



ATTACHMENT Map A
 This forms part of application
 # Z23-0087
 Planner Initials TC
 City of Kelowna
 DEVELOPMENT PLANNING

MAP "A" ZONING AMENDMENT
Z23-0087

MF2 - Low Density Ground-Oriented
 Multiple Housing to VC1r - Village 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. March 3, 2026
 City of Kelowna

February 27, 2026
Our File: 25047

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Attention: Tyler Caswell, RPP, MCIP

Dear Tyler:

Re: Z23-0087 435 Sutton Crescent – Summary of Public Input

ATTACHMENT A

This forms part of application
Z23-0087

Planner Initials TC


City of
Kelowna
DEVELOPMENT PLANNING

I can confirm the attached Neighbourhood Notification letter was mailed on January 14, 2026, via Canada Post to the addresses as provided in your January 8, 2026, email to Up Rite Homes. Public input was received from residents of nearby properties in response to the rezoning notification circulated in accordance with Council Policy No. 367 for the rezoning of 435 Sutton Crescent.

The purpose of the consultation was to seek public input on the proposed rezoning and associated land use considerations. The correspondence received addressed a range of topics, including building height and form, traffic, parking, construction impacts, and neighbourhood character. While some comments relate to matters typically reviewed at later stages of the development process, such as Development Permit or Building Permit, all input received has been summarized for completeness and to accurately reflect the feedback provided by the public.

In all, six responses were received. The following is a summary of the key matters raised.

- Residents expressed concern that the proposed six-storey building is not consistent with the existing scale of development in the area. Several respondents indicated that a six-storey building would represent a change to the established character of Sutton Crescent.

- Traffic and access were frequently raised. Sutton Crescent was described as a dead-end street with limited capacity for additional traffic. Respondents expressed concerns with increased vehicle volumes, which could affect safety and circulation in the area. Specific concern was noted at nearby intersections, including Kane Road and Drysdale Boulevard.
- Parking impacts were also identified as a concern. Residents indicated that existing on-street parking generally meets current needs, but that a large, purpose-built, rental development could result in parking spillover onto Sutton Crescent and adjacent streets if on-site parking supply is insufficient.
- Several respondents raised concerns related to construction impacts, referencing past experiences with nearby development. These comments noted that structural movement and damage were previously observed during construction in the area and expressed concern that excavation and construction associated with a six-storey building could result in similar impacts to adjacent buildings.
- Some residents commented on the loss of the vacant site as open space. While acknowledging the property is privately owned, it was noted that the undeveloped land has functioned as a buffer between buildings and contributes to a sense of openness and quiet in the neighbourhood. Concerns were raised that development would remove this buffer and increase activity levels in the area.
- Comments were also received regarding the type of housing proposed. Some respondents questioned whether high-density building aligns with the needs of the neighbourhood or the City's broader housing objectives.

A copy of the Neighbourhood Notification that was mailed out and the responses received are attached to this letter. The majority of the concerns raised are matters that will be addressed as part of the development of the project (traffic, access, parking, construction, etc.) and not matters relating to the rezoning of the property.

Should you have any questions or require anything further do not hesitate to contact our office.

Sincerely,

PROTECH CONSULTING



Kyle C. Lorincz, P.Eng.

Encl. – Written responses received and Neighbourhood Notification letter

CC: Steven Bonn, Up Rite Homes Ltd.



From: [REDACTED]
To: [Kyle Lorincz](#)
Subject: 435 Sutton Cres.
Date: January 19, 2026 6:16:57 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I am a home owner in [REDACTED], and I am interested in what type of housing is planned for 435 Sutton Cres.

ATTACHMENT	A
This forms part of application # Z23-0087	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

From: [REDACTED]
To: [Kyle Lorincz](#)
Subject: 435 Sutton
Date: January 19, 2026 7:10:52 PM

Caution! This message was sent from outside your organization.

Hello

I'm writing because I recently received a letter in the mail about a potential build that is planned for the empty lot adjacent to where I live [REDACTED]

Last year we received letters in the mail about another proposed site in behind 1957 Kane. This was proposed to be a 6 storey rental condo building

It appears this site is now proposed to be another 6 storey condo.

I do not know what has come of this other proposed site behind the building. I do strongly oppose of another 6 storey high rise rental building within the same city block.

Sutton Cres is a dead end road. There is only one road in and out of this area. There is not sufficient egress. The intersection of Kane and Drysdale is a 2 way flashing light and there have been many car crashes at this location.

We have also had shifting to our building back when 1957 Kane was built over 8 years ago. We worry of additional shifting to our building and other surrounding buildings.

I do not support yet another proposal for another 6 storey rental condo building

I would however, support purchased townhomes in this empty field. I believe this area can manage townhomes and single families. Not a building with an occupancy of 230+

[REDACTED]

ATTACHMENT		A
This forms part of application		
# Z23-0087		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

From: [REDACTED]
To: [Kyle Lorincz](#)
Subject: Fwd: Opposition to Rezoning Application #Z23-0087 (435 Sutton Crescent)
Date: January 27, 2026 9:27:15 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Attention Kyle Lorincz, P.Eng,

Regarding:

Owner: Up Rite Homes Ltd.

Future OFFICIAL COMMUNITY PLAN Designation: VC1

Proposed Designation: VC1r

Current Zoning: MF2



I am writing to formally express my concerns to **Application Z23-0087** the proposed rezoning and development at **435 Sutton Crescent**, submitted by **Up Rite Homes Ltd.**, which would permit a **six-storey, 230-unit all-rental apartment building** in our neighbourhood.

I am a resident of [REDACTED], immediately adjacent to the proposed site, and my concerns relate to neighbourhood compatibility, infrastructure capacity, and alignment with the City of Kelowna's own housing goals.

1. Incompatibility with Established Neighbourhood Form

All surrounding residential developments in this area are **two to three storeys in height**, including nearby townhomes and low-rise buildings. A six-storey apartment building represents a significant and abrupt departure from the existing built form and scale of Sutton Crescent. **This level of density is inconsistent with the character of the area** and sets an undesirable precedent for further intensification on streets not designed for it.

2. Traffic and Safety Impacts on a Dead-End Street

Sutton Crescent is a **dead-end street with limited capacity for increased traffic**. A 230-unit development will introduce substantial daily vehicle movements from residents, visitors, deliveries, and service vehicles. This raises concerns about congestion, safety, and emergency access. The existing road network is not suitable for this intensity of use.

3. Parking Constraints

While current street parking is adequate for existing residents, it is **not sufficient to accommodate the vehicle demand generated by a development of this scale**. An all-rental building with 230 units will inevitably result in parking spillover onto Sutton Crescent and surrounding streets, worsening congestion and reducing accessibility for current residents.

4. Loss of Informal Open Space and Neighbourhood Calm

Although the open field on the proposed site is privately owned, it has long functioned as an informal open space used by nearby residents for walking and dog exercise. Its development will remove a valued buffer between buildings and significantly reduce the sense of openness and quiet that currently defines this area.

5. Oversupply of Small Rental Units

Kelowna currently has the **highest rental vacancy rate in Canada, exceeding 6%**, largely due to a surge in newly constructed rental and condo units. At the same time, the City's own

housing needs assessments highlight a **shortage of larger, family-sized homes**, particularly **3+ bedroom units**. Approving another large, all-rental apartment building dominated by smaller units does not address this documented gap and risks contributing further to an already oversupplied segment of the market.

6. Misalignment with Zoning Intent and Housing Policy

The City’s **Multi-Dwelling Zones** are intended to support **ground-oriented housing forms, such as townhomes, typically up to three storeys**, that provide family-friendly, “missing middle” housing. Townhomes in areas like Glenmore are well-suited to families, offering larger layouts, private access, and a scale that integrates naturally with existing neighbourhoods.

A lower-rise townhome development on this site would better align with zoning intent, reduce traffic and parking pressures, and encourage long-term residency and community stability through ownership-oriented housing rather than high-density rentals.

I support responsible growth and the need for diverse housing options in Kelowna. However, the proposed six-storey, 230-unit apartment building at 435 Sutton Crescent is **out of scale, poorly suited to its location, and misaligned with both neighbourhood context and the City’s stated housing priorities**. I respectfully ask Council to **deny the rezoning application** or require a significantly reduced, ground-oriented development that reflects the character and capacity of Sutton Crescent.

Thank you for your time and consideration.

Sincerely,

[Redacted Signature]

ATTACHMENT		A
This forms part of application		
# Z23-0087		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

From: [REDACTED]
To: [Kyle Lorincz](mailto:kyle.lorincz@kelowna.ca)
Cc: tcaswell@kelowna.ca
Subject: Key Concerns for Council Consideration – Rezoning Application Z23-0087 (435 Sutton Crescent)
Date: January 24, 2026 8:19:36 AM

Caution! This message was sent from outside your organization.

Dear Mr. Lorincz and City of Kelowna Planning Staff,

I am writing to provide further formal comment on the rezoning application for 435 Sutton Crescent (City File: Z23-0087), in accordance with Council Policy No. 367.

My concerns are not rooted in opposition to development, but rather in issues of appropriate scale, neighbourhood compatibility, and safety. The surrounding area is an established low-rise neighbourhood, with buildings generally limited to three storeys. A proposed six-storey development represents a significant departure from the existing built form and raises concerns regarding neighbourhood character and long-term precedent.

Of particular importance is the issue of construction-related risk. Our building experienced structural damage during the construction of another development across the street in the past. This is not a theoretical concern, but a documented impact that occurred as a result of nearby excavation and construction activity. Given this history, the proposed height and density at this site raise serious concerns regarding the potential for further structural impacts to adjacent properties.

In this context, I respectfully request that Council require a comprehensive geotechnical assessment and construction impact study as part of this application. Such a study should address soil conditions, excavation depth, shoring methods, vibration impacts, and mitigation measures to ensure the protection of surrounding buildings and infrastructure throughout all phases of construction.


I also ask Council to consider the broader implications of this application, including the precedent it may establish for future redevelopment within this low-rise neighbourhood. Incremental approvals of increased height and density have the potential to fundamentally alter the character and livability of the area over time.

Council Policy No. 367 emphasizes the importance of meaningful public input for development applications that may significantly impact surrounding residents. I respectfully request that these concerns be carefully considered and that the applicant be encouraged to pursue a development form that aligns more closely with the established three-storey context of the neighbourhood, while prioritizing the safety and integrity of existing homes and buildings.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

ATTACHMENT		A
This forms part of application # Z23-0087		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

From: [REDACTED]
To: [Tcaswell@kelowna.ca](mailto:tcaswell@kelowna.ca); [Kyle Lorincz](#)
Subject: Neighbourhood Concerns Regarding Rezoning Application Z23-0087 – 435 Sutton Crescent
Date: January 24, 2026 8:36:46 AM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear City of Kelowna Planning Staff and Council,

I am writing as a resident of the Sutton Crescent neighbourhood to express concerns regarding the proposed rezoning and six-storey development at 435 Sutton Crescent (City File: Z23-0087), as part of the public input process outlined in Council Policy No. 367.

Our neighbourhood is predominantly low-rise, with most buildings limited to two and three storeys. This scale has long defined the character of the area and contributed to a stable, livable residential environment. A six-storey building would be significantly out of scale with the surrounding development and would represent a major change to the established neighbourhood form.

In addition to concerns about height and density, there are serious safety considerations related to construction impacts. Nearby buildings, including our own, experienced structural damage during construction of another project in close proximity in the past. Given this history, many residents are understandably concerned about the potential risks associated with excavation, vibration, and construction activity related to a development of this size.

For these reasons, I respectfully request that the City require a thorough geotechnical assessment and construction impact study prior to any consideration of approval. Such studies should clearly outline how adjacent buildings will be protected throughout all stages of construction.

Other concerns shared by residents include increased traffic and parking pressure on local streets, impacts to privacy and sunlight, and the precedent that approving a six-storey building may set for future redevelopment within this low-rise area.

Council Policy No. 367 recognizes the importance of meaningful public engagement for developments that may significantly affect nearby residents. I ask that Council carefully consider the cumulative impacts of this proposal and encourage an alternative development approach that better reflects the existing three-storey character of the neighbourhood while prioritizing safety and compatibility.

Thank you for the opportunity to provide input on this application.

Sincerely,

[REDACTED]

ATTACHMENT		A
This forms part of application # Z23-0087		
Planner Initials	TC	
		City of Kelowna DEVELOPMENT PLANNING

From: [REDACTED]
To: [Kyle Lorincz](mailto:Kyle.Lorincz@kelowna.ca)
Cc: TCASWELL@KELOWNA.CA
Subject: Rezoning 435 Sutton Cres.
Date: January 20, 2026 6:21:33 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello Kyle and Tyler,

My name is [REDACTED] and I live/own at [REDACTED]. I have questions about access to the proposed development. From the images in your notice I see 2 access roads to the property: one via Kane Road intersecting with Sutton Cres. with a pedestrian controlled street light at the intersection, the other via Raisenen Rd. off Valley Road. The size of the property suggests a big number of units and therefore vehicles. My concerns are traffic flow, congestion and safety at the intersections. Would you expand on this.

Thank you,

[REDACTED]

ATTACHMENT		A
This forms part of application		
# Z23-0087		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

RE: NOTICE OF REZONING APPLICATION

January 14, 2026

City File#: Z23-0087

RE: 435 Sutton Cres.

DEAR PROPERTY OWNER/RESIDENT/TENANT:

Please be advised that Up Rite Homes Ltd. has made application to the City of Kelowna to rezone 435 Sutton Cres. (Shown on the back of this notice).

In keeping with the requirements of Council Policy #367 (Public Notification and Consultation for Development Applications), we are informing you of this application and inviting residents in the vicinity of the subject property to pose any questions you have to Kyle Lorincz of Protech Consulting or Planner Tyler Caswell at the City of Kelowna by **Friday January 30, 2026**.

Any questions or comments about the application should be directed to the consultant, using any of the following means:

- EMAIL: klorincz@protech-consulting.com
- CANADA POST: 300 – 3275 Lakeshore Road
Kelowna, BC V1W 3S9 – Attention: Kyle Lorincz
- PHONE: 250-860-1771

RELEVANT INFORMATION


- AGENT: Kyle Lorincz, P. Eng
- OWNER: Up Rite Homes Ltd.
- Future OFFICIAL COMMUNITY PLAN Designation: VC1
- PROPOSED DESIGNATION: VC1r
- CURRENT ZONING: MF2

EXPLANATION – The proposed application is consistent with the goals of the current Official Community Plan that calls for development and densification of the Glenmore Village Centre. The proposed application requests the rezoning of the subject property and is consistent with the Official Community Plan for this neighborhood.

Thank you for your interest in this matter.

Kyle Lorincz, P. Eng
Protech Consulting

You may also contact Tyler Caswell, RPP, MCIP, at the City of Kelowna if you have any questions.
Tyler Caswell, Planner Specialist, City of Kelowna
Direct Line: 250-469-8967 | TCaswell@kelowna.ca

ATTACHMENT	A
This forms part of application # Z23-0087	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

See Reverse Side



