



HIGHSTREET

Ascent Multi-Family Residential Development



OUTLINE

- Highstreet Overview
 - Mission
 - Goal
 - Sustainability
- Project Overview
- Rezoning
- 2040 Official Community Plan
- OCP Amendment
- Highstreet Values

HIGHSTREET OVERVIEW



We develop, build, sell,
and operate quality condos
and rentals



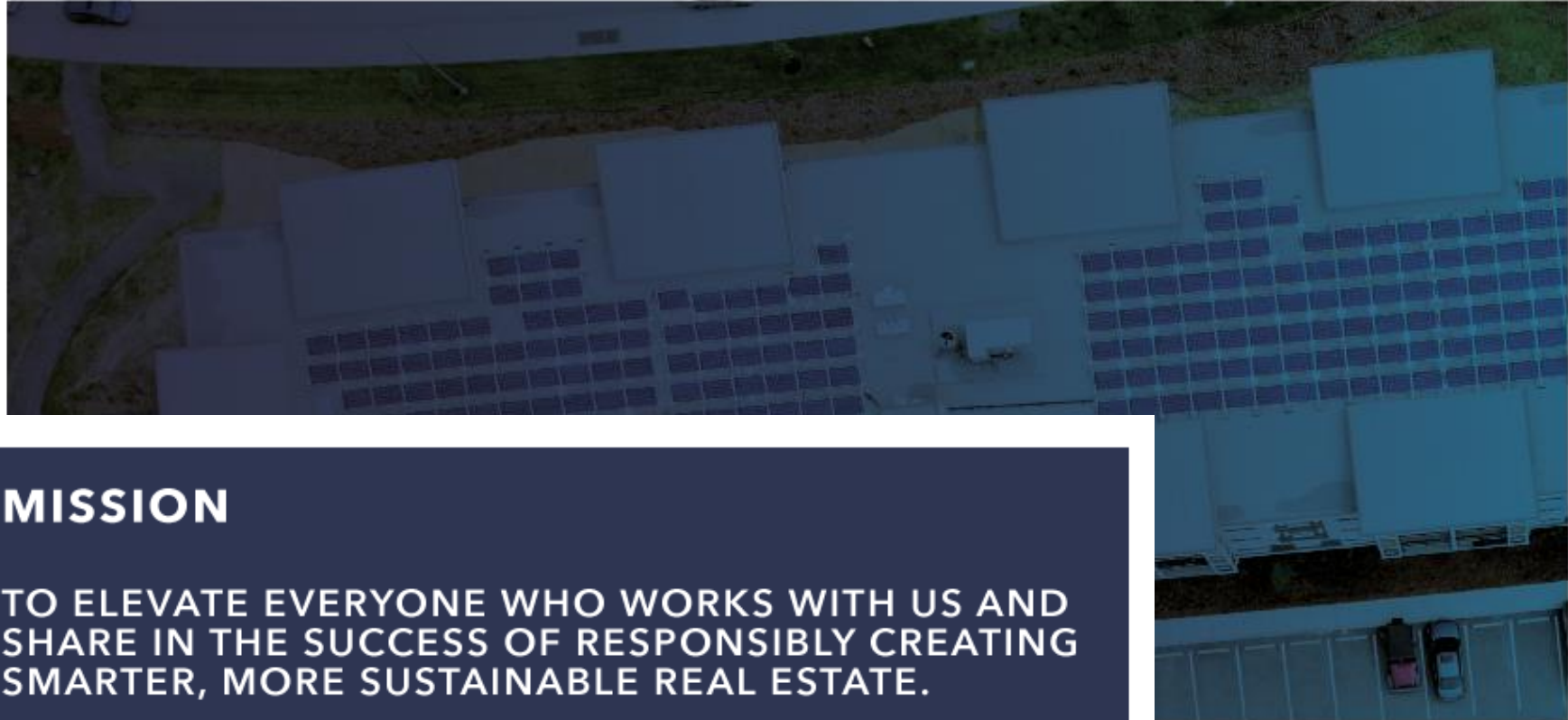
Focus on sustainable
buildings and creating
community connections



Currently building Net-Zero
Energy Ready developments
(BC Energy Step Code 4)



MISSION



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TO ELEVATE EVERYONE WHO WORKS WITH US AND SHARE IN THE SUCCESS OF RESPONSIBLY CREATING SMARTER, MORE SUSTAINABLE REAL ESTATE.

GOAL



WE WILL COMPLETE
2,500
NET-ZERO READY HOMES
BY END OF 2024

SUSTAINABLE DEVELOPME NT

- Carbon Free Home
- Step Code 4 Energy Compliance
- Net-Zero Energy Ready
- Solar Powered Common Areas and Base Building Needs



PROJECT OVERVIEW

- Four 5-Storey Residential Buildings
- One 1-Storey Community Amenity Building
- 47 x 3-Bedroom Units
- 151 x 2-Bedroom Units
- 66 x 1-Bedroom Units
- 34 x Bachelor Units



AMENITY SPACE

- Dedicated Park Space
- Integrated Landscape Design
- Community Fitness Centre
- Community Social Centre
- Community Garden
- Pedestrian Scale Streetscape
- Complete Community Vision



REZONING PROVIDES THE FOLLOWING

- Dedicated Park Space
- Multi-purpose trail connecting Gordon Dr. to Elderberry St.
- Fully Urbanized Frost, Steele, Elderberry Street Frontage
- Rapid Flashing Beacon pedestrian cross-walk at Frost & Steele
- Steele Rd. & Gordon Dr. intersection improvement
- Density to support the proposed commercial center
- Over **\$10 million** in permit fees



2040 OFFICIAL COMMUNITY PLAN (OCP)



Convey a strong sense of authenticity through urban design that is distinctive for Kelowna.



Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures.



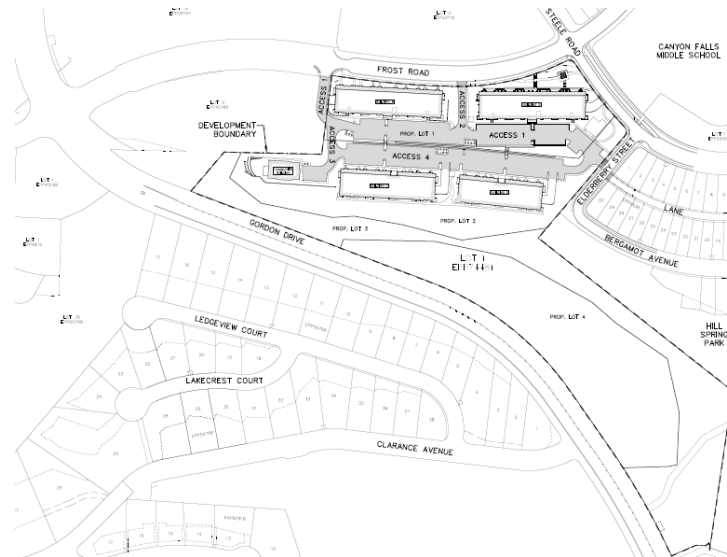
Integrate new development with existing site conditions and preserve the character amenities of the surrounding area.



Promote interesting, pedestrian-friendly streetscape design and pedestrian linkages.

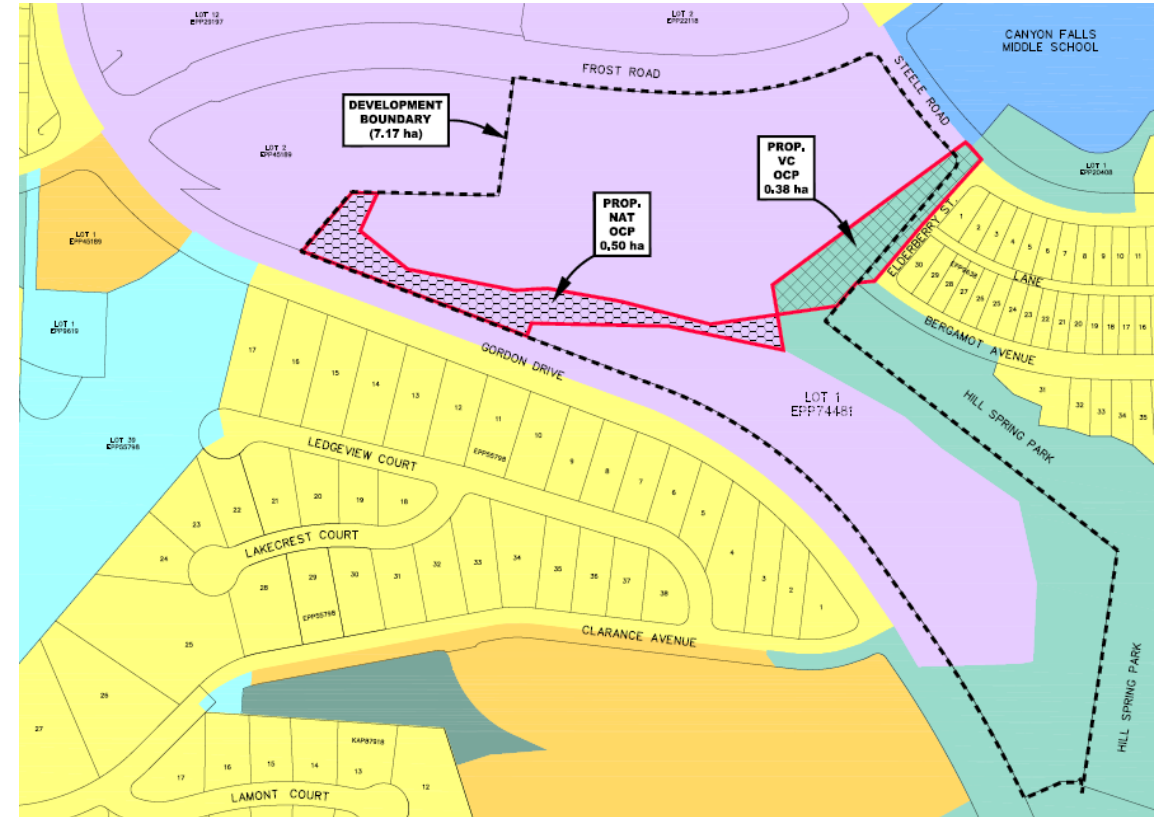


Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).



AMENDING THE OCP PROVIDES THE FOLLOWING

- Increased natural area
- Functional improvement of the developable area for the site
- Reduced unusable site area (hillside)
- Defined Elderberry & Steele Road street edge to match Village Centre



VALUES

