1994 Springfield Rd.

WESTPOINT + zeidler

DP21-0009 / DVP21-0012

WESTPOINT

Local Developers

Kelowna | BC

In-house Management

Retained Ownership

Philanthropy

Supporting Communities

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Our Mission and Values

WESTPOINT

Residential Development

Our goal is to enrich the everyday lives of our community members for years to come.

Progressive
Lifestyle
Modern

Family
Long Term
Home

Attentive
High Touch

Safety
Comfort

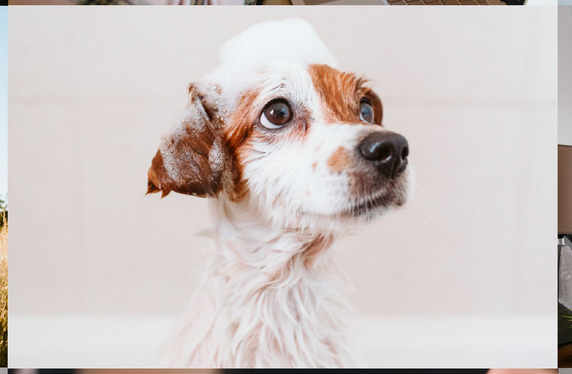
Thoughtful
Intentional

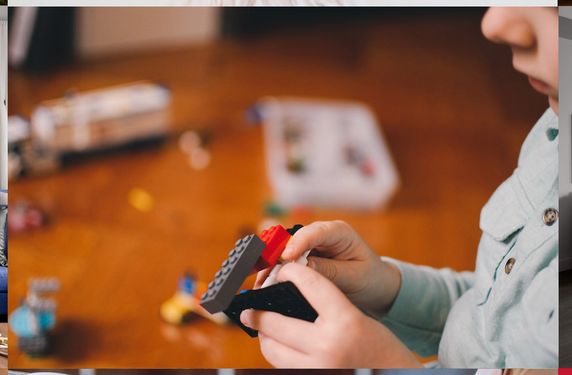
SMART
COMMUNITY
HOSPITALITY
SECURITY
QUALITY

Brand Values

RENTALS | LIFESTYLE

- Onsite management
- Secure and safe living environment
- Coworking Lounge
- Theatre
- Fitness Centre
- Electric vehicle charging
- Biking facilities
- Dog park and wash station
- Storage lockers on every level
- Separate freight/move-in elevator
- Games Room
- Dedicated Concierge Service





AUTHENTIC LIVING

THOUGHTFUL DESIGN

AMENITY RICH

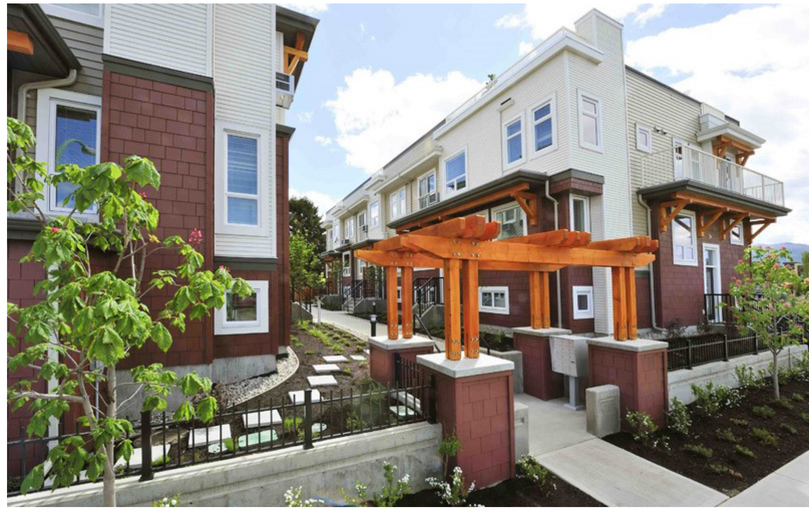
WESTPOINT + zeidler

DEVELOPMENT BENEFITS

responsive to the community

1994 Springfield Road - rental homes

Invue - condos



Dwell - townhomes

Ambrosi Court - condos

Ambrosia Tower - condos

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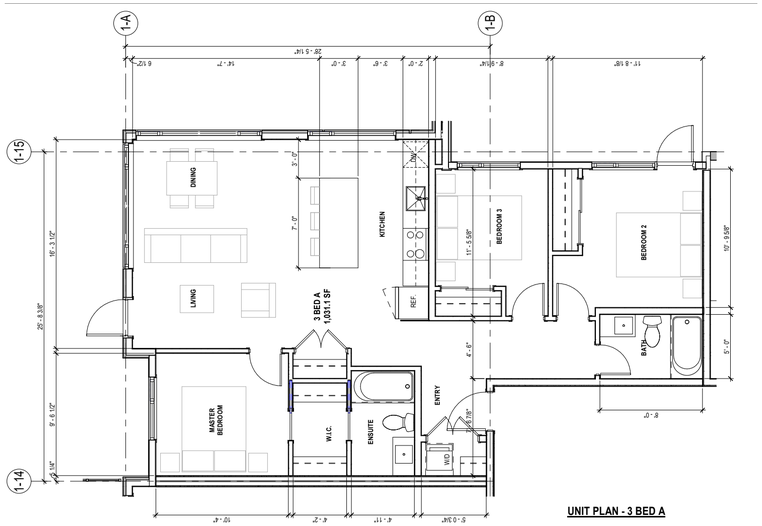
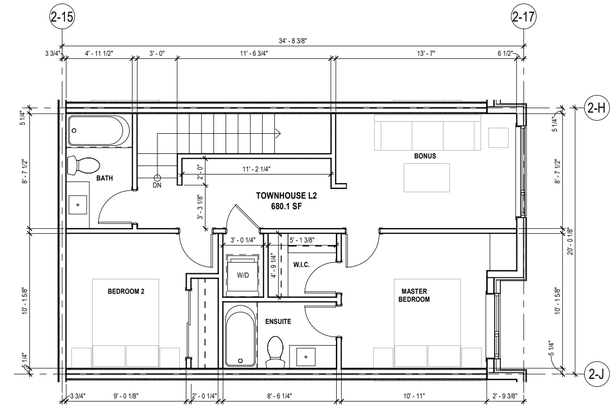
DEVELOPMENT BENEFITS

wide variety of housing options

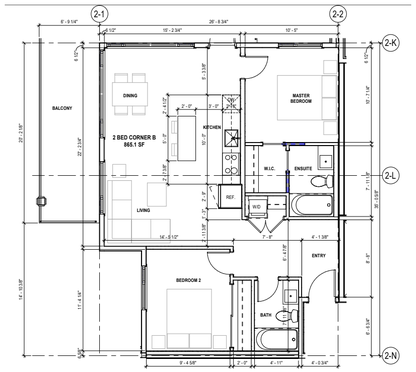
- Studio - 17 units - 420 ft²
- 1 Bedroom junior - 37 units - 465 ft²
- 1 Bedroom - 47 units - 588 ft²
- 1 Bedroom + den - 26 units - 749 ft²
- 2 Bedroom - 43 units - 875 ft²
- 3 Bedroom - 5 units - 1000 ft²
- 3 Bedroom - 1 unit - 1750 ft²
- Townhouse - 6 units - 1280 ft²

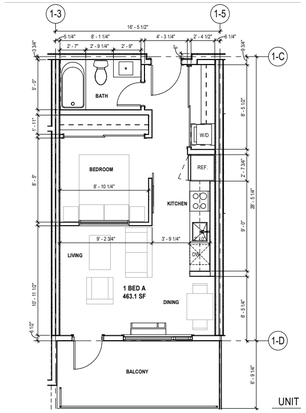


UNIT PLAN - 3 BED A

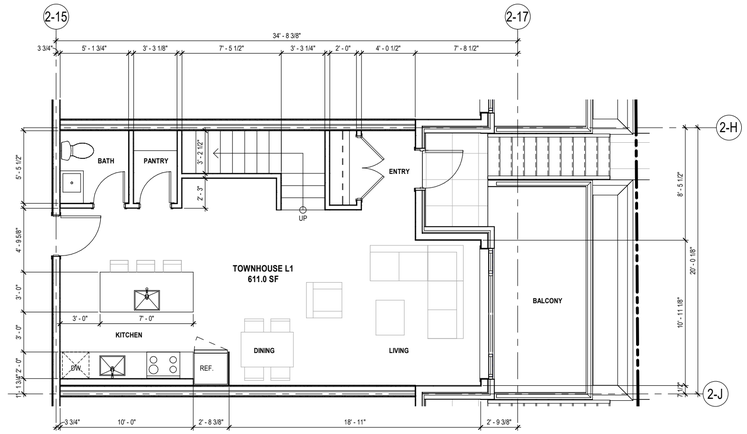


UNIT PLAN - TOWNHOUSE LEVEL 2

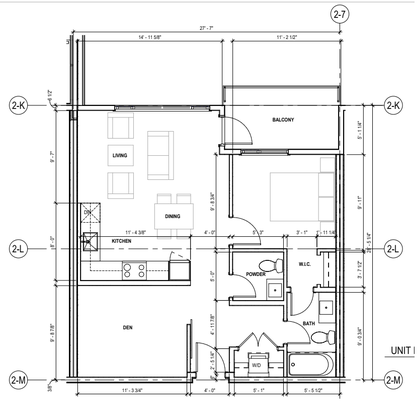




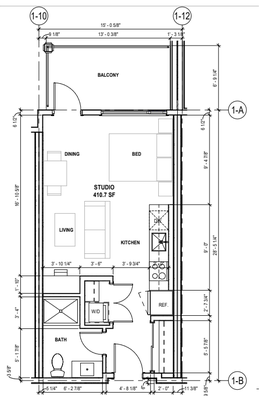
UNIT

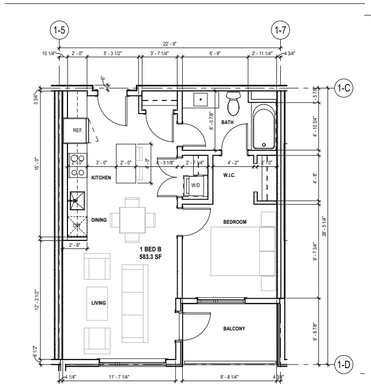


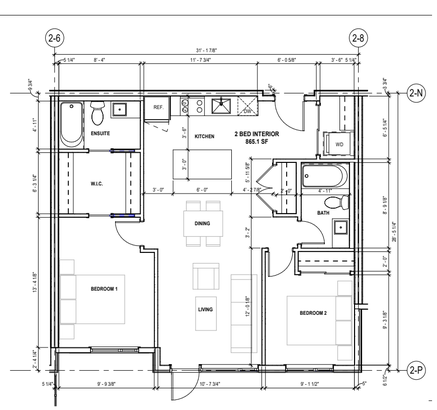
UNIT PLAN - TOWNHOUSE LEVEL 1



UNIT I







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PROJECT HIGHLIGHTS

- 182 new rental homes added to the Midtown Urban Centre; to be enrolled in the Revitalization Tax Exemption program
- Large outdoor gathering terrace to promote a healthy community
- Oversubscribed parking beyond the bylaw requirements
- Fortis CNC Incentive Program - improving building efficiencies
- Extensive Amenities - spaces for an enhanced lifestyle
- EV Charging Stations - dedicated for residents and guest parking areas
- Solar Ready – harnessing the sun

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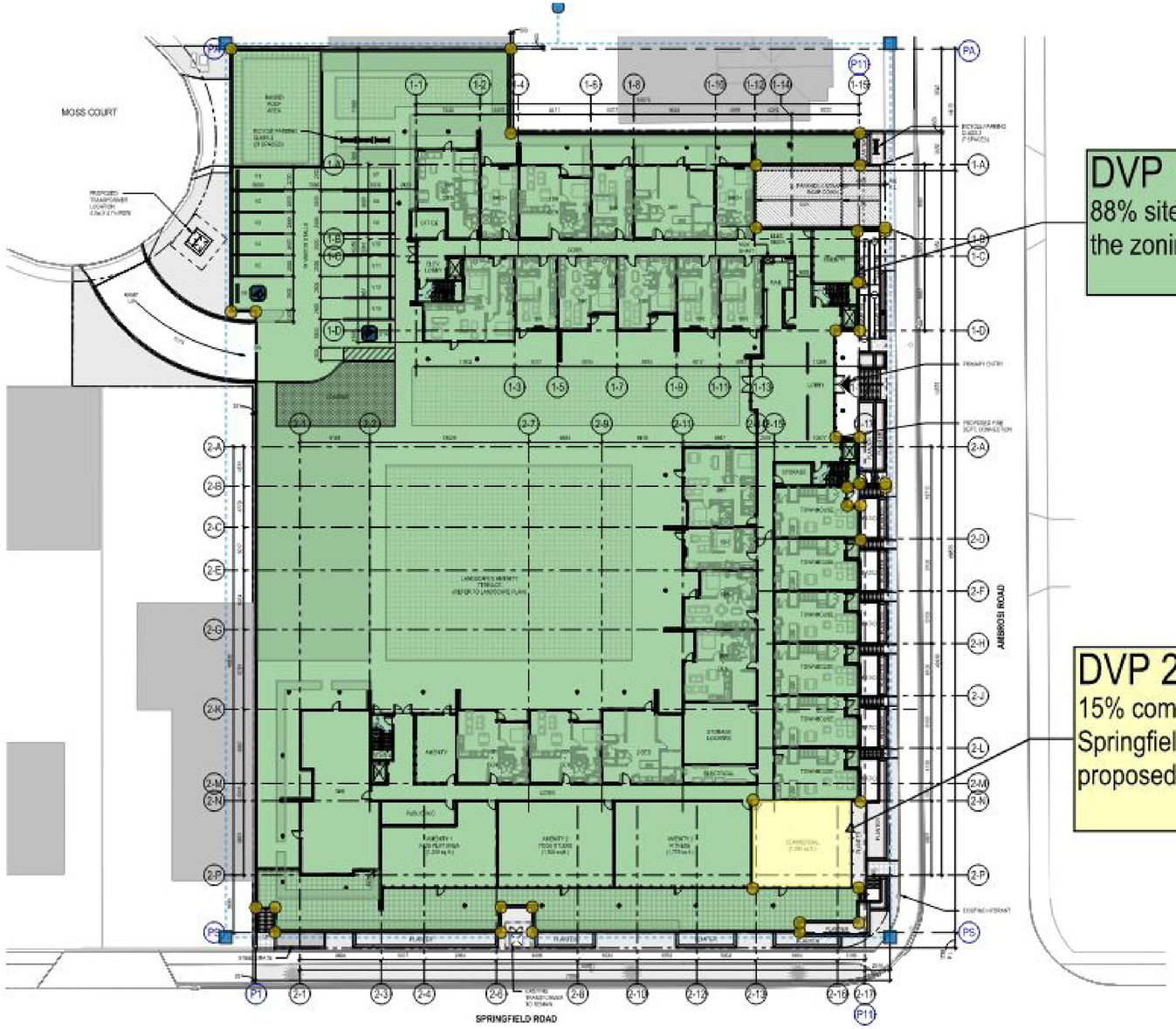
DEVELOPMENT VARIENCES



DVP 1 - Site Coverage Area

88% site area coverage is proposed from the zoning maximum of 75%.

DVP 2 - Commercial Frontage

15% commercial frontage is proposed on Springfield Road from 90% required, and 10% is proposed on Ambrosi Road from 90 % required.

SITE COVERAGE VARIANCE

- community garden planter boxes
- gated dog run
- off-street visitor parking
- minimum private open space:
  2,027 m²
- private open space provided:
  4,780 m²
- entertaining and eating area
- playground
- turfed zone
- outdoor kitchen

AMBROSI ROAD

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COMMERCIAL FRONTAGE VARIANCE

- coworking space

Ambrosi frontage – ground oriented townhomes

Springfield frontage – full range of amenities.

- fitness gym

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Thank you for your consideration