

A prominent location along Kelowna's waterfront and a landmark on the city's skyline, The Vintage at Waterscapes will complete the Waterscapes Master Planned Community.

The Vintage at Waterscapes will provide a built transition from the development along the water's edge to the more urban centre in Kelowna's downtown.

1.3 Development Description

The proposal includes four towers - two towers on the south half and two towers on the north half of the site, between 28 and 36 storeys, inclusive of the attached podiums.

The proposed development will provide 1,141 new housing units. This includes:

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

This will have a gross area of 1,018,458 square feet, and a total density of 5.38 FAR. 1,354 parking stalls will be provided, as well as 1,625 bike stalls.



Figure 1-2: The Vintage at Waterscapes 2023-05-17 Plan

2.7 Sustainable Growth

Efficient and Convenient Land Use

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.

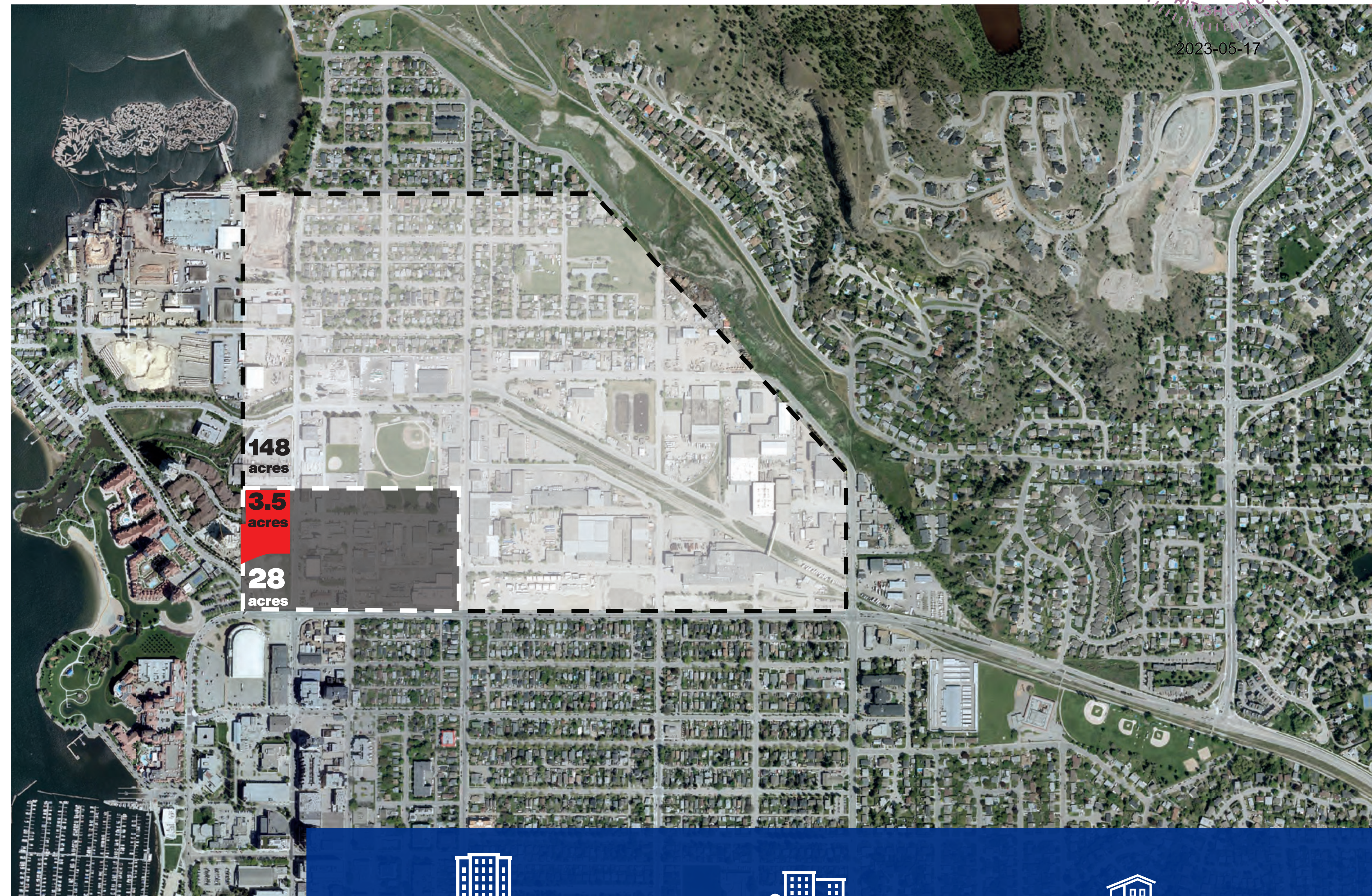
Without highrise forms, this amount of housing could not be provided without expanding the urban growth areas into greenfield sites such as the ALR, or sites that can be used for parks, public amenities, or recreation. High density housing at this location maximizes the number of households who will benefit from the nearby waterfront activities, downtown amenities, and confluence of multi-modal paths to easily get around the city.

Tower Typologies to Accommodate Growth

Kelowna is expected to grow by more than 45,000 residents by 2040, the horizon of the new OCP.

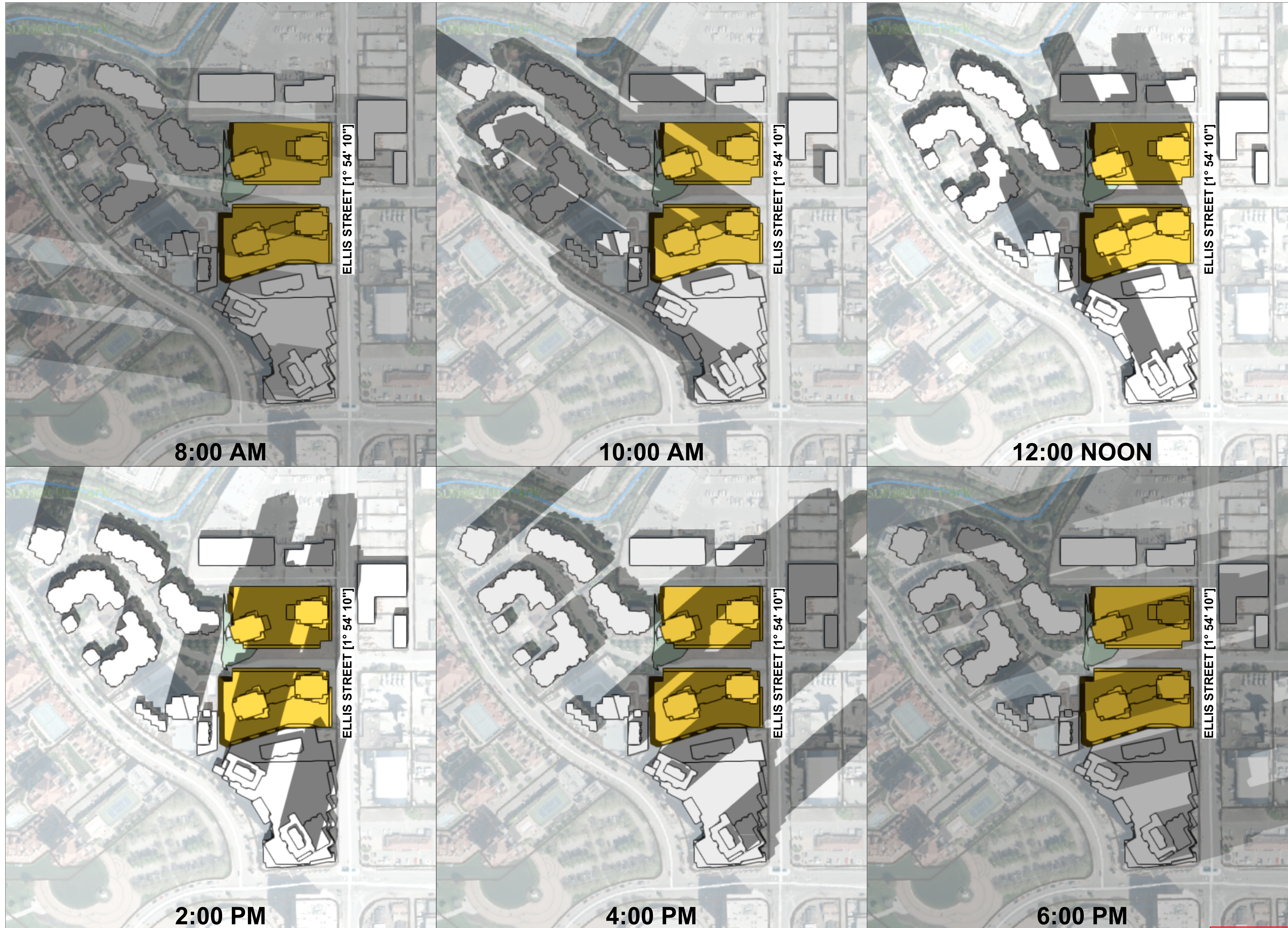
High rise forms will be required to accommodate this growth in a way that preserves a high quality of life and promotes community. The Vintage at Waterscapes will help the city shift its average density towards this goal. As per the Urban Centre hierarchy, the tallest heights are designated for downtown, where surrounding context, infrastructure, and amenities support these forms.

Tall buildings with a high standard of distinct architectural sculpting are encouraged in the downtown core and in strategic feature locations near Okanagan Lake, such as the site of The Vintage at Waterscapes. The Vintage at Waterscapes will provide significant improvements to citizens and residents, be an opportunity to accommodate sustainable growth, and benefit Kelowna as a whole as it evolves into a world-class urban destination.



Built Form Typology	Tower + Podium (The Vintage at Waterscapes)	4-5 Storey Midrise Blocks	Suburban Detached Houses
1,100 Unit Footprint	3.5 acres	28 acres	148 acres

Figure 1-8: Development Footprint Area by Density Comparison



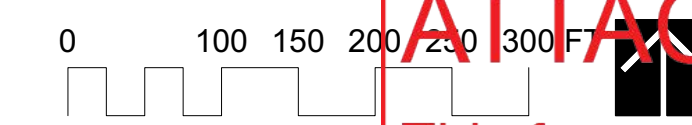
Summary

The towers and podiums are designed to minimize shadowing impacts on adjacent parks, public spaces, and high streets, as per OCP Policy 4.9.3 Shadowing Impacts. The east-west orientation of the buildings helps minimize the shadow impacts to the east and west.

Spring equinox brings sunny mornings and early afternoons to Ellis Street, ensuring that street trees receive ample sunlight to flourish, and warming pedestrians on the sidewalk.

Public spaces to the west of The Vintage at Waterscapes including the Waterscapes 1 amenity area and Sunset Drive Park are shaded in the early morning, which lifts by noon and stays sunlit for the rest of the day. The east side gets late afternoon shade in the "after school" hours between 4 pm and dusk.

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 TIME ZONE: GMT -08:00 PACIFIC 120d W
 BASE PLAN: CITY OF KELOWNA GIS DATA
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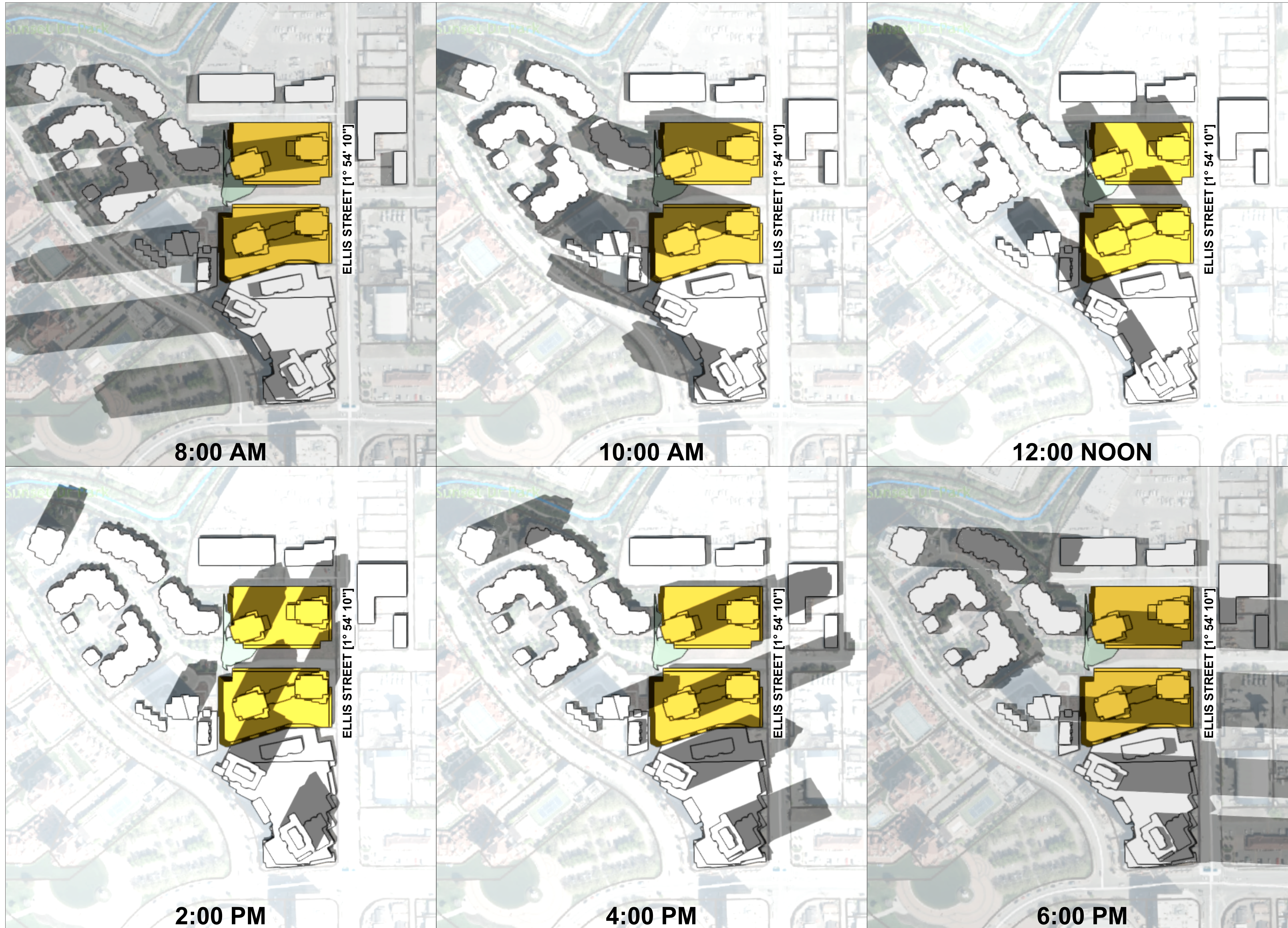
ATTACHMENT D

This forms part of application
 # DP21-0277 DVP21-0278

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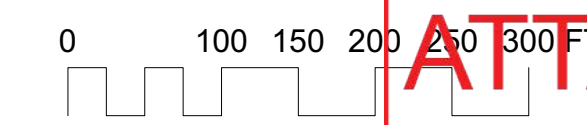


Summary

High summer solstice brings the least shadow impacts of the year, allowing sunlight for almost the entire day in all public parks and on Ellis Street.

Waterscapes 1 amenity area is in partial shade in the early morning, which moves by 10am allowing the pool to be in full sun throughout the summer days. Sunset Drive Park has no shadow impacts from The Vintage at Waterscapes. The eastern side will see some shadows at dusk as the sun nears the horizon on the west.

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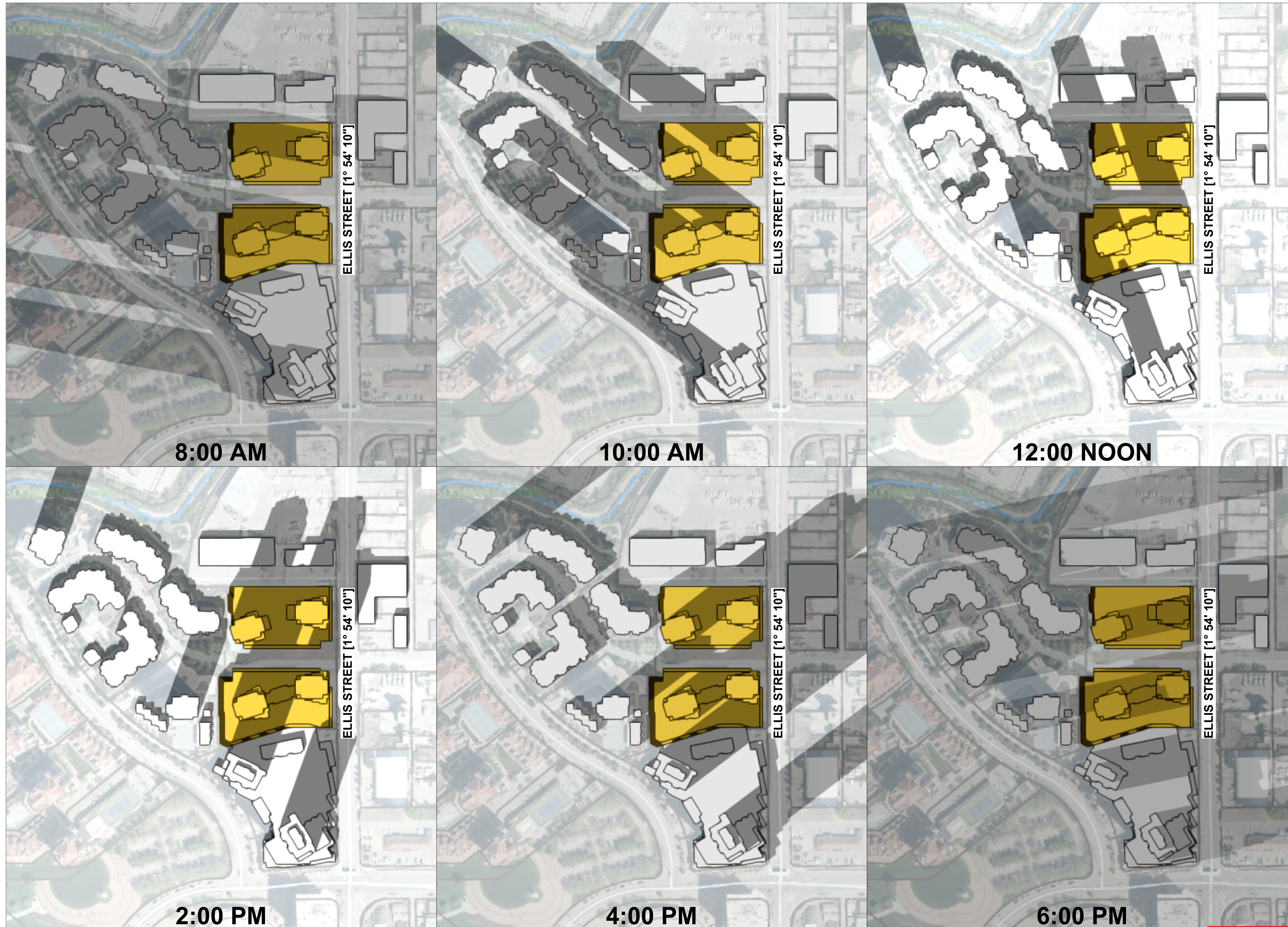
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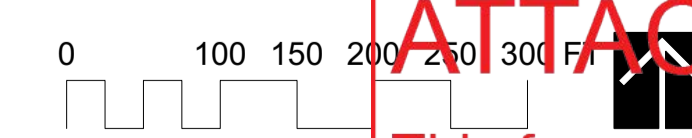


Summary

Fall equinox provides a mix of sun and shade on the surrounding parks and streets, with 8 or more continuous hours of sunlight on all public areas to promote healthy tree growth and sunny sidewalks.

Waterscapes 1 amenity area is in partial shade all morning, with areas of sunlight moving across the pool and amenity deck throughout the morning. Sunset Drive Park sees some brief shadowing in the morning, sun throughout the afternoon, and is in the shade again in the late afternoon and evening. This leaves the warm autumn afternoon hours in the sunlight. The east side will see some shadows after 6pm until dusk as the sun nears the horizon in the west.

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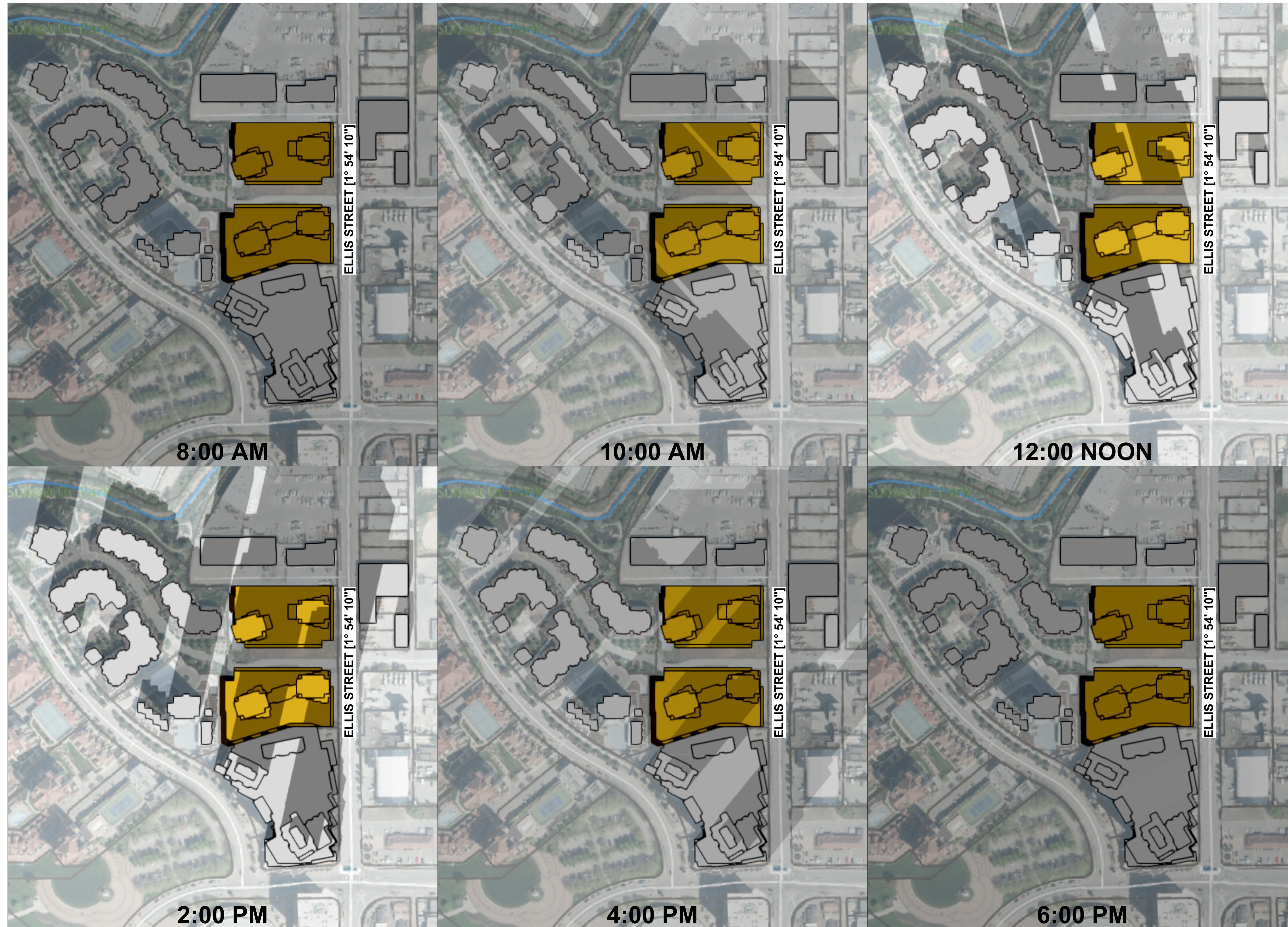
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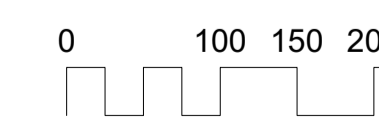


Summary

Winter equinox limits the sunlight to the mid morning until mid afternoon. Ellis Street remains mostly out of the shadow until 4pm, allowing sunlight to the street trees for over 5 hours as required.

The Waterscapes 1 amenity area is in partial shade all morning, with areas of sunlight moving across the pool and amenity deck throughout the morning. Sunset Drive Park is in partial shade in the morning and again from 4pm until sundown.

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