

July 13, 2021 PUBLIC Hearing – (OCP 0007 & Z210018)



m+m a

955 Manhattan – Accessible Condos

The Vision

“Our passion for this project comes from a perspective of parents of a fully dependent special needs child. After deciding that we would like to live downtown area, we could not find housing that met our needs:

- **No power operated doors in parking garages,***
- **No wheelchair access to patios due to thresholds,***
- **Hallways too narrow to be able to turn corners without damage,***
- **Washroom accessibility “nonexistent”***

*“This development could address these and other challenges and extend to all other owners a fully integrated accessible building that also promoted aging in place.....(**“avoid burnout”**)*

There are hundreds of vulnerable kids in the IHA region with similar needs.”

955 Manhattan – The VISION

The Plan

"The development concept was developed, with regular early input from City planning staff as 2 buildings in a 'Townhouse and Apartment' format (suggested by staff).

- 1) 2-story townhouses fronting on Manhattan to respect neighborhood.*
- 2) Apartment building at rear of the property away from neighbors faces lane and park.*
- 3) Mostly 4-storey apartment building with a setback 'respite room' at 5th level.*
- 4) 2 buildings to create a secure & accessible outdoor courtyard.*
- 5) 2 buildings to create open space 'through site' and reduce mass.*

955 Manhattan – The VISION

The Site

- *Little activity in immediate local (suites and renos)*
- *Close to downtown*
- *Adjacent to major current developments*
- *Adjacent to major future re-development (TOLKO)*

955 Manhattan – The SITE



m+m a

Site Location – context review



m+m a

Site Location – context review

City of Kelowna

It's your neighbourhood

Application No: Z14-0023/DP14-0102
Applicant: Argus Properties Ltd.



1000 - 1060 Manhattan Drive

Rezone the properties to facilitate a new hotel, office and residential tower measuring 26 storeys in height.

Get involved and have your say



Email
rsmith@kelowna.ca



Phone
250-469-8426



Online
kelowna.ca/currentdevelopments

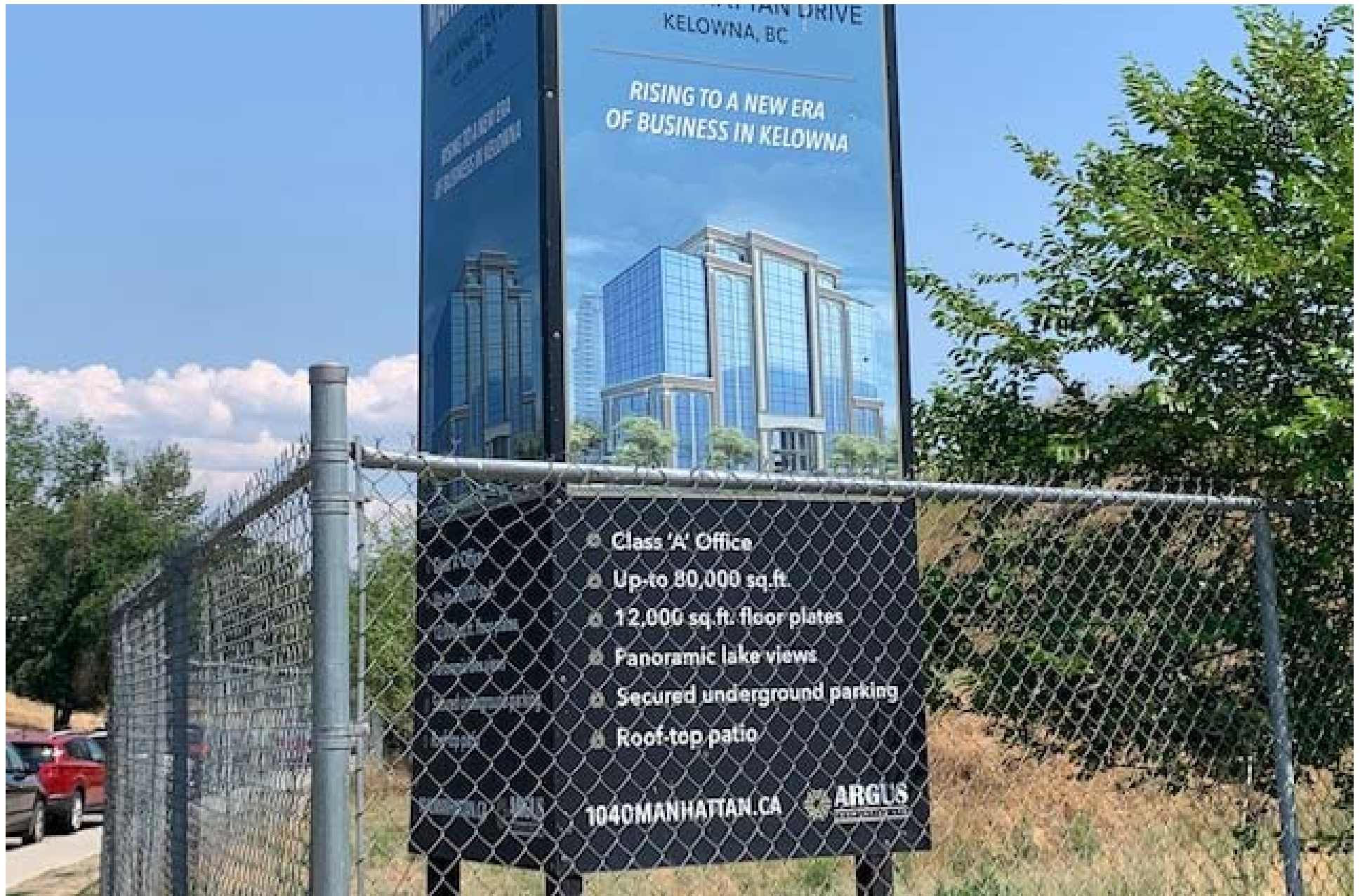


Applicant's Information Meeting
Date - TBD
Time - TBD, Place - TBD

Manhattan Drive – 26 story proposed



Manhattan Drive – 26 story proposed



Manhattan Drive – 12 story permitted



m+m a

Site location – context review



TOLKO site – future plans unknown



TOLKO @ Bay Ave – future plans unknown



Development site – context



view looking north – context



View looking south – context

The Project

955 Manhattan – The VISION

1000 PLYMOUTH STREET, SUITE 100, MISSISSAUGA, ONTARIO L4W 1M5
 TEL: 905.874.8888
 WWW.WSPCANADA.COM



LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING ENTRY
- CLIP CONCRETE PAVING
- HYDRATED CONCRETE PAVING
- SCREEN FENCE - 1.8M HGT
- LAWN
- SAND/GRASS
- ORNAMENTAL PLANTING
- PROPOSED DECIDUOUS TREE

NOTES:

1. PLANT MATERIALS AND CONSTRUCTION DETAILS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND SPECIFICATIONS BEFORE COMMENCING WORK.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS SHALL VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
5. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS BEFORE COMMENCING WORK.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H x W)
TREES				
<i>Acer glabrum</i>	RED MAPLE	30cm CAL	BB	8.20m x 1.00m
<i>Alnus incana</i>	WALNUT	30cm CAL	BB	8.20m x 2.00m
<i>Prunella serotina</i>	BLACK CHERRY	30cm CAL	BB	12.00m x 1.00m
GRASSES / PERENNIALS / SHRUBS				
<i>Panicum virgatum</i>	COLEUS	400	PT/ST	1.20m x 0.80m
<i>Lythrum hyssagifolium</i>	ROSEMARY	400	PT/ST	1.20m x 0.75m
<i>Coreopsis lanceolata</i>	CRACKLEWEE	400	PT/ST	1.20m x 1.20m
<i>Phlox paniculata</i>	PHLOX	400	PT/ST	9.10m x 1.00m
<i>Phlox subulata</i>	CREW PINK	400	PT/ST	9.10m x 1.00m



CHARACTER IMAGES
LDP 1 SCALE: 1:50

1 LANDSCAPE PLAN
LDP 1 SCALE: 1:200

REVISION	ISSUED
1	ISSUED FOR DP
2	ISSUED FOR COMMENT
3	
4	
5	
6	
7	
8	
9	
10	

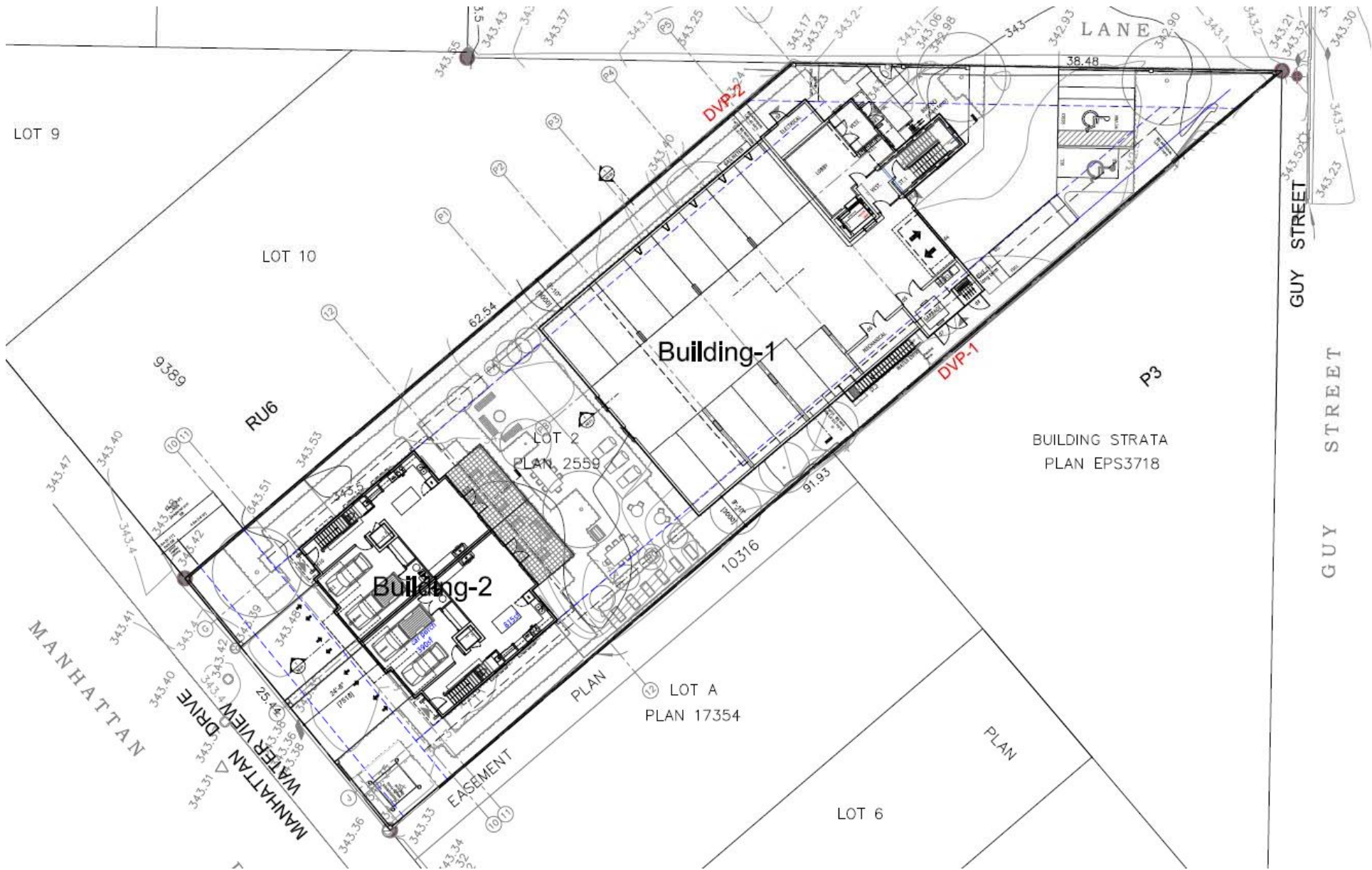
PROJECT
MANHATTAN LOFTS - 955 MANHATTAN DRIVE
 CLIENT
 CONSULTANT
MURKIN ARCHITECTS

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED BY WSP. IT SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP CANADA GROUP LTD.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND SPECIFICATIONS BEFORE COMMENCING WORK. REPORT ANY ERRORS OR OMISSIONS TO WSP CANADA GROUP LTD. (DO NOT SCALE DRAWINGS).
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

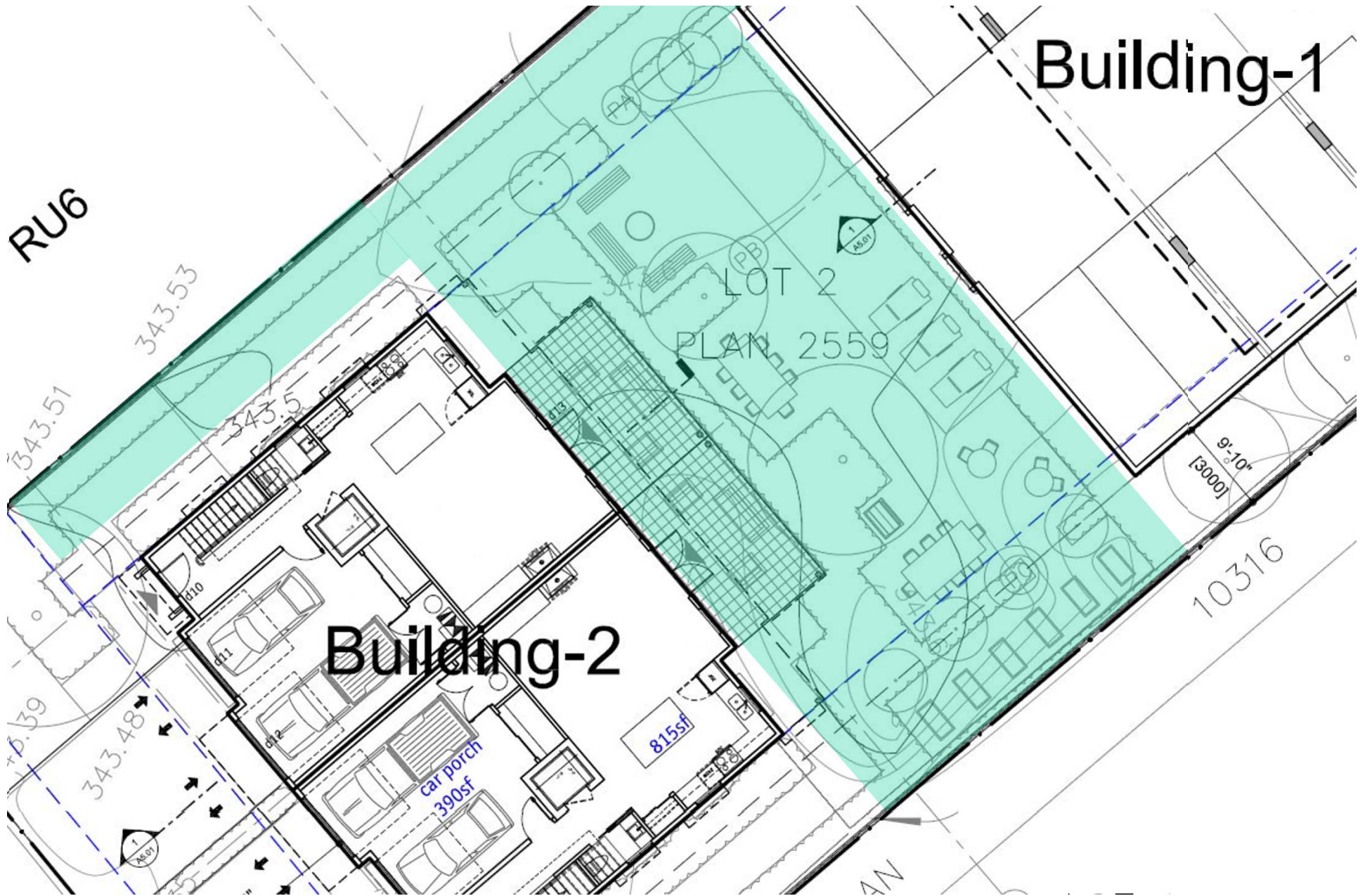


DESIGNED BY	ISSUED	SHEET TITLE
DESIGNED BY	ISSUED	LANDSCAPE PLAN
CHECKED BY	ISSUED	SHEET NO.
PROJECT #	ISSUED	LDP 1
SCALE	1:200	OF 2

955 Manhattan – Apartment on Lane



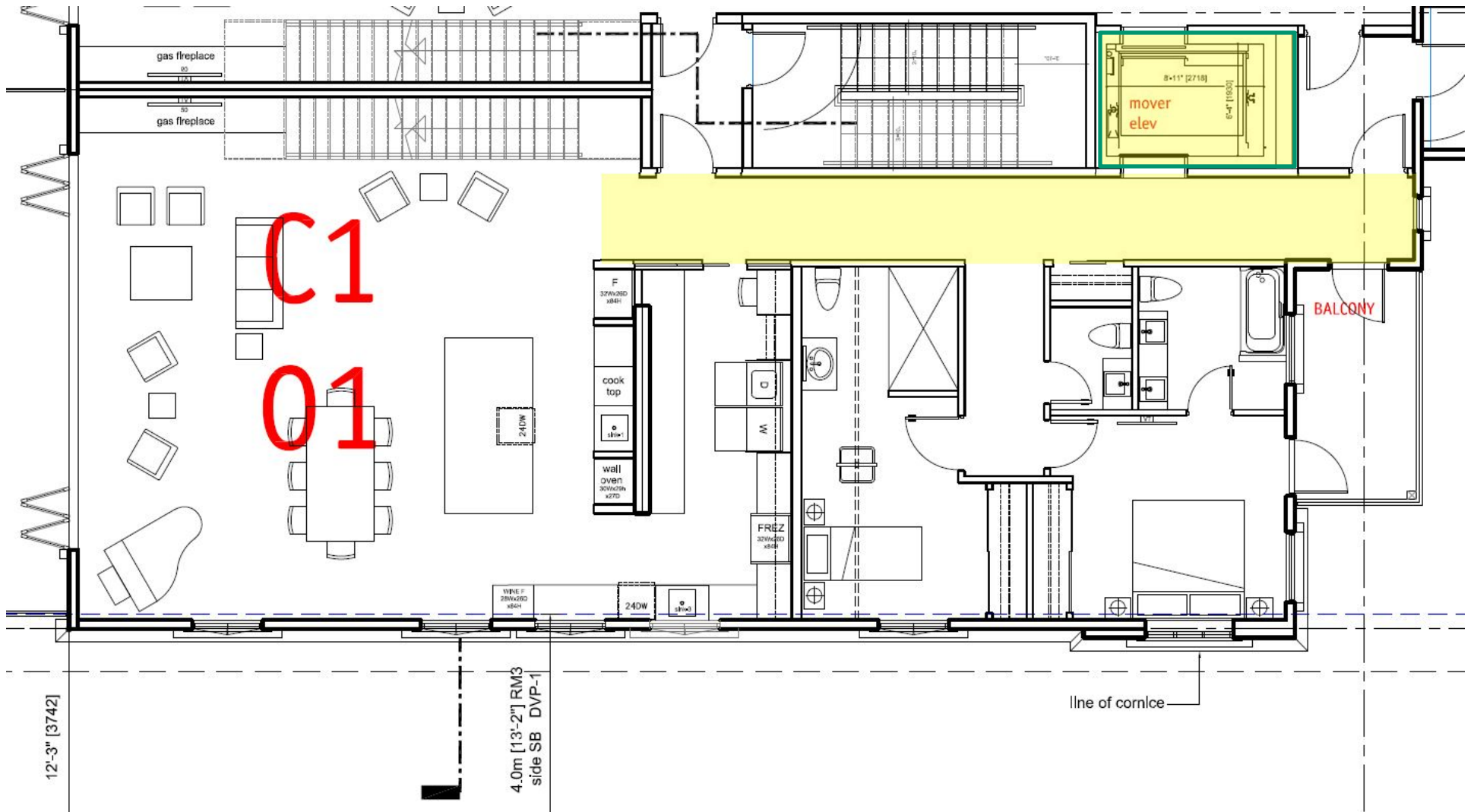
955 Manhattan – Accessible Condos



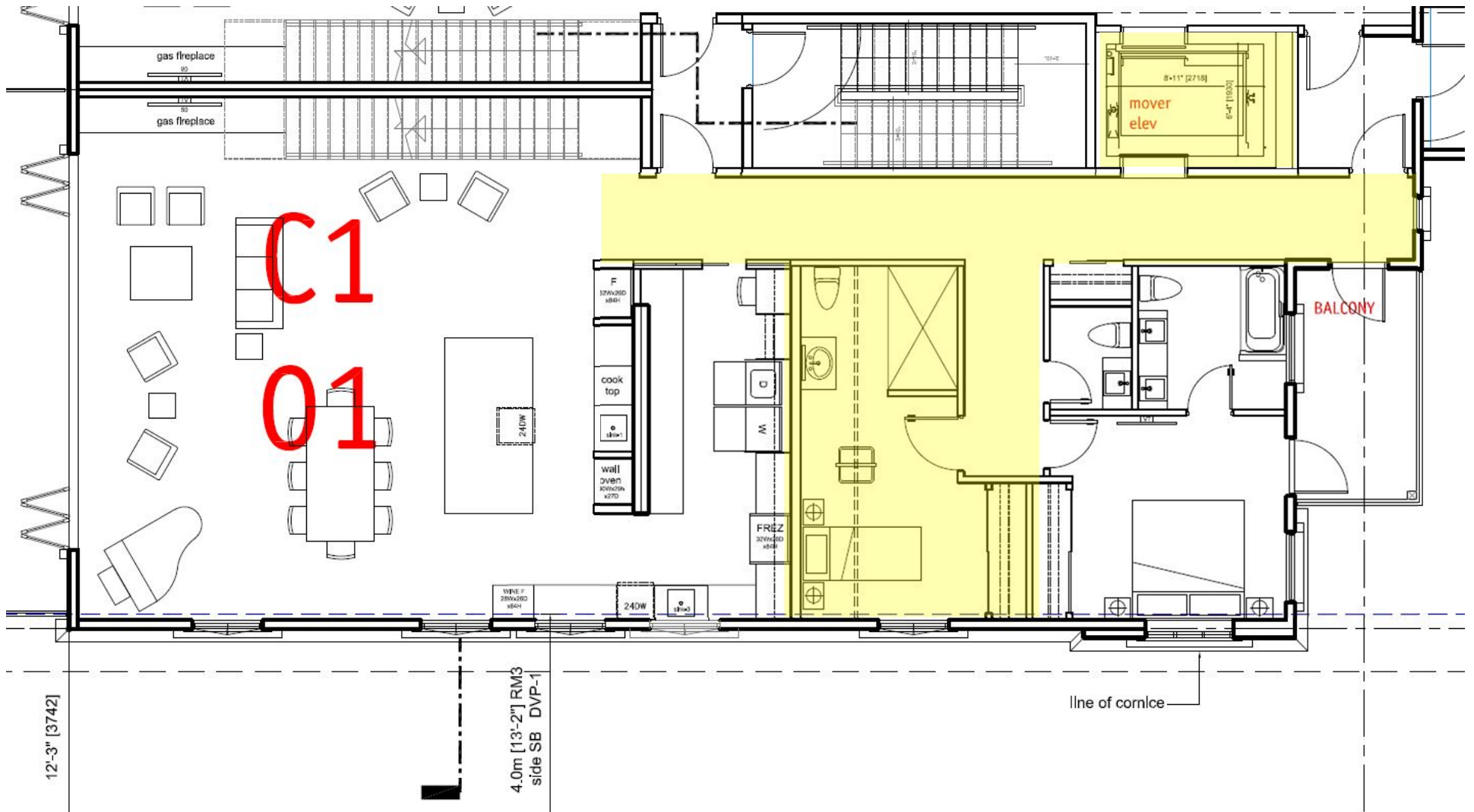
955 Manhattan – Secure Courtyard



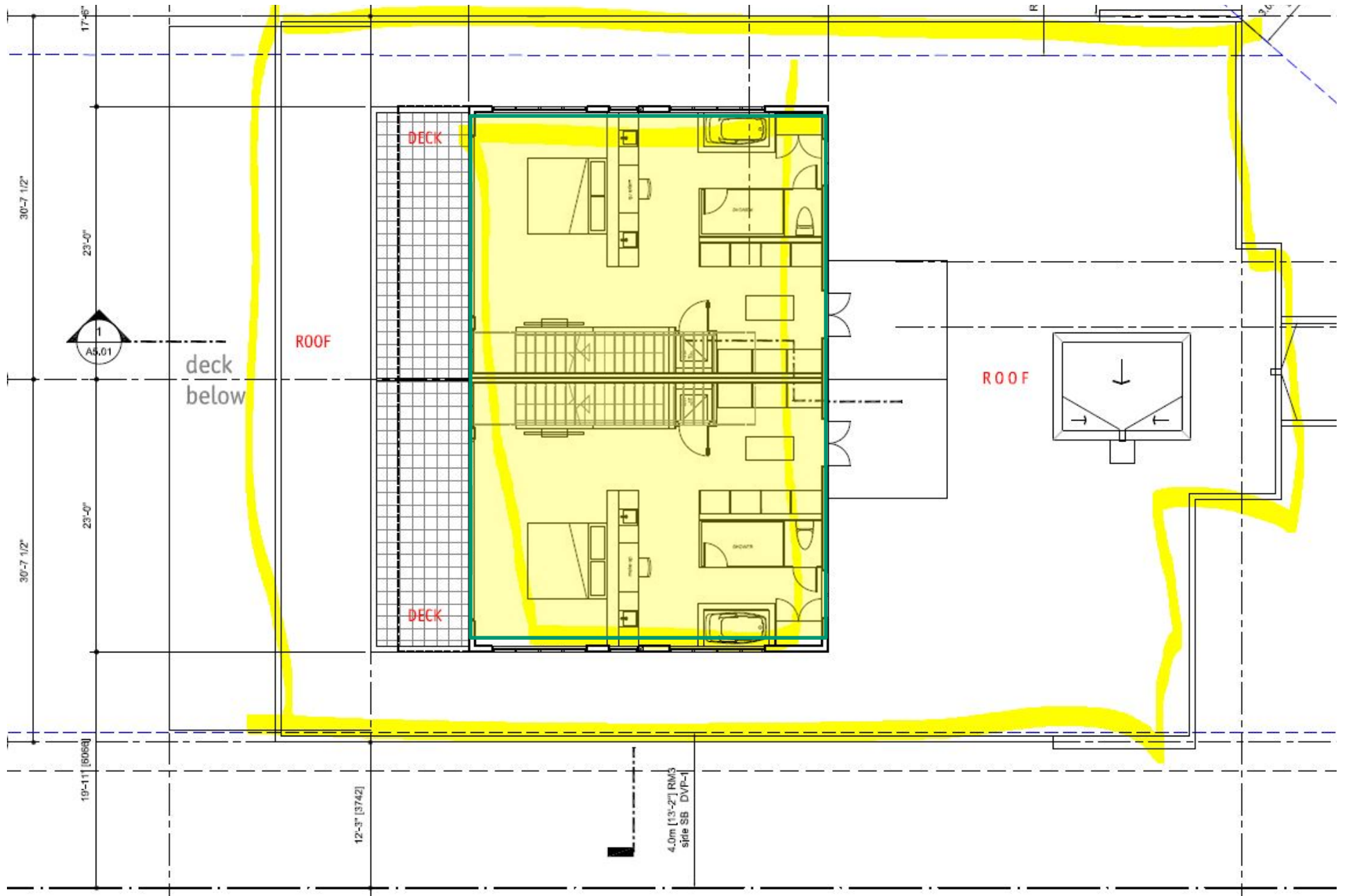
955 Manhattan - Level 4



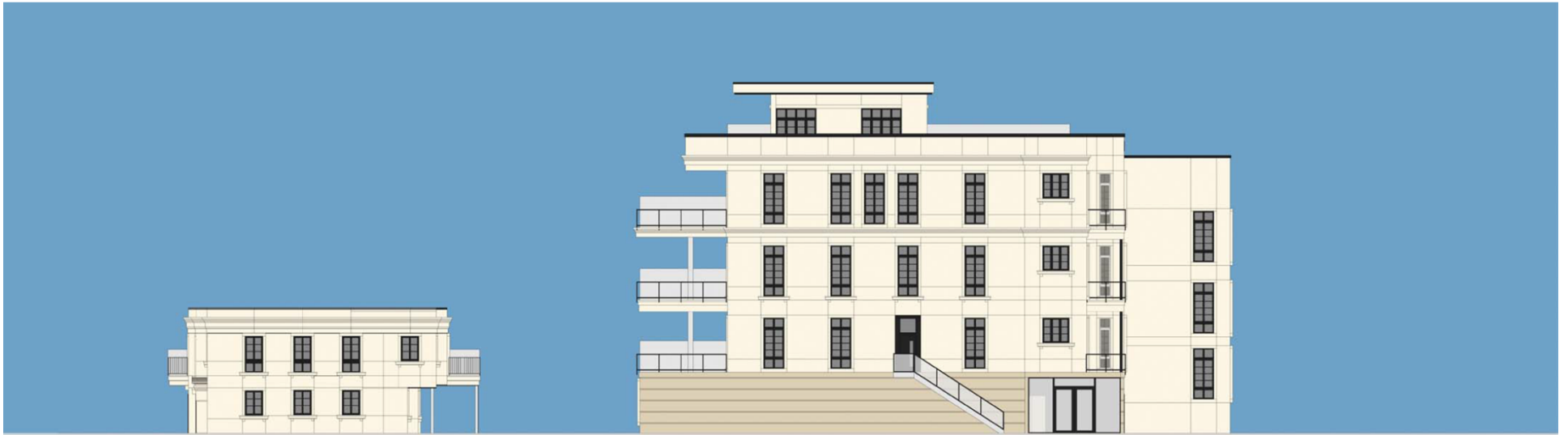
955 Manhattan - Level 4



955 Manhattan - Level 4



955 Manhattan - Level 5 / 23'x30' = 690sf



m+m 

955 Manhattan – Accessible Condos

July 13, 2021 PUBLIC Hearing – (OCP 0007 & Z210018)



m+m a

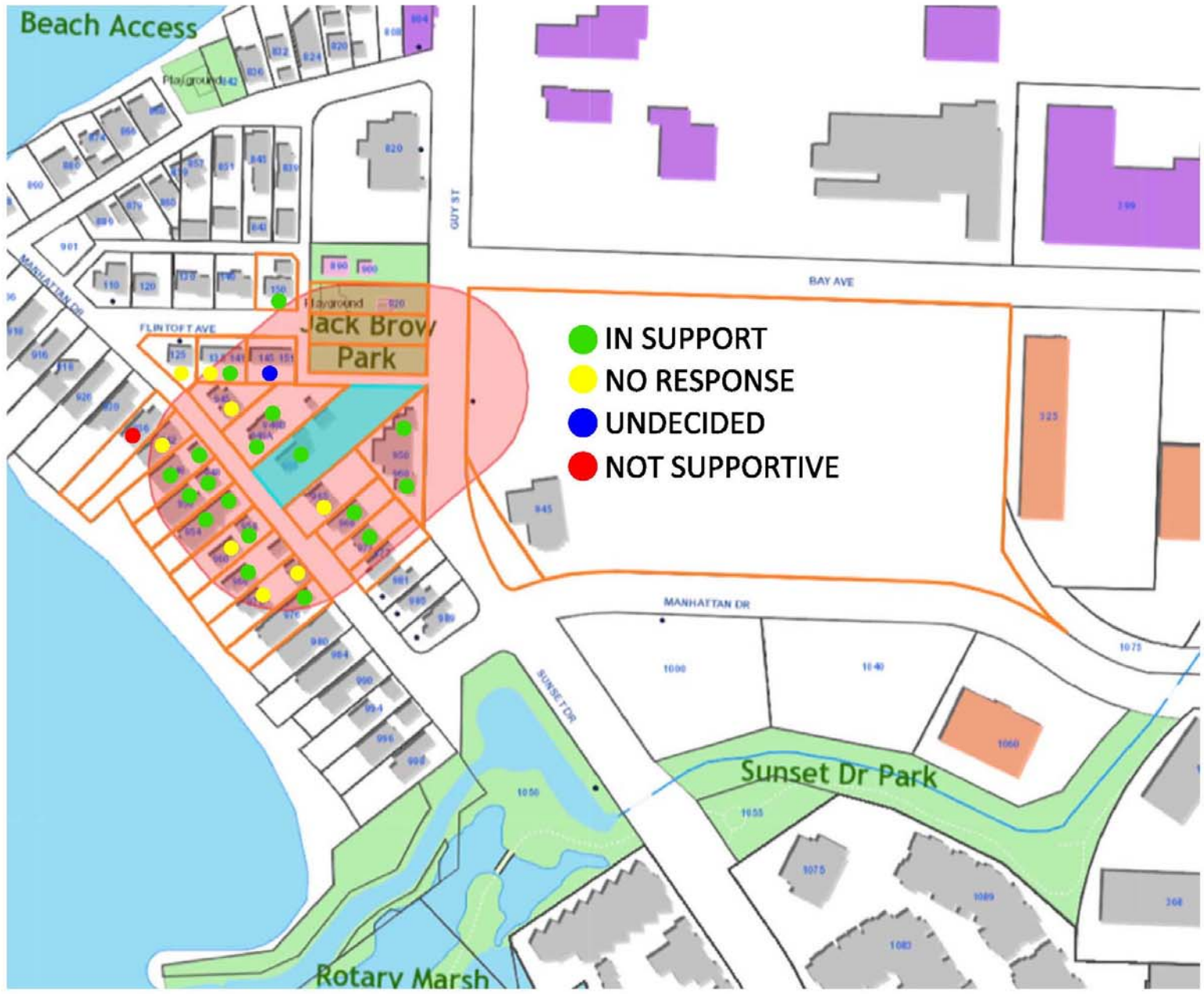
955 Manhattan – Accessible Condos

ZONING SUMMARY				
955 Manhattan Dr				
ADDRESS	955 MANHATTAN DRIVE KELOWNA BC			
LEGAL DESCRIPTION	LOT 2 SECTION 30 TOWNSHIP 26 ODYD PLAN 2559			
DEVELOPMENT PERMIT AREA	YES			
EXISTING ZONING	RU6 TWO DWELLING HOUSING			
PROPOSED ZONING	RM3 APARTMENT HOUSING			
EXISTING LEGAL USE	SINGLE FAMILY RESIDENCE			
GRADES	EXISTING AVERAGE - FLAT			
NUMBER OF BUILDINGS	ONE			
CRITERIA FOR ALL TYPES OF APPLICATION:	RM3 LOW DENSITY MULTIPLE HOUSING ZONING STANDARD		PROPOSAL	
SITE AREA (sm)	900 sm	±21,128 sf		
		±1,963 sm		
SITE WIDTH (m)	30.0 m	±25.44 m		
SITE DEPTH (m)	30.0 m	±62.54 m		
OFF-STREET PARKING	residential	17.5	provide	21
	visitor	1.4		
		18.9		
	total	19		

955 Manhattan – Accessible Condos

The Response

955 Manhattan – The VISION



955 Manhattan – Neighborhood



955 Manhattan – ‘majority supportive’

The Developer....

...Gary

955 Manhattan – The VISION