

April 20, 2026

Our File No: 26-3015

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

**Attention:** Mark Tanner, Planner Specialist

Dear Sir,

**Re:** Planning Rationale for Rezoning Application at 5347 Upper Mission Drive,  
Kelowna, BC (PID: 031-055-940)

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## 1. INTRODUCTION

Aplin & Martin Consultants Ltd. (Aplin Martin) was retained by Essential Idea Ltd. (the “applicant”) to prepare a planning rationale to supplement the rezoning application for the property located at 5347 Upper Mission Drive, Kelowna, BC (“subject property” or “subject site”).

The subject property is approximately 11,501 m<sup>2</sup> (2.84 acres) in total area and consists of 1 lot. The subject property currently has two land use designations: Suburban Residential and Natural Area under the City of Kelowna’s Official Community Plan (OCP) and is zoned RU3 – Small Lot Housing and P3 – Parks and Open Space under the City’s Zoning Bylaw No. 12375. Approximately 38% (4,323 m<sup>2</sup>) of the subject site area is zoned RU3 and approximately 62% (7,178 m<sup>2</sup>) of the site area is zoned P3.

This submission is intended to amend the application submitted by New Town Planning on November 28, 2025, and is further to the letter provided to City staff on April 20, 2026. The applicant is seeking to have this application progress as quickly as possible, as construction of a house is currently underway on the subject property (BP25-000832), and given that the application has experienced significant delays due to zoning and staffing changes at the City and shifting policy direction.

## 2. PROPOSAL

This application requests for:

- An OCP amendment to redesignate portion of the property designated Suburban Residential (S-RES) to Suburban Multiple Unit (S-MU); and
- Rezoning of the portion of the property zoned RU3 - Small Lot Suburban Housing to MF2 - Townhouse Housing, to allow for a residential development consisting of 3 fourplexes and 5 triplexes.

A total of 27 dwelling units are proposed as part of the development, 9 of which are 2-bedroom units and 18 of which are 3-bedroom units.

## 3. BACKGROUND

The initial rezoning application was submitted to the City on November 28, 2025, which requested to rezone the RU3 portion of the property to RU5 to permit the development of 9 triplexes. At the time of application submission, Zoning Bylaw No. 12375 permitted the development of triplex dwellings within the proposed RU5 zone. Due to subsequent amendments to Zoning Bylaw No. 12375, triplex dwellings have been removed as a permitted use under the RU5 zone.

On April 20, 2026, the applicant submitted a letter to City staff requesting a site-specific permission to allow triplexes within the RU5 zone. In response, the City's Divisional Director of Planning and Development Services has advised the applicant to pursue an OCP amendment and rezoning to MF2, as suggested by Planning staff. Accordingly, the applicant has revised the application package to align with the suggested MF2 zoning and current City policy direction.

## 4. PLANNING RATIONALE

### Supporting Attainable Ownership Housing

The proposed Official Community Plan amendment from Suburban Residential (S-RES) to Suburban Multiple Unit (S-MU) is supported by the policy direction of Kelowna's 2040 OCP, which encourages a broader range of low-density and ground-oriented housing forms to address evolving housing needs and improve the efficiency of existing urban infrastructure. The proposal to permit triplex and fourplex housing represents a modest increase in density that is consistent with the City's objectives for diverse housing tenures with a variety of bedroom unit types, in alignment with OCP Policies 7.6.1 and 7.6.3. The proposed development contributes to the provision of attainable ownership housing opportunities for middle-to-average income households, as opposed to single-family or duplex forms currently permitted under Suburban Residential land use designation and RU3 zoning.

It would also better align with the *City's Housing Needs Assessment, Housing Action Plan*, and OCP Housing policies by supporting an increase in the diversity of ownership housing and price points, which the single-family or duplex forms would not achieve.

Furthermore, the proposed development can be supported by Policy 7.2.1 - Suburban Housing Variety, which encourage a variety of low-density ground-oriented housing development in close proximity to small scale commercial services, amenities such as schools and parks, and existing transit services and/or active transportation facilities.

The subject site's location benefits from proximity to:

- 500m from the BGC Okanagan after school childcare centre;
- 1km from the Chute Lake Elementary School and Curlew Park;
- 1.2km from the neighbourhood commercial area on Main Street and Chute Lake Road; and
- Approximately 200 m from transit and cycling routes along Chute Lake Road.

The proposed development also supports OCP Objective 7.6 and Policy 7.6.5 - Suburban Neighborhood Infill by providing a ground-oriented, low-density house-plex. The triplex and fourplex are limited to three storeys, with massing, setbacks, and building form designed to fit the existing neighborhood pattern, reinforcing compatibility with surrounding single-family and duplex homes while contributing to housing variety.

The proposal responds directly to these directions by maintaining a residential form and appearance consistent with the established suburban pattern, contains development within the Permanent Growth Boundary, and demonstrates low-impact, context-sensitive, varied low-density housing development.

In addition, the development incorporates cluster housing principles, consistent with Guideline 1.2 for Hillside Development, by arranging dwelling units in a compact and efficient layout that preserves the adjacent hillside environment.

#### Energy Efficiency

In alignment with the City's climate objectives under the OCP (Objective 12.4 and 12.5), this housing development is being built to honor the work of Harold Orr, a world-recognized engineer who worked for the National Research Council of Canada, and in the mid-1970's. His field of study is and was highly energy-efficient housing, which he continued to work on throughout his career. Mr. Orr is now into his 90's. Harold's son John eventually became an engineer, where he and the main proponent, Michael Goodman, aim to carry on the innovation started by Harold.

The building being constructed at this time, contains "prairie walls", which are a highly insulated specialized wall system. The windows are also highly specialized in order to meet Step Code 5. The exterior of the building will be innovative in order to achieve high quality at a lower cost. Mechanical systems will meet Step Code 5 and building is being planned for solar. Harold Orr's name is known around the world and his work has been honored globally. He invented the blower door technique, which is used by hundreds of cities to check for air infiltration of the buildings. This technique is used by consultants to apply for Step Code 5 status in the City of Kelowna as well. More about Harold Orr can be found at:

[https://en.wikipedia.org/wiki/Harold\\_Orr](https://en.wikipedia.org/wiki/Harold_Orr)

## 5. CONCLUSION AND ENCLOSURES

The objective is to build highly insulated Step Code 5 housing, with solar energy systems that meet the best environmental standards achievable using the best technology available in today's environment. The applicant aims to combine this goal with delivering attainable and livable missing middle housing that is within the price range of working couples and average-income earners.

In addition, the proposal includes parkland dedication far exceeding the minimum requirement by a substantial amount. The applicant is willing to dedicate additional parkland as part of the overall development, thereby providing additional public and community benefits. With additional voluntary parkland being provided, there is strong basis for permitting additional density as part of the application.

Enclosed with this rationale are the following additional items requested by the City for the application to proceed:

1. The BC corporate summary describing ownership interests in Essential Idea Ltd., Inc. No. BC0134064, and if necessary additional Owner's Authorization Forms.
2. Revised / simplified plans.

We look forward to working with the City of Kelowna on this application. If you have any questions or require anything further, please contact the undersigned.

Yours truly,

**APLIN & MARTIN CONSULTANTS LTD.**



Josh Graff  
Engineering Lead, Kelowna

## 6. APPENDICES

Appendix 1 - Revised / Simplified Plans

Appendix 2 - BC Corporate Summary Describing Ownership Interests in Essential Idea Ltd., Inc.  
No. BC0134064



