

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

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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 Proposed "Draft" Zoning By-law		Address	Site Area	Proposed "Draft" Zoning By-law				
				Base FAR	Approx. Height	Approx. Resi. Units	FAR (Housing + Streetscape)	Approx. Height
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

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For Discussion Purposes Only!

Legend
 Downtown Boundary
 Potential Development Sites

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

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.):	

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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>	

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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> 
<p>2</p>  <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

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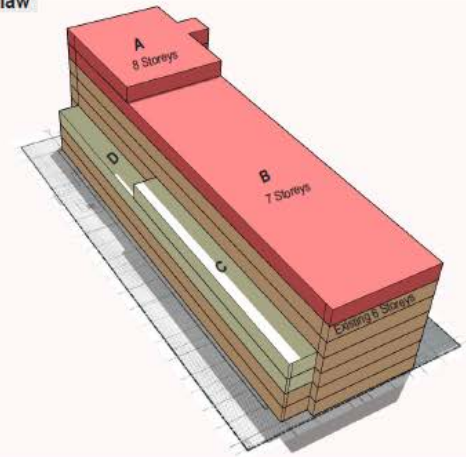


Built: DP Issued - 3/21/2019

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

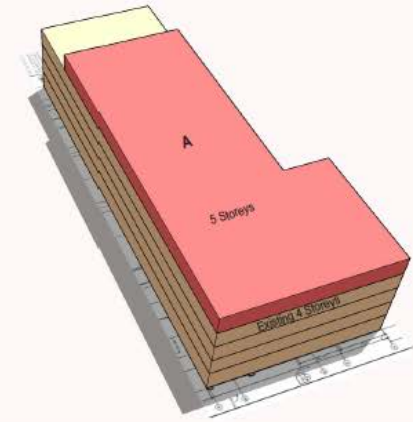


Built: DP Issued - 8/22/2019

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
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