



REZONING APPLICATION

1508 Highland Dr, Kelowna, BC

Rezoning Application for the creation of a vibrant townhome community in Kelowna's core area.



May 2nd, 2024

ABOUT THE PLAN

Innocept Developments is excited to submit this Rezoning application for the creation of a comprehensive townhouse development at 1508 Highland Dr, Kelowna, BC. Our vision is to establish a community that seamlessly blends within the existing urban neighborhood.

The proposed project entails the development of 19 urban townhouses on a 0.6-acre urban lot located at 1508 Highland Dr, Kelowna, BC. This initiative addresses the growing demand for housing in the region, providing diverse housing options.

Recognizing the potential of the subject land, Innocept has identified this as an ideal location for cultivating a vibrant community within the core area of Kelowna. To maximize the development potential of the site, we have devised an innovative urban planning approach by embracing the mid-century modern design principles pioneered by Joseph Eichler, we have seamlessly blended indoor and outdoor spaces, integrated an active laneway concept and strategically sited the buildings, to cultivate a robust sense of community and stimulate heightened interaction among neighbors throughout the entire development. Our meticulous planning reflects our commitment to enhancing the living experience and promoting a strong sense of community in Kelowna.

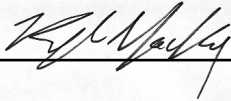
For any questions or clarifications regarding the information provided herein, please feel free to contact the undersigned at your earliest convenience. We are committed to transparency and collaboration as we work towards creating a thriving and integrated community in Kelowna.

Prepared by:

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President
ppasutto@innocept.ca





EXISTING CONDITIONS- CONTEXT PLAN

INNOCEPT



EXISTING CONDITIONS- SUBJECT LOCATION| AERIAL

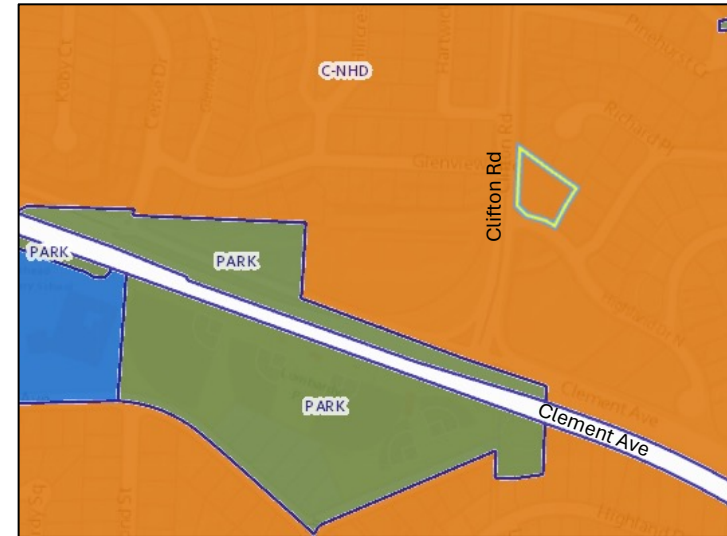
INNOCEPT



PROPERTY OVERVIEW

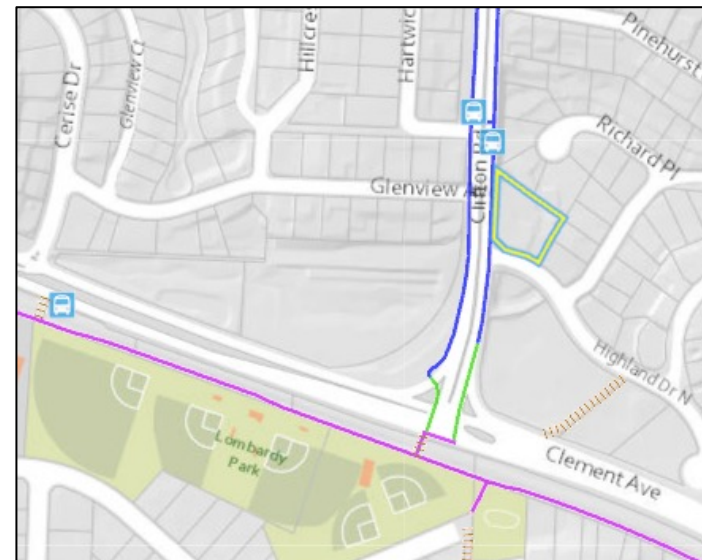
INNOCEPT

Property Address	1508 Highland Dr
Legal Address	Plan KAP21281 LOT 1 SECTION 29 TOWNSHIP 26
PID	007-537-590
Site Area	.624 Acres – 27,017 sqft
Current Zoning	MF-1 OCP2040 Future Land Use: C-NHD
Proposed Zoning	MF-2



Future Land Use Map

Situated within the Core Area, Highland offers an ideal setting for families seeking convenient access to the Downtown Urban Centre and the Glenmore Village Centre. Its proximity to essential amenities like grocery, retail stores, restaurants, schools, and parks makes it an attractive choice. The proposed MF2 zoning permits the development of ground-oriented townhouses, thoughtfully integrated into the neighborhood to enhance density while respecting the character of the existing single-family homes.



BC Transit Route and Bicycle Network

With numerous bus stops lining Clifton Rd and Clement Avenue, and its adjacency to the Clifton active transportation corridor, the development offers swift connections to local amenities through Kelowna's extensive bicycle and trail networks. This setup grants families the flexibility of residing in this area without the necessity for every member to rely on a car.

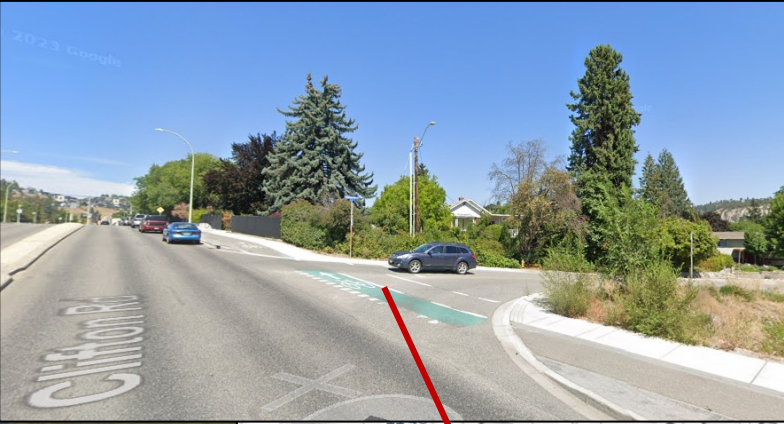


EXISTING CONDITIONS- SUBJECT LOCATION|

INNOCEPT



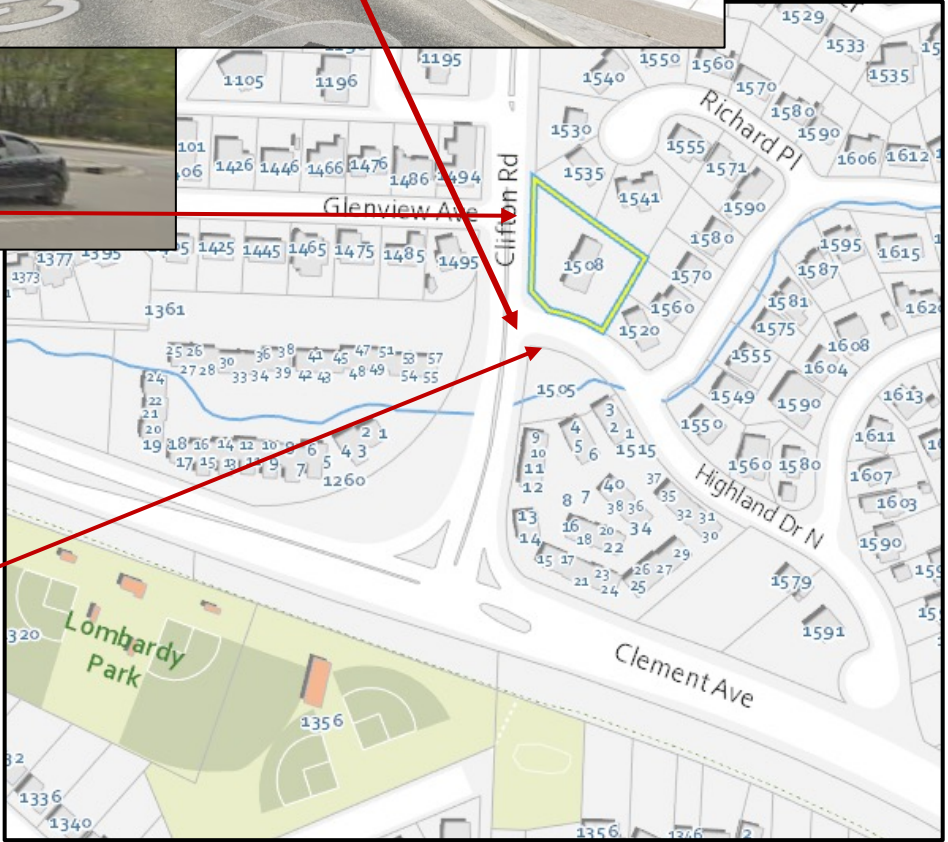
View from Clifton Rd



View from Intersection of Clifton and Highland Rd



View from Highland Dr



EXISTING CONDITIONS- SUBJECT LOCATION|

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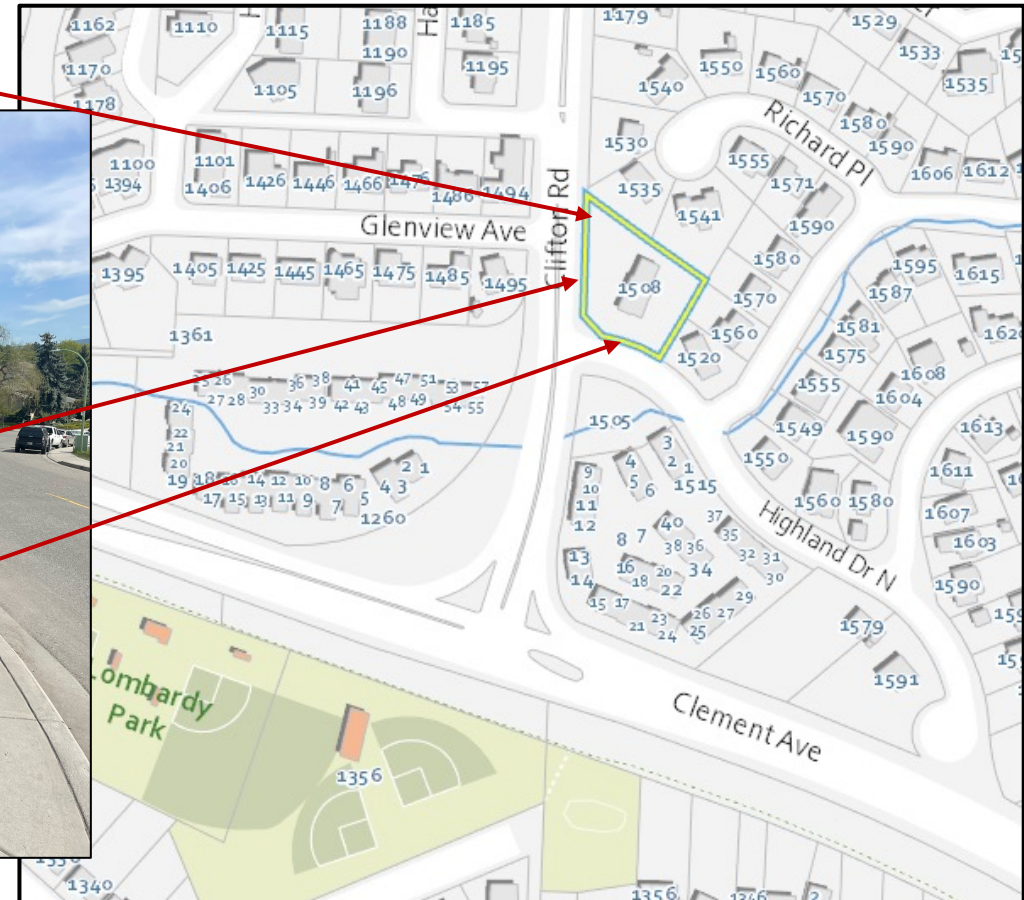
Retaining wall at Clifton sidewalk (from inside site)



Sidewalk at Clifton Rd with completed ATC



Sidewalk at Highland Dr



EXISTING CONDITIONS-| NEIGHBORING PROPERTIES

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1520 Highland Dr N



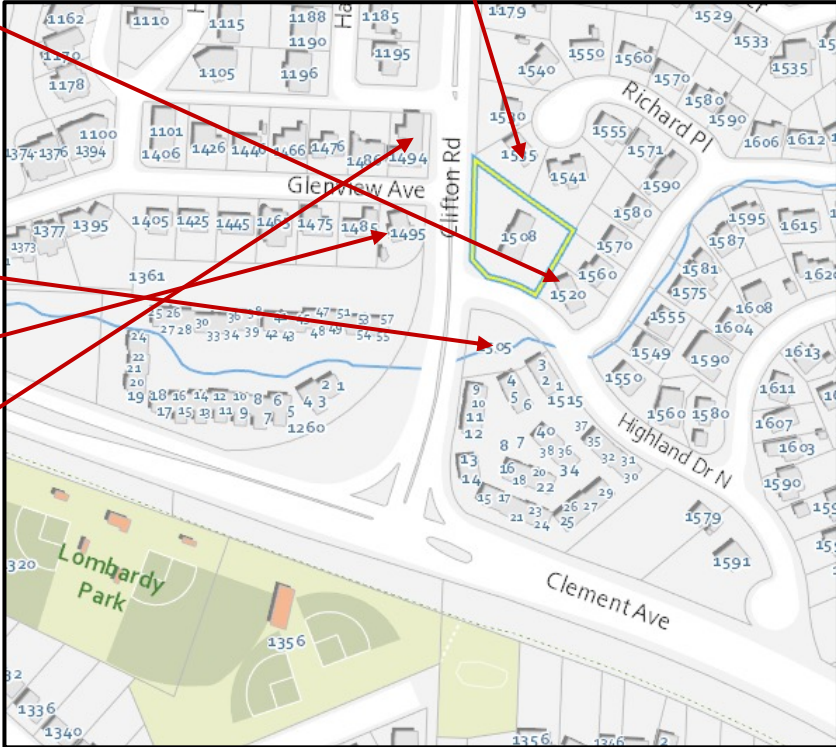
1535 Richard Pl



1505 Highland Dr N



1494 & 1495 Glenview Ave



EXISTING CONDITIONS- SUBJECT LOCATION|

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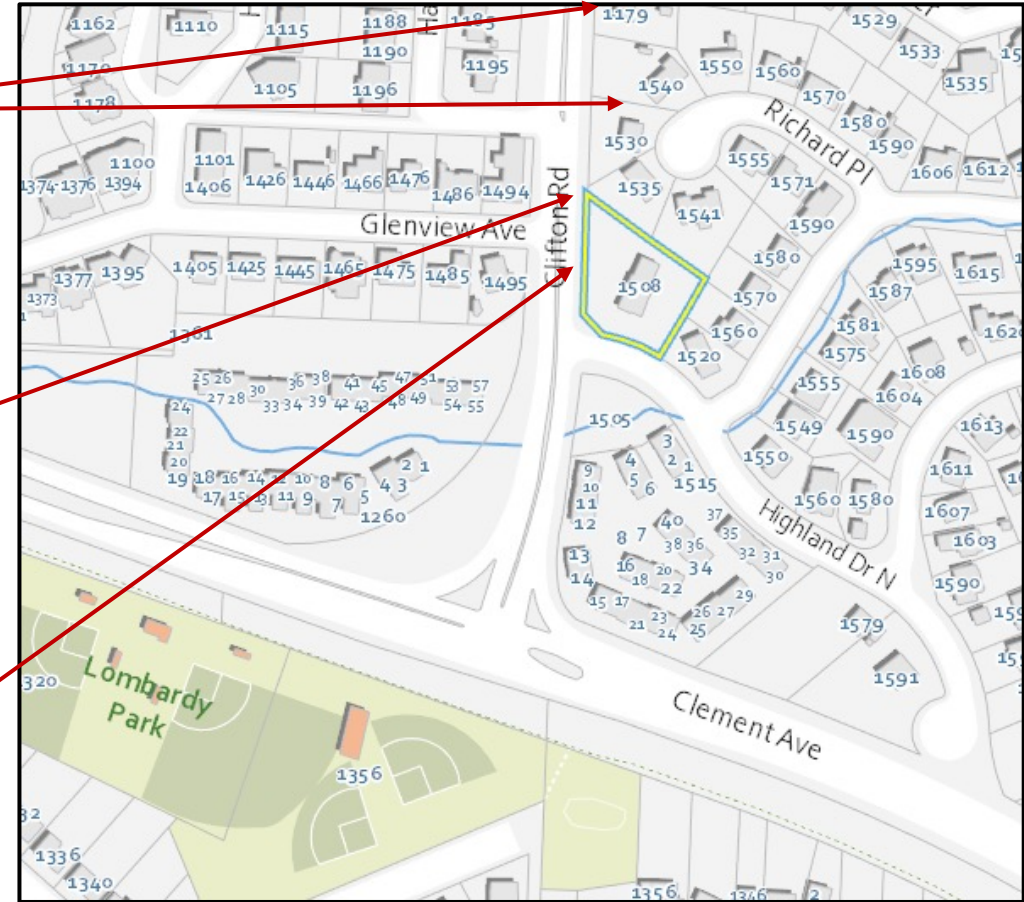
Retaining wall along Clifton and Richard Place



Sidewalk at Clifton Rd with completed ATC



Entry/Letdown at Highland Dr



DEVELOPMENT VISION

Our Vision- A seamlessly integrated townhouse community in Kelowna’s core area.

1508 Highland Rd is designed to be a well-rounded and inclusive housing community. By working with the sites existing topography, we have maximized the development potential and will enhance the streetscape along Clifton Rd. We have designed this development to meet all the zoning requirements of the MF-2 zoning and no variances are required.

Canada’s Housing Shortage: A Paradigm Shift in Housing

As we navigate the national and local housing shortage, there is a growing need to reimagine the housing market. Urban townhomes, with their compact yet functional design, align perfectly with the changing needs of society. These homes offer an alternative to traditional single-family homes, making them a perfect fit for modern families and professionals.

Architectural Integration and Inspiration

1508 Highland embraces the principles of mid-century modern architecture, creating units that will seamlessly blend within the existing urban core neighborhood, known for its abundance of mid-century homes. Drawing inspiration from this iconic architectural style, we aim to contribute to the neighborhood's cohesive aesthetic while providing modern, comfortable living spaces.

One key aspect of mid-century modern design is the integration of indoor and outdoor spaces, and our development follows suit. By incorporating large windows, open floor plans, and outdoor living areas, we seek to transform the existing overgrown single-family lot into an attractive and vibrant new community which will enhance the community aesthetic along the Clifton/Clement corridor while providing gentle densification.



Precedent Image- Form and Character



Precedent Image- Form and Character



Conceptual Design- View from Clifton Rd.



Project Branding

ALIGNMENT WITH THE CITY OF KELOWNA OCP



Promote more housing diversity



Stop planning new suburban neighbourhoods



Protect and restore our environment



Prioritize sustainable transportation and shared mobility

Our urban townhouse development at 1508 Highland Dr is designed to align with the City of Kelowna's Official Community Plan (OCP), demonstrating a cohesive integration of housing design and landscape planning in accordance with the OCP and townhouse form and character guidelines.

Policy 5.11.3 - Ground Oriented Housing: Our development adheres to this policy by incorporating ground-oriented units, namely urban townhouses, which seamlessly blend into the surrounding environment. Each townhouse unit features its own private outdoor space, including patios and balconies, providing residents with direct access to green areas and enhancing their connection to nature. By prioritizing ground-level access and integrating outdoor living spaces, we promote a sense of community and well-being among residents while fostering a pedestrian-friendly environment.

Policy 5.11.8 - Bedroom Composition: To meet the requirements outlined in this policy, our development strategically includes a variety of unit sizes and configurations, with a particular emphasis on accommodating larger households. All our townhouse units feature three bedrooms, catering to the diverse needs of families and individuals seeking spacious living arrangements within an urban setting. By offering a mix of unit sizes, we enhance housing affordability and support a range of household types and sizes, in line with the OCP's objectives.

Landscape Plan Integration: Our landscape plan is thoughtfully designed to complement the requirements of the OCP while enhancing the overall livability and sustainability of our development. Specific features of our landscape plan include:

Integration of green spaces: We prioritize the incorporation of green spaces throughout the development, including communal courtyards, pocket parks, and landscaped pathways. These green spaces serve as focal points for social interaction, recreation, and relaxation, contributing to a vibrant and cohesive community.

Sustainable landscaping practices: In accordance with the OCP's emphasis on environmental stewardship, our landscape plan integrates sustainable landscaping practices, such as drought-tolerant plantings, native vegetation, and water-efficient irrigation systems. By minimizing water consumption and reducing environmental impact, we demonstrate our commitment to sustainability and responsible land use.

Active transportation amenities: Recognizing the importance of active transportation networks, our landscape plan includes amenities such as pedestrian walkways, bike racks, and connections to existing transit routes. These amenities promote alternative modes of transportation, reduce reliance on private vehicles, and enhance the overall accessibility and connectivity of our development within the broader community.

Urban design elements: Our landscape plan incorporates urban design elements, such as street furniture, lighting fixtures, and signage, to create an inviting and cohesive streetscape. These elements enhance the aesthetic appeal of the development, improve pedestrian safety, and contribute to the creation of a vibrant and walkable urban environment.



1 SITE PLAN
A1.1 1" = 10'-0"

BLUEGREEN
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Raleigh, NC 27613
919-450-0500
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ISSUED FOR COORDINATION

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Client: INNOCEPT DEVELOPMENTS
Consultants:

REV.	DATE	DESCRIPTION
1		ISSUED FOR COORDINATION

Project: THE HIGHLAND
ROW HOUSING
1508 Highland Dr. N.
Raleigh, NC 27617-463

Drawn Title: SITE PLAN

Sheet Number: 24 (24)
Date: 2024.05.03
Scale: 1" = 10'-0"
Revision Number: 0
Drawing Number: A1.1

ACCEPT