
CITY OF KELOWNA

MEMORANDUM

Date: August 28, 2024

File No.: Z24-0040

To: Urban Planning Manager (JI)

From: Development Engineering Manager (NC)

Subject: 2271 Harvey Ave. C3 to UC3 and UC3r

The Development Engineering Department has the following requirements associated with this application to rezone the subject from the C2 - Vehicle Oriented Commercial zone to UC3 - Midtown Urban Centre zone and the UC3r - Midtown Urban Centre (rental only) zone.

- a. Road dedication along the entire frontage of Dilworth Dr and Springfield Rd is required to achieve a ROW width in accordance with the Dilworth-Springfield Intersection design to be provided by the City of Kelowna.

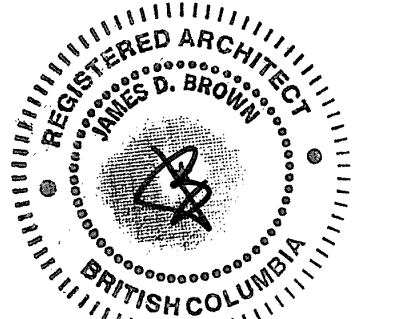
Works and Services requirements associated with the future development of this property are contained in the Development Engineering Memo under file S24-0066.

The Development Engineering Technologist for this file is Aaron Sangster (asangster@kelowna.ca).



Nelson Chapman, P.Eng.
Development Engineering Manager
AS

ATTACHMENT		A
This forms part of application # Z24-0040		
Planner Initials	KB	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



ATTACHMENT B

This forms part of application
Z24-0040

Planner
Initials KB



2	REVISED SITE PLAN - REZONING	2025-01-24
1	ISSUED FOR REZONING+DP+DVP	2024-07-24
NO.	ISSUE/REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

DILWORTH
MULTI-FAMILY

PROJECT ADDRESS

2271 HARVEY AVENUE
(RE-ADDRESSING REQUIRED)
KELOWNA, BC

TITLE

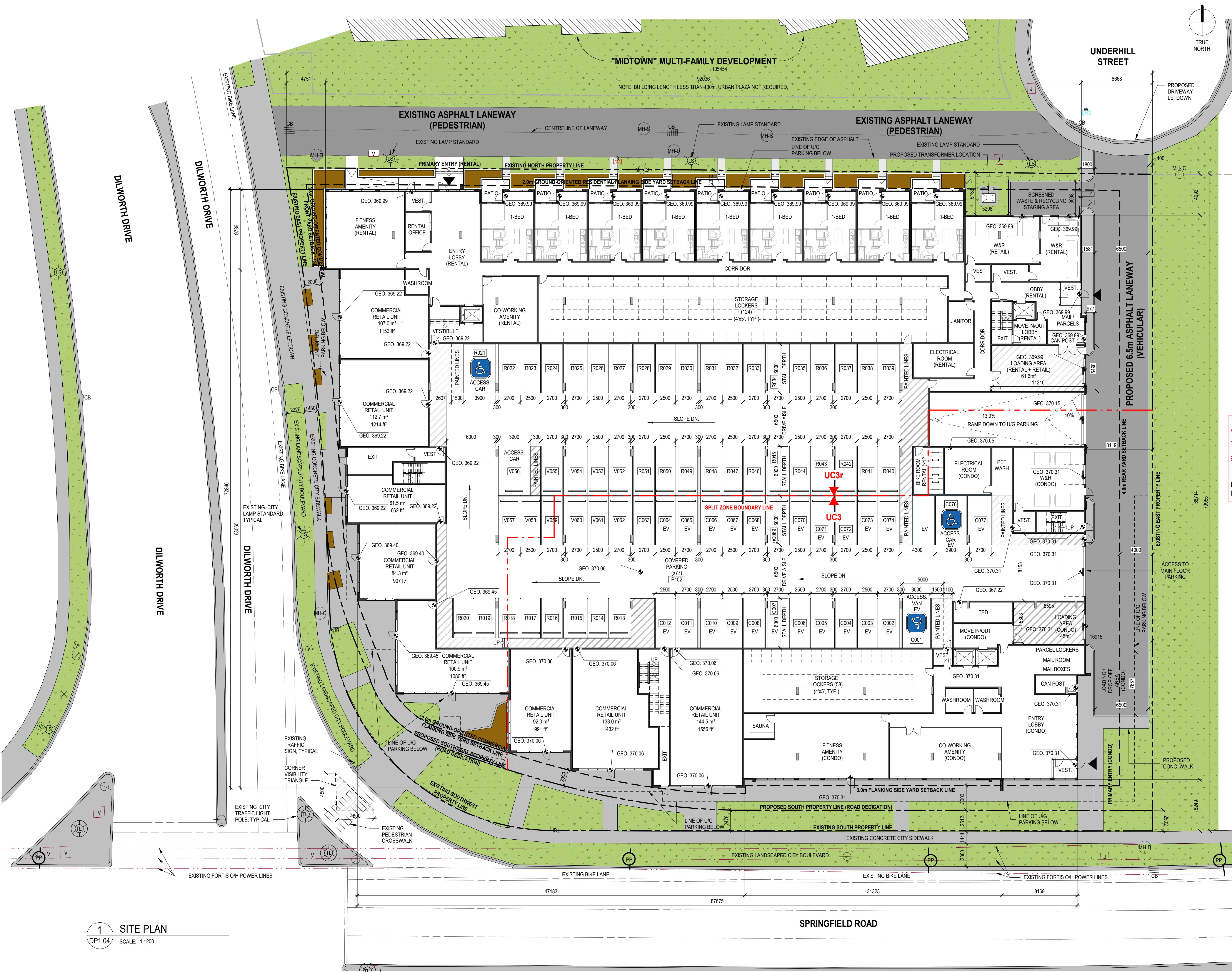
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
223-161	CJJ	TL

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.04

2





April 8, 2025
File #: Z24-0040



City of Kelowna
Attn: Kimberly Brunet, RPP, MCIP, Planner Specialist
1435 Water Street
Kelowna BC V1Y 1J4

Re: Proposed Apartment Development at 2271 Harvey Ave., Kelowna
Summary of Neighbour Notification

Dear Ms. Brunet,

At this time, we are writing to provide a summary of neighbour consultation completed in accordance with Council Policy no. 367. Mailouts (attachment #1) were delivered to **122 residences** within 50 meters of the site on March 11, 2025, as noted in the attached consultation form. *Please see attachment 2 for all addresses.*

Summary of Feedback.

We received **1 letter** and **2 emails** with feedback and questions regarding the development.

Access/Traffic: All 3 respondents expressed concern about the lack of access to Springfield or Dilworth and were worried about Traffic impacts to their respective properties; however we note that City Staff only permitted access to Underhill drive when discussing our proposal with the Engineering Department. In addition, our proposal is far less dense than the OCP would ultimately allow: 15 storey towers are technically allowed by the OCP in this area.

View Impacts: **One Neighbour** from the project to the northeast was concerned about impacts to their south facing views; however, we are proposing something much shorter than the max 15 storeys allowed in the OCP, and the neighbours in question all still have south facing views over the lot to our east and the ALR lands south of Springfield. We are not directly south of the Mission Towers development.

Commercial Bike parking: One neighbour suggested adding outdoor commercial bike parking next to the commercial units, which we would be happy to review and incorporate.

Landscape Buffer/Setbacks: Our east neighbour wrote a letter with objections based on seeking clarity on the landscape buffer requirements along the shared property line. In our view such concerns are best addressed via the review of the DP and any DP Variances applied for at that time



Responses:

We have included our responses to this summary. To summarize, we would not propose to revise our plans based on the view or traffic feedback; however, we would consider adding commercial bike parking during the DP design phase.

Please feel free to contact me with any questions or matters requiring clarification at 778-829-6641 or email kyle@empowered-development.com.

Regards,
Empowered Development Ltd.

A handwritten signature in black ink, appearing to read 'Kyle Stewart', positioned above a horizontal blue line.

Kyle Stewart, Principal.

Attachments:

1. Neighbour Mail-out.
2. CoK - Neighbourhood Consultation Form.
3. Mailout list & Map
4. Neighbour responses (Letter, Emails)

ATTACHMENT		C
This forms part of application		
# Z24-0040		
Planner Initials	KB	The City of Kelowna logo, featuring a colorful circular geometric pattern to the left of the text 'City of Kelowna' and 'DEVELOPMENT PLANNING' below it.

DEVELOPMENT NOTICE

A development application **with File #: Z24-0040** has been submitted to the CITY OF KELOWNA for property located at:

2271 Harvey Rd.

To rezone from Infill Housing (C2) to the Midtown Urban Centre (UC3) & Midtown Urban Centre (Rental Only) (UC3r) zones.

We are seeking neighbour input in accordance with Kelowna's Public Consultation Policies.

ATTACHMENT C

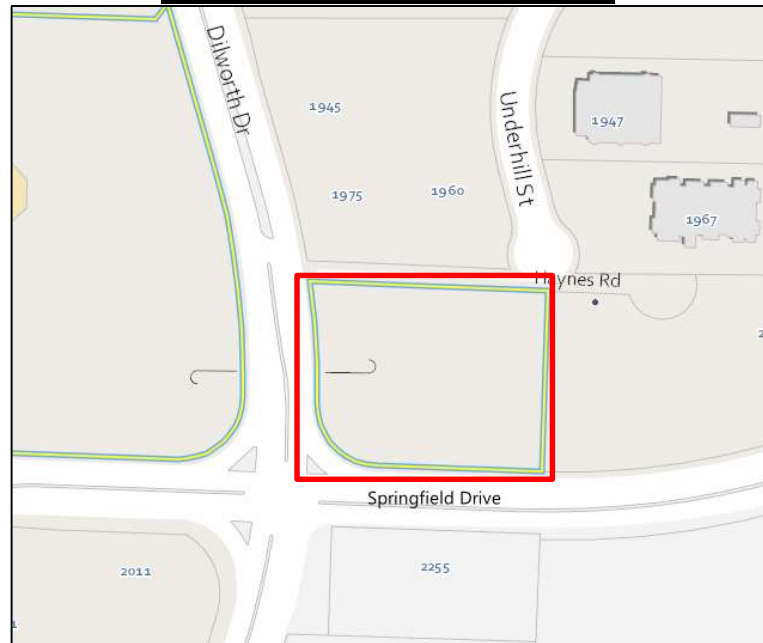
This forms part of application
Z24-0040

Planner Initials **KB**



City of
Kelowna
DEVELOPMENT PLANNING

Location of the Subject Property:



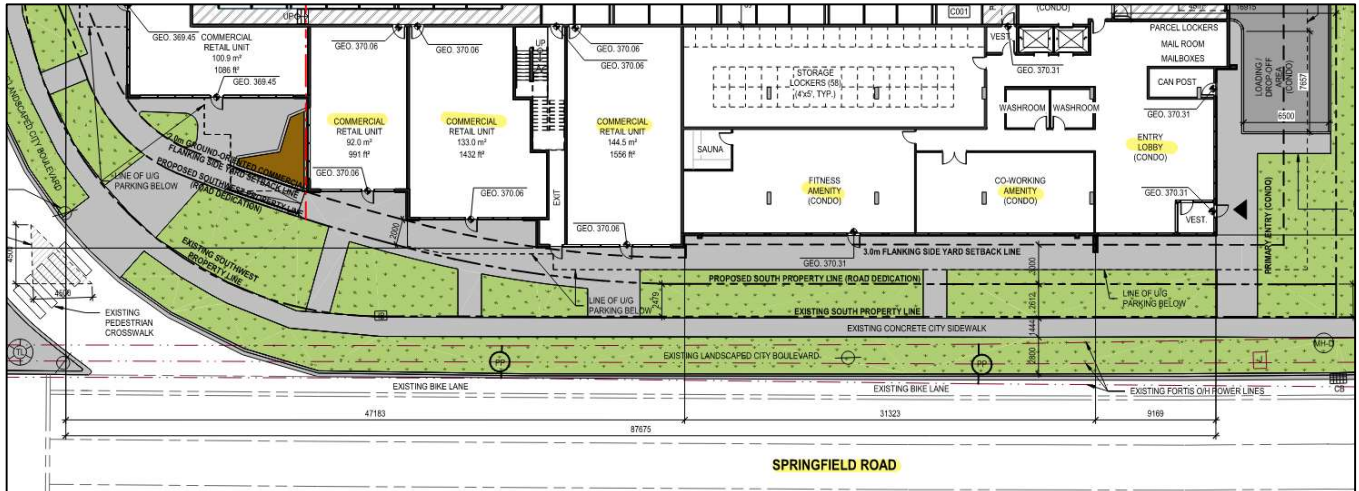
View from Springfield & Dilworth Intersection.

Proposed Development Background:

The proposed project consists of >290 apartment units spread across two buildings, all atop 1 single level underground parkade. The building is 6 storeys in height.

To facilitate this project, the applicant is proposing to amend the zoning from C2 to UC3/UC3r.

We are also seeking a Development Variance Permit to allow a reduction in the required amount of commercial street frontage along Springfield rd. proposed from 90% to 50%.



Level 1 – Springfield Dr. Commercial Frontage – Variance location

The rationale for this project is as follows:

1. Provide a thoughtful, sustainable, urban housing solution to a site located in the Midtown urban Centre, well below the max allowable height with a strong street presence and activated streetscape.
2. Provide 294 residences that provide private outdoor amenity spaces for each unit while including a variety of shared, robust amenity spaces including a dog run, gyms, and landscaped amenity space on the second level.
3. Provide a balance unit mix aligned with Housing Needs Assessment targets, include market condo units for one and two person households.
4. Encourages modeshift via the inclusion of **car-share stalls** and **robust cycling amenities**, in a highly walkable and transit friendly location, minimizing the need for vehicle trips.
5. The proposed development dramatically exceeds the Parking Bylaw requirements for vehicle stalls, and meets requirements for bike stalls.
6. The proposed development relocates the main drive aisle access from Dilworth Drive to Underhill Rd.'s existing cul-de-sac, ensuring traffic does not stop on an arterial roadway.

This proposed development recognizes the City of Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy & planning initiatives.

Neighbourhood Consultation purpose

We are seeking the input of the neighbourhood in accordance with Kelowna's Public Consultation Policies. Notices are being distributed to residents within **50m** of the subject property. If you have any questions or feedback you wish to provide in regard to this notice, or ***if you'd like a complete set of architectural drawings***, please contact **Kyle Stewart @ 778-829-6641** or kyle@empowered-development.com

City Contact:

To discuss the proposal with the City of Kelowna, please reach out to Kimberly Brunet, Planner Specialist

Email: kbrunet@kelowna.ca

Phone: 250-469-8637.

Neighbour Consultation Form (Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Kyle Stewart, the applicant for Application No. Z24-0040

for New Construction, 294 apartment units in two buildings. 6 storey woodframe atop 1 level parkade.
(brief description of proposal)

at 2271 Harvey Rd (Child Parcel) have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- ☐ My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- ☒ My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius


I have consulted property owners and occupants by doing the following: _____

Preparing an information package describing the development and mailing it to each homeowner.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- ☒ Location of the proposal;
- ☒ Detailed description of the proposal, including the specific changes proposed;
- ☒ Visual rendering and/or site plan of the proposal;
- ☒ Contact information for the applicant or authorized agent;
- ☒ Contact information for the appropriate City department;
- ☒ Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.*

ATTACHMENT		C
This forms part of application # Z24-0040		
Planner Initials	KB	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

MAILOUT LIST

Title	NAME / Title	Company Name	Address Line 1: Adjacent LOT to Development	Mailing Address (if different from Site address)	City	State	ZIP Code
		E & A FARMS LTD., INC.NO. 632366	2241 Springfield Rd		Kelowna	BC	V1Y 0M3
			2255 Springfield Ave	SUITE 300 - 1060 MANHATTAN DRIVE	Kelowna	BC	V1Y 9X9
		4110 INVESTMENTS LTD., INC.NO. 539377	2261 Springfield Rd	218 - 1626 RICHTER STREET	Kelowna	BC	V1Y 2M3
		Callahan Property Group	2275 Springfield Rd	1626 Richter St #218,	Kelowna	BC	V1Y 9S3
		Primex Investments Ltd.	1960 Underhill St	Suite 200-1785 West 4th Ave	Kelowna	BC	V6J 1M2
	OCCUPANT		101-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		102-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		103-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		104-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		105-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		106-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		107-1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		201 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		202 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		203 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		204 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		205 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		206 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		207 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		301 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		302 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		303 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		304 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		305 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		306 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		307 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		401 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		402 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		403 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		404 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		405 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		406 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		407 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		601 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		602 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		603 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		604 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		605 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		606 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		607 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		701 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		702 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		703 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		704 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		705 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		706 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		707 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		801 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		802 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		803 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		804 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		805 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		901 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		902 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		903 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		904 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		905 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		101 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		102 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		103 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		104 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		105 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		106 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		107 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		201 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		203 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		204 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		205 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		206 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		201 - 1967 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2

MAILOUT LIST

Title	NAME / Title	Company Name	Address Line 1: Adjacent LOT to Development	Mailing Address (if different from Site address)	City	State	ZIP Code
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		301 -1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		401 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		402 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		403 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		404 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		405 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		406 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		407 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		501 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		501 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		502 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		503 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		504 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		505 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		506 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		601 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		602 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		603 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		604 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		605 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		606 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		607 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		701 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		701 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		703 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		704 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		705 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		706 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		707 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		801 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		802 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		803 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		804 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		805 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		901 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		901 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		901 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		904 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		905 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2
	OCCUPANT		501 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		501 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		501 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		501 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		501 - 1967 Underhill St		Kelowna	BC	V1X 8C9
	OCCUPANT		507 - 1966 Durnin Rd		Kelowna	BC	V1X 7Z2

Kyle Stewart

From: [REDACTED]
Sent: March 17, 2025 12:45 PM
To: Kyle Stewart
Subject: Proposed new development

Categories: 23-002 Dilworth

Hi Kyle:


Please review my e mail to the C Of Kelowna with your response. The growth since we move here from the coast 32 years ago reflect the life style why people here like us.

I am concerned especially with the traffic management issue with the additional inits being developed the corner of Springfield and Benevolin which are not occupied yet.

The access off Dilworth is show on the plot plan? also the commercial off loading area is not shown and I see there is no provision on Springfield. The owners of Mission Creek Towers will lose their respective site lines looking to the south which when they bought into these 2- towers have concerns off moving again. Your reply in this regard would be appreciated, thank you going forward

Best regards,

[REDACTED]

ATTACHMENT		C
This forms part of application # Z24-0040		
Planner Initials	KB	 City of Kelowna DEVELOPMENT PLANNING

Kyle Stewart

From: [REDACTED]
Sent: March 19, 2025 11:48 AM
To: Kyle Stewart
Cc: kbrunet@kelowna.ca
Subject: Re: Request for Architectural Drawings 2271 Harvey Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 23-002 Dilworth

Thanks Kyle

I did notice what I believe to be an inaccuracy on one of your drawings. On the Page DP1.02 it shows to the east of Underhill cul-de-sac there is a road named Haynes Road. This is not correct. In that area is the driveway to our Strata Plan KAS2811.

I was also curious as to the decision on not having the asphalt laneway at the east of the property extend all the way to Springfield and make it only accessible to traffic exiting the new complex, heading south on the laneway to turn west onto Springfield. It would definitely alleviate traffic congestion at the intersection of Underhill and Baron, and potential backlog at peak hours for traffic heading westbound on baron to turn southbound onto Dilworth as that left turn lane already backs up to Underhill. I do understand that you are trying to avoid a driveway from Springfield into the laneway so as to not cause traffic disruptions on a main artery, but I believe having the laneway structured so as to not allow traffic entering from Springfield but only exiting westbound onto Springfield from the laneway will be of a great asset.

It is great to see a fair amount of bicycle parking, and it's great that you are designing the building with alternative modes of transportation in mind. What I don't see though is anywhere for people using the commercial units to lock up their bikes outside. The fewer barriers there are in our city to alternative modes of transportation the more likely people will be to cycle rather than drive.

Thanks for providing these drawings to give your neighbours a chance to provide their input.

[REDACTED]

> On Mar 17, 2025, at 10:58 AM, Kyle Stewart <kyle@empowered-development.com> wrote:

>

> Hi [REDACTED]

>

> Heres a link to the latest plans.

> https://www.dropbox.com/scl/fi/d7poaugept0udij1qfcw2/241015-DILWORTH_ISSUED-FOR-DP-Jan24-Update-Site-plan.pdf?rlkey=b2v5d8ue2uhhr2z1l0zethre0&st=zj3rwam2&dl=0

>

> Best,

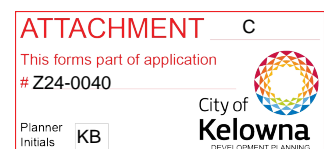
>

> Kyle Stewart


> Principal

> Empowered Development Ltd.

>



>
>
>
>
> 7788296641
>
>
> kyle@empowered-development.com
>
>
> empowered-development.com
>
>
>
> Know someone who needs expert development management? Refer them to us by March 31st and receive a cash bonus! Ask me for details.
>
>
>
>
>
>
>
>
>
>
>
>
>
> -----Original Message-----
> From: [REDACTED]
> Sent: March 16, 2025 8:58 AM
> To: Kyle Stewart <kyle@empowered-development.com>
> Subject: Request for Architectural Drawings
>
> Hello
>
> I received the development notice about a development in Kelowna at Springfield and Dilworth drive. I would like to review your drawings if you can please send them to me I would appreciate it.
>
> Thanks
>
> [REDACTED]

ATTACHMENT		C
This forms part of application # Z24-0040		
Planner Initials	KB	 City of Kelowna DEVELOPMENT PLANNING

[REDACTED]

March 27, 2025

City of Kelowna

Attention: Kimberly Brunet, Planner Specialist

Email: kbrunet@kelowna.ca

Dear Kimberly,

RE: REZONING OF 2271 HARVEY ROAD #Z24-0040

Thank you for your response March 21, 2025.

We would like to put it on record that we are not in support of this rezoning without the information required to make such a determination, specifically the setbacks and landscape buffer on the East property line which directly affects our property. It is also important to understand where the development will be accessed from while complying with the setbacks in order for staff/Council to determine if the property should be re-zoned.

We can put this in writing to Mayor and Council as well so that it forms part of the public record. Please advise if this is how we register our objection formally.


Kindest regards,

[REDACTED]

Director

cc: Kyle Stewart

Email: kyle@empowered-development.com

ATTACHMENT		C
This forms part of application # Z24-0040		
Planner Initials	KB	 City of Kelowna DEVELOPMENT PLANNING

[REDACTED]



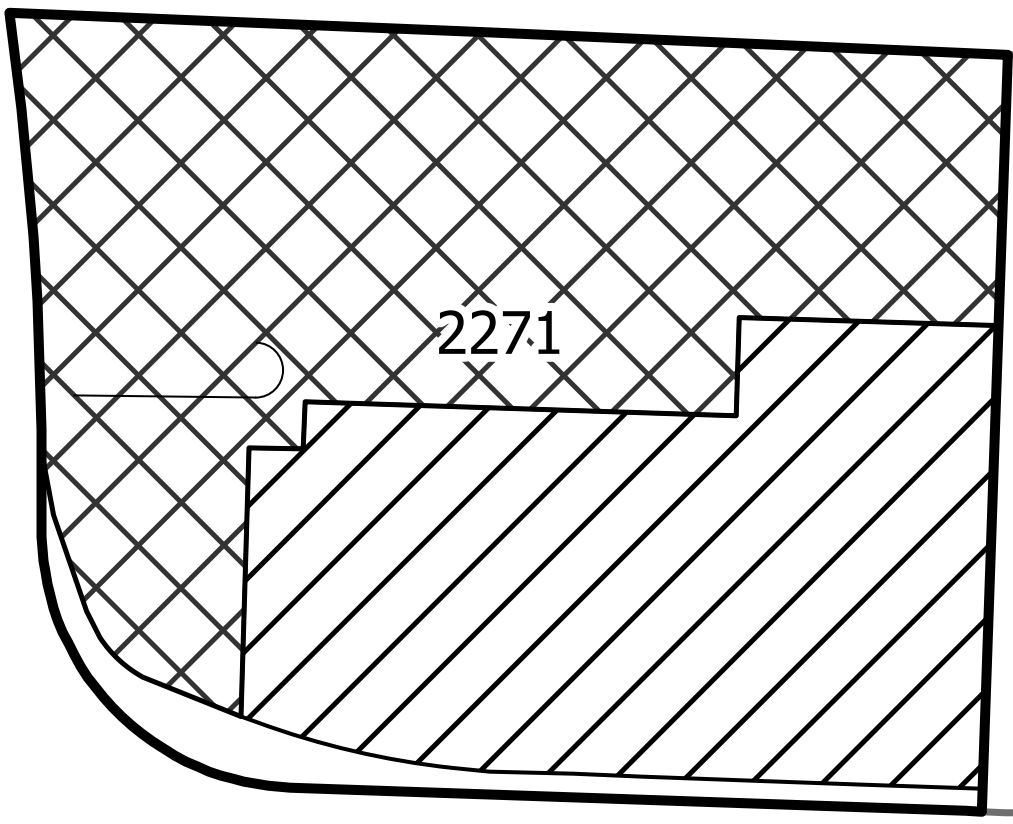
1975

1960

UNDERHILL ST

2271

DILWORTH DR



SPRINGFIELD RD

BENVOULIN RD

ATTACHMENT

Map A

This forms part of application




Z24-0040

Planner
Initials

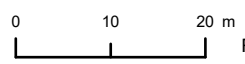
KB



**MAP "A" ZONING AMENDMENT
Z24-0040**

-  C2 - Vehicle Oriented Commercial to UC3 - Midtown Urban Centre
-  C2 - Vehicle Oriented Commercial to UC3r - Midtown Urban Centre Rental Only
-  Subject Property

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.



Rev. Tuesday, April 15, 2025

