

January 22, 2026

City of Vernon

Attn: Planning Department

Dear Planning Department,

Re: Rezoning Application – Rationale Letter 6092 OK Landing Rd, Vernon, BC

We are writing to formally submit a new rezoning application for the subject property and, in doing so, to rescind all prior Official Community Plan Amendment and rezoning applications associated with this site.

Over the past decade, we have worked collaboratively with the City to advance a vision for this property that focused on inclusive, attainable housing in a compact, community-oriented form. While that vision was previously ahead of the policy framework in place at the time, the recently adopted Official Community Plan now clearly designates this area as **Urban Neighbourhood**, bringing the City's long-term planning objectives fully into alignment with the development concept we have been pursuing for many years.

As a result of this new OCP designation, an OCP Amendment is no longer required. The proposed **MUM (Multi-Unit Medium Density)** zoning is now consistent with, and directly supported by, the adopted OCP policies for Urban Neighbourhood areas. We are therefore requesting that the City consider this rezoning application as a fresh submission, evaluated solely on the basis of the current OCP framework and applicable zoning regulations.

In light of this reset, we respectfully request the return of the approximately **\$200,000 in cash deposit** currently being held by the City for over a decade. These funds were provided in relation to previous applications, zoning conditions, and an expired Development Permit that are no longer valid or applicable under the new OCP and rezoning application. As we are formally withdrawing those prior applications and initiating a new rezoning process aligned with current policy, we believe it is appropriate that these funds be returned and that both the City and the applicant proceed on a clean and updated basis. Should deposits be required related to a subsequent DP application, it would follow that those funds be deposited at that time.

As this application is now fully aligned with the adopted Official Community Plan and does not rely on policy variances or additional density, we understand that any discussions regarding affordability or housing agreements would logically occur at the **Development Permit stage**, where detailed design information is available.

We are enthusiastic about moving forward under the City's renewed planning vision and are encouraged by the clarity and direction provided by the new Official Community Plan. We believe this rezoning application represents a strong opportunity to deliver much-needed attainable rental housing that supports a diverse mix of residents — including seniors, young professionals, and families — while contributing positively to the evolution of this Urban Neighbourhood.

We appreciate the time and effort of Planning staff over the years and look forward to continuing to work collaboratively with the City of Vernon as we move into this next phase.

Sincerely,





Ankenman Associates Architects Inc.
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6092 OKANAGAN LANDING RD, VERNON BC SCHEMATIC RENDERING

Dev. For ZEN GROUP

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SCALE:
ISSUED FOR DP JUNE 18, 2021

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