



August 7, 2024

VIA EMAIL LKorolchuk@vernon.ca

City of Vernon  
3400 30<sup>th</sup> Street  
Vernon, BC V1T 5E6

RE: Project Rational – 6545 Okanagan

Dear Lydia ,

We kindly request your support in approving the Okanagan Valley Housing Society's Development Application, which includes the following

1. **OCP Amendment:** Changing the designation from Residential – Low Density to Residential High Density. (Supporting Documentation A, attached; B, a cheque – copy attached will be hand delivered to the City of Vernon; C, attached; E – not attached as the Society is the Owner and is applying for the OCP Amendment.)
2. **Rezoning:** From AGRS (Agriculture & Rural: Small Block) to MSH (Medium Scale Zone). (Supporting Documentation A, attached; B, a cheque – copy attached will be hand delivered to the City of Vernon; C, attached; E – not attached as the Society is the Owner and is applying for the OCP Amendment; F – attached; G – attached; Q – exempt.)

These amendments will enable the realization of our vision to create a 96-unit, six-story affordable rental building, totalling 7,650m<sup>2</sup>, designed to house families, seniors, and single individuals in Vernon. This project will provide much-needed housing options, helping local residents gain stability in an increasingly challenging housing market.

The site at 6545 Okanagan Landing Road was purchased by the Okanagan Valley Housing Society in 2024 through a generous gift from an anonymous donor. We are very fortunate that Tyler Baker, BC Housing Director of Regional Development Interior Region was in Vernon for the City of Vernon OCP and Transportation Plan meeting and was able to view the property. Following the purchase, we applied to BC Housing for Preliminary Development Funding, aiming to bring this project to a shovel-ready status by January 2025. BC Housing's consideration of our application is contingent on demonstrating project viability, which includes securing rezoning, development permits, and progress towards a building permit submission. The proposed OCP Amendment and Rezoning are crucial first steps in this process.

We have engaged the following experienced professionals to guide and support our project:

1. **Jay Gilman** – Project Architect
2. **Sarah Atkinson** – Development Consultant
3. **Chuck Winn** – Project Construction Manager

On July 15, 2024, Cindy Masters, Jay Gilman, Sarah Atkinson, and Chuck Winn met with City of Vernon Planning Staff, including Lydia Korolchuk and Matt Faucher, for a pre-development meeting. The staff expressed strong support for the project, recognizing the critical need for affordable housing in our community.

#100 - 3502 27th Avenue  
Vernon, BC V1T 7A1  
(250) 545-6475

Although not required supporting documents, it was suggested by the City Staff on July 15, 2024 to include the Geotechnical report and it is attached.

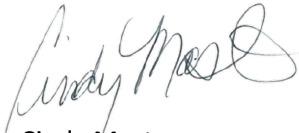
Additionally, we are very thankful to City of Vernon staff member Roy Nuriel, for guidance and support in the early days when the Society was first negotiating for the purchase of this property.

We are excited about the opportunity to collaborate with staff and Mayor and Council at the City of Vernon towards helping fulfilling the goals created in the City of Vernon's Housing Action Plan. These units will provide access to housing that is critical for the social and economic well-being of our community. We see daily how the housing crisis is impacting the community.

Together, we can make a meaningful impact in the lives of many.

Thank you for your consideration and support.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cindy Masters".

Cindy Masters  
Executive Director  
Okanagan Valley Housing Society