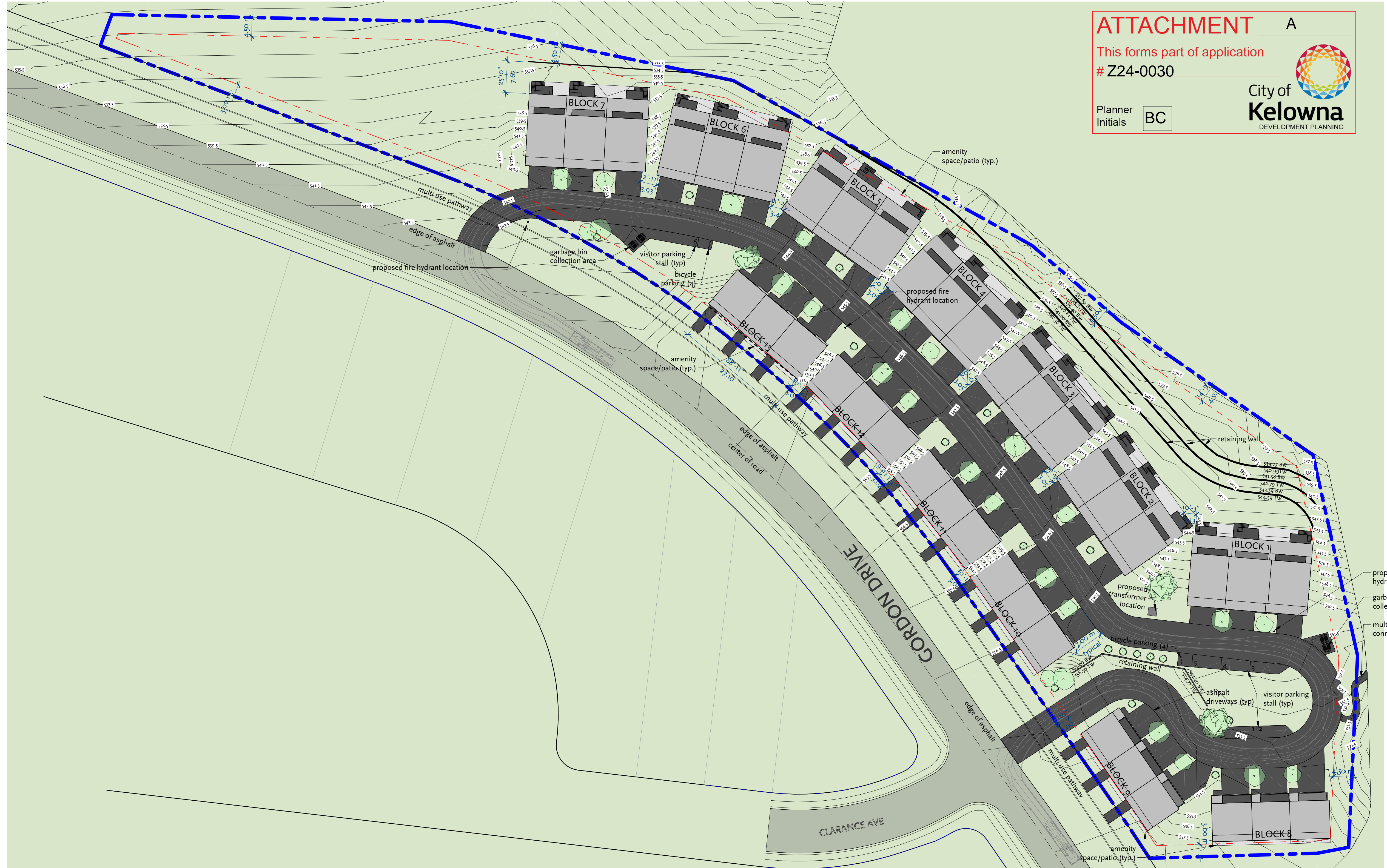


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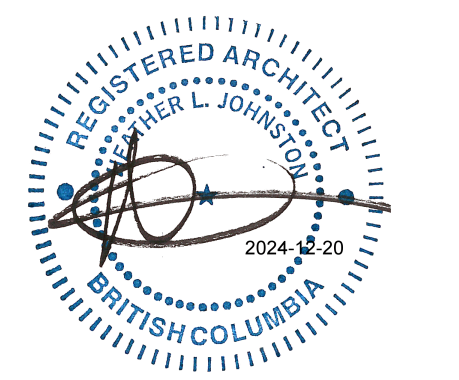
Gordon Drive Townhouses

5091 Gordon Drive
 LOT 11 DISTRICT LOT 579 SDYD PLAN EPP74481
 P.I.D. 032-144-636

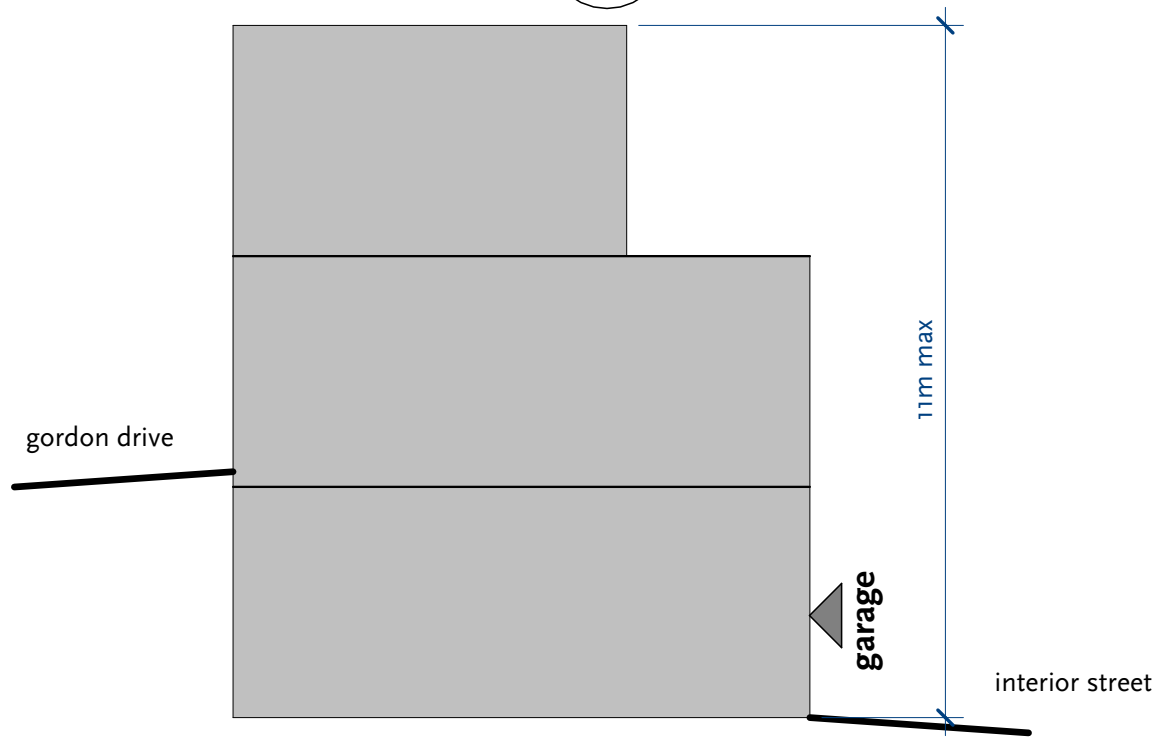
rev	date	issue
A	20 dec 2024	development permit

site plan

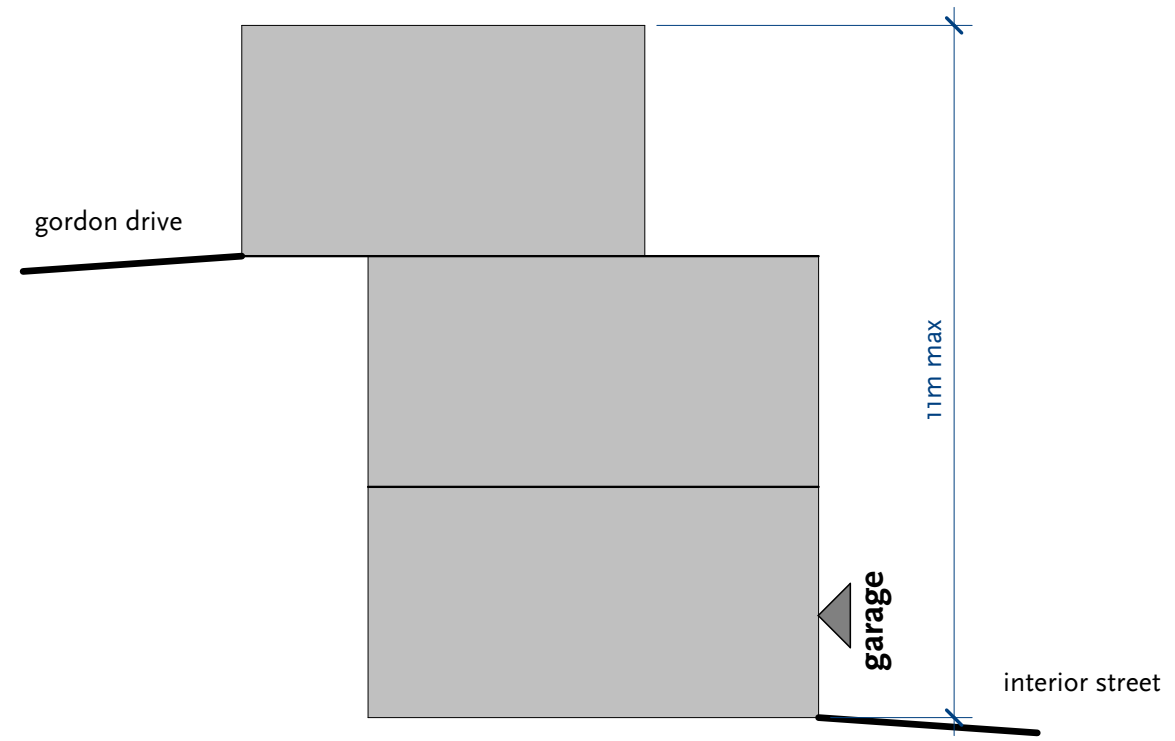
Heather L. Johnston
 architect AIBC, AAA, MAA, SAA, AIA
PLACE ARCHITECT LTD.
 6262 St. Georges Avenue
 West Vancouver, BC V7W 1Z7
 778 386 6769
 www.placearchitects.com



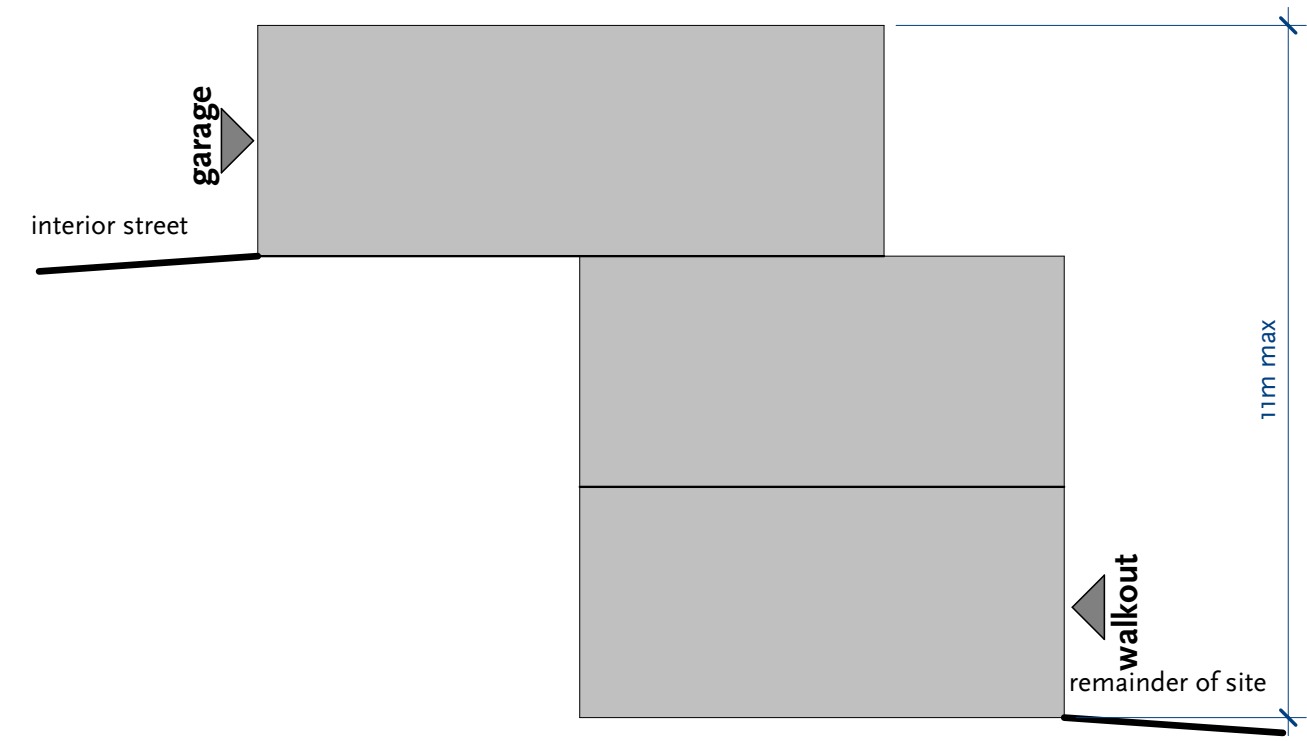
1 site plan - main floor elevations
 Ao.3 SCALE 1 : 500



3S garage - 3 storey with garage on main floor grade at different levels front and back



3S walkout garage - 3 storey with garage on main floor grade at different levels front and back



3S walkout - 3 storey with garage on main floor and walkout

Block	Unit Count	Storeys	Garage	Bedrooms	Bath	Walkout	Block Total (sqft)	Livable (sqft)
Block 1	3	3	Yes	3	2.5	Yes	6100	2030
Block 2	3	3	Yes	3	2.5	Yes	6100	2030
Block 3	3	3	Yes	3	2.5	Yes	6100	2030
Block 4	3	3	Yes	3	2.5	Yes	6100	2030
Block 5	3	3	Yes	3	2.5	Yes	6100	2030
Block 6	3	3	Yes	3	2.5	Yes	6100	2030
Block 7	3	3	Yes	3	2.5	Yes	6100	2030
Block 8	3	3	Yes	3	2.5	No	6840	2280
Block 9	3	3	Yes	3	2.5	No	6840	2280
Block 10	3	3	Yes	3	2.5	No	5625	1875
Block 11	3	3	Yes	3	2.5	No	5625	1875
Block 12	3	3	Yes	3	2.5	No	5625	1875
Block 13	3	3	Yes	3	2.5	No	5625	1875
Total	39						78880	26270

Ao.3

20 dec 2024
 project # 2426



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Summary of Public Engagement for 5091 Gordon Drive Rezoning Application

This document provides a summary of public engagement activities undertaken for the rezoning application submitted by Highstreet Ventures for the proposed development at 5091 Gordon Drive, Kelowna. The engagement process complies with Council Policy No. 367: Public Notification & Consultation for Development Applications, and the feedback received from the public is detailed herein.

Highstreet Ventures has submitted a rezoning application for the proposed development at 5091 Gordon Drive. We have completed public consultation as required by Council Policy 367: Public Notification & Consultation for Development Applications. The feedback we received is summarized in this document.

The schedule for the public engagement period is noted below:

Public Engagement Action Items	Dates
Date of 50m Radius Mailout	July 29, 2024
Number of Post Cards Mailed	26
Number of Responses Received	2 – Via email 2 – Via in-person meeting 7 – Concerns forwarded through the Technical Review Summary (TRS) from the City of Kelowna

Responses have been collected from July 2024 to the present date.

Figure 1 below shows a map of the mail out radius.

Appendix A contains a copy of the postcards mailed to properties within a 50m radius of the proposed development.

Appendix B Contains collected responses from our Public Consultation period.

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Council Policy

In accordance with the 'Council Policy No. 367' on Public Notification & Consultation for Development Applications, Highstreet Ventures is providing the following answers to the required questions:

- 1. Date the mail outs or face-to-face notification was completed.**
Mail outs were sent July 29th, 2024.
- 2. Methods of notification (mail out, face-to-face, website, etc.)**
Mail outs were sent to 26 neighbours and face-to-face conversion were held at our office with neighbours as they requested an in-person meeting to further discuss any questions and concerns.
- 3. List of all address notified.**

UNIT NUMBER	STREET NUMBER	STREET NAME
	1215	Bergamot Ave.
	1003-1111	Frost Rd.
	1091	Gordon Dr.
	5100	Gordon Dr.
	5103	Gordon Dr.
	1020	Ledgeview Ct.
	1030	Ledgeview Ct.
	1040	Ledgeview Ct.
	1050	Ledgeview Ct.
	1060	Ledgeview Ct.
	1070	Ledgeview Ct.
	1080	Ledgeview Ct.
	1090	Ledgeview Ct.
	1100	Ledgeview Ct.
	1110	Ledgeview Ct.
	1120	Ledgeview Ct.
	1130	Ledgeview Ct.
	1140	Ledgeview Ct.
	(S OF)	Redstem St.
	1003	Frost Rd.
	1057	Frost Rd.
	1111	Frost Rd.
2	1040	Ledgeview Ct.
2	1060	Ledgeview Ct.
2	1110	Ledgeview Ct.
2	1130	Ledgeview Ct.

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4. Notification Area

Details specific to the rezoning application and proposed residential project at 5091 Gordon Drive were provided to neighbours within a 50m radius to the subject site. **Figure 1.** Provides a visual representation of this area.

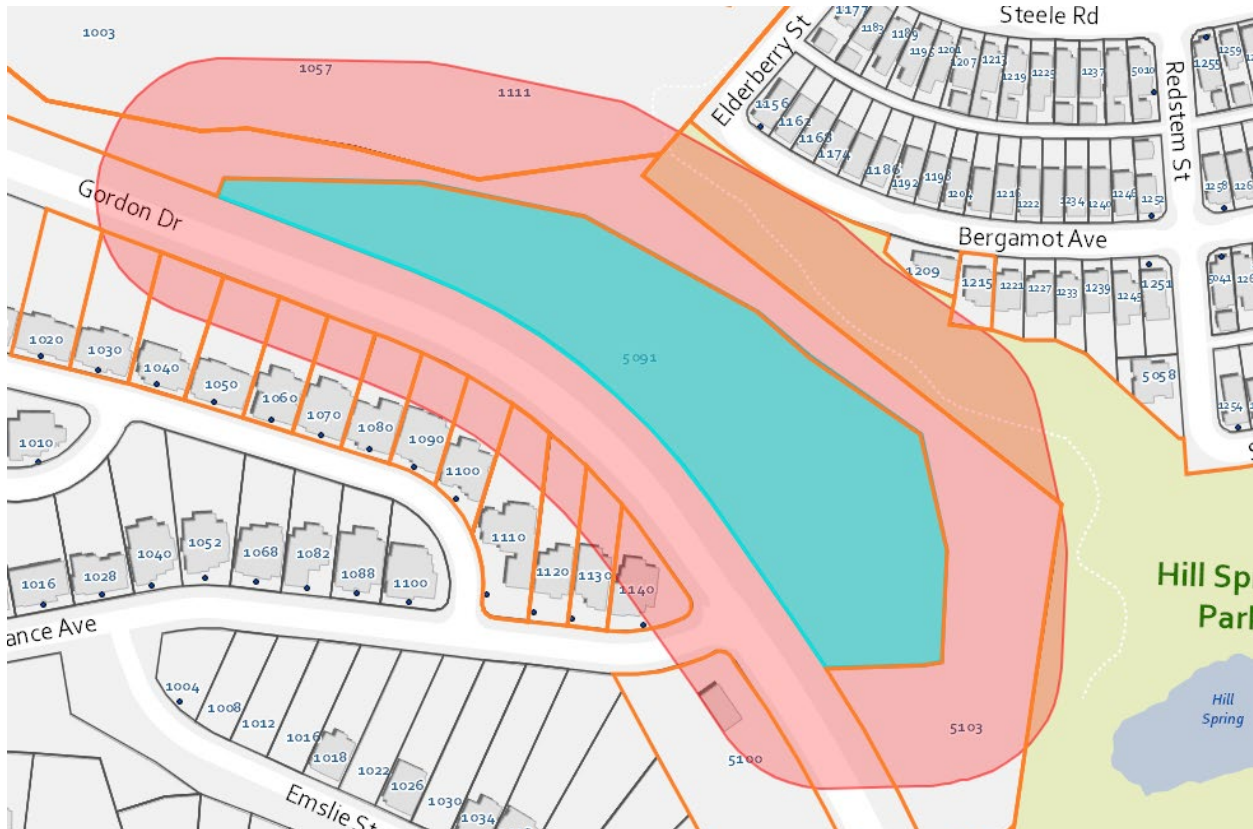


Figure 1: 50m mail out area

5. Feedback and key issues received from the neighbours.

Highstreet Ventures has reviewed the responses to our public consultation, and summarize the concerns as follows:

- Potential for the proposed development to block existing views.
- Potential for the development to compromise the slope above and below Gordon Drive.
- Concerns that this development provides excessive density beyond what is desired for the neighbourhood.

All responses (email or face-to-face) received from our Public Engagement are included in **Appendix B.**

On September 9th, 2024, additional public concerns were communicated through the Neighbourhood Notification Update as part of the Technical Review Summary provided

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by File Manager, Alissa Cook at the City of Kelowna. Below is a summary of the notes provided:

- Massing and scale along Gordon Dr.
- Traffic circulation and headlights pointing up towards the houses across Gordon Dr.
- Visual impact to the neighbourhood.
- Density and the number of townhouses proposed.
- Environmental impact.
- That the development should be lower down connected to the existing project.
- Neighbours want to know the design of the buildings and see Development Permit level detail.

6. Addressing Public Concerns

Highstreet Ventures has promised the concerned neighbours through a signed letter on Highstreet Letterhead that the 3-storey townhouse development will be limited to a single storey above the road grade along Gordon Dr., west of Clarence Avenue, ensuring little to no obstructed views for the concerned residents of Clarence Ave. and Ledgeview Ct. A copy of the letter can be found in **Appendix C**.

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Appendix A: Post Card Mail Out

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Highstreet Ventures Inc.
602-1708 Dolphin Avenue
Kelowna, BC V1Y 9S4
info@gohighstreet.ca
778-946-6250

July 2024

Dear Neighbour – Re: Neighbourhood Notification for Zoning Amendment Application

I am writing to inform you about a Zoning amendment application that has been submitted to the City of Kelowna for the property located at 5091 Gordon Drive. This application seeks to rezone the property from Rural Residential 1 (RR1) to MF2 – Townhouse Housing as envisioned by the City of Kelowna’s 2040 Official Community Plan (OCP).

Project Details:

Location: 5091 Gordon Drive
Current Zoning: Rural Residential 1 (RR1)
Proposed Zoning: MF2 – Townhouse Housing
Current OCP Designation: VC – Village Centre
Description of Proposed Development: Townhouse multi-family development up to 3-storey’s consisting of 37 dwelling units.

Rationale for the Application:

The purpose of this rezoning application is to transition the subject property from its current rural residential zoning (RR1) to the MF2 – Townhouse Housing zone as envisioned by the Official Community Plan (OCP). This change will facilitate the development of residential units, specifically townhouses, addressing the need for diverse housing options. The proposed change will provide a transition in the community from the adjacent high-density multi-family land use to the north, to the low density single-family residential neighbourhoods nearby.

As part of the City of Kelowna’s Council Policy 367, we are notifying neighbours within a 50m radius of the subject property about this application. The intent is to ensure that you are informed about the proposed changes and have an opportunity to provide feedback.

Public Engagement and Feedback:

We welcome your feedback on this application. Please contact us at info@gohighstreet.ca or mail your comments to the address above. For additional information, visit www.kelowna.ca or contact Alissa Cook, Planner 1 at 778-738-3418 or acook@kelowna.ca.

Sincerely,

Eric Delorme, Development Manager | Highstreet Ventures Inc.

HIGHSTREET VENTURES INC.

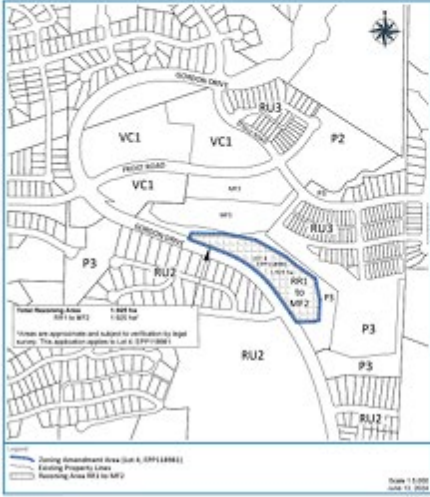
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Figure 2: Copy of mail out post card, page 1.

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Rezoning Plan



Preliminary Concept Plan



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Figure 3: Copy of mail out post card, page 2.

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Appendix B: Written Responses

Response #1

I am a high tax-paying resident that has embraced Kelowna living for the past 3 years originally from the Vancouver area.

A large part of our Home Tax base is paying for a sloped lot towards Gordon Dr that is unusable. Now your Official Community Planning Department wants to compromise our views with 3 storey townhouses on a steep, narrow strip of land in order to provide transition to community density. **I am not in favour of this development.** I believe it compromises the stability of the slope, especially for the folks who own properties below this rezoning application. It also robs potential views of many established single-family residences on our street. It does not warrant a good example of diversifying multi-family land use with only 37 units. There is a plot of land at the SE corner of Gordon & Frost which would be perfect for diversifying our residential area that doesn't affect land stability or views from other residences. I am sure there are other options of land usage that could be explored.

Concerned Resident

Response #2

Hello

Would appreciate the "Comfort Letter" also stating townhomes only being 1 storey above ground as discussed

Thanks

Concerned Resident

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Appendix C: Letter to Concerned Neighbours

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August 23, 2024

To Neighbors of 5091 Gordon Drive,

I hope this letter finds you well. I am writing to inform you about the proposed Townhouse development located at 5091 Gordon Drive by Highstreet Ventures Inc.

If Highstreet proceeds with the project, and the City of Kelowna approves, the buildings will not exceed one storey above the level of Gordon Drive, specifically west of the Clarence Road intersection.

We understand that the height and scale of new developments can impact the surrounding area, and we want to limit that impact, and respect your views. Should you have any questions or wish to discuss this further, please feel free to reach out to me directly.

Thank you for your attention to this matter, as we work towards enhancing our community.

Sincerely,



Neil Bolton
VP, Development

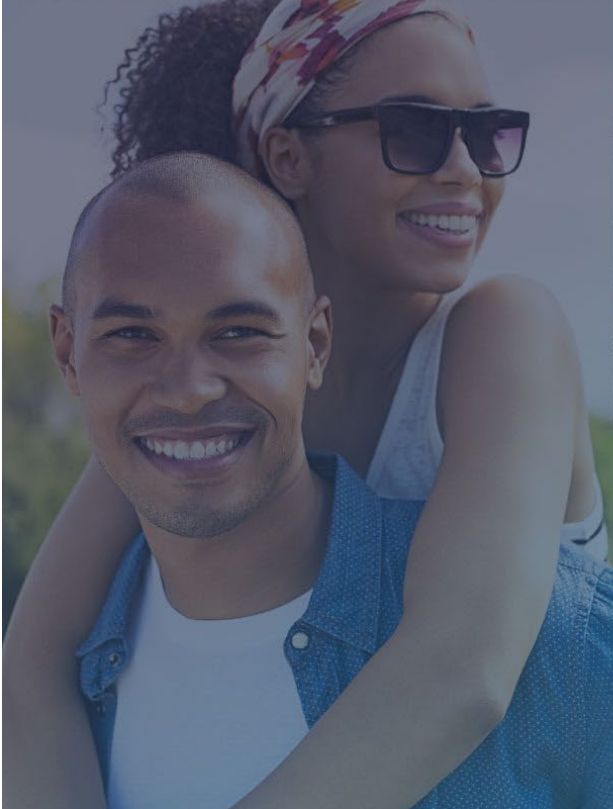
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Ascent

Lot 4 District Lot 579 SDYD Plan EPP118981
Bylaw Amendment Rational
Kelowna, BC.

Re: Rezoning Application for Lot 4 District Lot 579 SDYD Plan EPP74481 from RR1 to MF2

INTRODUCTION

Highstreet is a forward-thinking real estate development company known for its commitment to sustainable, community-oriented residential developments. With a track record of creating vibrant communities across Western Canada, our company's mission extends beyond crafting beautiful communities; it centers on creating spaces that are not only inviting, but also environmentally responsible. We are devoted to pushing the boundaries of sustainable development, crafting spaces that seamlessly integrate with their surroundings to provide residents with a balanced combination of modern living and high-performing homes. All buildings as part of this future development will be 100% electric with onsite solar electric generation supplementing building demands. This project will be designed to the highest tier of the BC Energy Step Code, Net-Zero Energy Ready, currently the most stringent energy code in Canada.

APPLICATION RATIONALE

Highstreet Ventures is undergoing application to rezone Lot 4, Plan EPP118981 at 5091 Gordon Drive in Kelowna, BC., to facilitate its rezoning from Rural Residential 1 (RR1) to Medium Density Multiple Residential 2 (MF2 Townhouse Housing – up to 3-storeys). A detailed rationale has been provided below as part of the Rezoning Application.

PROJECT OVERVIEW & INTENT

The purpose of this rezoning application is to transition the subject property from its current rural residential zoning (RR1) to the medium density residential zoning (MF2 Townhouse Housing – up to 3-storeys) supported by the Official Community Plan (OCP). This change will facilitate the development of residential units, specifically three-storey townhouses, addressing the need for diverse housing options. The proposed change, while enabling higher density residential development, will provide a transition in the community from the adjacent high-density multi-family land use to the north, to the low density single-family residential neighbourhoods nearby.

Conceptual site planning has confirmed that an MF2-compliant proposal can be achieved, featuring adequate setbacks and landscaped buffers to create a sense of openness and privacy without excessive variances to bylaw requirements.

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To adapt to the existing terrain, a tiered approach to site design can make use of the natural topography, carving out usable and livable spaces while minimizing the required land alteration and allowing the natural landscape to dictate the setting, orientation, and articulation of buildings.

We are confident that this project will support the City of Kelowna’s initiatives for promoting environmentally sustainable and community-oriented medium-density townhouse housing up to 3 storeys, and we look forward to collaborating with the City to bring this vision to life.

Eric Delorme
Development Manager

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W: GOHIGHSTREET.CA

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