

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, April 11, 2022
9:00 am
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Confirmation of Minutes** 3 - 4
Regular AM Meeting - April 4, 2022
3. **Reports**
 - 3.1. **Purchasing Workshop** 45 m 5 - 23
To provide Council with information on the City's procurement principles, function and processes
 - 3.2. **City of Kelowna New Zoning Bylaw - Density Discussion** 60 m 24 - 57
To provide Council information regarding the City of Kelowna's density framework and proposed density and height bonus program, and for Council to endorse the proposed density and height bonus program in concept, as outlined in the draft new Zoning Bylaw.
4. **Resolution Closing the Meeting to the Public**

THAT this meeting be closed to the public pursuant to Section 90(1) (a) (b) (c) and Section 90(2)(b) of the Community Charter for Council to deal with matters relating to the following:

 - Position Appointment
 - Municipal Award
 - Labour Relations
 - Confidential Information from the Province
5. **Adjourn to Closed Session**

6. Reconvene to Open Session
7. Issues Arising from Correspondence & Community Concerns
 - 7.1. Mayor Basran, re: Issues Arising from Correspondence 15 m
8. Termination



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Monday, April 4, 2022
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Deputy Mayor Gail Given, Councillors Maxine DeHart, Ryan Donn, Brad Sieben*, Luke Stack and Loyal Wooldridge

Members participating Remotely Councillors Charlie Hodge and Mohini Singh

Members Absent Mayor Colin Basran

Staff Present Acting City Manager, Stu Leatherdale; Deputy City Clerk, Laura Bentley

(* Denotes partial attendance)

1. Call to Order

Deputy Mayor Given called the meeting to order at 11:02 a.m.

2. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0220/22/04/04 THAT the Minutes of the Regular AM Meeting of March 21, 2022 be confirmed as circulated.

Carried

3. Resolution Closing the Meeting to the Public

Moved By Councillor Singh/Seconded By Councillor Stack

R0221/22/04/04 THAT this meeting be closed to the public pursuant to Section 90((1) (b), (c) of the Community Charter for Council to deal with matters relating to the following:

- Municipal Award
- Employee Relations

Carried

4. Adjourn to Closed Session

The meeting adjourned to a closed session at 11:03 a.m.

5. Reconvene to Open Session

The meeting reconvened to an open session at 12:27 p.m. with Councillor Sieben present.

6. Issues Arising from Correspondence & Community Concerns

There were no issues arising.

7. Termination

The meeting was declared terminated at 12:27 p.m.

Deputy Mayor Given

lb/acm



Deputy City Clerk

DRAFT

Report to Council



Date: April 11 2022
To: Council
From: City Manager
Subject: Purchasing Workshop
Department: Purchasing

Recommendation:

THAT Council receive for information, the Report from the Purchasing Manager, dated April 11, 2022, regarding the Purchasing Workshop Presentation

Purpose:

To provide Council with information on the City's procurement principles, function and processes.

Background:

Public Procurement Principals

There are four primary pillars of public procurement and they are;

- non-discriminatory, providing no preferential treatment to any potential supplier,
- open access, bidding opportunities are open and accessible to any capable supplier,
- transparency, clear and concise rules and process for bidding opportunities, and
- effective management of public resources, ensuring value for money

Governance

Procurement is delegated to the Purchasing Branch that centrally controls the procurement methods and strategies used for goods, services, and construction at the City. This delegation protects council from conflicts of interest by keeping Council at 'arm's length' from supplier selections and business transactions.

Procuring Well

Staff use professional expertise and proven public procurement standards and practices to produce best value supplier contracts. Staff keep current by reviewing emerging regulation and case law to ensure the City remains compliant with legislation.

Legislation and Regulation Compliance

Purchasing activity must be compliant with all applicable legislation and regulations. This legislation includes Canadian Administrative Law, multiple national and international trade agreements, and the

Community Charter. All these regulations help inform the basis for the City's Purchasing Bylaw, administrative Policy, and Guidelines.

Council Priorities in Action

The establishment of Council Priorities provides staff with the direction needed to pursue actions to fulfill the desired results. Purchasing branch uses technology to support the Financial Management improvement Priority by increasing efficiency and collecting data to allow for analysis of progress.

Council Allocates Budgets

While not all Priorities require enabling budgets, some will. Council empowers staff to be more impactful in achieving progress when approved budgets support the vision and direction set.

Emerging Topics

Several procurement topics are evolving and require a high degree of Staff expertise and new strategies to achieve superior results.

- Global and local markets are experiencing several pressures that will require even more diligence on the part of City staff to ensure continued affordability and project success.
- Consumer Inflation is at a 30 year high, how do we lessen cost impacts?
- The Circular Economy has grown in prominence in recent years, and it effects the procurement strategies used to promote Sustainability and Community Benefits.

Sustainable Procurement

Includes the pillars of,

- Environmental,
- Social,
- Indigenous, and
- Ethical.

Most of an organization's social and environmental impacts occur in the supply chain. Sustainable procurement is one of the most powerful mechanisms to drive corporate priorities and innovation. It is also good business. Sustainable purchasing generates smaller footprints, financial savings, stronger brands and leadership on social purpose, going zero waste or carbon neutral, safeguarding against poor labour practices, or applying green and circular economy principles, procurement helps advance these all when done well and with planned purpose.

Benefit Driven Procurement

Through Benefit Driven Procurement the purchase of goods and services can still take place through a competitive and transparent bidding process. The process is designed to create extra benefits for our community but does not increase the cost of procurement or decrease the quality of what we receive.

Conclusion:

Staff use subject matter expertise, technology, public procurement principals, regulations, Purchasing Bylaw and related policies to make decisions that advance Council priorities all while considering value for money. Council priorities are further promoted when enabling budgets are approved to advance any initiatives and outcomes, like sustainability or other benefit driven procurements.

Internal Circulation:

- Infrastructure Delivery
- Airport Development
- Information Services
- Building services

Existing Policy:

[Purchasing Bylaw No. 11477](#)

Submitted by: Darren Tompkins

Approved for inclusion:



Genelle Davidson, Divisional Director Financial Services

cc: Kevin Hughes, Financial Planning Manager



Purchasing Workshop

April 11, 2022

Agenda

- ▶ Role of Council,
- ▶ Public Procurement Principals
- ▶ Legislation, Regulations and Rules
- ▶ Influencing direction
- ▶ Emerging topics (markets, sustainability, community benefits) what we can do?
- ▶ Sustainable Procurement, market indicators
- ▶ Staff provide service excellence, leveraging technology

Purpose, Council's role in procurement



Principals of Public Procurement

- ▶ Non-discriminatory
- ▶ Openness
- ▶ Transparency
- ▶ Effective management of public resources

Governance

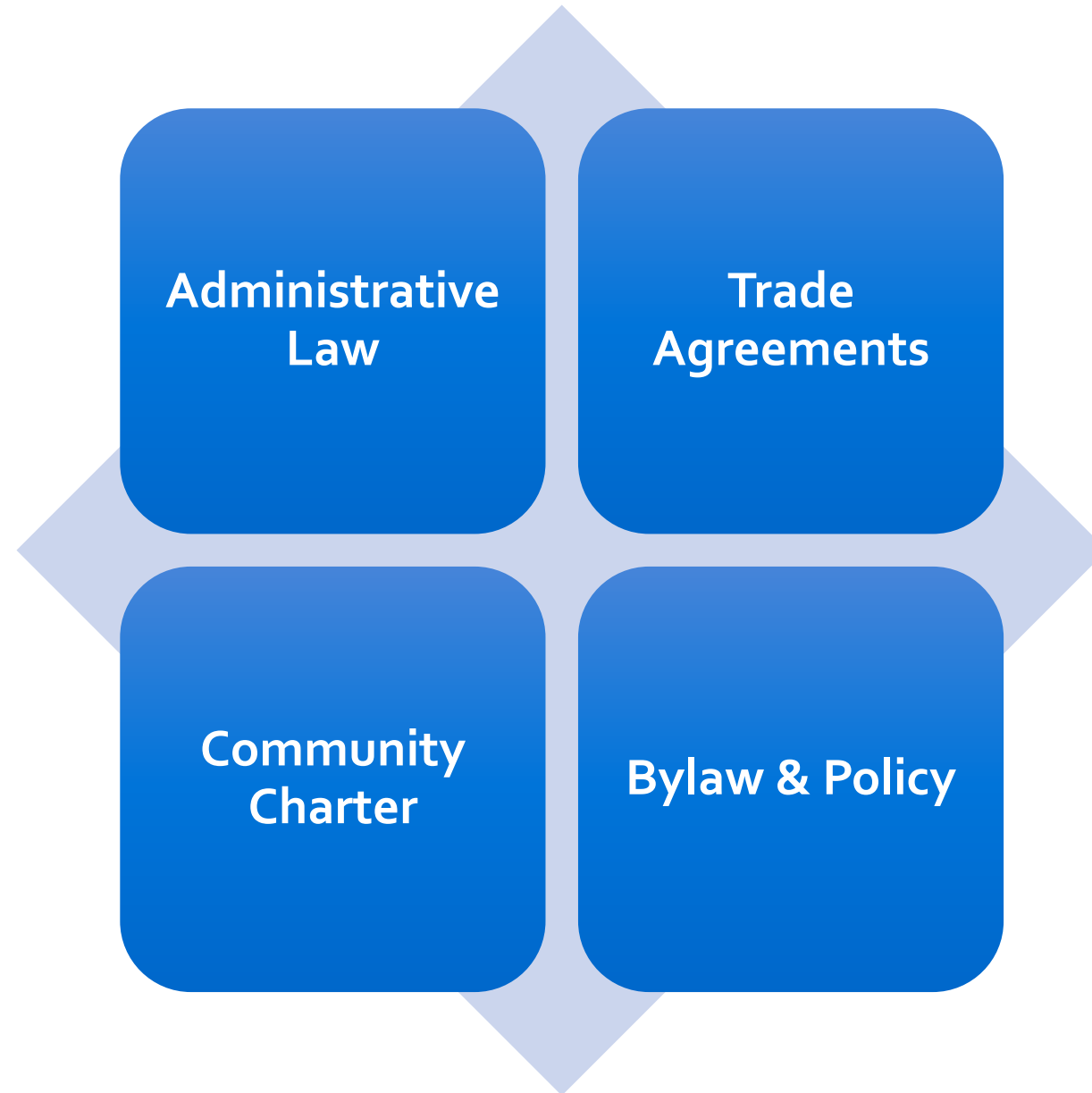
- ▶ Delegation to staff protects Council from conflicts of interest in supplier selections.



Procuring Well

- ▶ Expert staff
- ▶ Proven practices and methods
- ▶ Meeting legislated requirements
- ▶ Best value supplier contracts
- ▶ Reduced risk

Regulations



City of Kelowna

Council Priorities in Action



1. **Establish Priorities, Vision and Goals**
 - ▶ Financial management, using technology to increase efficiency

Council Allocates Budgets



2. **Funding Priorities, Vision, and Goals with enabling budgets**

Market Knowledge

- ▶ Subject Matter Expertise
- ▶ Strategies for,
 - ▶ Inflation
 - ▶ Market uncertainty
 - ▶ Scarcity



Emerging Topics in Procurement

- ▶ Global and local markets
- ▶ Inflation
- ▶ The Circular Economy
 - ▶ Sustainability
 - ▶ Benefit Driven Procurement

Sustainable Procurement

Environmental,

- Net Zero, GHG reduction, Carbon footprint

Social,

- Community benefits, underrepresented

Indigenous,

- Supporting reconciliation

Ethical,

- Supplier Code of Conduct, sector certifications.

Benefit Driven Procurement



Leveraging spend to increase the positive community effects in,



Social (JEDI)

Justice

Equity

Diversity

Inclusion



Climate Action

Water

Land

Air

Excellence

Staff measure, review, adjust, and report.



Summary

- ▶ Role of Council,
- ▶ Principals of Public Procurement
 - ▶ know pillars, fair and open
 - ▶ follow regs,
 - ▶ risk mitigation,
 - ▶ leveraging tech to
- ▶ Legislation and regulations
- ▶ Setting direction Influence direct
- ▶ Emerging topics (market factors, what we can do)
- ▶ Sustainable Procurement, market indicators
- ▶ Staff provide service excellence



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 11, 2022
To: Council
From: City Manager
Subject: New Zoning Bylaw – Density Discussion
Department: Development Planning Department

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department, dated April 11, 2022, with respect to the City of Kelowna's proposed new Density Bonus Program;

AND THAT Council endorse the proposed new Density Bonus Program in concept, as outlined in this report from the Development Planning Department, dated April 11, 2022.

Purpose:

To provide Council information regarding the City of Kelowna’s density framework and proposed density and height bonus program, and for Council to endorse the proposed density and height bonus program in concept, as outlined in the draft new Zoning Bylaw.

Background:

Previous Council Resolution

Resolution	Date
THAT Council endorse the proposed new Zoning Bylaw process, as outlined in this report from the Development Planning Department Manager, dated October 4, 2021.	October 4, 2021
THAT Council receives, for information, the report from the Development Planning Department, dated January 17, 2022, with respect to the City of Kelowna's current Density Bonus Program.	January 17, 2022

The Planning Department is completing a comprehensive review and rewrite of Zoning Bylaw No. 8000. The new Zoning Bylaw is intended to follow the adoption of the 2040 Official Community Plan (OCP), meet the current Provincial legislative requirements and respond to current development and real estate trends. The new Zoning Bylaw project has recently completed public and stakeholder

consultation and staff is in the midst of completing a final version for Council consideration in the coming weeks.

Introduction:

One of the key objectives of the new Zoning Bylaw, endorsed by Council on October 4, 2021, was to develop a new density bonus program and bring it into alignment with the 2040 OCP. As part of the consultation process, staff engaged various internal and external stakeholders in discussions and researched several other BC municipalities' programs. Based on this approach, the following key objectives for a new density bonus program were established:

1. To develop a formula-based approach to achieving the bonusing provision for clarity and predictability for citizens and developers alike.
2. To provide the increase in density through a threshold approach giving flexibility to the developer on how much extra density they need up to an upset maximum.
3. Bonusing provisions that support or are directly attributable to the increase in density to support OCP livability objectives.
4. Developments that are eligible for bonusing will be limited to the City's Core Area, where higher densities are an OCP goal.

Discussion:

The Local Government Act allows local governments in BC to exchange bonus density for amenities by including density bonus provisions in their zoning bylaws. A density bonus model is a voluntary system of exchange between a local government and a developer. A developer can choose to either:

- Develop to the permitted base density with no additional contribution required; or
- Build additional bonus density of floor space in exchange for a contribution back to the local government.

Base Density:

The density bonus provisions will be available in zones within the Urban Core such as the Urban Centre zones (UC1-UC5), the Multi-Family zones (MF2-MF3), and the Core Area Mixed-use Zone (CA1). The zones will be developed to show both "base density" permitted and a "bonus density" permitted. The OCP building heights have been used as a guiding principle to establish density provisions to ensure both regulations are well coordinated. This effort is intended to build confidence and clarity with the developers and the public by not over allocating density that could potentially trigger unnecessary height or parking variances or unrealistic development expectations.

Staff have further tested the proposed "base density" regulations to ensure they support the City's residential growth strategy. For example, Attachment A outlines how many units could be brought online in the Downtown Area using the base density afforded, without consideration of any density bonusing or variances to height, and using only properties expected to redevelop during the OCP's life. The total capacity using this approach is estimated at 6,100, much greater than the approximately 4,500 units projected in the OCP.

Staff continue to work with stakeholders to ensure that the proposed base densities have been adequately increased to reflect the vision of the 2040 OCP. It should also be noted that the OCP

includes a robust monitoring component, recognizing that growth projections will be regularly reviewed and updated. If there is a sustained trend that indicated the City is at risk of not realizing the OCP's projections for Urban Centres or that the City continues to grow faster than anticipated, there are opportunities for revisions and amendments.

Density Bonus:

Staff recommend that the re-established density bonus program in the new Zoning Bylaw be aimed at achieving two key urban planning directions as outlined in the 2040 OCP:

1. Increasing the supply of rental housing and affordable housing stock.
2. Improving the quantity and quality of public amenities through investments to sidewalks and the pedestrian realm.

1. Purpose-built Rental and Affordable Housing Policy Direction:

Housing affordability has become an increasingly pressing issue for many Kelowna residents. This situation is the result of rapid growth in the City and overall Region, coupled with a restricted land supply and rising development and construction costs. As outlined in the City's Healthy Housing Strategy (HHS), many residents face challenges in finding safe, appropriate, and affordable housing in both the ownership and rental segments of the market. The four key directions of the HHS were:

- Promote and protect rental housing
- Improve housing affordability and reduce barriers for affordable housing
- Build the right supply
- Strengthen partnerships and align investment

The 2040 OCP further acknowledges affordable housing as key to Urban Centre development as "partnerships with the non-profit sector, the development community and senior levels of government will be needed to provide stable, affordable housing in Kelowna's Urban Centres"

OCP Objective 4.12: Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres

OCP Policy 4.13.2. Displacement Effects of Gentrification. Ensure Urban Centre planning initiatives and significant redevelopment opportunities include affordable housing and access to services to ensure low to moderate income renters are protected from displacement effects of gentrification.

Purpose-built rental housing offers a secure and long-term option for households who cannot or choose not to own their homes. Renting offers a more flexible and inherently less expensive housing option compared to homeownership. Purpose-built rental housing refers to multi-family projects designed and built as long-term rental housing. One of the key goals of the 2040 OCP and the City's Healthy Housing Strategy (HHS) was to improve affordability, stability, and choice for renters in the City.

HHS Recommended Actions 3.1: Promote and Protect Rental Housing.

OCP Objective 7.7: Support the protection and construction of purpose-built rental housing.

Implementation:

Encouraging the private sector to development more purpose-built rental and contribute to affordable housing objectives can be accomplished through the density bonus tool. Staff are recommending that a density increase above “base density” be allocated to a development ranging from 0.3 – 1.0 FAR. The lower end of the spectrum would be appropriate for townhouses and small apartment buildings projects, whereas the high-end would be appropriate to mid-rise and tall tower developments. The density increase would be in exchange for one of the following commitments:

- **Rental housing developments** designated with the use of rental-only zoning. This recommendation would guarantee the rental component by utilizing the sub-zone powers authorized to local governments under the Local Government Act. With lower on-site parking requirements due to the ability to manage parking more efficiently as a pooled resource rather than more traditional dedicated parking stalls per unit, then the equivalent area may be used for further housing floor area which is counted towards the total density. Parking areas are exempt from the floor area calculation, as such staff are recommending a corresponding density bonus associated with rental housing to address this reality and overall provide an incentive to the marketplace.
- Contribution to the City’s **Housing Opportunities Reserve Fund** based on a funding formula to help achieve future partnerships in the housing sector. The reserve allows the City to provide land for affordable rental housing projects to a variety of community partners.

Note: As the City continues to build its Affordable Housing Strategy in the coming years, the density bonus tool allows future potential to achieve the integration of a set number of affordable housing units within an overall market project.

Reference to the draft new Zoning Bylaw density bonus provisions for rental and affordable housing can be found in Attachment B.

2. Sidewalk Policy Direction:

The City’s Growth Strategy focuses growth in the Core Area as the best way to address the infrastructure deficit, mitigate increasing congestion, and reduce emissions. It also presents a challenge. With more activity happening in the same space, streets will have to ‘do more’ for these areas to function well. The 2040 OCP introduces the concept of ‘street character’ and places emphasis on the need for investment and improvements into sidewalks and boulevard infrastructure. Walkability is a core urban design element that creates health, livability, and sustainability benefits. It also aids in supporting significant development densities with increased connectivity and accessibility to destinations such as schools, parks and greenspaces, commercial retail, shops and services, and proximity to transit stops.

Many streets in the Core Area have gravel shoulders instead of gutters for drainage, and no sidewalks. While these streets may have worked in the past, they will face challenges as neighbourhoods fill in. Core Area streets should be urbanized to include sidewalks and street trees so that residents have safe places to walk and cross busier streets. This need was captured in the Transportation Master Plan (TMP) and the 2040 OCP:

OCP Objective 5.15: Create major streets that are walkable, support local retail and connect neighbourhoods to Urban Centres by car, bike and transit.

OCP Objective 5.16: Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on.

TMP Policy 1.8: Update Core Area streets with sidewalks, drainage, boulevards, and trees as neighbourhoods fill in. Explore implementation strategies and fair ways to share costs between developers, existing residents, and the City.

TMP Policy 1.9: Ensure major streets in the Core area include convenient and safe crossings for people walking, including near transit stops.

TMP Policy 1.10: Provide wider sidewalks with street trees along Transit Supportive Corridors in the Core Area to ensure they are attractive places to walk.

Implementation:

A density bonus program for sidewalks would rely upon a formula based on the subject property's area that establishes a payment amount to be allocated into a new "Public Amenity and Streetscape Reserve Fund". The Fund would be utilized for urbanization and streetscape amenities, including, sidewalks, curb and gutter, drainage, landscaping, street furniture, bus pullouts, improved on-street parking design and other boulevard streetscape components. The density bonus payment rate value was developed in consultation with the City's Development Engineering Department and based on the cost to develop frontages in various contexts and areas of the City. Attachment D demonstrates payment scenarios and amounts based on typical building form and lot size per zone district where proposed density bonus applies.

The funds collected could be utilized in combination with other funding sources and initiatives including the City's deferred revenue program, extending a developer's immediate frontage improvements to an intersection or other connection point, or in combination with a City capital project. The density bonus would be set as a threshold for those developers that wish to develop to a higher density than the "base density" and represent a maximum of 0.5 FAR and corresponding increase in height. The payment is not intended to represent the market value of the increase in density, but rather a payment that is required for passing a threshold. Once the developer qualifies for the density bonus, they would determine how much of the extra density they require for the specific development proposal to an upset maximum limit. The developer would still need to prove out meeting all the other zoning regulations such as parking requirements as well as acceptable form and character through a Development Permit process.

Reference to the draft new Zoning Bylaw density bonus provisions for sidewalks can be found in Attachment C.

Conclusion:

There is a clear need for more rental and affordable housing options in Kelowna. There is also a significant need for investment in the public sidewalk system in the City's Urban Core to help support the density and connect people with local amenities, shops and services, parks, schools, and transit. A density bonus program is a tool provided to municipalities by the Province that can help achieve those objectives and can represent a significant source of revenue. The increase in density is well supported by the 2040 OCP in the urban core areas and the new Zoning Bylaw creates an important opportunity

to overhaul the existing density bonus program to bring it into alignment with the OCP. This will ensure important public objectives are achieved for the community. As such, staff recommends that such a program be approved in principle, and that staff be directed to continue to develop the details and include the program in the new Zoning Bylaw.

Internal Circulation:

Policy and Planning Department
Development Services

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
External Agency/Public Comments
Communication Comments

Prepared by: Adam Cseke, Planner Specialist
Barbara B. Crawford, Planner II

Submitted by: Terry Barton, Development Planning Department Manager

Approved for inclusion: Ryan Smith, Divisional Director, Planning & Development Services

cc:

Policy and Planning Department Manager
Development Services Director

Attachments:

Attachment A: Downtown density allocation analysis

Attachment B: Draft new Zoning Bylaw density bonus provisions for rental and affordable housing

Attachment C: Draft new Zoning Bylaw density bonus provisions for sidewalks

Attachment D: Payment scenarios and amounts based on typical building form and lot size per zone district

Attachment E: Density analyses demonstrating density bonus tool on massing on a sample of recently constructed multi-family buildings.

Attachment A: Downtown density allocation analysis

Table 1: Indicates recently approved and all in-stream applications with their total residential unit counts under the “base-density” as well as the density bonus program



	Address	Site Area	Existing Zoning By-law - 8000			Proposed “Draft” Zoning By-law			
			Residential Units	Approved / Proposed FAR	Approx. Height	2040 OCP Height	Base FAR	FAR (Housing + Streetscape)	Streetscape Payment
1	350 Doyle Ave	3,555.7 Sq m	316	3.8	41.75m 13 Storeys	12 Storeys	3.0	0.3 (rental) + 0.5 = 0.8	~ \$ 177,785
2	289 Queensway	4,542.45 Sq m	65	7.93	126.22m 34 Storeys	20 Storeys	5.0	0.75 (OCP Amendment)	~\$ 227,122
3	234-278 Leon Ave & Water St	6,322.8 Sq m	816	9.0	132.4m 43 Storeys	26 Storeys	6.5	2.5	~\$ 316,140
4	560 & 590-594 Bernard Ave	4,116.22 Sq m	257	5.5	103.67m 34 Storeys	26 Storeys	6.5	N/A	N/A
5	1471 St Paul St	1,956 Sq m	178	6.0	75m 26 Storeys	26 Storeys	6.5	N/A	N/A
6	1451 Bertram Street	4,131 Sq m	176	3.88	63m 20 Storeys	12 Storeys	3.0	0.3 (rental) + 0.5 = 0.8	~\$ 206,550
7	1405 St Paul St.	3,163.46 Sq m	344	6.05	107.6m 35 Storeys	26 Storeys	6.5	N/A	N/A
8	550 Doyle Ave - UBCO	2,993.6 Sq m	352	10.03	122m 35 Storeys	26 Storeys	6.5	CD Zone	N/A
9	550 Doyle Ave - MG	3,667.65 Sq m	289	6.48	98.2m 33 Storeys	26 Storeys	6.5	N/A	N/A
10	555 Fuller Avenue	1,790 Sq m	68	2.29	18.2m 5.5 Storeys	12 Storeys	3.0	N/A	N/A
11	1333 Bertram Street	2,355 Sq m	137	3.28	49.7m 17 Storeys	12 Storeys	3.0	0.3 (rental)	N/A
12	660 Cawston Ave	2,276.2 Sq m	82	2.2	24m 6.5 Storeys	6 & 12 Storeys	1.75 & 3.0	N/A	N/A
13	604-626 Cawston Ave	1,698 Sq m	49	2.56	22.8m 6 Storeys	12 Storeys	3.0	N/A	N/A
14	631,647,657,677 Clement Ave	1,653.6 Sq m	68	2.72	20.7m 6 Storeys	12 Storeys	3.0	N/A	N/A
15	1187 Sunset Drive	11,492.6 Sq m	222	5.3	119m 36 Storeys	26 Storeys	6.5	N/A	N/A
16	1070-1130 Ellis St	14,282 Sq m	1116	5.38	114.5m 36 Storeys	26 Storeys	6.5	N/A	N/A

Total Approx. Approved / Proposed Residential Units = 4,535

*Note:

- Information is based on approved Council reports and ongoing development applications

- Bonus Density Payment Rate: \$50 per Sq m of lot area, see section 6.8 Density and Height Bonus of the proposed Zoning By-law

Note: Numbers are approximate

ATTACHMENT A
 This forms part of application # _____
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials BC

Table 2: Indicates future development sites in the Downtown over the next 20 years and their potential residential unit counts under “base-density” and the proposed bonusing program.

Downtown Density Allocation: Potential Development Sites		Address	Site Area	Proposed “Draft” Zoning By-law						
Proposed “Draft” Zoning By-law				Base FAR	Approx. Height	Approx. Resi. Units	FAR (Housing + Streetscape)	Approx. Height	Approx. Resi. Units	
<p>Legend Downtown Boundary Potential Development Sites</p> <p>For Discussion Purposes Only!</p>	17	1000 Manhattan Drive	5,301 Sq m	3.0	12 Storeys	298	3.8	15 Storeys	375	
	18	991,1001,1021,1037 Ellis St	3,430 Sq m	1.75	5 Storeys	112	2.25	6 Storeys	144	
	19	1155 Ellis St & 1166 St Paul St	3,861 Sq m	1.75	5 Storeys	126	2.25	6 Storeys	162	
	20	1193 St Paul St	1,390 Sq m	1.75	4 Storeys	45	2.25	5 storeys	58	
	21	525 Clement & 1247 Ellis St	4,067 Sq m	5	21 Storeys 2 Towers	382	6.05	25 Storeys 2 Towers	460	
	22	1241 Water Street	8,304 Sq m	3	18 Storeys 3 Towers	472	3.8	22 Storeys 3 Towers	585	
	23	1230,1238 & 1246 St Paul St	2,066 Sq m	5	21 Storeys	195	6.05	25 Storeys	234	
	24	555 - 659 Coronation Ave	6,676 Sq m	3	12 Storeys 2 Towers	375	3.8	14 Storeys 2 Towers	477	
	25	1301 Ellis Street	2,032 Sq m	5	21 Storeys	190	6.05	25 storeys	229	
	26	1309 Bertram, 631 & 639 Cawston Ave	1,821 Sq m	3	13 Storeys	100	3.8	15 Storeys	123	
	27	1318 - 1358 Bertram St	6,921 Sq m	3	14 Storeys 2 Towers	397	3.8	16 Storeys 2 Towers	490	
	28	526 Doyle Ave & 1368 St Paul St	4,190 Sq m	6.5	27 Storeys 2 Towers	510	9	36 Storeys 2 Towers	705	
	29	1428 -1440 St Paul St	2,576 Sq m	6.5	32 Storeys	315	9	43 Storeys	438	
	30	1464, 1468, 1476 Bertram St	2,387 Sq m	3	16 Storeys	135	3.8	19 Storeys	168	
	31	697 Bernard Ave	6,515 Sq m	6.5	39 Storeys 2 Towers	787	9	53 Storeys 2 Towers	1,102	
	32	559, 565, 569 Leon Ave	1,780 Sq m	6.5	23 Storeys	217	9	31 Storeys	300	
	33	1680 Ellis St & 430 Harvey Ave	2,359 Sq m	6.5	30 Storeys	288	9	40 Storeys	402	
	34	380 Harvey Ave	2,161 Sq m	6.5	28 Storeys	264	9	37 Storeys	366	
	35	1660 Pandosy St	1,133 Sq m	6.5	17 Storeys	138	9	20 Storeys	190	
	36	342 Leon Ave	1,392 Sq m	6.5	19 Storeys	169	9	25 Storeys	235	
	37	227, 237, 245 Leon Ave	1,662 Sq m	6.5	22 Storeys	202	9	29 Storeys	280	
	38	237-249, 223 Lawrence Ave	1,437 Sq m	6.5	20 Storeys	175	9	26 Storeys	244	
	39	1551 Water St	1,113 Sq m	6.5	16 Storeys	135	9	21 Storeys	187	
	40	143 Water St & 303 Queensway	1,113 Sq m	6.5	16 Storeys	135	9	21 Storeys	187	
	Total Approx. (Base Density) Units = 6,162						Total Approx. (Additional Density) Units = 8,141			

** Assumptions:
 Mix of 1 & 2-bedroom units (2 bedroom unit = 80 Sq m and 1 bedroom unit = 40 Sq m)
 Height includes 4 Storeys podium that has commercial / retail units, parking and utilities / services (additional parking is assumed to be provided below grade)*

Note: Numbers are approximate

ATTACHMENT A

This forms part of application # _____

Planner Initials **BC**

6.8 Density and Height Bonus

- ▲ 6.8.1 Where a zone allows for a bonus density, the bonus density will be permitted if one or both bonus provisions secured:

 - 6.8.1.1 if payments are made into density bonus capital reserve funds as established by Bylaw XYZ in accordance with the table 6.8 below.
 - 6.8.1.2 if rental housing or affordable housing units are secure. This can be accomplished by either:
 - 6.8.1.2.1 the lot has the rental sub-zone guaranteeing the land use as a rental project and a minimum of 80% of all residential dwelling units that are not ground-oriented must have balconies. The minimum balcony size is 5% of the dwelling unit size; or
 - 6.8.1.2.2 Two percent (2%) of the total number of dwelling units must be secured as affordable rental housing. Payment-in-lieu of providing the dwelling units is the only current method to secure the affordable rental housing bonus and payments can be made, at building permit issuance, to the capital reserve fund as established by Bylaw XYZ in accordance table 6.9 below.
 - 6.8.1.2.2.1 Where calculation of the total number of dwelling units yields a fractional number; then any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and any fraction one-half (0.5) or greater rounds up to the nearest whole integer.

Table 6.9 Affordable Housing Bonus	
Building Form & Location	Payment-in-lieu of providing secured Affordable Housing
Any development within the City of Kelowna	\$100,000 per affordable housing unit
FOOTNOTES (Section 6.9.):	

ATTACHMENT B

This forms part of application # _____

Planner Initials BC



City of Kelowna
DEVELOPMENT PLANNING

Attachment C: Draft new Zoning Bylaw density bonus provisions for sidewalks


Density and Height Bonus ¹	
Building Form & Location	Payment Rate to qualify for Density and Height Bonus
Infill and Townhouse Developments outside an Urban Centre	\$10 per m ² of lot area ^{1, 2}
Apartment and Mixed Use Buildings outside an Urban Centre and outside a Village Centre	\$20 per m ² of lot area ^{1, 2}
Commercial & Industrial Developments outside an Urban Centre	\$20 per m ² of lot area ^{1, 2}
Developments within VC1- Village Centre	\$20 per m ² of lot area ^{1, 2}
Developments within UC1 - Downtown Urban Centre	\$50 per m ² of lot area ^{1, 2}
Developments within UC2 - Capri-Landmark Urban Centre	\$50 per m ² of lot area ^{1, 2}
Developments within UC3 - Midtown Urban Centre	\$20 per m ² of lot area ^{1, 2}
Developments within UC4 - Rutland Urban Centre	\$20 per m ² of lot area ^{1, 2}
Developments within UC5 - South Pandosy Urban Centre	\$20 per m ² of lot area ^{1, 2}
<p>FOOTNOTES (Section 6.8.):</p> <p>¹ All fees and charges include relevant provincial and federal taxes unless otherwise stated. The fees stated are for the year 2022. The fees and charges will increase by two percent (2%) on January 1st of each year to the year 2023 (afterwards the fees remain at the 2023 rate unless specifically amended). All fees and charges will be rounded to the nearest five (5) dollars.</p> <p>² For the purpose of calculating the density and height bonus payments, the lot area will not include areas of the lot that have a no build or a no disturb restrictive covenant.</p>	

ATTACHMENT **C**

This forms part of application

Planner
Initials

BC


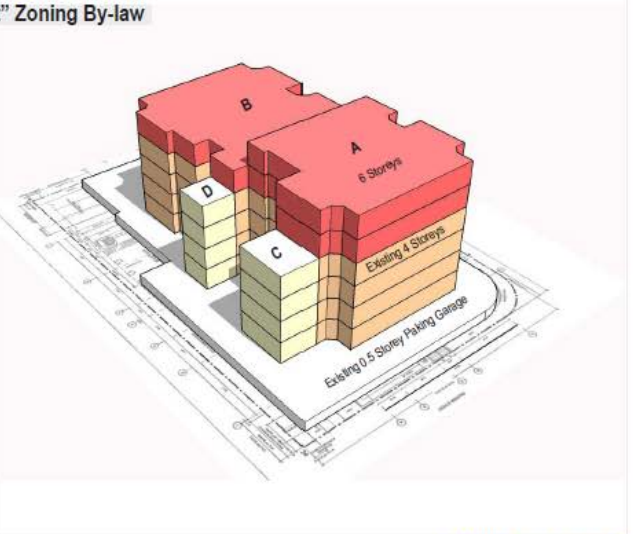

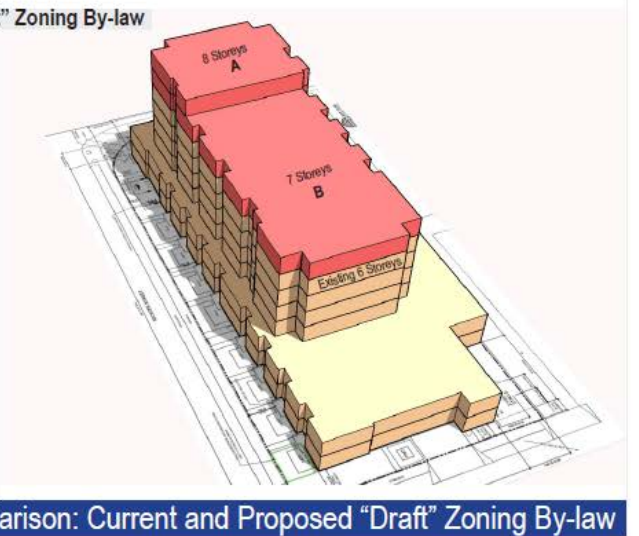


City of
Kelowna
DEVELOPMENT PLANNING

Attachment D: Payment scenarios and amounts based on typical building form and lot size per zone district where proposed density bonus applies.

Building Form & Location	Example Location	Lot Area (m2)	Rate (\$/m2)	Payment (\$/m2)	Base FAR	Bonus FAR	Average Unit Size (m2)	Est. Base # of Units	Est. Bonus # of Units	Est. Total Units with Bonus	<u>\$ / bonus unit</u>	<u>\$ / unit</u>
Infill and Townhouse Developments outside an Urban Centre	4039 Lakeshore Rd	1712	\$10	\$17,120	1	0.2	130	13.17	2.63	15.80	\$6,500	\$1,083
	1856 Tower Ranch Blvd	34499	\$10	\$344,990	1	0.2	130	265.38	53.08	318.45	\$6,500	\$1,083
Apartment and Mixed Use Buildings outside an Urban Centre & Village Centre	843 Lanfranco Rd	2509	\$20	\$50,180	1.3	0.3	83	39.30	9.07	48.37	\$5,533	\$1,038
	4569 Lakeshore Rd	7649	\$20	\$152,980	1.3	0.3	83	119.80	27.65	147.45	\$5,533	\$1,038
Commercial & Industrial Developments outside an Urban Centre	1864 Harvey Ave	2622	\$20	\$52,440	0.9	0.2						
Developments within VC1 - Village Centre	825 Academy Way	18098	\$20	\$361,960	1.5	0.25	83	327.07	54.51	381.58	\$6,640	\$949
Developments within UC1 – Downtown Urban Centre	1301 Ellis St	2032	\$50	\$101,600	5	0.5	83	122.41	12.24	134.65	\$8,300	\$755
Developments within UC2 – Capri-Landmark Urban Centre	1721 Harvey Ave	3359	\$50	\$167,950	4.5	0.7	83	182.11	28.33	210.44	\$5,929	\$798
Developments within UC3 – Midtown Urban Centre	1930 Underhill	6030	\$20	\$120,600	3	0.5	83	217.95	36.33	254.28	\$3,320	\$474
Developments within UC4 – Rutland Urban Centre	155-195 Dougall Rd N	3080	\$20	\$61,600	3	0.5	83	111.33	18.55	129.88	\$3,320	\$474
Developments within UC5 – South Pandosy Urban Centre	3131 Lakeshore Rd	3550	\$20	\$71,000	2.3	0.3	83	98.37	12.83	111.20	\$5,533	\$638

Attachment E: Density analyses demonstrating density bonus tool on massing on a sample of recently constructed multi-family buildings.

1			710 Stockwell Ave
 <p>Built: DP Issued - 4/9/2016</p>	<p>Approved: Statistics</p> <p>Site Area: 2,210 Sq m</p> <p>Tenure: Condo</p> <p>FAR: 1.2</p> <p>Units: 32</p> <p>Height: 4.5 Storeys (16 m)</p> <p>Parking: 52 Stalls provided</p>	<p>Additional Density: Proposed "Draft" Zoning By-law</p> <p>Site Area: 2,210 Sq m</p> <p>Tenure: Condo</p> <p>MF3: FAR (1.3 base FAR + 0.3 additional FAR): 1.6</p> <p>1.6 - 1.2 (approved) = 0.4 FAR additional</p> <p>Allocated 0.1 FAR to existing built form</p> <p>Allocated 0.3 FAR to additional floors</p> <p>Existing/Approved built form</p> <p>Approximate Additional Units: (A+B+C+D) Net Floor Area = ~ 1,000 Sq m/ 80 Sq m = 12 Height: ~ 6.5 Storeys</p> <p>Approximate Parking: 15 additional parking stalls are required</p> <p><i>* Assumptions: Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)</i></p>	
2			1229 Richter St
 <p>Built: DP Issued - 12/5/2018</p>	<p>Approved: Statistics</p> <p>Site Area: 2,964.6 Sq m</p> <p>Tenure: Rental</p> <p>FAR: 1.88</p> <p>Units: 59</p> <p>Height: 6 Storeys (19.7 m)</p> <p>Parking: 85 Stalls provided</p>	<p>Additional Density: Proposed "Draft" Zoning By-law</p> <p>Site Area: 2,964.6 Sq m</p> <p>Tenure: Rental</p> <p>MF3: FAR (1.75 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 2.25</p> <p>2.25 - 1.88 (approved) = 0.37 FAR additional</p> <p>Allocated 0.37 FAR to additional floors</p> <p>Existing/Approved built form</p> <p>Approximate Additional Units: (A+B) Net Floor Area = ~ 1,100 Sq m/ 80 Sq m = 13 Height: ~ 8 Storeys</p> <p>Approximate Parking: 16 additional parking stalls are required</p> <p><i>* Assumptions: Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)</i></p>	

Density Comparison: Current and Proposed "Draft" Zoning By-law

Note: Representation of proposed density mass is approximate

3

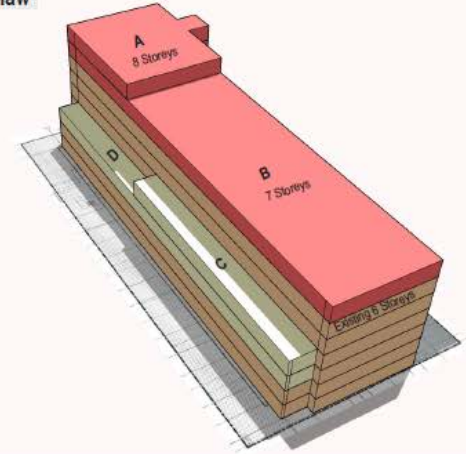


Built: DP Issued - 3/21/2019

Approved: Statistics
 Site Area: 3,096.4 Sq m
 Tenure: Rental
 FAR: 1.62
 Units: 58
 Height: 6 Storeys (18.5 m)
 Parking: 72 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law
 Site Area: 3,096.4 Sq m
 Tenure: Rental
 MF3: FAR (1.75 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 2.25
 2.25 - 1.62 (approved) = 0.63 FAR additional
 Allocated 0.13 to existing built form
Allocated 0.5 FAR to additional floors
 Existing/Approved built form
 Approximate Additional Units: (A+B+C+D)
 Net Floor Area = ~ 1,968 Sq m/ 80 Sq m = 24
 Height: ~ 8 Storeys
 Approximate Parking: 30 additional parking stalls are required

** Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)*



599 Clement Ave

4

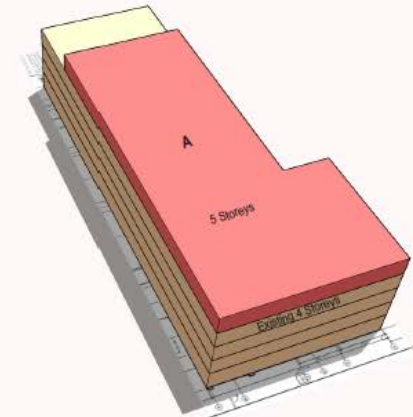


Built: DP Issued - 8/22/2019

Approved: Statistics
 Site Area: 2,780.87 Sq m
 Tenure: Rental
 FAR: 1.46
 Units: 48
 Height: 4 Storeys (13.5 m)
 Parking: 78 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law
 Site Area: 2,780.87 Sq m
 Tenure: Rental
 MF3: FAR (1.3 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 1.8
 1.8 - 1.46 (approved) = 0.34 FAR additional
Allocated 0.34 FAR to additional floor
 Existing/Approved built form
 Approximate Additional Units: (A) Net Floor Area = ~960 Sq m/ 80 Sq m = 12
 Height: ~ 5 Storeys
 Approximate Parking: 15 additional parking stalls are required

** Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)*



1165 Sutherland Ave

Density Comparison: Current and Proposed "Draft" Zoning By-law

Note: Representation of proposed density mass is approximate

ATTACHMENT E
 This forms part of application # _____
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials BC



**City of Kelowna – New Zoning Bylaw
Density Discussion
April 11, 2022**

Purpose

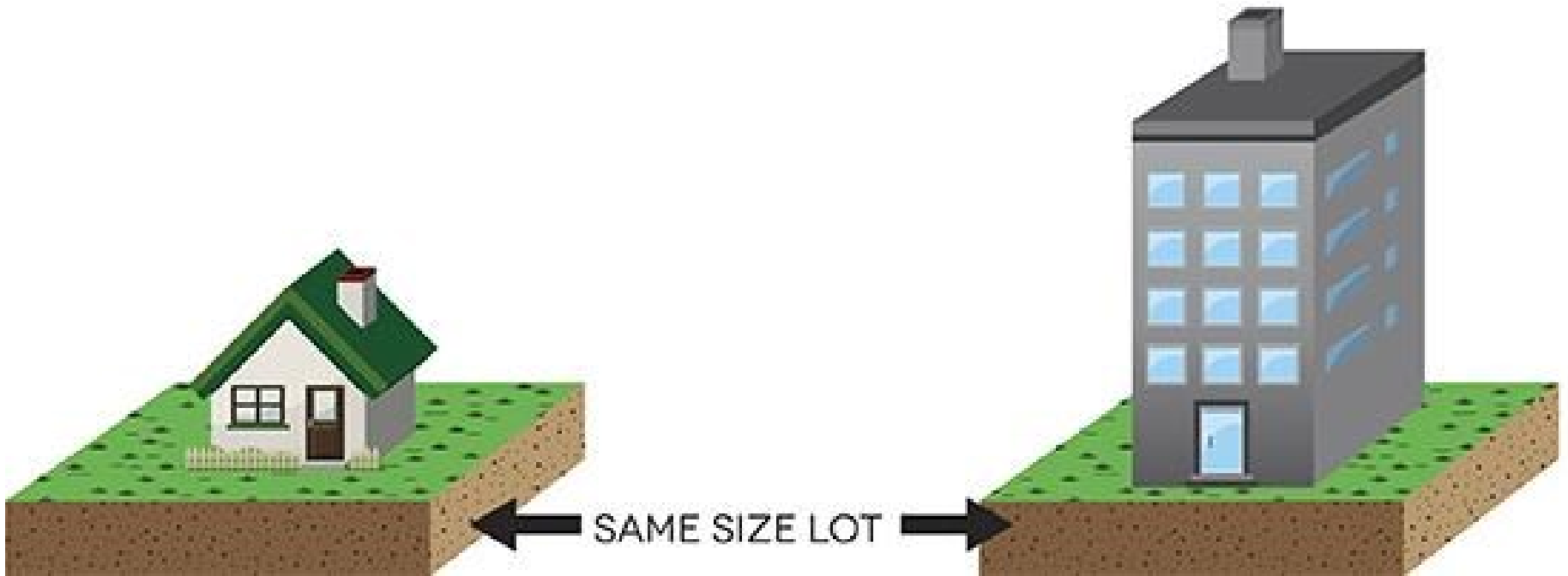
- ▶ To provide Council information regarding the City of Kelowna's density framework and proposed density and height bonus program, and;
- ▶ For Council to endorse the proposed density and height bonus program in concept, as outlined in the draft new Zoning Bylaw

Agenda

- ▶ Overview
 - ▶ Definitions – LGA
- ▶ Principles
- ▶ Base Density
- ▶ Proposed Density Bonus
- ▶ Next Steps

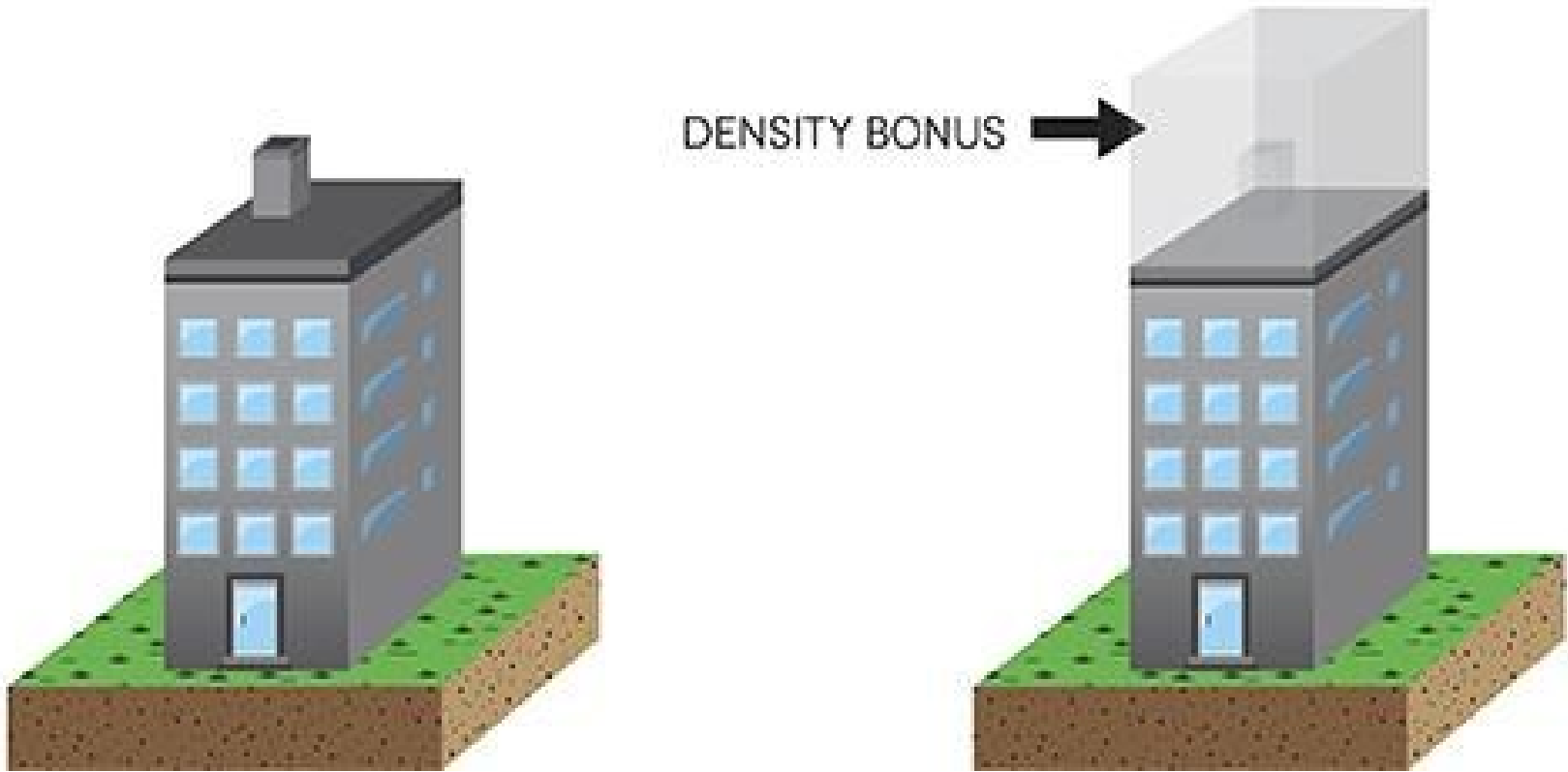
Overview

- ▶ Density – ratio of building size to the lot size



Overview

- ▶ Density Bonus – additional levels of density



What is a Density Bonus Program?

- ▶ LGA - exchange bonus density for services
- ▶ Voluntary incentive-based tool
- ▶ Separate from DCC contributions

Project Objectives

1. Consolidate zones
2. Consolidate land-use categories
3. Update building height regulations
4. Allow for towers and mid-rise buildings in the Capri-Landmark Urban Centre
5. Develop a new density bonusing policy
6. Develop a modernized Zoning Bylaw that will continue to be updated as new policies are adopted

Principles

1. Develop a formula-based approach – for clarity and predictability
2. Provide increase in density through a threshold approach – for flexibility
3. Support OCP livability objectives
4. Bonusing limited to the City's Core Area

Local Government Act

- ▶ Develop to the permitted base density with no additional contribution required; or
- ▶ Build additional bonus density of floor space in exchange for a contribution back to the local government

Base Density

- ▶ Coordinated with OCP Building Height
- ▶ Build confidence and clarity
- ▶ Not over allocate density – trigger height or parking variances
- ▶ DP process to ensure acceptable form and character

Density Analysis – In Stream



	Address	Site Area	Existing Zoning By-law - 8000			Proposed "Draft" Zoning By-law			
			Residential Units	Approved / Proposed FAR	Approx. Height	2040 OCP Height	Base FAR	FAR (Housing + Streetscape)	Streetscape Payment
1	350 Doyle Ave	3,555.7 Sq m	316	3.8	41.75m 13 Storeys	12 Storeys	3.0	0.3 (rental) + 0.5 = 0.8	~\$ 177,785
2	289 Queensway	4,542.45 Sq m	65	7.93	126.22m 34 Storeys	20 Storeys	5.0	0.75 (OCP Amendment)	~\$ 227,122
3	234-278 Leon Ave & Water St	6,322.8 Sq m	816	9.0	132.4m 43 Storeys	26 Storeys	6.5	2.5	~\$ 316,140
4	560 & 590-594 Bernard Ave	4,116.22 Sq m	257	5.5	103.67m 34 Storeys	26 Storeys	6.5	N/A	N/A
5	1471 St Paul St	1,956 Sq m	178	6.0	75m 26 Storeys	26 Storeys	6.5	N/A	N/A
6	1451 Bertram Street	4,131 Sq m	176	3.88	63m 20 Storeys	12 Storeys	3.0	0.3 (rental) + 0.5 = 0.8	~\$ 206,550
7	1405 St Paul St.	3,163.46 Sq m	344	6.05	107.6m 36 Storeys	26 Storeys	6.5	N/A	N/A
8	550 Doyle Ave - UBCO	2,993.6 Sq m	352	10.03	122m 35 Storeys	26 Storeys	6.5	CD Zone	N/A
9	550 Doyle Ave - MG	3,667.65 Sq m	289	6.48	98.2m 33 Storeys	26 Storeys	6.5	N/A	N/A
10	555 Fuller Avenue	1,790 Sq m	68	2.29	18.2m 6.6 Storeys	12 Storeys	3.0	N/A	N/A
11	1333 Bertram Street	2,355 Sq m	137	3.28	49.7m 17 Storeys	12 Storeys	3.0	0.3 (rental)	N/A
12	660 Cawston Ave	2,276.2 Sq m	82	2.2	24m 6.6 Storeys	6 & 12 Storeys	1.75 & 3.0	N/A	N/A
13	604-626 Cawston Ave	1,698 Sq m	49	2.56	22.8m 6 Storeys	12 Storeys	3.0	N/A	N/A
14	631,647,657,677 Clement Ave	1,653.6 Sq m	68	2.72	20.7m 6 Storeys	12 Storeys	3.0	N/A	N/A
15	1187 Sunset Drive	11,492.6 Sq m	222	5.3	119m 36 Storeys	26 Storeys	6.5	N/A	N/A
16	1070-1130 Ellis St	14,282 Sq m	1116	5.38	114.5m 36 Storeys	26 Storeys	6.5	N/A	N/A

Total Approx. Approved / Proposed Residential Units = 4,535

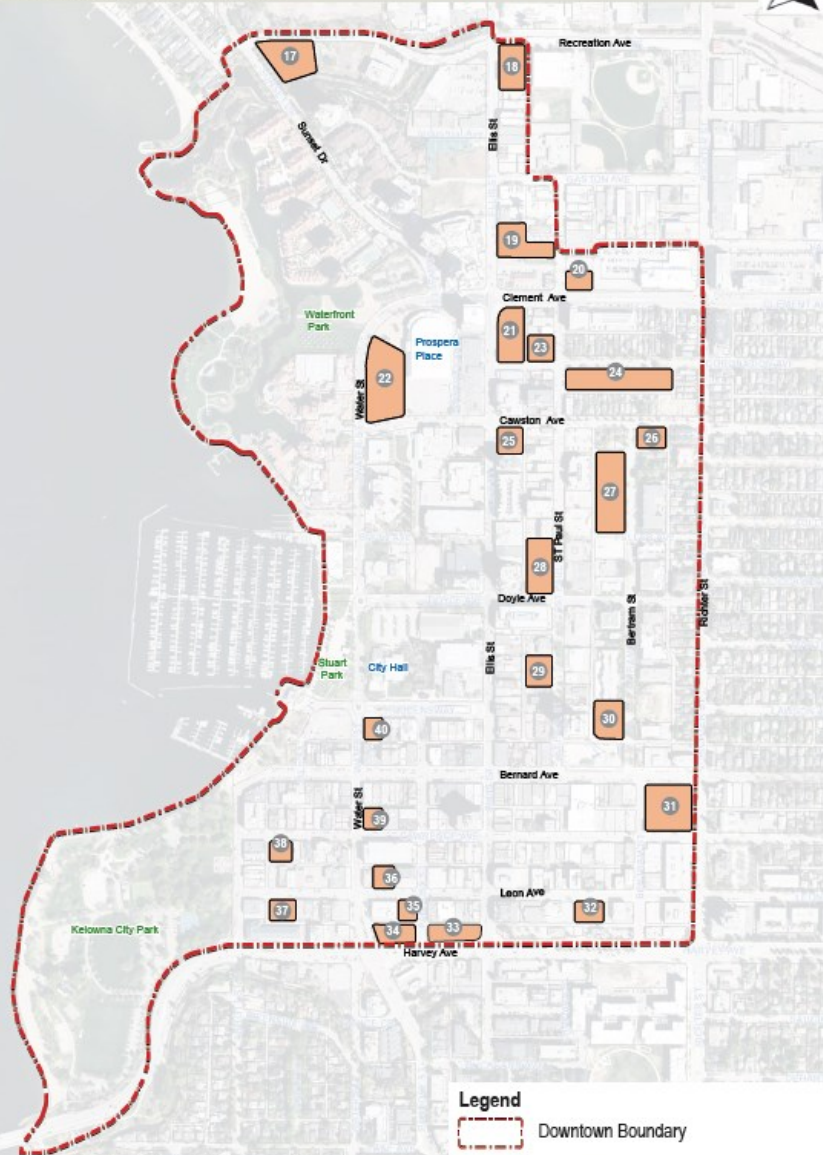
**Note:*

- Information is based on approved Council reports and ongoing development applications

- Bonus Density Payment Rate: \$50 per Sq m of lot area, see section 6.8 Density and Height Bonus of the proposed Zoning By-law

Density Analysis – Potential

Downtown Density Allocation: Potential Development Sites Proposed “Draft” Zoning By-law



Site No.	Address	Site Area	Proposed “Draft” Zoning By-law					
			Base FAR	Approx. Height	Approx. Resi. Units	FAR (Housing + Streetscape)	Approx. Height	Approx. Resi. Units
17	1000 Manhattan Drive	5,301 Sq m	3.0	12 Storeys	298	3.8	15 Storeys	375
18	991,1001,1021,1037 Ellis St	3,430 Sq m	1.75	5 Storeys	112	2.25	6 Storeys	144
19	1155 Ellis St & 1166 St Paul St	3,861 Sq m	1.75	5 Storeys	126	2.25	6 Storeys	162
20	1193 St Paul St	1,390 Sq m	1.75	4 Storeys	45	2.25	5 storeys	58
21	525 Clement & 1247 Ellis St	4,067 Sq m	5	21 Storeys 2 Towers	382	6.05	25 Storeys 2 Towers	460
22	1241 Water Street	8,304 Sq m	3	18 Storeys 3 Towers	472	3.8	22 Storeys 3 Towers	585
23	1230,1238 & 1246 St Paul St	2,066 Sq m	5	21 Storeys	195	6.05	25 Storeys	234
24	555 - 659 Coronation Ave	6,676 Sq m	3	12 Storeys 2 Towers	375	3.8	14 Storeys 2 Towers	477
25	1301 Ellis Street	2,032 Sq m	5	21 Storeys	190	6.05	25 storeys	229
26	1309 Bertram, 631 & 639 Cawston Ave	1,821 Sq m	3	13 Storeys	100	3.8	15 Storeys	123
27	1318 - 1358 Bertram St	6,921 Sq m	3	14 Storeys 2 Towers	397	3.8	16 Storeys 2 Towers	490
28	526 Doyle Ave & 1368 St Paul St	4,190 Sq m	6.5	27 Storeys 2 Towers	510	9	36 Storeys 2 Towers	705
29	1428 - 1440 St Paul St	2,576 Sq m	6.5	32 Storeys	315	9	43 Storeys	438
30	1464, 1468, 1476 Bertram St	2,387 Sq m	3	16 Storeys	135	3.8	19 Storeys	168
31	697 Bernard Ave	6,515 Sq m	6.5	39 Storeys 2 Towers	787	9	53 Storeys 2 Towers	1,102
32	559, 565, 569 Leon Ave	1,780 Sq m	6.5	23 Storeys	217	9	31 Storeys	300
33	1680 Ellis St & 430 Harvey Ave	2,359 Sq m	6.5	30 Storeys	288	9	40 Storeys	402
34	380 Harvey Ave	2,161 Sq m	6.5	28 Storeys	264	9	37 Storeys	366
35	1660 Pandosy St	1,133 Sq m	6.5	17 Storeys	138	9	20 Storeys	190
36	342 Leon Ave	1,392 Sq m	6.5	19 Storeys	169	9	25 Storeys	235
37	227, 237, 245 Leon Ave	1,662 Sq m	6.5	22 Storeys	202	9	29 Storeys	280
38	237-249, 223 Lawrence Ave	1,437 Sq m	6.5	20 Storeys	175	9	26 Storeys	244
39	1551 Water St	1,113 Sq m	6.5	16 Storeys	135	9	21 Storeys	187
40	143 Water St & 303 Queensway	1,113 Sq m	6.5	16 Storeys	135	9	21 Storeys	187
Total Approx. (Base Density) Units = 6,162						Total Approx. (Additional Density) Units = 8,141		

* Assumptions:
 Mix of 1 & 2-bedroom units (2 bedroom unit = 80 Sq m and 1 bedroom unit = 40 Sq m)
 Height includes 4 Storeys podium that has commercial / retail units, parking and utilities / services (additional parking is assumed to be provided below grade)

Proposed Density Bonus Model

- 1.** Increasing the supply of rental housing and affordable housing stock.
- 2.** Improving the quantity and quality of public amenities through investments to sidewalks and the pedestrian realm

2040 OCP Policies

- ▶ *OCP Objective 4.12*: Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres
- ▶ *OCP Objective 7.7*: Support the protection and construction of purpose-built rental housing
- ▶ *OCP Objective 5.16*: Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on

Purpose-built Rental & Affordable Housing: *Implementation*

- ▶ An increase of 0.3 to 1.0 FAR depending on zone & form
- ▶ Guarantee of rental
- ▶ Contribution to City's Housing Opportunity Reserve Fund

Streetscape: *Implementation*

- ▶ A new “*Public Amenity and Streetscape Reserve Fund*”
 - ▶ Urbanization & Streetscape
- ▶ Payment rate value based on cost to development frontage in various context – Development Engineering
- ▶ Threshold to set maximum allowed density bonus
- ▶ Utilized in conjunction with other resources

Density Bonus Analysis - Examples

1

710 Stockwell Ave



Built: DP Issued - 4/9/2016

Approved: Statistics

Site Area: 2,210 Sq m
 Tenure: Condo
 FAR: 1.2
 Units: 32
 Height: 4.5 Storeys (16 m)
 Parking: 52 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 2,210 Sq m
 Tenure: Condo
 MF3: FAR (1.3 base FAR + 0.3 additional FAR): 1.6
 1.6 - 1.2 (approved) = 0.4 FAR additional
 Allocated 0.1 FAR to existing built form
 Allocated 0.3 FAR to additional floors
 Existing/Approved built form
 Approximate Additional Units: (A+B+C+D)
 Net Floor Area = ~ 1,000 Sq m / 80 Sq m = 12
 Height: ~ 6.5 Storeys
 Approximate Parking: 15 additional parking stalls are required
 * Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



2

1229 Richter St



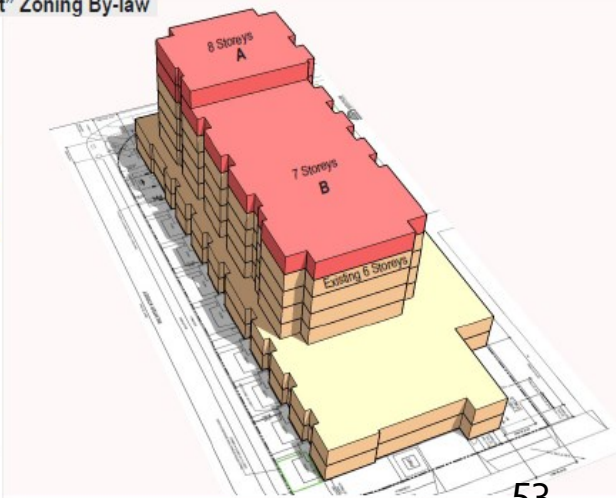
Built: DP Issued - 12/5/2018

Approved: Statistics

Site Area: 2,964.6 Sq m
 Tenure: Rental
 FAR: 1.88
 Units: 59
 Height: 6 Storeys (19.7 m)
 Parking: 85 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 2,964.6 Sq m
 Tenure: Rental
 MF3: FAR (1.75 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 2.25
 2.25 - 1.88 (approved) = 0.37 FAR additional
 Allocated 0.37 FAR to additional floors
 Existing/Approved built form
 Approximate Additional Units: (A+B) Net Floor Area = ~ 1,100 Sq m / 80 Sq m = 13
 Height: ~ 8 Storeys
 Approximate Parking: 16 additional parking stalls are required
 * Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



Density Comparison: Current and Proposed "Draft" Zoning By-law

Note: Representation of proposed density mass is approximate

Density Bonus Analysis - Examples

3

599 Clement Ave



Built: DP Issued - 3/21/2019

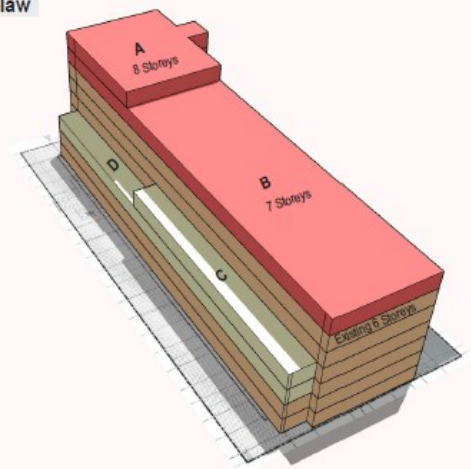
Approved: Statistics

Site Area: 3,096.4 Sq m
 Tenure: Rental
 FAR: 1.62
 Units: 58
 Height: 6 Storeys (18.5 m)
 Parking: 72 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 3,096.4 Sq m
 Tenure: Rental
 MF3: FAR (1.75 base FAR + 0.3 bonus FAR + bonus rental 0.2 FAR): 2.25
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* Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



4

1165 Sutherland Ave



Built: DP Issued - 8/22/2019

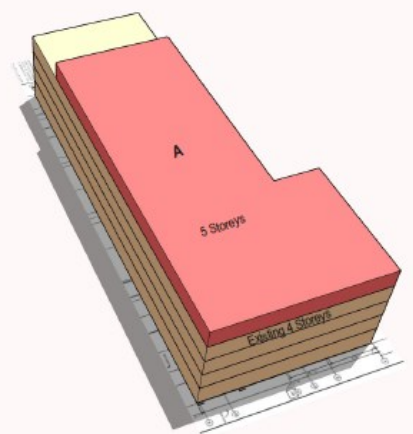
Approved: Statistics

Site Area: 2,780.87 Sq m
 Tenure: Rental
 FAR: 1.46
 Units: 48
 Height: 4 Storeys (13.5 m)
 Parking: 78 Stalls provided

Additional Density: Proposed "Draft" Zoning By-law

Site Area: 2,780.87 Sq m
 Tenure: Rental
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 1.8 - 1.46 (approved) = 0.34 FAR additional
 Allocated 0.34 FAR to additional floor
 Existing/Approved built form
 Approximate Additional Units: (A) Net Floor Area = ~960 Sq m / 80 Sq m = 12
 Height: ~ 5 Storeys
 Approximate Parking: 15 additional parking stalls are required

* Assumptions:
 Residential Apartment: 1.25 car / unit (unit area = ~80 Sq m for 2 bedrooms)



Density Comparison: Current and Proposed "Draft" Zoning By-law

Note: Representation of proposed density mass is approximate

Summary

- ▶ City need for two key priorities
 - ▶ More rental and affordable housing options
 - ▶ Public sidewalk system
- ▶ Density Bonus Program is a tool that can help achieve these objectives
- ▶ Supported by 2040 OCP policies

Next Steps

- ▶ Council endorse the proposed new Density Bonus Program in concept
- ▶ Final new Zoning Bylaw - Initial Consideration in mid May 2022



Conclusion of Staff Remarks