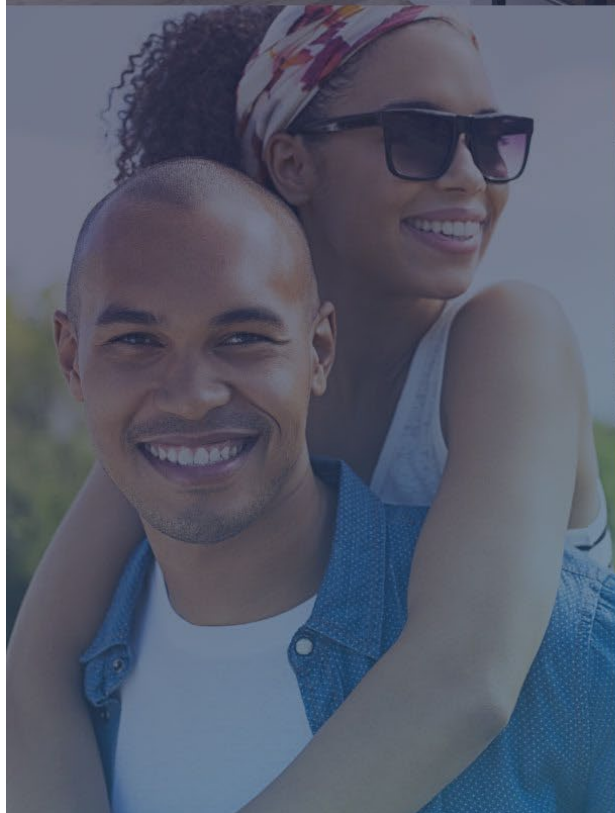


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HIGHSTREET VENTURES INC.

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Ascent

Lot 4 District Lot 579 SDYD Plan EPP118981
Bylaw Amendment Rational
Kelowna, BC.

Re: Rezoning Application for Lot 4 District Lot 579 SDYD Plan EPP74481 from RR1 to MF2

INTRODUCTION

Highstreet is a forward-thinking real estate development company known for its commitment to sustainable, community-oriented residential developments. With a track record of creating vibrant communities across Western Canada, our company's mission extends beyond crafting beautiful communities; it centers on creating spaces that are not only inviting, but also environmentally responsible. We are devoted to pushing the boundaries of sustainable development, crafting spaces that seamlessly integrate with their surroundings to provide residents with a balanced combination of modern living and high-performing homes. All buildings as part of this future development will be 100% electric with onsite solar electric generation supplementing building demands. This project will be designed to the highest tier of the BC Energy Step Code, Net-Zero Energy Ready, currently the most stringent energy code in Canada.

APPLICATION RATIONALE

Highstreet Ventures is undergoing application to rezone Lot 4, Plan EPP118981 at 5091 Gordon Drive in Kelowna, BC., to facilitate its rezoning from Rural Residential 1 (RR1) to Medium Density Multiple Residential 2 (MF2 Townhouse Housing – up to 3-storeys). A detailed rationale has been provided below as part of the Rezoning Application.

PROJECT OVERVIEW & INTENT

The purpose of this rezoning application is to transition the subject property from its current rural residential zoning (RR1) to the medium density residential zoning (MF2 Townhouse Housing – up to 3-storeys) supported by the Official Community Plan (OCP). This change will facilitate the development of residential units, specifically three-storey townhouses, addressing the need for diverse housing options. The proposed change, while enabling higher density residential development, will provide a transition in the community from the adjacent high-density multi-family land use to the north, to the low density single-family residential neighbourhoods nearby.

Conceptual site planning has confirmed that an MF2-compliant proposal can be achieved, featuring adequate setbacks and landscaped buffers to create a sense of openness and privacy without excessive variances to bylaw requirements.

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To adapt to the existing terrain, a tiered approach to site design can make use of the natural topography, carving out usable and livable spaces while minimizing the required land alteration and allowing the natural landscape to dictate the setting, orientation, and articulation of buildings.

We are confident that this project will support the City of Kelowna's initiatives for promoting environmentally sustainable and community-oriented medium-density townhouse housing up to 3 storeys, and we look forward to collaborating with the City to bring this vision to life.

Eric Delorme

Development Manager

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FROST ROAD MULTIFAMILY - PLAN VIEW
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