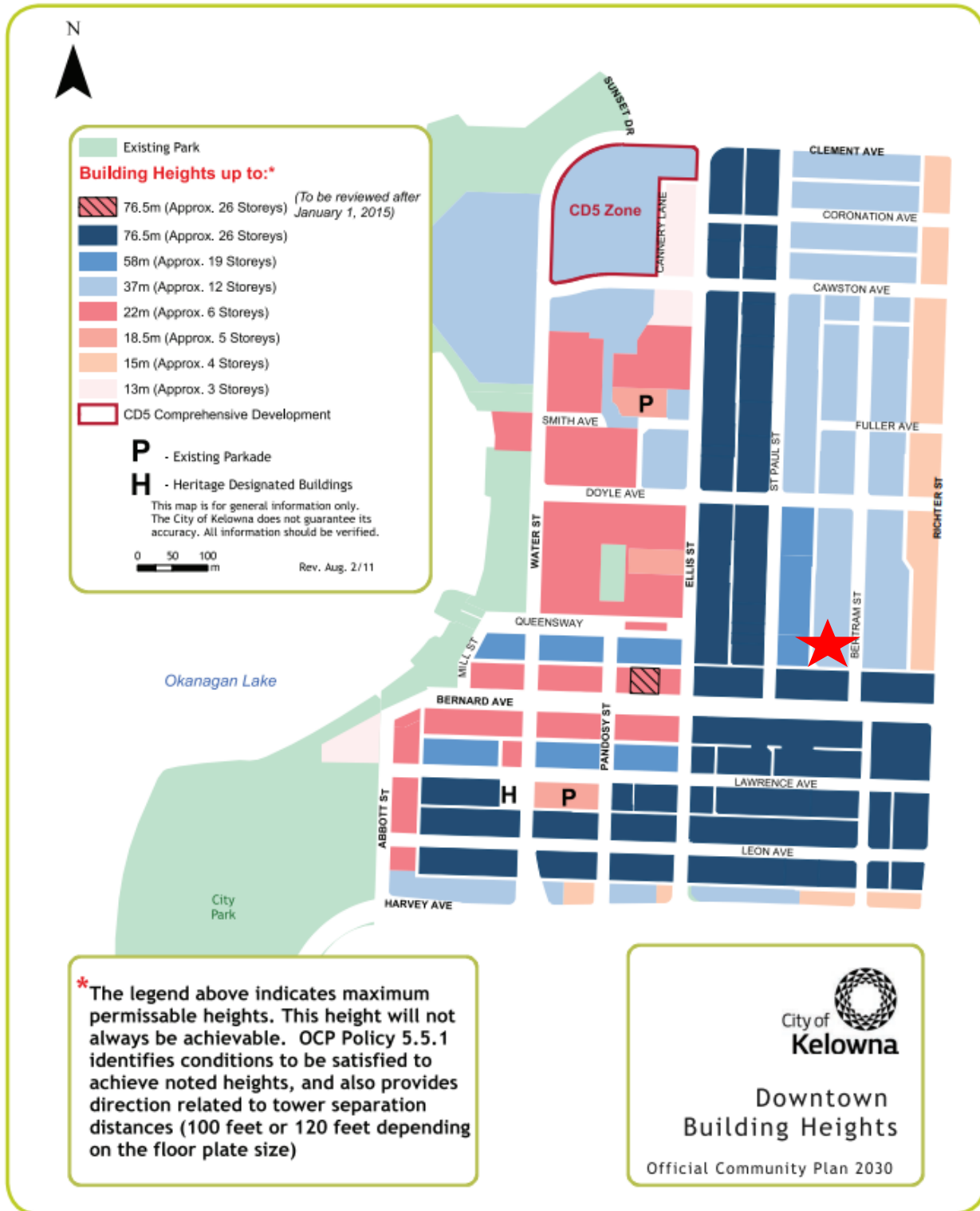


Official Community Plan 2030 – Downtown Building Heights Map



NOTE: Subject properties indicated by red star. 1464, 1468 & 1476 Bertram Street.

ATTACHMENT A

This forms part of application
 # OCP21-0002 Z21-0003

Planner Initials **LK**

City of **Kelowna**
 DEVELOPMENT PLANNING

C7 Map A – Downtown Building Heights Map



NOTE: Subject properties indicated by red star. 1464, 1468 & 1476 Bertram Street.

ATTACHMENT A

This forms part of application
 # OCP21-0002 Z21-0003

Planner Initials **LK**

City of Kelowna
 DEVELOPMENT PLANNING

This forms part of application
OCP21-0002 Z21-0003



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials LK



1464 1468 1476 Bertram Avenue

Planning Update – Development Permit Submission

New Town & Mercurian Group

June 18, 2021

Changes to Basic Planning & Housing Metrics through Consultation

*Responsive to Planning Department's Suggested Improvements
Reflects Ideas from a Cross-section of City Leaders & Stakeholders*

	<i>Original</i>		<i>Revised</i>
• Building Floors	46 levels	↓	35 levels
• FAR – Maximum is 9.0	8.88	↓	6.57
• Average Residence Size	818 sf	↓	632 sf
• Requested Height Variance	370%	↓	283%
• Price Point Reduction – “Attainability”	Reduced by 20%		
• Revised Bertram Avenue streetscape from retail to 5 townhomes			

Key Project Metrics

- **30 levels of Residential**
 - Studio homes 276 homes
 - Average of 9.2 homes per level
 - 1 Bedroom homes 85 or 30.8%
 - 3-Bedroom homes 37 or 13.4%
 - 2-Bedroom Co-Living/Shared 20 or 7.2%
 - 2 Bedroom homes 68 or 24.7%
 - 2 Bedroom homes 66 or 23.9%
- **Below 15% Market Rent Homes** 28 or 10% of homes
 - Housing Agreement
- **Universal Accessibility Homes** Up to 28 or 10% of homes
 - Design for easy conversion to UA homes – initial option by home buyers to have UA units
- **Parking provided on 6 levels** 274 parking stalls
 - Parking for 473 bikes & service area
 - 2 car-share stalls & vehicles
 - Cash in lieu for 20.9 stalls
- **Maximum floor plate** 750 m²
- **Siting of building conforms to all set-backs & separation requirements**
- **Walkability Score** 90+

Features & Amenities

Higher density “attainable” housing project in the downtown core provides more convenient access to services & amenities for a broader cross-section of the Kelowna population

Housing mix appeals to a broader socio-economic spectrum

Support from special housing groups and social agencies

Project program and amenities compliments “Happy City” concept – inclusive, wellness, sustainability, and serving the needs of special groups

Less dependent on vehicles – walkability and accessibility

Congruent with the principles expressed in the City’s OCP and downtown/core area objectives and policies

Street Level – 5 Two Bedroom & Den Town Homes

Podium rooftop patio, amenity space, and daycare

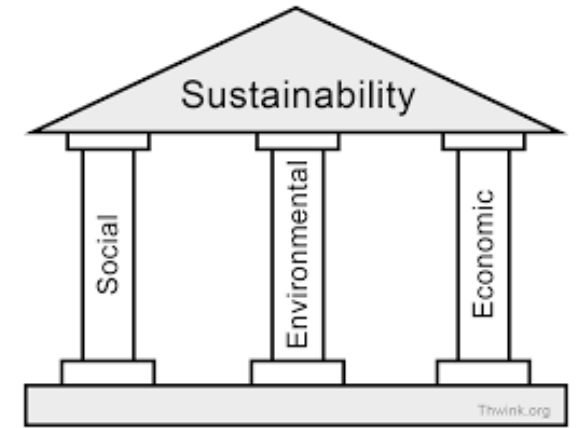
Shared amenity space of 15,000 sf

Rooftop amenity space



Asks

- *The OCP reflects heights that are considerably below past Council variance approvals for residential towers. Zoning is used to regulate height.*
- The proposed development provides significant public benefit in delivering a significant amount of attainable housing in the downtown area and supports the 3 pillars of sustainability.
- *The zoning for the area is to be C9 within forecast height limits. The updated application sustains and expands the attainable housing within the existing unit forecast by reducing the average unit size within a 35 storey structure.*
- *At the July 26th City Council meeting, we ask for Council's support for the Proposed Development.*
- Significant changes and improvements have been made to the proposed development addressing opportunities to best serve the needs of the community and various concerns and solutions based on consultation with Community Planning and other stakeholders.
- The proposed development will deliver much needed attainable housing and fulfill key planning objectives in Kelowna's Downtown.



1464 1468 1476 Bertram Avenue

Planning Update – Development Permit Submission

New Town & Meridian Group

June 18, 2021

