



# Wilkinson St Rezoning

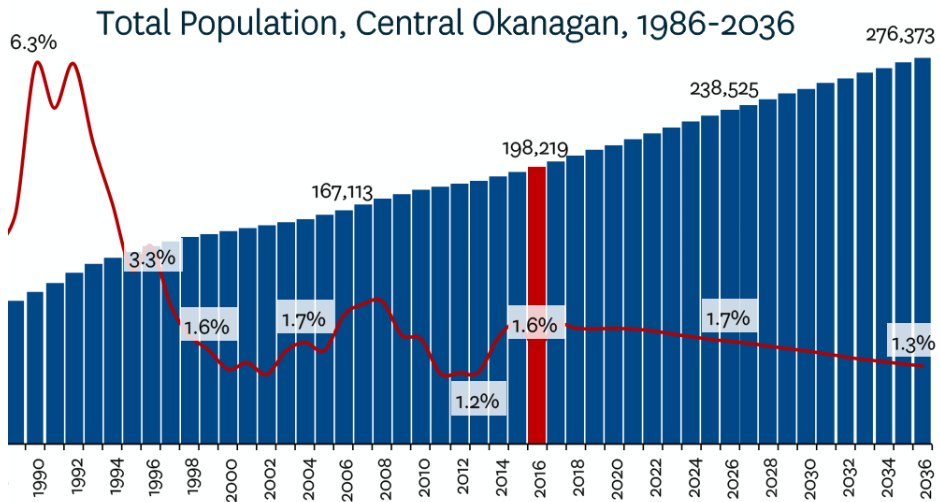
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Presenters: Brian Banman, Aligned Properties Inc.  
Chad Davidson, Traine & Mainline Living

SIGNAGE

# Housing Needs Current & Future

- Current Vacancy Rate = 1.2% <sup>1</sup>
  - *Healthy Vacancy Rate = 3% - 5%*
- Current average 2 bedroom rent = \$2,255 <sup>2</sup>
- Central OK population for 2036 = 276,363 <sup>3</sup>



British Columbia

## Looking to rent in Kelowna? Good luck



# OCP Objectives & Policies Supported

## 2040 Official Community Plan Pillars



Prioritize sustainable transportation and shared mobility



Take action on climate



Focus investment in Urban Centres



Target growth along transit corridors



Stop planning new suburban neighbourhoods



Strengthen Kelowna as the region's economic hub



Protect and restore our environment



Incorporate equity into city building



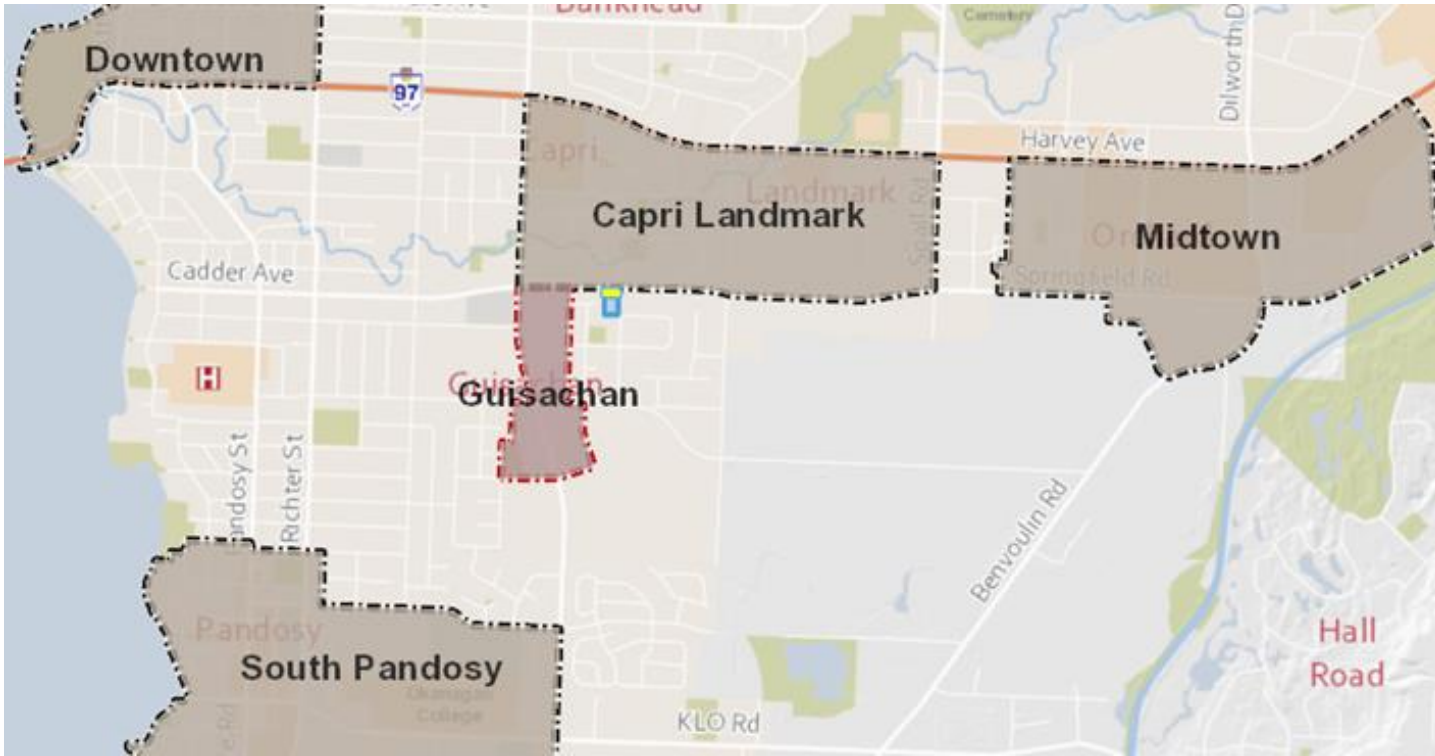
Promote more housing diversity



Protect agriculture

- Policy 5.2.1. Transit Supportive Corridor Densities
- Policy 5.3.2. Transition from Transit Supportive Corridors
- Policy 5.5.2. Urban Forest Canopy – Currently <10 trees ; Planned >42 trees. 35 trees per acre vs 23 trees per acre in Ponds Development
- Policy 5.13.1 Protect the rental housing stock
- Objective 5.14. Provide safe, walkable, Core Area neighborhoods that are connect to **key destinations (Urban Centers, Landmark, Guisachan, etc)**
- Objective 5.15 Create major streets that are walkable, support local retail and connect neighbourhoods to Urban Centers by car, bike and transit – minutes by bike to Capri, Midtown, and Landmark
- Policy 5.16.2. Local Streets – continuous boulevard treatment to support a robust urban tree canopy





# Healthy Housing Strategy



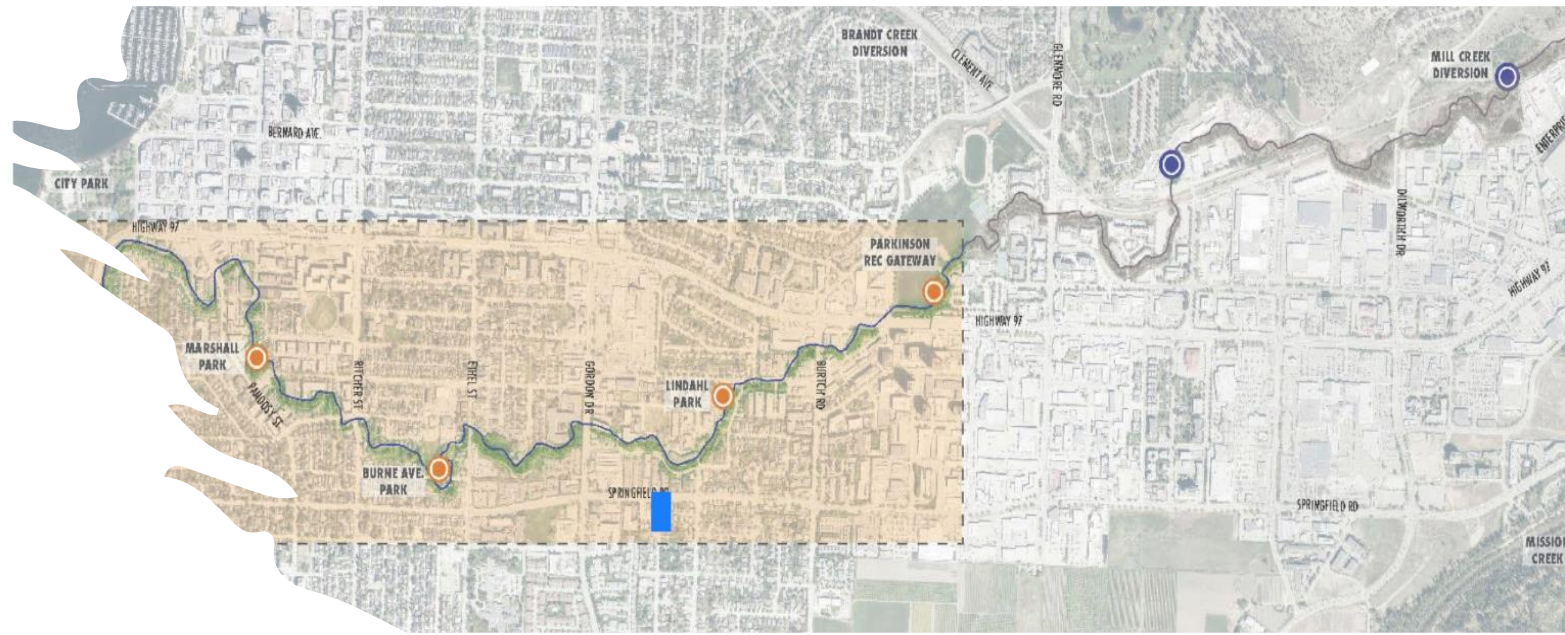
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Proximity to Urban Centers, Guisachan Village Center, Landmark Center and Transportation

# Alignment of Investment

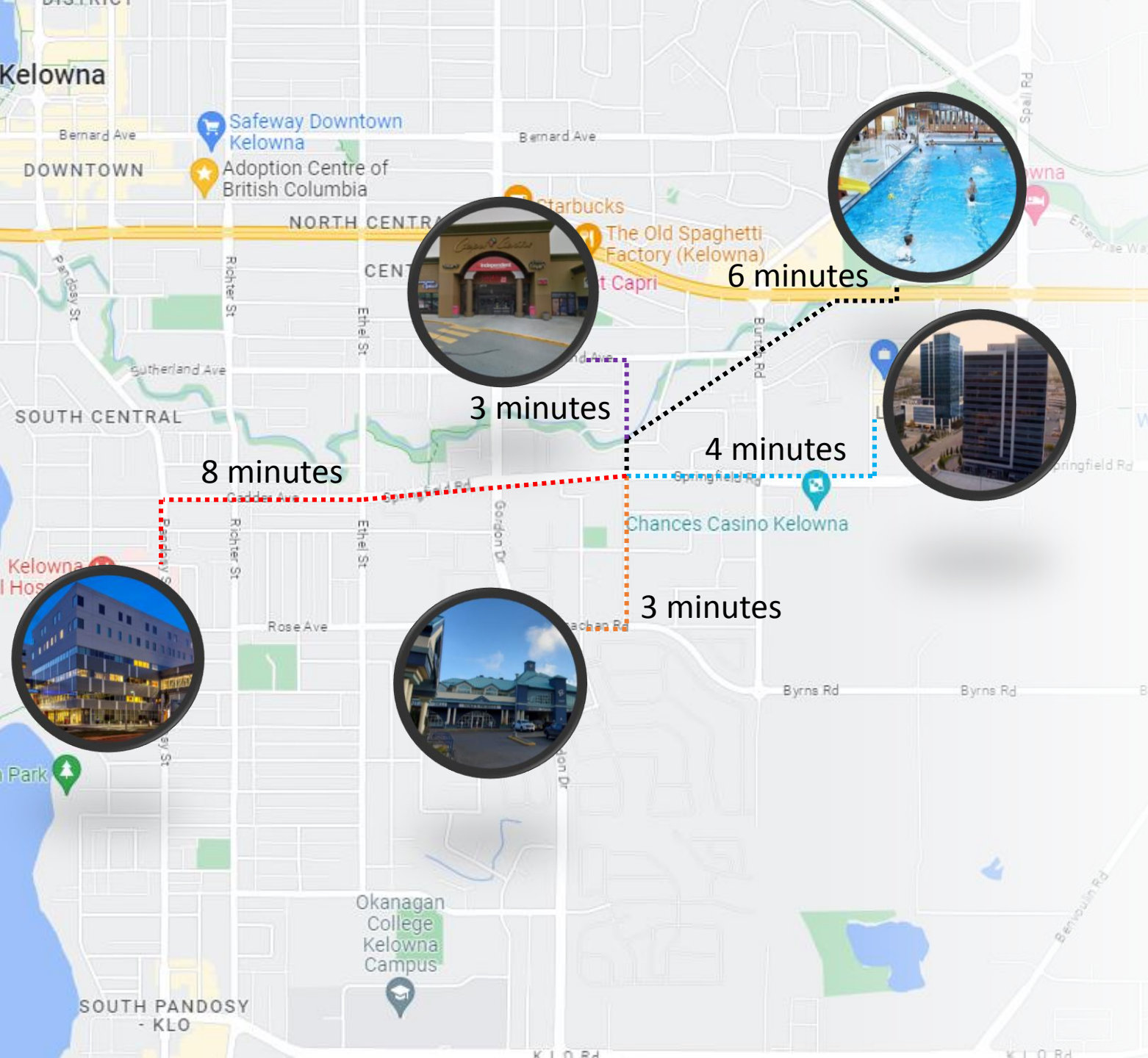
- Mill Creek Linear Park  
**Higher density investment near infrastructure investment & transportation networks**

- Parkinson Rec Center  
**Easy walking and biking access to Kelowna's future premier health and wellness facility**





# Sustainable Location

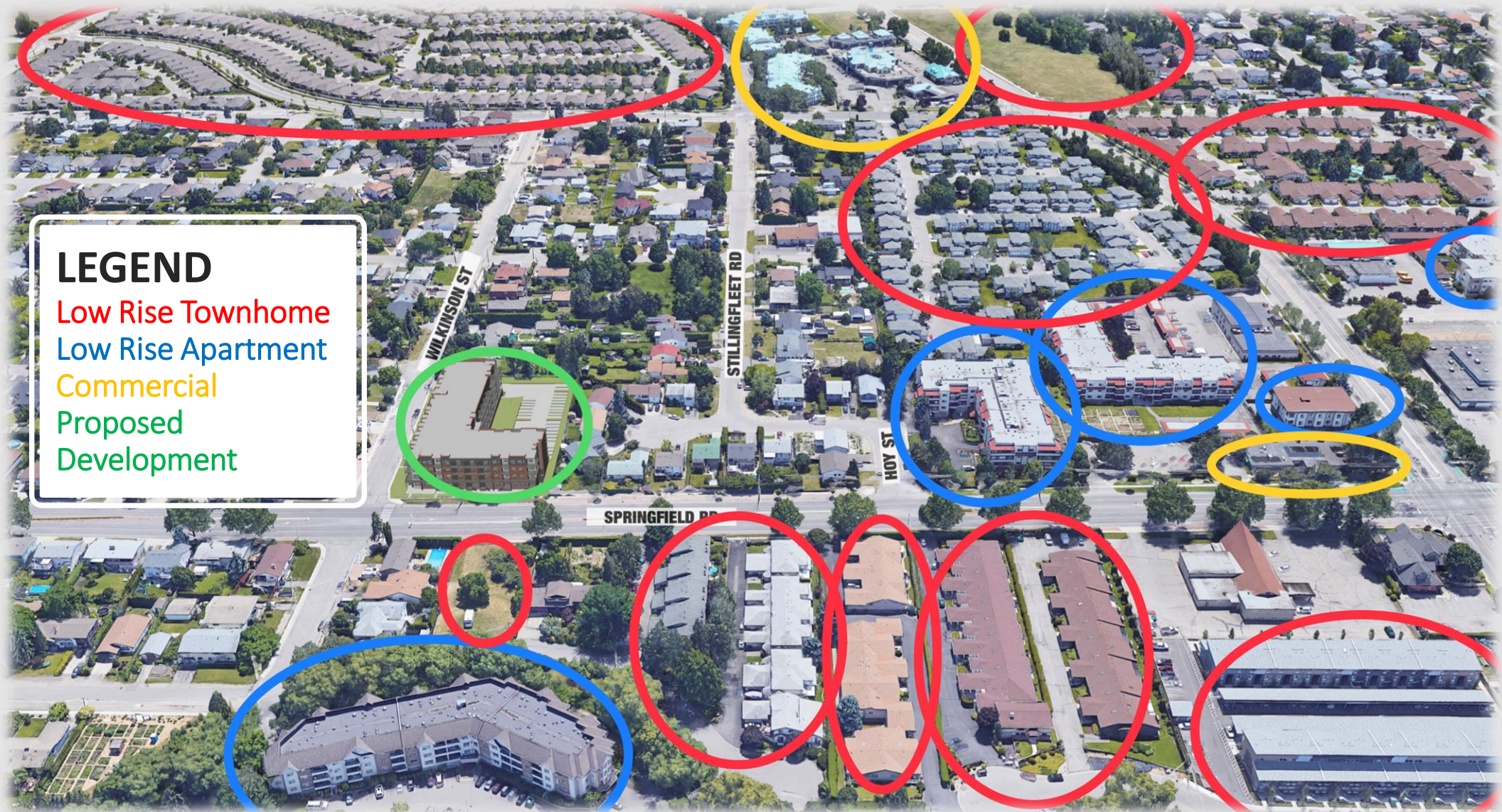


- Landmark District (1000m): +1,000,000 sqft of Commercial space. Kelowna's primary office employment hub.
- KGH (1500m): one of Kelowna's major employers in desperate need of staff and housing for their staff.
- Capri Urban Center (500m): groceries, businesses and high on our City's priority list for further development.
- Guisachan Village (500m): walkable/bikeable many neighbourhood commercial options.
- Parkinson Rec Center (1000m): Kelowna's major Recreation Site and plans for future school.

*Travel distances as per Google Maps, bicycle travel*



# Site Context & Neighbourhood Character





# Responses to Neighbourhood Feedback



## Sensitive & Variance-free

Not pursuing max unit count or full 6 storeys that would be permitted by current OCP. Plan to meet bylaws regarding setbacks, parking, etc.



## Corner Anchored

Minimizes disruption to existing streetscape. Very similar to precedent projects throughout the city (Gordon, Glenmore, etc.).



## Shadow Study

Shows limited to no intrusion on surrounding neighbours (see far right).



## Site Access

Provides a wide buffer between the new building and the existing south neighbour while providing a safe distance from intersection.



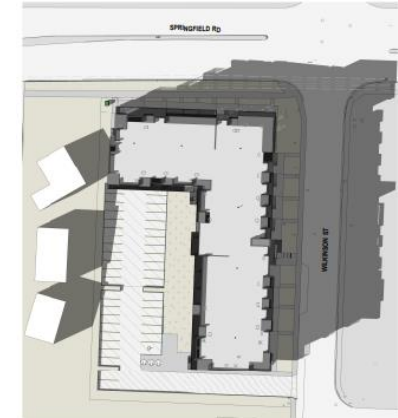
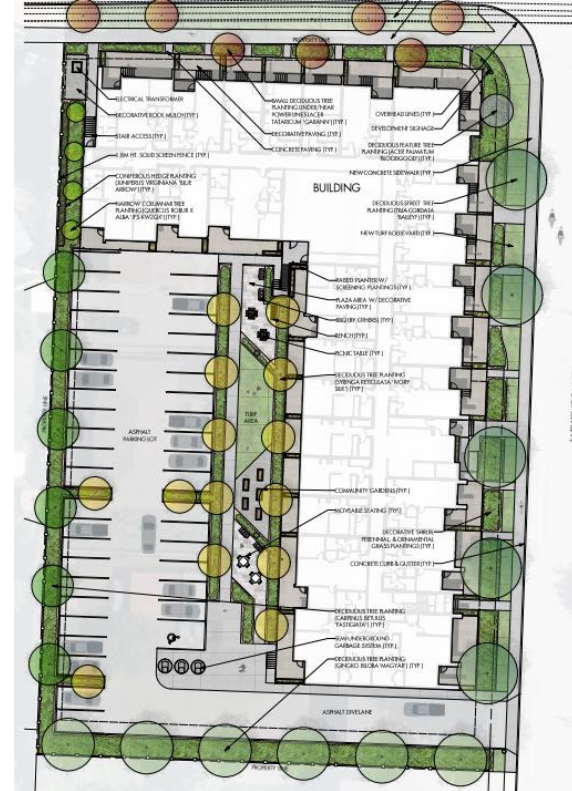
## Urban Canopy

5-6 new trees for every 1 existing are planned in the landscape design, 35 trees/acre density.

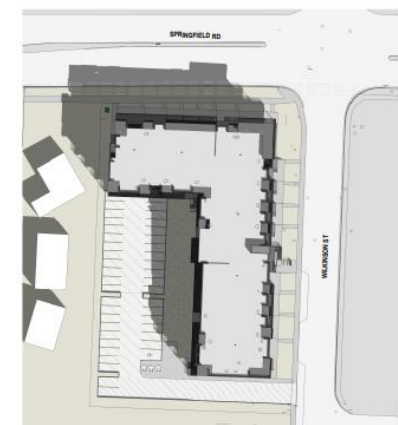


## Transportation Engineering

City Engineering has requested additional information regarding the Springfield and Wilkinson intersection to assess safety and possible improvements.



2 FOUR STOREYS - MARCH 21 - 4:00PM  
SCALE: 1/8"



1 FOUR STOREYS - MARCH 21 - 10:00AM  
SCALE: 1/8"



# Traffic Analysis

## VEHICLE movements

8AM = Current: Springfield-1459, Wilkinson-68

Additional: 44

4PM = Current: Springfield-2180, Wilkinson-98

Additional: 56

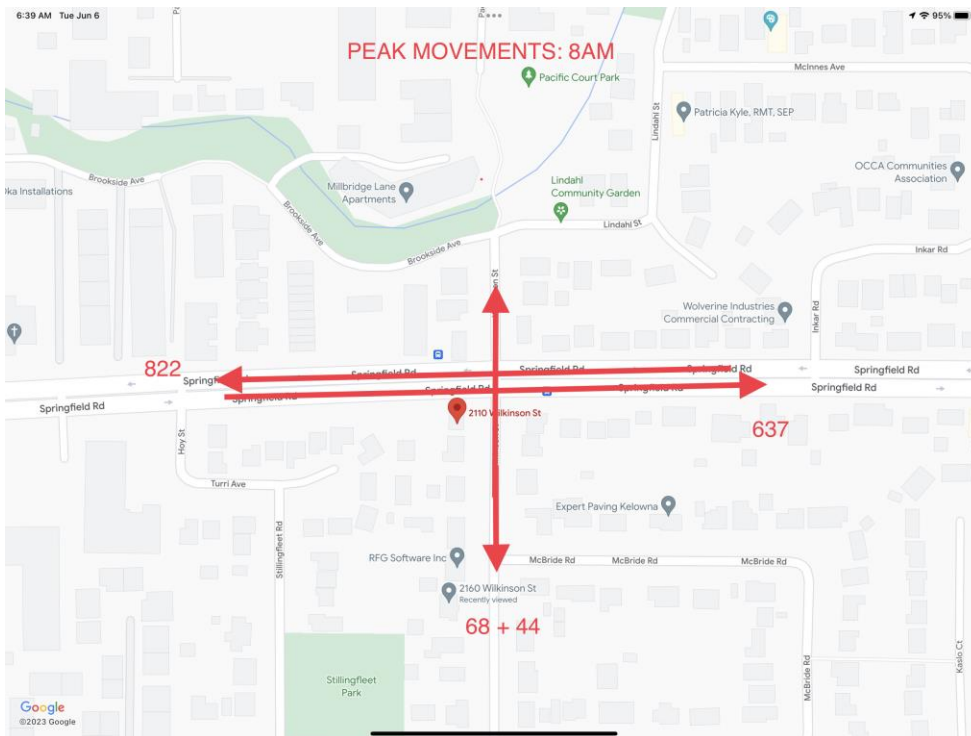
## PEDESTRIAN movements

8AM = Current: 37

Additional: 4

4PM = Current: 16

Additional: 2



# A Look to Next Steps



## Affordable Component

Working on approval with the CMHC MLI Select program which includes requirements for affordability, energy efficiency and accessibility.



## Energy Efficient Construction

Typical Traine builds average 25%-35% better energy efficiency than building codes. Building will be solar-ready and we are exploring including roof-mounted solar.



## Accessible Friendly Suites

The eventual building will receive certification from the Rick Hansen Foundation for accessibility.



## Professionally Managed

An experienced property manager will provide on-site management and ensure a clean, well-cared for building.



## Site Security

Apartment buildings include full perimeter security as well as inherently provide more "eyes on the street" to enhance area safety.



## Housing Diversity

Affordability issues in recent years have pushed more and more families into rental apartments. Offering an array of options in a variety of neighbourhood types ensures a more healthy, equitable city.





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Thank you

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