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City of Kelowna
Community Planning Department
1435 Water Street
Kelowna, BC, V1Y 1J4

Attn: Ryan Smith, Divisional Director, Planning and Development Services
Terry Barton, Development Planning Department Manager
Trisa Atwood, Planner II

RE: The Vintage at Waterscapes, 1070–1130 Ellis Street, Kelowna BC – Development Permit and Development Variance Permit Application – Supplemental Document to Development Proposal Application Form

THE VINTAGE AT WATERSCAPES, 1070 - 1130 ELLIS STREET – PUBLIC BENEFIT STRATEGY

On behalf of Ward McAllister and LM Waterscapes Homes LP, our team is excited to submit a Development Permit Application and Development Variance Permit Application for The Vintage at Waterscapes, located at 1070-1130 Ellis Street. The Vintage at Waterscapes site comprises the second and final phase of the Waterscapes Masterplan Community.

The Vintage at Waterscapes development will be a significant contribution to the revitalization of the north end of Kelowna's city centre. Thoughtfully sculpted tower forms, rich landscaping, animated public spaces, and a diverse supply of market strata and rental housing close to the lake front and downtown amenities will create a thriving, vibrant community. The Vintage at Waterscapes is exemplary of a compact, complete community that will help define the future of the downtown Urban Centre.

The proposal for The Vintage at Waterscapes includes four towers, two towers situated on the south podium and two towers on the north podium, with heights between 28 and 36 storeys, inclusive of the attached podiums. The proposed development will provide 1,141 new housing units, including:

- 398 one-bedroom units,
- 714 two-bedroom units, and
- 29 ground-oriented, 3-bedroom townhouse units.

The following outlines contributions to the community that the project will provide as part of the Public Benefit Strategy for The Vintage at Waterscapes Development Permit and Development Variance Permit Application.

COMMUNITY

1. Housing Diversity

- a. The Vintage at Waterscapes will provide a significant supply of one-, two-, and three-bedroom homes, family-oriented townhomes, and rental housing to the community of Kelowna. The mix of unit types, tenures and sizes provides options for diverse households.
- b. Residents of The Vintage at Waterscapes will have access to a large collection of family-friendly indoor and outdoor amenities, including pools, fitness centres, kids play areas, putting greens, pickleball courts, dining and entertaining spaces, pet amenities, wellness walkways, and green spaces, all designed to promote active healthy lifestyle.

2. Ground Oriented Housing

- a. The proposal includes 29 ground-level 3-bedroom townhomes, which create an activated pedestrian scale level experience along the Ellis Street, the East-West road, and the interface with Waterscapes Phase 1; provide added community safety by increasing eyes on the street; and cater to family's housing needs.

3. Rental Housing

- a. The Vintage at Waterscapes will provide 28 one-bedroom and 12 two-bedroom rental units, provided in the north podium, on levels two and three.

4. Housing Opportunities Reserve Fund and Affordable Housing

- a. LM Waterscapes Homes LP will provide a full financial contribution of \$2,282,000 to the Housing Opportunities Reserve Fund (HORF) as per Section 6.8.3. (b) of Zoning Bylaw No. 12375 to the City of Kelowna. The Housing Opportunities Reserve Fund is used by the City of Kelowna acquire land for the purpose of providing affordable housing.

DESIGN & NEIGHBOURHOOD INTEGRATION

5. Defined Skyline & Architecture

- a. The Vintage at Waterscapes will elevate the design standard and bring world-class urbanism to Kelowna. As the North End District Plan comes into effect for the lands surrounding the site, The Vintage at Waterscapes will catalyze a high standard for the form and feel of new residential architecture in the area with an iconic, recognizable skyline that mimics the surrounding mountains, as well as thoughtful tower placement, spacing, orientation, and sculpting.
- b. The Vintage at Waterscapes will create a dynamic, animated streetscape and pedestrian experience along Ellis Street and the East-West road with thoughtfully designed parkade podiums wrapped with residential units, including ground-level townhomes at street level, one- and two-bedroom homes, and rental units above. Activated residential frontages will also promote community safety by introducing eyes on the street along Ellis Street, the East-West road, and the mews.

6. Downtown Diversity and Density

- a. The development provides a dense, compact community conveniently located to benefit over 1,100 households, providing the opportunity for a critical mass of residents to support surrounding local businesses.

7. Neighbourhood Interfaces

- a. The podium and towers reflect the shape of the neighboring development to the south, creating a proportionate transition and a continuous urban experience.
- b. The west side of the site uses podium massing, townhouses, and a pedestrian mews to transition to the existing Waterscapes I site.
- c. The north side of the site does not incorporate residential frontages as it is expected to be developed in the near future. The zero-lot line wall will integrate with the design of the buildings, provide continuous visual interest and protect residents from noise and overlook during construction and when the new community is established.
- d. The frontage along Ellis Street, with the active building entrances, townhome frontages, and layered landscaping establish an important precedent in the area. An additional setback area of up to six (6) metres from face of podium to property line along the Ellis Street frontage has been provided, which will enhance the pedestrian experience and create a more inviting and proportionate transition from building to street. The orientation of residential units along the face of the podiums, including townhomes with street-level patios, utilizes principles of CPTED to increase activity and improve sightlines towards the street, facilitating a safe, active community.

PUBLIC REALM

8. Public Art Feature

- a. A central sculpture and water feature designed to look visually-pleasing year-round will anchor the site, mark the entry into the community, and create a unique public placemaking feature and along Ellis Street.

9. East-West Connection

- a. The private road connecting The Vintage at Waterscapes and Phase I will break up the large block and improve public access to the waterfront.

10. Public Plaza and Gathering Space

- a. Podium corners have been stepped back at key entry points to the development at the intersection of Ellis Street and the East-West road, to create additional public space and a corner plaza. The corner plaza will provide pedestrian amenities including seating, shade, and improved sight lines, as well as an opportunity for social gathering.

11. Streetscape Improvements

- a. The Vintage at Waterscapes revitalizes this portion of Ellis Street, enlivening the pedestrian experience with leafy trees to create shade protection, plantings, a water feature, lighting, and public art. Residential patios at street create a vibrant and active interface and promote community safety through CPTED principles, increasing activity and eyes on the street.

SUSTAINABILITY

12. High-Performing Buildings

- a. The development is designed to meet Energy Step Code 2 and demonstrates exemplary efficiency through sustainable and low energy loss impact measures. These measures include using locally manufactured and low VOC emitting materials wherever possible, designing the exterior of the buildings to minimize heat and air transfer

outside of the buildings, using landscaping and planting to create green roofs, using high albedo roofs to designed to keep buildings cool by reflecting solar energy, and using energy efficient mechanical and electrical systems including appliances and LED lighting.

13. Bird Friendly Design

- a. Terracing gardens on the west podium edges, and extensive green roofs will increase the opportunities for birds to find food and shelter. Tree canopy will provide birds with safe locations for nesting and raising young away from ground predators throughout the landscape with minimal disturbance from humans. Native species of plants, trees, and shrubs will be implemented throughout the streetscaping and landscaping to extend the local ecosystem into the site.

14. Sustainable Land Use

- a. The 3.5 acre The Vintage at Waterscapes site provides housing for 1,141 households, which is 50 times more efficient in terms of land use and infrastructure servicing, than detached housing. This amount of housing could not be provided without expanding the urban growth areas into greenfield sites such as the ALR, or sites that can be used for parks, public amenities, or recreation without high-rise forms. High density housing at this location maximizes the number of households who benefit from the nearby waterfront activities, downtown amenities, and confluence of multi-modal paths to easily get around the city.

15. Compact Communities, Infrastructure, and Transportation

- a. The Vintage at Waterscapes site presents an opportunity to improve circulation networks for pedestrians, cyclists, and transit-users who will live in this community or benefit from its high-quality connectivity. The promotion of alternative transportation modes to private vehicles reduces carbon emissions and traffic.
- b. The Vintage at Waterscapes is located along existing and planned bike routes and multi-use paths, both along the waterfront and directly through downtown. By providing bicycle amenities including long- and short-term parking, The Vintage encourages active transportation for leisure or commuting.
- c. The value of public infrastructure investment and services increases with a higher number of households that are served by fewer kilometers of road and utilities.

Our team would like to thank the City of Kelowna for their support and consideration of the Development Permit and Development Variance Permit Application for The Vintage at Waterscapes at 1030-1170 Ellis Street. We are proud to put forward an application that provides public benefits to the community, including a diverse housing supply consisting of family-oriented units and rental housing; an enhanced public realm with activation along Ellis Street and an inviting public art feature and plaza, and revitalization of the north end neighbourhood with design principles that facilitate sustainability and community safety. We look forward to continued collaboration with Staff and the City of Kelowna to bring this project from concept to reality.

Sincerely,

LM Waterscapes Homes LP



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