

**LEDINGHAM McALLISTER***Building BC since 1905***April 16, 2025****City of Kelowna – Planning and Development Department****1435 Water St****Kelowna, BC****V1Y 1J4****Re: Neighbour Notification Letter Summary Report for Vintage – DP21-0277 / DVP21-0278 – 1070-1130 Ellis Street, Kelowna BC****Attn: Mark Tanner, Planner Specialist**

On March 14, 2025, LM Waterscapes Homes LP (Ledingham McAllister) submitted an application to City of Kelowna Staff to extend the Development Permit and Development Variance Permit (File No. DP21-0277 / DVP21-0278) that was previously approved by Kelowna Council for the site at 1070 Ellis Street. As part of the process for renewed Council approval for the Development Permit and Development Variance Permit application (File No. DP21-0277 / DVP21-0278), LM Waterscapes Homes LP has satisfied the requirements of Council Policy 367, Item 4., for “Neighbour Notification and Information”, and mailed 1,215 notification letters to all neighboring properties within the vicinity of the site (*please refer to Appendix A*). The notification letter informs nearby residents and property owners of the Development Permit and Development Variance Permit application details, including: a summary of the proposal and council approval history; a list of all proposed variances; and the applicant and staff contact information for questions and/or comments regarding the application.

The development team at LM Waterscapes Homes LP (Ledingham McAllister) has been working with the City of Kelowna Planning Department since March 2021. The DP / DVP began as a rezoning application from RM5 and C4 zones to a C7 zone, per Kelowna’s 1998 Zoning Bylaw 8000, and the rezoning application received third reading on May 9, 2022. On September 26, 2022, the 1070 Ellis Street site was rezoned to UC-1 (Downtown Urban Centre – high density mixed-use buildings) with the adoption of Kelowna’s 2022 Zoning Bylaw No.12375. At the direction of staff, the rezoning was realigned to the UC-1 zoning, and a Development Permit and Development Variance Permit to construct four residential high-rise buildings at 1070 Ellis Street was approved by Council on July 11, 2023

(File No. DP21-0277 / DVP21-0278). LM Waterscapes Homes LP has re-applied for an extension with the same Development Permit and Development Variance Permit application that was previously approved on July 11, 2023.

Section 1: Neighbour Notification Letter Methodology

Neighborhood notification letters were completed and sent out on April 11, 2025. On this date, notification letters were mailed to all addresses on a notification list provided by City of Kelowna Staff for residents and property owners within the vicinity of the proposed project (*please refer to Appendix B*). The primary method of notification was mail-out, which was completed through Canada Post's addressed regular mail service. This effort was undertaken to ensure broad awareness of the application to extend the previously approved Development Permit and Development Variance for the site.

Section 2: Details of Information Neighbour Notification Letter

The neighbour notification letter (*please refer to Appendix C*) includes notice that LM Waterscapes Homes LP (Ledingham McAllister) has submitted an application for an extension of the previously approved Development Permit and Development Variance Permit (File No. DP21-0277 / DVP21-0278). It also provides a summary and timeline of staff engagement, application submissions, and the approval history related to the Rezoning, Development Permit, and Development Variance Permit. Additionally, the letter outlines the proposed variances included in the application, with references to the relevant sections of the Kelowna Zoning Bylaw No. 12375. Contact information for both LM Waterscapes Homes LP (Ledingham McAllister) and the City of Kelowna Planning and Development Department staff is also provided for any follow-up or inquiries.

Section 3: Feedback from the Neighbours

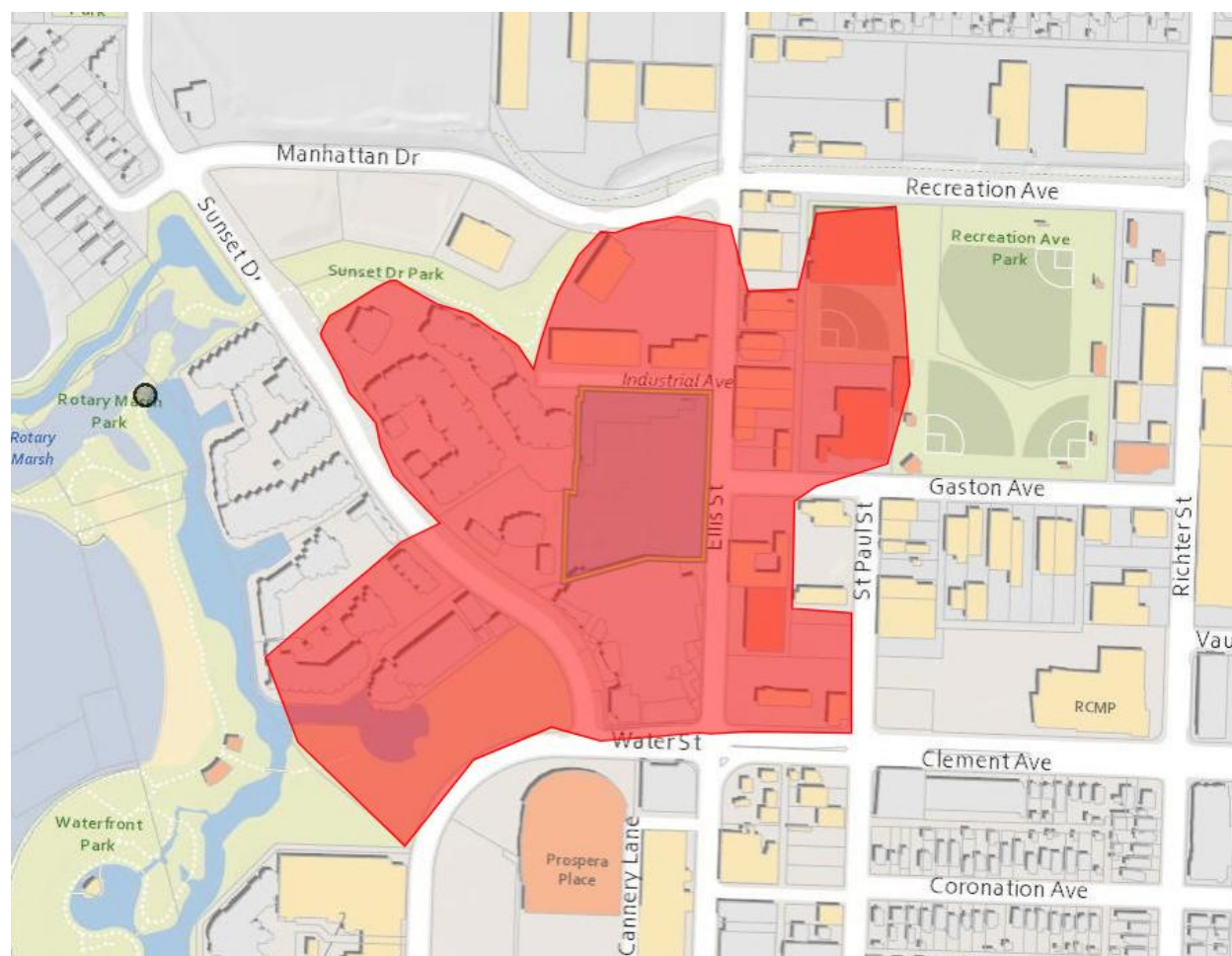
Any feedback received following the issuance of this report will be forwarded to City of Kelowna Planning and Development staff and taken into careful consideration by LM Waterscapes Homes LP.

Section 4: Changes to the Project from Neighbour Notification:

LM Waterscapes Homes LP will endeavor to address and incorporate any relevant feedback received following the issuance of this report.

Appendix A

1070 - 1130 Ellis Street Neighbor Notification Area

1070 – 1130 Ellis Street List of Mailing Addresses

Source: <https://maps.kelowna.ca/public/mapviewer/>

Appendix B

List of Addresses

**Civic Address****Postal Code**

1043 Ellis St	Kelowna, BC, V1Y 1Z3
1043-1045 Ellis St	Kelowna, BC, V1Y 1Z3
1055 Ellis St	Kelowna, BC, V1Y 1Z3
1063 Ellis St	Kelowna, BC, V1Y 1Z3
1070 Ellis St	Kelowna, BC, V1Y 1Z4
1095 Ellis St	Kelowna, BC, V1Y 1Z3
1123-1139 Ellis St	Kelowna, BC, V1Y 1Z5
4-1144 Ellis St	Kelowna, BC, V1Y 0J5
1144-1180 Ellis St	Kelowna, BC, V1Y 0J5
5-1148 Ellis St	Kelowna, BC, V1Y 0J5
6-1152 Ellis St	Kelowna, BC, V1Y 0J5
1155 Ellis St	Kelowna, BC, V1Y 1Z5
3-1156 Ellis St	Kelowna, BC, V1Y 0J5
2-1160 Ellis St	Kelowna, BC, V1Y 0J5
1-1164 Ellis St	Kelowna, BC, V1Y 0J5
1175-1177 Ellis St	Kelowna, BC, V1Y 1Z5
530 Gaston Ave	Kelowna, BC, V1Y 0A5
1090 Manhattan Dr	Kelowna, BC, V1Y 9X9
551 Recreation Ave	Kelowna, BC, V1Y 7V5
1110-1146 St Paul St	Kelowna, BC, V1Y 2C5
1001-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
1002-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
1003-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
1004-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
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1108-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9

Civic Address**Postal Code**

1201-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
1202-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
1203-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
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Civic Address**Postal Code**

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Civic Address

Postal Code

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Civic Address

Postal Code

908-1075 Sunset Dr	Kelowna, BC, V1Y 9Y9
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Civic Address

Postal Code

220-1083 Sunset Dr	Kelowna, BC, V1Y 9Z1
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103-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
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118-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
201-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
202-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
203-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
204-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
205-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
206-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
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213-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
214-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
215-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
216-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
217-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
218-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
301-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
302-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
303-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
304-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
305-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
306-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
307-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
308-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3

**Civic Address****Postal Code**

309-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
310-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
311-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
312-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
313-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
314-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
315-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
316-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
317-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
318-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
401-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
402-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
403-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
404-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
405-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
406-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
407-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
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415-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
416-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
417-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
418-1089 Sunset Dr	Kelowna, BC, V1Y 9Z3
101-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
102-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
103-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
104-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
105-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
106-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
107-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
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109-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
110-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
111-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
112-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
113-1093 Sunset Dr	Kelowna, BC V1Y 9Z4

Civic Address**Postal Code**

114-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
201-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
202-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
203-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
204-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
205-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
206-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
207-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
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301-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
302-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
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315-093 Sunset Dr	Kelowna, BC V1Y 9Z4
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401-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
402-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
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406-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
407-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
408-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
409-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
410-1093 Sunset Dr	Kelowna, BC V1Y 9Z4

Civic Address

Postal Code

411-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
412-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
413-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
414-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
415-1093 Sunset Dr	Kelowna, BC V1Y 9Z4
121-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
122-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
123-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
124-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
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221-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
222-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
223-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
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233-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
234-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
235-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
237-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
238-1099 Sunset Dr	Kelowna, BC V1Y 9Z2

Civic Address

Postal Code

239-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
240-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
241-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
321-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
322-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
323-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
324-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
325-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
326-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
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333-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
334-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
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337-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
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422-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
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433-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
434-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
435-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
437-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
438-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
439-1099 Sunset Dr	Kelowna, BC V1Y 9Z2

**Civic Address****Postal Code**

440-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
441-1099 Sunset Dr	Kelowna, BC V1Y 9Z2
1123 Sunset Dr	Kelowna, BC V1Y 9Z5
1129 Sunset Dr	Kelowna, BC V1Y 9Z5
1133 Sunset Dr	Kelowna, BC V1Y 9Z5
1139 Sunset Dr	Kelowna, BC V1Y 9Z5
1142 Sunset Dr	Kelowna, BC V1Y 9R7
1144 Sunset Dr	Kelowna, BC V1Y 9R7
1146 Sunset Dr	Kelowna, BC V1Y 9R7
1148 Sunset Dr	Kelowna, BC V1Y 9R7
1150 Sunset Dr	Kelowna, BC V1Y 9R7
1001-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1002-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1003-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1004-1151 Sunset Dr	Kelowna, BC V1Y 0G2
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1101-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1102-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1103-1151 Sunset Dr	Kelowna, BC V1Y 0G2
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1201-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1202-1151 Sunset Dr	Kelowna, BC V1Y 0G2
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1204-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1205-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1206-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1301-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1302-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1303-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1304-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1305-1151 Sunset Dr	Kelowna, BC V1Y 0G2

Civic Address**Postal Code**

1306-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1401-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1402-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1403-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1404-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1405-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1406-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1501-1151 Sunset Dr	Kelowna, BC V1Y 0G2
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2101-1151 Sunset Dr	Kelowna, BC V1Y 0G2
301-1151 Sunset Dr	Kelowna, BC V1Y 0G2
302-1151 Sunset Dr	Kelowna, BC V1Y 0G2
303-1151 Sunset Dr	Kelowna, BC V1Y 0G2
304-1151 Sunset Dr	Kelowna, BC V1Y 0G2

Civic Address

Postal Code

305-1151 Sunset Dr	Kelowna, BC V1Y 0G2
306-1151 Sunset Dr	Kelowna, BC V1Y 0G2
401-1151 Sunset Dr	Kelowna, BC V1Y 0G2
402-1151 Sunset Dr	Kelowna, BC V1Y 0G2
403-1151 Sunset Dr	Kelowna, BC V1Y 0G2
404-1151 Sunset Dr	Kelowna, BC V1Y 0G2
405-1151 Sunset Dr	Kelowna, BC V1Y 0G2
406-1151 Sunset Dr	Kelowna, BC V1Y 0G2
501-1151 Sunset Dr	Kelowna, BC V1Y 0G2
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905-1151 Sunset Dr	Kelowna, BC V1Y 0G2
906-1151 Sunset Dr	Kelowna, BC V1Y 0G2
1001-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1002-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1003-1152 Sunset Dr	Kelowna, BC V1Y 9R7

Civic Address

Postal Code

1004-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1005-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1006-1152 Sunset Dr	Kelowna, BC V1Y 9R7
101-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1101-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1102-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1103-1152 Sunset Dr	Kelowna, BC V1Y 9R7
1104-1152 Sunset Dr	Kelowna, BC V1Y 9R7
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403-1152 Sunset Dr	Kelowna, BC V1Y 9R7
404-1152 Sunset Dr	Kelowna, BC V1Y 9R7
405-1152 Sunset Dr	Kelowna, BC V1Y 9R7
406-1152 Sunset Dr	Kelowna, BC V1Y 9R7

**Civic Address****Postal Code**

501-1152 Sunset Dr	Kelowna, BC V1Y 9R7
502-1152 Sunset Dr	Kelowna, BC V1Y 9R7
503-1152 Sunset Dr	Kelowna, BC V1Y 9R7
504-1152 Sunset Dr	Kelowna, BC V1Y 9R7
505-1152 Sunset Dr	Kelowna, BC V1Y 9R7
506-1152 Sunset Dr	Kelowna, BC V1Y 9R7
601-1152 Sunset Dr	Kelowna, BC V1Y 9R7
602-1152 Sunset Dr	Kelowna, BC V1Y 9R7
603-1152 Sunset Dr	Kelowna, BC V1Y 9R7
604-1152 Sunset Dr	Kelowna, BC V1Y 9R7
605-1152 Sunset Dr	Kelowna, BC V1Y 9R7
606-1152 Sunset Dr	Kelowna, BC V1Y 9R7
701-1152 Sunset Dr	Kelowna, BC V1Y 9R7
702-1152 Sunset Dr	Kelowna, BC V1Y 9R7
703-1152 Sunset Dr	Kelowna, BC V1Y 9R7
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906-1152 Sunset Dr	Kelowna, BC V1Y 9R7
112-1156 Sunset Dr	Kelowna, BC V1Y 9R7
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118-1156 Sunset Dr	Kelowna, BC V1Y 9R7
119-1156 Sunset Dr	Kelowna, BC V1Y 9R7
120-1156 Sunset Dr	Kelowna, BC V1Y 9R7
121-1156 Sunset Dr	Kelowna, BC V1Y 9R7
122-1156 Sunset Dr	Kelowna, BC V1Y 9R7

Civic Address**Postal Code**

123-1156 Sunset Dr	Kelowna, BC V1Y 9R7
124-1156 Sunset Dr	Kelowna, BC V1Y 9R7
312-1156 Sunset Dr	Kelowna, BC V1Y 9R7
313-1156 Sunset Dr	Kelowna, BC V1Y 9R7
314-1156 Sunset Dr	Kelowna, BC V1Y 9R7
315-1156 Sunset Dr	Kelowna, BC V1Y 9R7
316-1156 Sunset Dr	Kelowna, BC V1Y 9R7
317-1156 Sunset Dr	Kelowna, BC V1Y 9R7
318-1156 Sunset Dr	Kelowna, BC V1Y 9R7
319-1156 Sunset Dr	Kelowna, BC V1Y 9R7
320-1156 Sunset Dr	Kelowna, BC V1Y 9R7
321-1156 Sunset Dr	Kelowna, BC V1Y 9R7
322-1156 Sunset Dr	Kelowna, BC V1Y 9R7
323-1156 Sunset Dr	Kelowna, BC V1Y 9R7
1001-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1002-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1004-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1005-1160 Sunset Dr	Kelowna, BC V1Y 9P7
101-1160 Sunset Dr	Kelowna, BC V1Y 9P7
102-1160 Sunset Dr	Kelowna, BC V1Y 9P7
103-1160 Sunset Dr	Kelowna, BC V1Y 9P7
104-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1101-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1102-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1103-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1104-1160 Sunset Dr	Kelowna, BC V1Y 9P7
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1205-1160 Sunset Dr	Kelowna, BC V1Y 9P7
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1402-1160 Sunset Dr	Kelowna, BC V1Y 9P7
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1501-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1502-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1503-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1601-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1602-1160 Sunset Dr	Kelowna, BC V1Y 9P7
1701-1160 Sunset Dr	Kelowna, BC V1Y 9P7

**Civic Address****Postal Code**

1702-1160 Sunset Dr	Kelowna, BC V1Y 9P7
201-1160 Sunset Dr	Kelowna, BC V1Y 9P7
202-1160 Sunset Dr	Kelowna, BC V1Y 9P7
203-1160 Sunset Dr	Kelowna, BC V1Y 9P7
204-1160 Sunset Dr	Kelowna, BC V1Y 9P7
205-1160 Sunset Dr	Kelowna, BC V1Y 9P7
301-1160 Sunset Dr	Kelowna, BC V1Y 9P7
302-1160 Sunset Dr	Kelowna, BC V1Y 9P7
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304-1160 Sunset Dr	Kelowna, BC V1Y 9P7
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401-1160 Sunset Dr	Kelowna, BC V1Y 9P7
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901-1160 Sunset Dr	Kelowna, BC V1Y 9P7
902-1160 Sunset Dr	Kelowna, BC V1Y 9P7
903-1160 Sunset Dr	Kelowna, BC V1Y 9P7
904-1160 Sunset Dr	Kelowna, BC V1Y 9P7
905-1160 Sunset Dr	Kelowna, BC V1Y 9P7

Civic Address**Postal Code**

101-1180 Sunset Dr	Kelowna, BC V1Y 9W6
102-1180 Sunset Dr	Kelowna, BC V1Y 9W6
104-1180 Sunset Dr	Kelowna, BC V1Y 9W6
105-1180 Sunset Dr	Kelowna, BC V1Y 9W6
106-1180 Sunset Dr	Kelowna, BC V1Y 9W6
107-1180 Sunset Dr	Kelowna, BC V1Y 9W6
301-1180 Sunset Dr	Kelowna, BC V1Y 9W6
302-1180 Sunset Dr	Kelowna, BC V1Y 9W6
303-1180 Sunset Dr	Kelowna, BC V1Y 9W6
304-1180 Sunset Dr	Kelowna, BC V1Y 9W6
305-1180 Sunset Dr	Kelowna, BC V1Y 9W6
306-1180 Sunset Dr	Kelowna, BC V1Y 9W6
1001-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1002-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1003-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1004-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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1206-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1207-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1208-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1301-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1302-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1303-1181 Sunset Dr	Kelowna, BC V1Y 0L4

**Civic Address****Postal Code**

1304-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1305-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1306-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1307-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1308-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1401-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1402-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1403-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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1707-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1708-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1801-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1802-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1803-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1804-1181 Sunset Dr	Kelowna, BC V1Y 0L4

Civic Address**Postal Code**

1805-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1806-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1807-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1808-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1901-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1902-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1903-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1904-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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1907-1181 Sunset Dr	Kelowna, BC V1Y 0L4
1908-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2001-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2002-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2003-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2004-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2005-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2006-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2007-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2008-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2101-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2102-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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2202-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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2302-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2303-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2304-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2305-1181 Sunset Dr	Kelowna, BC V1Y 0L4

**Civic Address****Postal Code**

2306-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2307-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2308-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2401-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2402-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2403-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2404-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2404 1181 Sunset Dr	Kelowna, BC V1Y 0L4
2405-1181 Sunset Dr	Kelowna, BC V1Y 0L4
2406-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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407-1181 Sunset Dr	Kelowna, BC V1Y 0L4
408-1181 Sunset Dr	Kelowna, BC V1Y 0L4

Civic Address**Postal Code**

409-1181 Sunset Dr	Kelowna, BC V1Y 0L4
410-1181 Sunset Dr	Kelowna, BC V1Y 0L4
411-1181 Sunset Dr	Kelowna, BC V1Y 0L4
412-1181 Sunset Dr	Kelowna, BC V1Y 0L4
501-1181 Sunset Dr	Kelowna, BC V1Y 0L4
502-1181 Sunset Dr	Kelowna, BC V1Y 0L4
503-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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810-1181 Sunset Dr	Kelowna, BC V1Y 0L4
901-1181 Sunset Dr	Kelowna, BC V1Y 0L4

**Civic Address****Postal Code**

902-1181 Sunset Dr	Kelowna, BC V1Y 0L4
903-1181 Sunset Dr	Kelowna, BC V1Y 0L4
904-1181 Sunset Dr	Kelowna, BC V1Y 0L4
905-1181 Sunset Dr	Kelowna, BC V1Y 0L4
906-1181 Sunset Dr	Kelowna, BC V1Y 0L4
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1001-1191 Sunset Dr	Kelowna, BC V1Y 0J4
1002-1191 Sunset Dr	Kelowna, BC V1Y 0J4
1003-1191 Sunset Dr	Kelowna, BC V1Y 0J4
1004-1191 Sunset Dr	Kelowna, BC V1Y 0J4
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1301-1191 Sunset Dr	Kelowna, BC V1Y 0J4
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Civic Address**Postal Code**

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910-1191 Sunset Dr	Kelowna, BC V1Y 0J4
1200 Water St	Kelowna, BC V1Y 9P4

Appendix C

Neighbour Notification Letter

Dear Resident,

LM Waterscapes Homes LP has submitted an application to extend a previously approved Development Permit and Development Variance Permit (File No. DP21-0277 / DVP21-0278) for the site at 1070 Ellis Street.

The development team at LM Waterscapes Homes LP (Ledingham McAllister) has been working with the City of Kelowna Planning Department since March 2021. The application began as a rezoning application from RM5 and C4 zones to a C7 zone, per Kelowna's 1998 Zoning Bylaw 8000, and the rezoning application received third reading on May 9, 2022.

On September 26, 2022, the 1070 Ellis Street site was rezoned to UC-1 (Downtown Urban Centre – high density mixed-use buildings) with the adoption of Kelowna's 2022 Zoning Bylaw No.12375. At the direction of staff, the application was realigned to the UC-1 zoning, and a Development Permit and Development Variance Permit to construct four residential high-rise buildings at 1070 Ellis Street was approved by Council on July 11, 2023 (File No. DP21-0277 / DVP21-0278). LM Waterscapes Homes LP has re-applied for an extension with the same Development Permit and Development Variance Permit application that was previously approved on July 11, 2023.

Proposed Variances for this extension are consistent with the previous approved Development Permit and Development Variance Permit:

1. Section 9.11.1 Table 9.11 – Tall Building Regulations: To vary the minimum building separation measured from the exterior face of the building from 30.0m required to 27.0m proposed internal to the subject property. The project was initiated Kelowna's C7 zoning bylaw and was providing tower separation that was greater than the previously acceptable 25 m.
2. Section 9.11.1 Table 9.11 – Tall Building Regulations: To vary the maximum allowable floor plate for level 7 from 750 m² to 817 m² for Tower 1 and 765 m² for Tower 2 on the south podium, and 849 m² for Tower 3 and 890 m² for Tower 4 on the north podium.
This variance is requested to provided larger indoor amenity spaces for the residents, and greater connectivity between individual towers.
3. Section 9.11.1 Table 9.11 – Tall Building Regulations: To vary the tower stepback above podium on the front building façade of tower two on the south podium from 3.0 m required to 0.0 m. This variance is requested to provide larger plaza spaces along Ellis Street.
4. Section 14.11 – Commercial and Urban Centre Zone Development Regulations: To vary the minimum side yard setback above 16.0 m in height from 4.0 m required to 0.0 m proposed between 16.0 m and 16.6 m in height. This variance is requested to allow a landscaped amenity to be provided for residents.

If you have questions or comments on the application, please contact us at 604-662-3700 or info@ledmac.com. You can also contact the City of Kelowna Planning & Development Department at planninginfo@kelowna.ca or 250-469-8626.

Regards,

LM Waterscapes Homes LP

