



ATTACHMENT C

This forms part of application
Z25-0001

Planner Initials **SS**

City of **Kelowna**
COMMUNITY PLANNING

Summary of Neighbor Notification

Date: Feb 6, 2025

To: Kelowna City Council & Staff
From: New Town Architecture & Engineering

Subject: Summary of Neighbor Notification for Z25-0001 - 1239 Pacific Ave

Dear Council/Staff members,

As per Council Policy No. 367, please find below the summary of our neighbor notification efforts, feedback received, and any resulting changes to the project. This summary is provided to ensure transparency and compliance before the application is scheduled for Council consideration.

1. Date of Notification:
Feb 5, 2025.

2. Methods of Notification:
A consultation letter was mailed, a copy of which is attached for reference.

3. List of Addresses Notified:
As per the address list provided by Sara Skabowski on Jan 20, 2025.

4. Details of Information Provided:
A rationale was sent to the neighbors that included items a) – f) under section 4 of Council Policy 367. Please find the consultation rationale attached.

5. Feedback Received:
No feedback has been received by our office as of 11am on Feb 6, 2025.

6. Project Changes Resulting from Neighbor Notification:
No changes have been made based on the lack of feedback received. Please feel free to contact us if you require any further information or clarification.

Sincerely,

Jesse Alexander
Planning Manager
New Town Architecture & Engineering

Attachments:

1. Address list
2. Consultation rationale



Dear Neighbour:

RE: Application for Rezoning – UC2 to UC2r (Z25-0001)

1239 Pacific Avenue

This letter is to advise that an application has been made to the City of Kelowna for the Rezoning of the property shown on the map below.



The City of Kelowna OCP designates this location as an Urban Centre with a UC2-Capri-Landmark Urban Centre zoning, which forecasts multifamily development in an apartment housing form.

Despite the existing UC2 zoning, this application requires a zoning amendment for an “r” subzone due to the intent of providing purpose built-rental housing on the site. A further consultation letter may be provided in the coming months outlining any pertinent details for a development variance permit, should that be pursued.

A site plan and details of the application are provided on the reverse of this page. If you have any comments or questions please feel free to contact us in writing.

Applicant Contact:

Jesse Alexander, Planning Manager
New Town Architecture & Engineering Inc
Email: jesse@newtownservices.net

City of Kelowna Contact

Sara Skabowski, Planner I
City of Kelowna
Phone: 778-738-3427
Email: Sskabowski@kelowna.ca

RE: Application for Rezoning - UC2 to UC2r

1239 Pacific Avenue

An application has been made to the City of Kelowna as follows:

- ✓ Application to rezone the site from UC2-Capri-Landmark Urban Centre to UC2r-Capri-Landmark Urban Centre (Rental Only).

<https://www.kelowna.ca/homes-building/property-development/current-developments/z25-0001>



Figure 1: Site Plan.



225-0001

Mailing Address

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Address	Mailing Address
101 1170 Brookside Ave V1Y5T4 ** Occupant **	101-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4
102 1170 Brookside Ave V1Y5T4 ** Occupant **	102-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4
103 1170 Brookside Ave V1Y5T4 ** Occupant **	103-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4
104 1170 Brookside Ave V1Y5T4 ** Occupant **	104-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4
	36242 DAWSON RD ABBOTSFORD BC V3G 2E8
105 1170 Brookside Ave V1Y5T4 ** Occupant **	105-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4
106 1170 Brookside Ave V1Y5T4 ** Occupant **	106-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4
107 1170 Brookside Ave V1Y5T4	107-1170 BROOKSIDE AVE

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<p>** Occupant **</p>	<p>KELOWNA BC V1Y 5T4</p>
<p>108 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>10-1150 MISSION RIDGE RD</p> <p>KELOWNA BC V1W 5M5</p>
	<p>108-1170 BROOKSIDE AVE KELOWNA BC V1Y 5T4</p>
<p>110 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>PO BOX 1228</p> <p>SUMMERLAND BC V0H 1Z0</p>
<p>111 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>111-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>201 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>201-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>202 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>202-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>203 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>203-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>204 1170 Brookside Ave V1Y5T4</p>	<p>204-1170 BROOKSIDE AVE</p>



<p>** Occupant **</p>	<p>KELOWNA BC V1Y 5T4</p>
<p>205 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>205-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>206 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>206-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>207 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>207-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>208 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>208-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>209 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>209-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>210 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>210-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>211 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>211-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>



<p>301 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>301-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>302 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>302-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>303 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>303-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>304 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>304-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>305 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>305-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>306 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>306-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>307 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>307-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>



<p>308 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>2094 LILLOOET CRES</p> <p>KELOWNA BC V1Y 1Y2</p>
<p>309 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>309-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>310 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>310-1170 BROOKSIDE AVE</p> <p>KELOWNA BC V1Y 5T4</p>
<p>311 1170 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>101 FARRELL CRES</p> <p>FORT MCMURRAY AB T9K 1L9</p>
<p>1230 Brookside Ave V1Y5T4</p> <p>** Occupant **</p>	<p>1435 WATER ST</p> <p>KELOWNA BC V1Y 1J4</p>
<p>1250-1252 Brookside Ave V1Y5T6</p> <p>** Occupant **</p>	<p>1322 MCBRIDE RD</p> <p>KELOWNA BC V1Y 4A6</p>
<p>1144 Pacific Ave V1Y5T7</p> <p>** Occupant **</p>	<p>1435 WATER ST</p> <p>KELOWNA BC V1Y 1J4</p>
<p>1145 Pacific Ave V1Y5T8</p>	<p>10-145 WELHAM ROAD</p>

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** Occupant **	BARRIE ON L4N 8Y3
1155 Pacific Ave V1Y5T8	PO BOX 24028 RPO TOWNE CENTRE
** Occupant **	KELOWNA BC V1Y 9H2
1200 Pacific Ave	6797 124A ST
** Occupant **	SURREY BC V3W 3Y6
1212 Pacific Ave	1212 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T7
1216 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
208 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
209 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
210 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
304 1220 Pacific Ave	304-1220 PACIFIC AVE

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** Occupant **	KELOWNA BC V1Y 5T7
	866 CORONADO CRES KELOWNA BC V1W 2C3
306 1220 Pacific Ave	306-1220 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T7
307 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
308 1220 Pacific Ave	604-1630 PANDOSY ST
** Occupant **	KELOWNA BC V1Y 1P7
309 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
310 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
311 1220 Pacific Ave	3266 MALBEC CRES
** Occupant **	WEST KELOWNA BC V4T 3B5
404 1220 Pacific Ave	3 KINGFISHER BAY

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** Occupant **	LAKE NEWELL RESORT AB T1R 0X6 Planner Initials <input type="text" value="SS"/>
406 1220 Pacific Ave ** Occupant **	3266 MALBEC CRES WEST KELOWNA BC V4T 3B5
407 1220 Pacific Ave ** Occupant **	407-1220 PACIFIC AVE KELOWNA BC V1Y 5T7
408 1220 Pacific Ave ** Occupant **	408-1220 PACIFIC AVE KELOWNA BC V1Y 5T7
409 1220 Pacific Ave ** Occupant **	3266 MALBEC CRES WEST KELOWNA BC V4T 3B5
410 1220 Pacific Ave ** Occupant **	9508 178A AVE NW EDMONTON AB T5Z 2G7
411 1220 Pacific Ave ** Occupant **	10592 CHASE RD LAKE COUNTRY BC V4V 1K6
	14669 62 AVE SURREY BC V3S 6N4
504 1220 Pacific Ave	3266 MALBEC CRES

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<p>** Occupant **</p>	<p>WEST KELOWNA BC V4T 3B5</p>
<p>506 1220 Pacific Ave</p> <p>** Occupant **</p>	<p>1041 PARET CRES</p> <p>KELOWNA BC V1W 4X9</p>
	<p>1808 MINOR AVE UNIT 1112 SEATTLE WA 98101-1551 USA</p>
<p>507 1220 Pacific Ave</p> <p>** Occupant **</p>	<p>507-1220 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T7</p>
<p>508 1220 Pacific Ave</p> <p>** Occupant **</p>	<p>2506 13TH AVE W</p> <p>VANCOUVER BC V6K 2T1</p>
<p>509 1220 Pacific Ave</p> <p>** Occupant **</p>	<p>3266 MALBEC CRES</p> <p>WEST KELOWNA BC V4T 3B5</p>
<p>510 1220 Pacific Ave</p> <p>** Occupant **</p>	<p>1777 AUTUMN RD</p> <p>KELOWNA BC V1P 1G1</p>
<p>511 1220 Pacific Ave</p> <p>** Occupant **</p>	<p>3139 SMITH CREEK RD</p> <p>WEST KELOWNA BC V4T 1M7</p>
<p>1224 Pacific Ave</p> <p>** Occupant **</p>	<p>3266 MALBEC CRES</p> <p>WEST KELOWNA BC V4T 3B5</p>



1228 Pacific Ave ** Occupant **	3266 MALBEC CRES WEST KELOWNA BC V4T 3B5
1239 Pacific Ave ** Occupant **	6797 124A ST SURREY BC V3W 3Y6
101 1249 Pacific Ave V1Y5T9 ** Occupant **	101-1249 PACIFIC AVE KELOWNA BC V1Y 5T9
102 1249 Pacific Ave V1Y5T9 ** Occupant **	102-1249 PACIFIC AVE KELOWNA BC V1Y 5T9
	102-1249 PACIFIC AVE KELOWNA BC V1Y 5T9
	433 TRUMPETER RD KELOWNA BC V1W 4L5
	433 TRUMPETER RD KELOWNA BC V1W 4L5
103 1249 Pacific Ave V1Y5T9 ** Occupant **	103-1249 PACIFIC AVE KELOWNA BC V1Y 5T9
104 1249 Pacific Ave V1Y5T9 ** Occupant **	104-1249 PACIFIC AVE KELOWNA BC V1Y 5T9
105 1249 Pacific Ave V1Y5T9	105-1249 PACIFIC AVE

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** Occupant **	KELOWNA BC V1Y 5T9
106 1249 Pacific Ave V1Y5T9	106-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
107 1249 Pacific Ave V1Y5T9	107-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
108 1249 Pacific Ave V1Y5T9	108-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
109 1249 Pacific Ave V1Y5T9	109-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
110 1249 Pacific Ave V1Y5T9	110-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
111 1249 Pacific Ave V1Y5T9	111-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
	1758 26 AVE SW CALGARY AB T2T 1C8
112 1249 Pacific Ave V1Y5T9	112-1249 PACIFIC AVE

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** Occupant **	KELOWNA BC V1Y 5T9
201 1249 Pacific Ave V1Y5T9	201-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
202 1249 Pacific Ave V1Y5T9	202-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
203 1249 Pacific Ave V1Y5T9	203-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
204 1249 Pacific Ave V1Y5T9	204-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
205 1249 Pacific Ave V1Y5T9	205-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
206 1249 Pacific Ave V1Y5T9	206-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9
207 1249 Pacific Ave V1Y5T9	207-1249 PACIFIC AVE
** Occupant **	KELOWNA BC V1Y 5T9



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Initials **SS**

<p>208 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>208-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>
<p>209 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>209-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>
<p>210 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>210-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>
<p>211 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>211-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>
<p>212 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>212-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>
<p>213 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>213-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>
<p>301 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>301-1249 PACIFIC AVE</p> <p>KELOWNA BC V1Y 5T9</p>



<p>302 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>14737 31 AVE SURREY BC V4P 3E7</p>
	<p>302-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>303 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>303-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>304 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>304-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>305 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>305-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>306 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>306-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>307 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>307-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>308 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>308-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>



<p>309 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>309-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>310 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>310-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>311 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>311-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>312 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>312-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>313 1249 Pacific Ave V1Y5T9</p> <p>** Occupant **</p>	<p>313-1249 PACIFIC AVE KELOWNA BC V1Y 5T9</p>
<p>1912 Pacific Ct V1Y8B3</p> <p>** Occupant **</p>	<p>274 OSBORNE ST N WINNIPEG MB R3C 0M7</p>
<p>1950-1960 Pacific Ct V1Y8B3</p> <p>** Occupant **</p>	<p>C/O DEVON PROPERTIES LTD. 100-990 FORT ST VICTORIA BC V8V 3K2</p>

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1930 Pasnak St V1Y3Y9 ** Occupant **	1930 PASNAK ST KELOWNA BC V1Y 3Y9
1934A Pasnak St V1Y3Y9 ** Occupant **	201-401 GLENMORE RD KELOWNA BC V1V 1Z6
	PO BOX 2309 RPO BANKS CENTRE KELOWNA BC V1X 6A5
1934B Pasnak St V1Y3Y9 ** Occupant **	201-401 GLENMORE RD KELOWNA BC V1V 1Z6
	PO BOX 2309 RPO BANKS CENTRE KELOWNA BC V1X 6A5
1937 Pasnak St V1Y3Y8 ** Occupant **	1937 PASNAK ST KELOWNA BC V1Y 3Y8
1938B Pasnak St V1Y3Y9 ** Occupant **	PO BOX 2309 RPO BANKS CENTRE KELOWNA BC V1X 6A5
1938B Pasnak St V1Y3Y9 ** Occupant **	201-401 GLENMORE RD KELOWNA BC V1V 1Z6
	PO BOX 2309 RPO BANKS CENTRE KELOWNA BC V1X 6A5
1941-1943 Pasnak St V1Y3Y8 ** Occupant **	1521 CARA GLEN WAY KELOWNA BC V1V 2J1

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1947-1949 Pasnak St V1Y3Y8 ** Occupant **	1435 WATER ST KELOWNA BC V1Y 1J4
1197-1199 Sutherland Ave V1Y5Y2 ** Occupant **	1197 SUTHERLAND AVE KELOWNA BC V1Y 5Y2
1211 Sutherland Ave V1Y5Y2 ** Occupant **	ATTN PROPERTY TAX DEPARTMENT PO BOX 130548 HOUSTON TX 77219-0548 USA
1231 Sutherland Ave V1Y5Y2 ** Occupant **	854 16TH AVE E VANCOUVER BC V5T 2V6
1231 Sutherland Ave V1Y5Y2 ** Occupant **	854 16TH AVE E VANCOUVER BC V5T 2V6
1231 Sutherland Ave V1Y5Y2 ** Occupant **	854 16TH AVE E VANCOUVER BC V5T 2V6
1247 Sutherland Ave V1Y5Y2 ** Occupant **	200-1889 SPRINGFIELD RD KELOWNA BC V1Y 5V5