



PUBLIC ENGAGEMENT SUMMARY REPORT

1070-1130 Ellis Street

Development Permit / Development Variance Permit Application

May 19th, 2023

**LEDINGHAM McALLISTER***Building BC since 1905*

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EXECUTIVE SUMMARY

In March 2021, LM Waterscapes Homes LP began working with the City of Kelowna Planning Department on a proposal for The Vintage at Waterscapes site, located at 1070-1130 Ellis Street. The Vintage at Waterscapes site comprises the second and final phase of the Waterscapes Masterplan Community. The application began as a rezoning application and was submitted in November 2021 under the previous City of Kelowna 1998 Bylaw No. 8000, which designated the site within the RM-6 High Rise Apartment Housing and C4 Urban Centre Commercial zones. The application proposed to rezone the site to a C7 Central Business Commercial Zone to allow for four high-rise residential buildings. The application received 1st, 2nd and 3rd Readings on May 9th, 2022.

At the direction of staff and in anticipation of the adoption of the new City of Kelowna Zoning Bylaw 12375, the application was realigned where possible, to the UC-1 Downtown Urban Centre zoning in Summer 2022. On Sept 26th, 2022 the City of Kelowna adopted Zoning Bylaw No. 12375 which upzoned the site designation to UC-1 (Downtown Urban Centre).

On August 3rd, 2022, LM Waterscapes Homes LP submitted a Development Permit Application to the City of Kelowna. The application will require City of Kelowna Council approval for a Development Permit and Development Variance Permit. As part of the process for major Development Permit and Development Variance Permit Applications with the City of Kelowna, and to facilitate public engagement, Neighbourhood Notification and Public Information Sessions were carried out in accordance with the City of Kelowna Council Policy 367 – “Public Notification & Consultation for Development Applications.”

Development Permit and Development Variance Permit information for the project – including the Location, Heights, and Density within the context of the UC-1 zone, Design Rationale and Context, Design Drivers and Public Realm Benefits, Proposed Variances, Neighbourhood Integration, Sustainable Land Use and Growth – was presented at two Public Information Sessions held on Monday March 20th, 2023 from 5:00pm to 7:00pm, and April 12th, 2023 from 5:00pm to 7:00pm. Notifications of Public Information Sessions and the Development Permit and Development Variance Permit Application were mailed to neighbours located within a 50-metre radius of the site. As a result of the notifications, approximately 35 to 40 people signed in or attended the March 20th, 2023 Public Information Session and approximately 30 to 35 people attended the April 12th, 2023 session. A total of twenty-one (21) attendees submitted feedback forms. Thirteen (13) forms were received at the first Information Session, and eight (8) forms were received at the second information session. The public engagement process, notification methods, and feedback received, are outlined in this report.

PUBLIC ENGAGEMENT PROCESS

Public Engagement Overview

LM Waterscapes Homes LP presented The Vintage at Waterscapes Development Permit and Development Variance Permit information to the public at two Public Information Sessions. The first Public Information Session was hosted Monday March 20th, 2023, and the second Public Information Session was hosted on Wednesday April 12th, 2023. Both sessions were held at Delta Grand Hotel, at 1310 Water Street in Kelowna. Both sessions were held in the evening, from 5:00pm to 7:00pm.

The purpose of the sessions was to present and gather feedback on the proposed Development, Design, and Variance information for the site. Details on the Location, Height and Density within the context of the UC-1 zone, Design Rationale and Context, Design Drivers and Public Realm Benefits, Proposed Variances, Neighbourhood Integration, and Sustainable Land Use were provided on a series of Project Boards at the Information Session. Copies of the Project Boards are included in Appendix A. Attendees were invited to provide feedback at both Public Information Sessions by filling out a survey and comment form. A copy of this survey and comment form is provided in Appendix C.

Public Information Sessions & Notification Methods

Public Information Session 1

LM Waterscapes Homes LP hosted the first Public Information Session on Monday, March 20th, 2023 at the Delta Grand Hotel at 1310 Water Street in Kelowna. Notices were mailed out to neighbourhood residents on March 8th, 2023, as part of the notification for the Development Permit and Development Permit Variance Application for the project, and as an invitation to attend the Public Information Session. In total, 930 notices were mailed out to neighbours located within a 50-metre radius of the project site. Copies of the mail-out notices and address map are included in Appendix B.

The development team at LM Waterscapes Homes LP received information the afternoon of the first Public Information Session that there appeared to be an issue with the delivery of the notifications by Canada Post. Notices were delivered to surrounding buildings, including One Water and 1151 Sunset, but were not successfully delivered to all of the residents at Waterscapes Phase 1 by Canada Post. When the LM Waterscapes Homes LP team received this information, the Waterscapes Phase 1 Strata President was immediately contacted and information for a second Public Information Session was provided to the Waterscapes Phase 1 strata council and residents shortly thereafter. Notwithstanding the delivery issue, several Waterscapes Phase 1 residents were able to attend the first March 20th session. Approximately 35 to 40 people signed in or attended the first session. Attendees included residents of 1151 Sunset or One Water, several Waterscapes Phase 1 residents, and neighbouring business owners. Thirteen (13) feedback forms were received at this session.

Public Information Session 2Planner
Initials

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To ensure that all Waterscapes Phase 1 residents were provided the opportunity to learn about the Development Permit and Development Variance Permit Application information for the project, LM Waterscapes Homes LP hosted a second Public Information Session on April 12th, 2023. The development team worked with the Waterscapes Strata Council and President to confirm that all Phase 1 residents received notices for the second Public Information Session. A digital notice was sent out by the Strata President and Council to all Phase 1 residents on March 28th. A copy of the email correspondence with the Waterscapes Phase 1 Strata President is included in Appendix B. In addition, a second round of 444 notices were mailed with Canada Post. All 444 notices were mailed directly to a LM Waterscapes Homes LP team member located on site at The Waterscapes Phase 1 buildings. Notifications were then hand-delivered (posted on each door) to each resident at Waterscapes Phase 1. Multiple methods of notification, including the email notification via the strata president to all residents and posting notices to each residents' door, were used to ensure that all Waterscapes Phase 1 renters and owners had the opportunity to receive the notices and be informed of the second Public Information Session and the Development Permit and Development Variance Permit Application. As a result of the digital notification and mail-out notice efforts, approximately 30 to 35 people signed in or attended the second Public Information Session. Most attendees were Waterscapes Phase 1 residents. Eight (8) feedback forms were received at this session.

Summary of Notification Methods for Public Information Session 1 & 2

- Notices of the Public Information Sessions for the Development Permit / Development Variances Permits for The Vintage at Waterscapes were mailed with Canada Post to all neighbourhood residents within a 50-metre radius from the subject site as outlined by the City of Kelowna Policy 367.
- In total, 930 notices were mailed out to neighbourhood residents. A second round of 444 notices was mailed to Waterscapes Phase 1 residents for the second Public Information Meeting.
- All notices included details of the site location and overall project proposal, the location, date and time of the information session, and applicant contact information (LM Waterscapes Homes LP, info@ledmac.com).
- The first batch of notices was mailed with Canada Post on March 8th, 2023. The second batch of notices was mailed with Canada Post on March 29th, 2023.
- Approximately 35 to 40 people signed in or attended the March 20th, 2023 Public Information Session. Approximately 30 to 35 people attended the April 12th, 2023 session. A total of twenty-one (21) attendees submitted feedback forms.
- A copy of the mail-out notices, email correspondence with the Waterscapes Phase 1 Strata President, and 50-metre radius address map is provided in Appendix B.

Feedback Received from Public Consultation

Participants responded to a survey and comment form consisting of eleven (11) questions, as well as a general comment section. A copy of the form is provided in Appendix C. Two (2) of the survey questions gathered demographic information, including the participant's relationship to the neighbourhood, and age range.

The nine (9) remaining survey questions collected feedback related to the neighbourhood and project. Participants responded to the following nine (9) multiple choice questions:

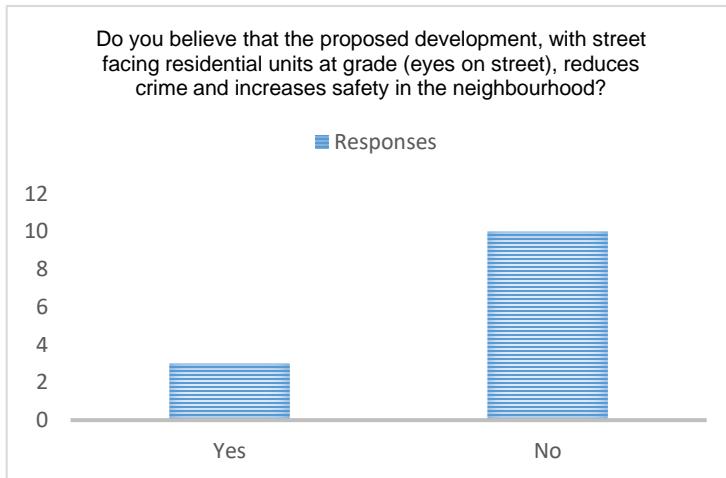
- 1. Do you believe that the proposed development, with street facing residential units at grade (eyes on the street), reduces crime and increases safety in the neighbourhood?**
- 2. Do you believe the proposed development successfully provides mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity?**
- 3. In your opinion, would the proposed development be better if,**
 - a) it is built to all applicable Bylaws with no Variances (40-storey towers on top of a 4-storey above grade parkade at the property line) or;**
 - b) it is built as presented at this Public Information Meeting (28 to 36-storey towers with a 5-storey podium pulled back from the street and wrapped with residential units)**
- 4. Do you believe that the additional open space / public realm provided by the Variances is a benefit to the public?**
- 5. On a scale of 1 to 10 (1 being the least and 10 being the most), please rate how important it is that new buildings are built using sustainable principles?**
- 6. Do you believe this project will help provide much needed housing to Kelowna?**
- 7. Do you believe it is important to protect the ALR and green fields by concentrating density in Urban Centres?**
- 8. On a scale of 1 to 10 (1 being the least and 10 being the most), how important is the inclusion of rental units in new developments such as The Vintage?**
- 9. Would you be interested in living at The Vintage at Waterscapes?**

A summary of participant responses to the multiple-choice questions is provided below.

1. Do you believe that the proposed development, with street facing residential units at grade (eyes on the street), reduces crime and increases safety in the neighbourhood?

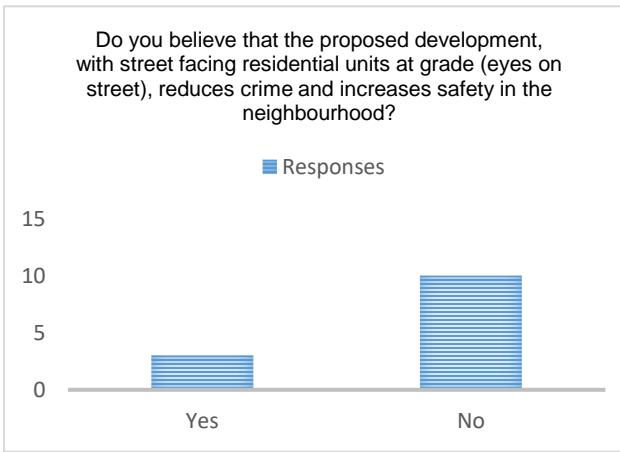
Public Information Session 1 Responses:

	#	%
Yes	3	23.1%
No	10	77.9%



Public Information Session 2 Responses:

	#	%
Yes	1	12.5%
No	7	87.5%

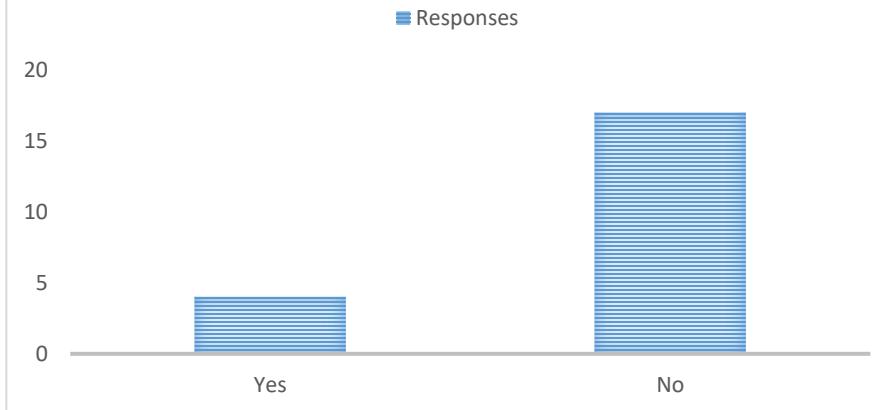




Blended Responses:

	#	%
Yes	4	19.0%
No	17	81.0%

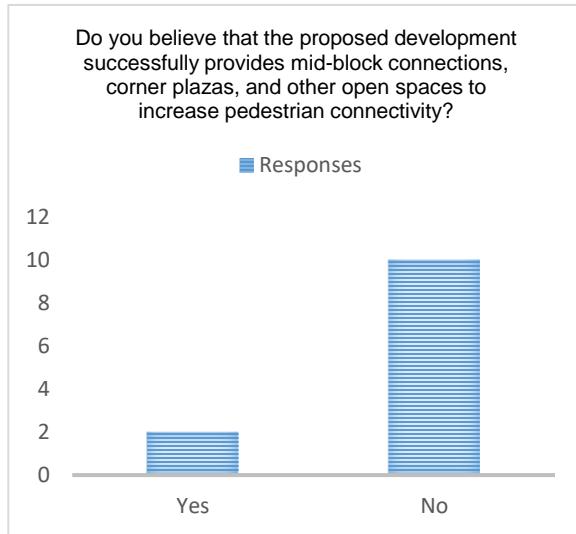
Do you believe that the proposed development, with street facing residential units at grade (eyes on street), reduces crime and increases safety in the neighbourhood?



2. Do you believe the proposed development successfully provides mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity?

Public Information Session 1 Responses:

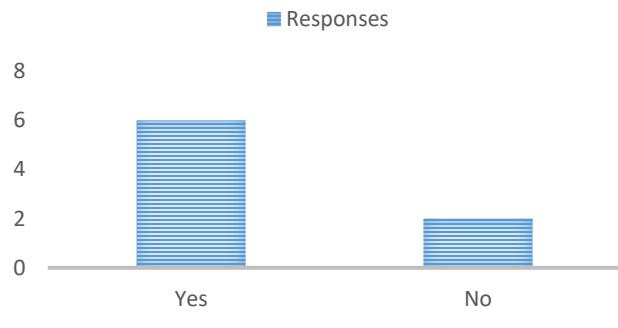
	#	%
Yes	2	15.4%
No	10	76.9%
Neither	1	7.7%



Public Information Session 2 Responses:

	#	%
Yes	6	75.0%
No	2	25.0%
Neither	0	0.0%

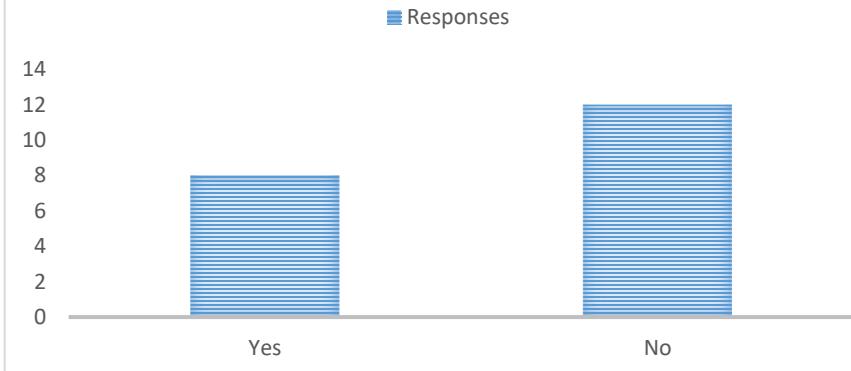
Do you believe that the proposed development successfully provides mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity?



Blended Responses:

	#	%
Yes	8	38%
No	12	57%
Neither	1	5%

Do you believe that the proposed development successfully provides mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity?





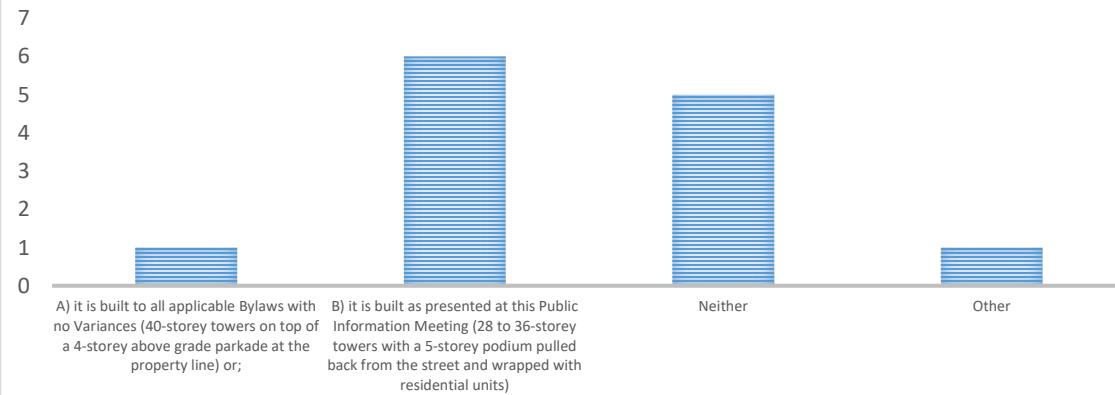
3. In your opinion, would the proposed development be better if,
- a) it is built to all applicable Bylaws with no Variances (40-storey towers on top of a 4-storey above grade parkade at the property line) or;
- b) it is built as presented at this Public Information Meeting (28 to 36-storey towers with a 5-storey podium pulled back from the street and wrapped with residential units)

Public Information Session 1 Responses:

	#	%
A) it is built to all applicable Bylaws with no Variances (40-storey towers on top of a 4-storey above grade parkade at the property line) or;	1	7.7%
B) it is built as presented at this Public Information Meeting (28 to 36-storey towers with a 5-storey podium pulled back from the street and wrapped with residential units)	6	46.2%
Neither	5	38.5%
Other	1	7.7%

In your opinion, would the proposed development be better if:

■ Responses



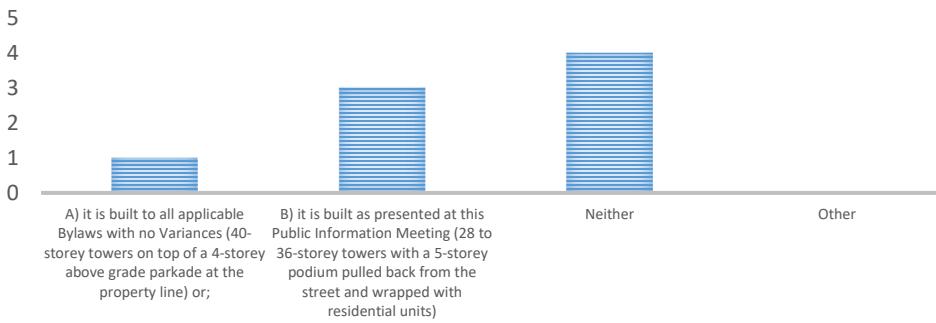
Public Information Session 2 Responses:

	#	%
A) it is built to all applicable Bylaws with no Variances (40-storey towers on top of a 4-storey above grade parkade at the property line) or;	1	12.5%
B) it is built as presented at this Public Information Meeting (28 to 36-storey towers with a 5-storey podium pulled back from the street and wrapped with residential units)	3	37.5%
Neither	4	50.0%


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In your opinion, would the proposed development be better if:

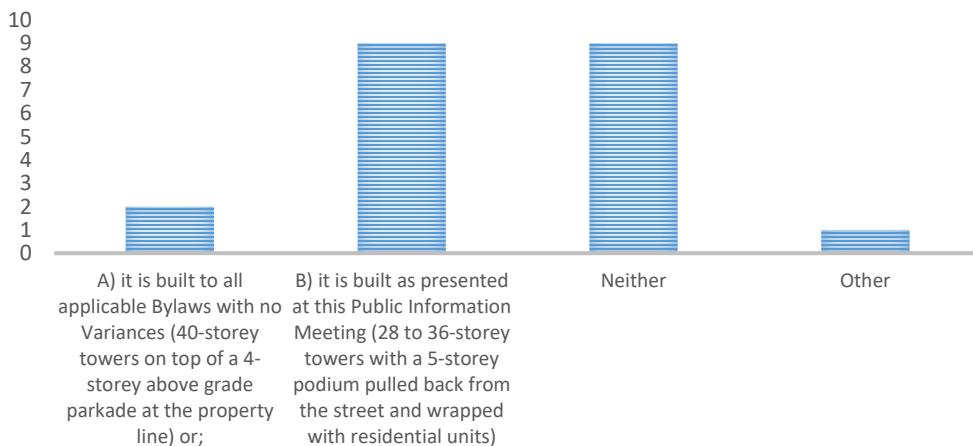
■ Responses


Blended Reponses:

	#	%
A) it is built to all applicable Bylaws with no Variances (40-storey towers on top of a 4-storey above grade parkade at the property line) or;	2	10%
B) it is built as presented at this Public Information Meeting (28 to 36-storey towers with a 5-storey podium pulled back from the street and wrapped with residential units)	9	43%
Neither	9	43%
Other	1	5%

In your opinion, would the proposed development be better if:

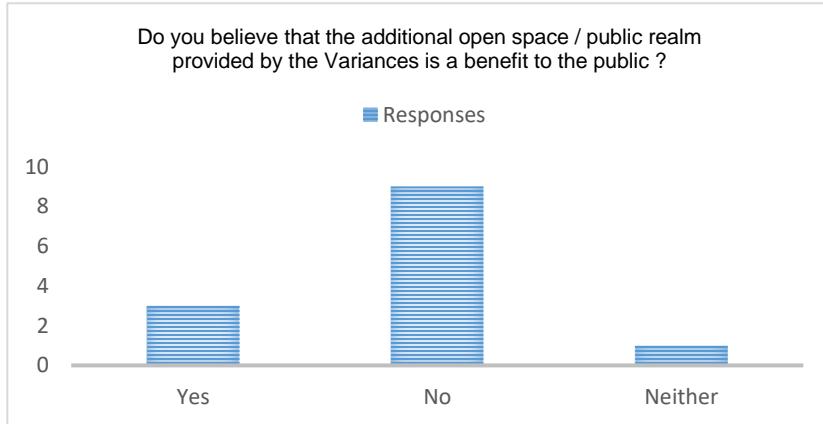
■ Responses



4. Do you believe that the additional open space / public realm provided by the Variances is a benefit to the public?

Public Information Session 1 Responses:

	#	%
Yes	3	23%
No	9	69%
Neither	1	8%



Public Information Session 2 Responses:

	#	%
Yes	6	75%
No	0	0%
Neither	2	25%



Do you believe that the additional open space / public realm provided by the Variances is a benefit to the public ?

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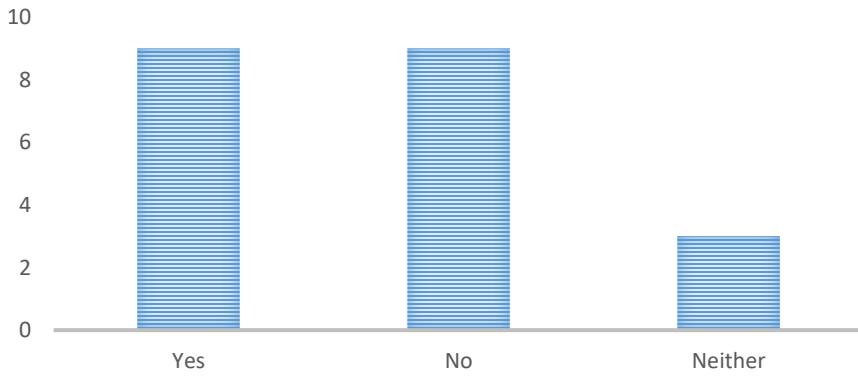
■ Responses

**Blended Responses:**

	#	%
Yes	9	43%
No	9	43%
Neither	3	14%

Do you believe that the additional open space / public realm provided by the Variances is a benefit to the public ?

■ Responses



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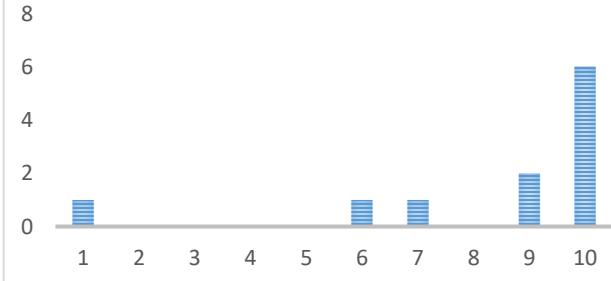
5. On a scale of 1 to 10 (1 being the least and 10 being the most), please rate how important it is that new buildings are built using sustainable principles?

Public Information Session 1 Responses:

	#	%
1	1	9%
2	0	0%
3	0	0%
4	0	0%
5	0	0%
6	1	9%
7	1	9%
8	0	0%
9	2	18%
10	6	55%

On a scale of 1 to 10 (1 being the least and 10 being the most) please rate how important it is that new buildings are built using sustainable principles?

■ Responses



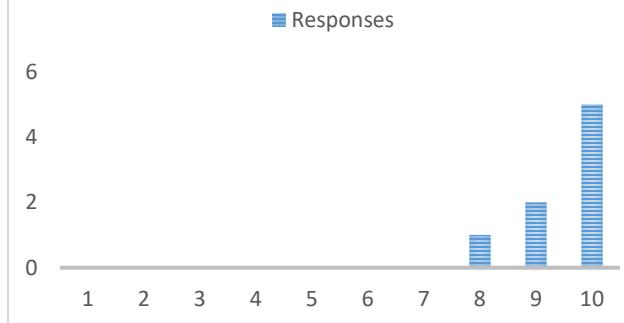
Public Information Session 2 Responses:

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	#	%
1	0	0%
2	0	0%
3	0	0%
4	0	0%
5	0	0%
6	0	0%
7	0	0%
8	1	13%
9	2	25%
10	5	63%

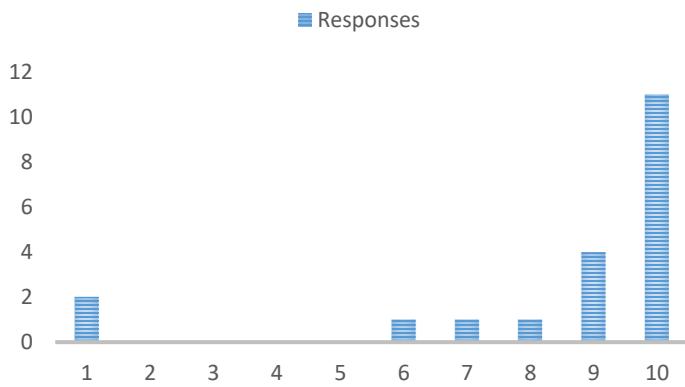
On a scale of 1 to 10 (1 being the least and 10 being the most) please rate how important it is that new buildings are built using sustainable principles?



Blended Responses:

	#	%
1	2	10%
2	0	0%
3	0	0%
4	0	0%
5	0	0%
6	1	5%
7	1	5%
8	1	5%
9	4	20%
10	11	55%

On a scale of 1 to 10 (1 being the least and 10 being the most) please rate how important it is that new buildings are built using sustainable principles?

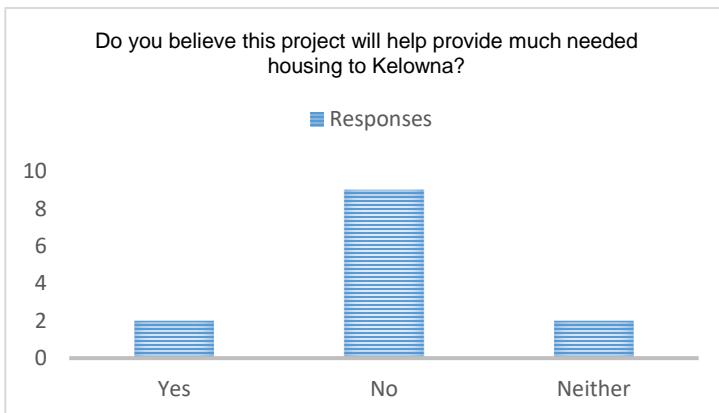


6. Do you believe this project will help provide much needed housing to Kelowna?

Public Information Session 1 Responses:

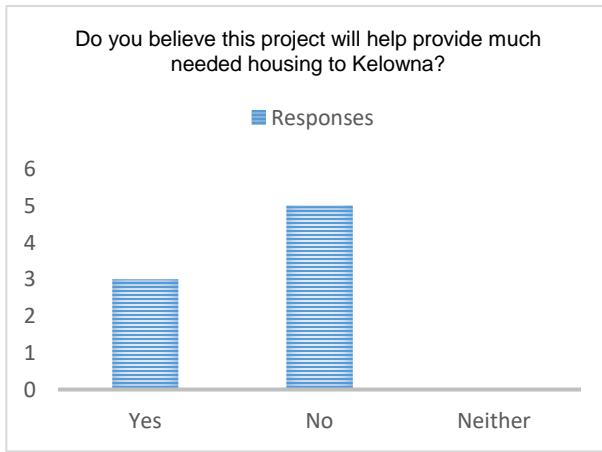
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	#	%
Yes	2	15%
No	9	69%
Neither	2	15%



Public Information Session 2 Responses:

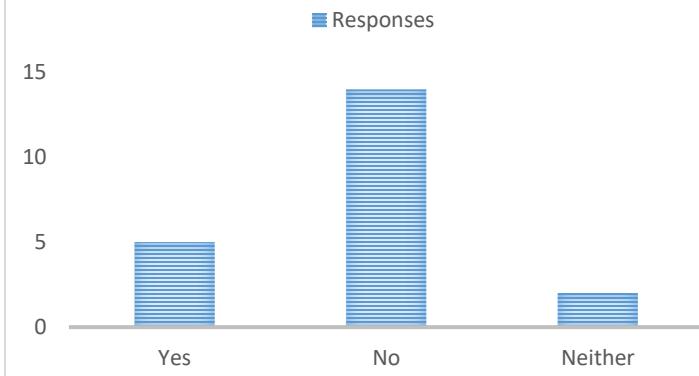
	#	%
Yes	3	38%
No	5	63%
Neither	0	0%



Blended Responses:

	#	%
Yes	5	24%
No	14	67%
Neither	2	10%

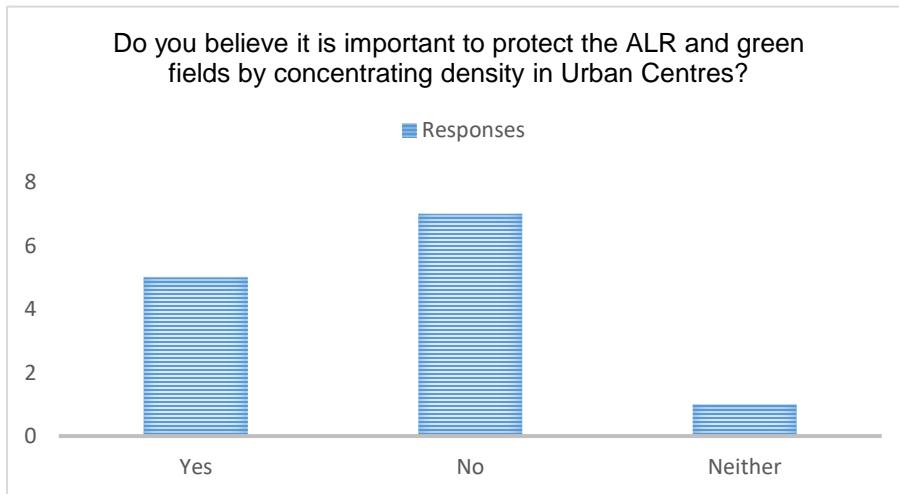
Do you believe this project will help provide much needed housing to Kelowna?



7. Do you believe it is important to protect the ALR and green fields by concentrating density in Urban Centres?

Public Information Session 1 Responses:

	#	%
Yes	5	38%
No	7	54%
Neither	1	8%



Public Information Session 2 Responses:

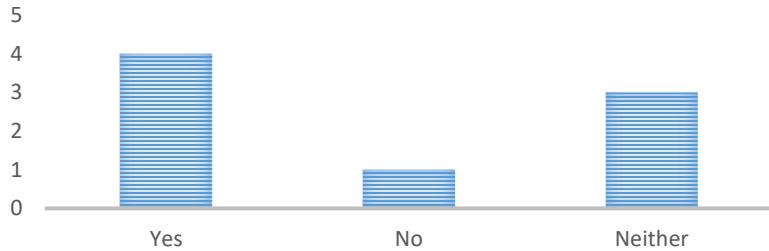
	#	%
Yes	4	50%
No	1	13%
Neither	3	38%

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Do you believe it is important to protect the ALR and green fields by concentrating density in Urban Centres?

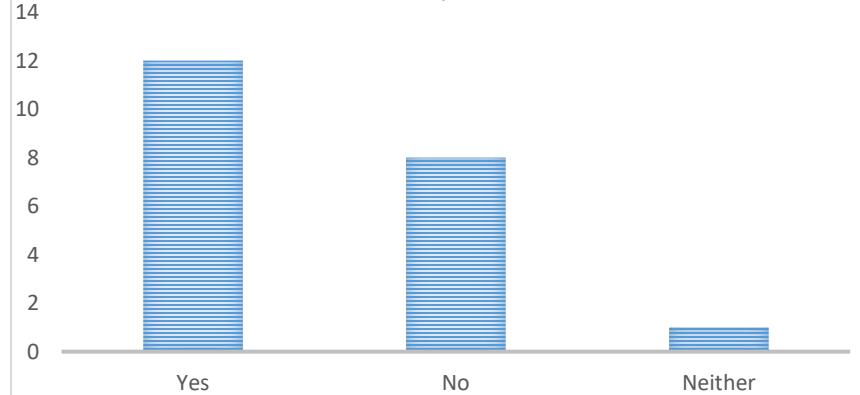
■ Responses

**Blended Responses:**

	#	%
Yes	12	57%
No	8	38%
Neither	1	5%

Do you believe it is important to protect the ALR and green fields by concentrating density in Urban Centres?

■ Responses



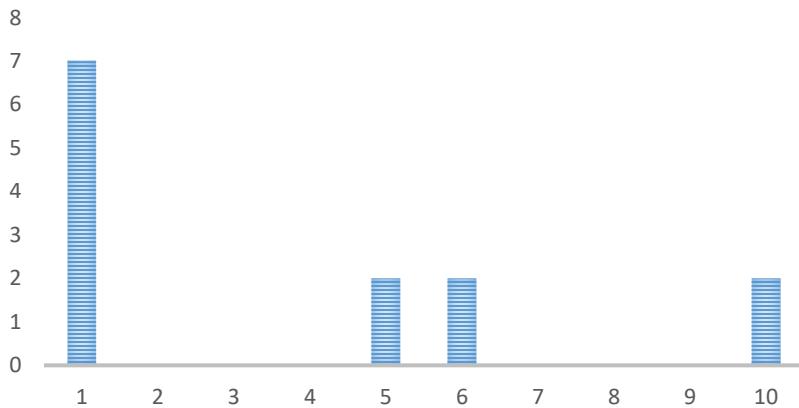
8. On a scale of 1 to 10 (1 being the least and 10 being the most), how important is the inclusion of rental units in new developments such as The Vintage?

Public Information Session 1 Responses:

	#	%
1	7	54%
2	0	0%
3	0	0%
4	0	0%
5	2	15%
6	2	0%
7	0	0%
8	0	0%
9	0	0%
10	2	15%

On a scale of 1 to 10 (1 being the least and 10 being the most), how important is the inclusion of rental units in new developments such as The Vintage?

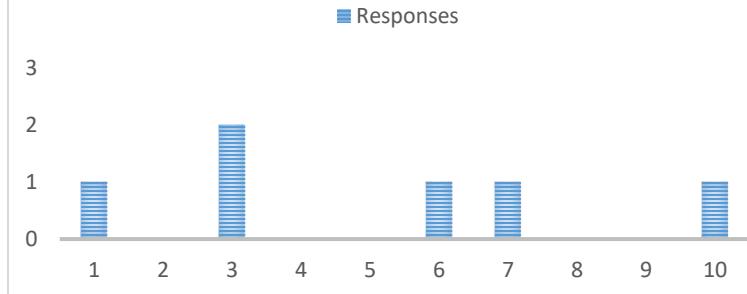
■ Responses



Public Information Session 2 Responses:

	#	%
1	1	17%
2	0	0%
3	2	33%
4	0	0%
5	0	0%
6	1	0%
7	1	0%
8	0	0%
9	0	0%
10	1	17%

On a scale of 1 to 10 (1 being the least and 10 being the most),
 how important is the inclusion of rental units in new
 developments such as The Vintage?

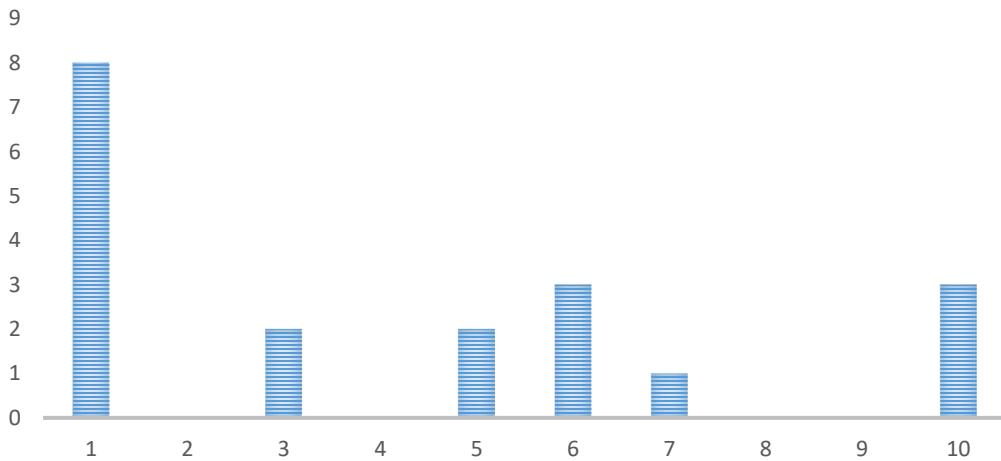


Blended Responses:

	#	%
1	2	10%
2	0	0%
3	0	0%
4	0	0%
5	0	0%
6	1	5%
7	1	5%
8	1	5%
9	4	20%
10	11	55%

On a scale of 1 to 10 (1 being the least and 10 being the most), how important is the inclusion of rental units in new developments such as The Vintage?

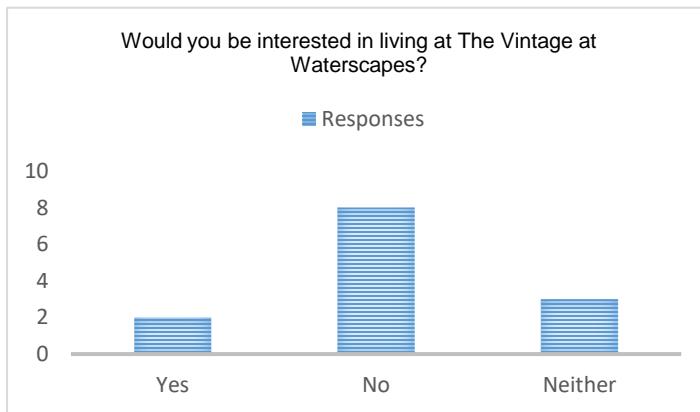
■ Responses



9. Would you be interested in living at The Vintage at Waterscapes?

Public Information Session 1 Responses:

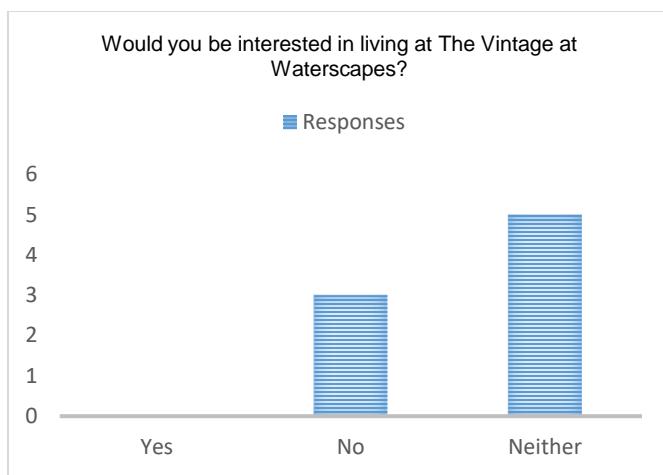
	#	%
Yes	2	10%
No	11	52%
Neither	8	38%

**Public Information Session 2 Responses:**

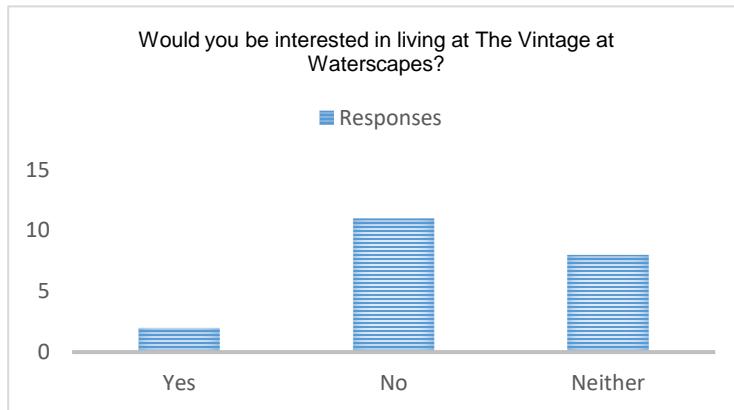
	#	%
Yes	2	10%
No	11	52%
Neither	8	38%

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Initials

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**Blended Responses:**

	#	%
Yes	2	10%
No	11	52%
Neither	8	38%



Participant Demographics

Approximately 30 – 40 people attended the Public Information Sessions, and a total of 21 participants submitted responses to the comment and feedback form between both meetings. A summary of participant demographics is provided below.

- Approximately 95% of respondents own, rent, and/or live in the area
- Most respondents were in the 51 – 64 or 65+ age range (60%)

	#	%
I own a home in the area	20	95.2%
I rent a home in the area	0	0.0%
I work in the area	0	0.0%
Other	1	4.8%

	#	%
0-40	1	4.8%
25-34	0	0.0%
41-50	3	14.3%
51-64	8	38.1%
65+	9	42.9%

Lastly, participants were asked to provide their feedback in an open-ended "Additional Comments" section. Comments are summarized below.

A number of comments focused on the City of Kelowna 2040 Official Community Plan and new Zoning Bylaw No. 12375:

- Consideration of how low-density areas and high-density areas are allocated in the City of Kelowna OCP
- Consideration of impact of added density to existing infrastructure (roads, parks, schools) and residents
- Consideration of impacts of new developments on traffic congestion and transit
- Consideration of the climate
- Consideration of the need for more grocery stores and banks
- Some attendees commented that they felt that 4-storey buildings should have the same separation distances from surrounding buildings as high-rise buildings
- Some comments questioned whether the UC-1 (Downtown Urban Centre) zoning should allow for proposed height
- Some attendees commented that they felt that the proposed high-rise development did not align with the City of Kelowna OCP and that the proposal should be revised to 4-storey buildings

Other comments included:

- Consideration of the affordability of proposed rental units
- Consideration of larger living spaces
- Support for the proposed development completing and activating the streetscape and public realm along Ellis Street
- Consideration of dog areas and pet amenities
- Request for more information on the interface with the surrounding buildings including 1151 Sunset and Waterscapes Phase 1
- Request for more information on EV chargers and parking
- Support for the project being beautiful

NEXT STEPS

This report provides a summary of the Public Consultation Process and feedback received from the Public Information Sessions held on March 20th, 2023, and April 12th, 2023. The purpose of the Public Information Sessions was to provide an opportunity for the public and neighbourhood residents to learn and provide feedback on the proposed design, development, and variance information for the Vintage at Waterscapes project, located at 1070-1130 Ellis Street.

The development team at LM Waterscapes Homes LP / McAllister Communities Ltd. has reviewed the feedback. Several comments received addressed the City of Kelowna Zoning and OCP, and queried the allocation of low-density and high-density areas, as well as the allowable heights and tower separations under the Downtown Urban Centre zone. Several comments from Waterscapes Phase 1 residents also queried why the proposal changed from the previous low-rise building concept to high-rise buildings. Knowing what is important to nearby residents, the development team will continue to communicate with the Waterscapes I strata, and neighbouring residents, and to provide any requested information on the project proposal, the interface between Waterscapes Phase 1 and The Vintage, the interface between The Vintage and neighbouring buildings, and how the proposal aligns with the 2040 OCP and Zoning Bylaw 12375 designation of the site within the UC-1 (Downtown Urban Centre) zone.

To address other comments received, the proposal includes: three ground-level townhome units situated in the podium adjacent to Waterscapes Phase 1 to create an animated mews and walkway; stepped landscape terracing along the rest of the west-facing façade of the podium to create a softened and visually pleasing transition to 1151 Sunset and Waterscapes Phase 1; a one- to three-bedroom unit mix which includes 40 rental homes to supply different housing options in the neighbourhood; and a high quality public plaza and gathering space with public art and a water feature along Ellis Street. Pet areas have also been added to the rooftop amenity. To assess traffic impacts to the neighbourhood, a Traffic Impact Assessment Report and responses to City of Kelowna Staff Traffic review prepared by Bunt & Associates has been provided. The project will meet City of Kelowna Sustainability and Energy Step Code requirements (Step Code 2).

ATTACHMENT

E

This forms part of application

DP21-0277 DVP21-0278

Planner
Initials

TA



Appendix A

Public Information Session Project Boards

Changes in Bylaw

Kelowna's new Bylaw

The Vintage at Waterscapes was initiated under the previous City of Kelowna Bylaw No. 8000 which designated the site within the C7 zone. On September 26, 2022 the site designation was changed to UC1 with the implementation of the new Zoning Bylaw No. 12375. This zoning change has altered the allowable building conditions.

Comparing Previous C7 Zone to the Current UC1

SECTION 14.14 - DENSITY AND HEIGHT

MAX BASE HEIGHT - **26 STOREYS & 95 METERS**
MAX HEIGHT WITH BONUS FAR - **14 ADDITIONAL STOREYS & 52 METERS ***

TOTAL HEIGHT - **40 STOREYS & 147 METERS**

* THE PUBLIC AMENITY & STREET-SCAPE BONUS DENSITY AND ADDITIONAL HEIGHT MAY APPLY IF PAYMENT IS MADE AS PER SECTION 6.8.2 DENSITY BONUS.

TABLE 6.8.A DENSITY BONUS

PAYMENT RATE TO QUALIFY FOR DENSITY BONUSSING

DEVELOPMENTS WITHIN UC1 – DOWNTOWN URBAN CENTRE - **\$50 PER M² OF LOT AREA**.

BYLAW SECTION 9.11 TALL BUILDING REGULATIONS

SECTION 14.11 – COMMERCIAL AND URBAN CENTRE ZONE DEVELOPMENT REGULATIONS

FOOTNOTES (SECTION 14.11.):

2. ANY PORTION OF A BUILDING ABOVE 16.0 M IN HEIGHT MUST BE SETBACK A MINIMUM OF 3.0 M FROM ANY LOT LINE ABUTTING A STREET AND **4.0 M FROM ANY LOT LINE ADJACENTING ANOTHER PROPERTY.**

9.11.1 - TABLE 9.11 OUTLINES ALL THE REGULATIONS THAT SHALL APPLY TO ANY BUILDING TALLER THAN THE LESSER OF 40.0 METERS OR 13 STOREYS

PODIUM HEIGHT (MAXIMUM) - **4 STOREYS AND 16m**

MINIMUM BUILDING SEPARATION MEASURED FROM EXTERIOR FACE OF THE BUILDING - **30 METERS**

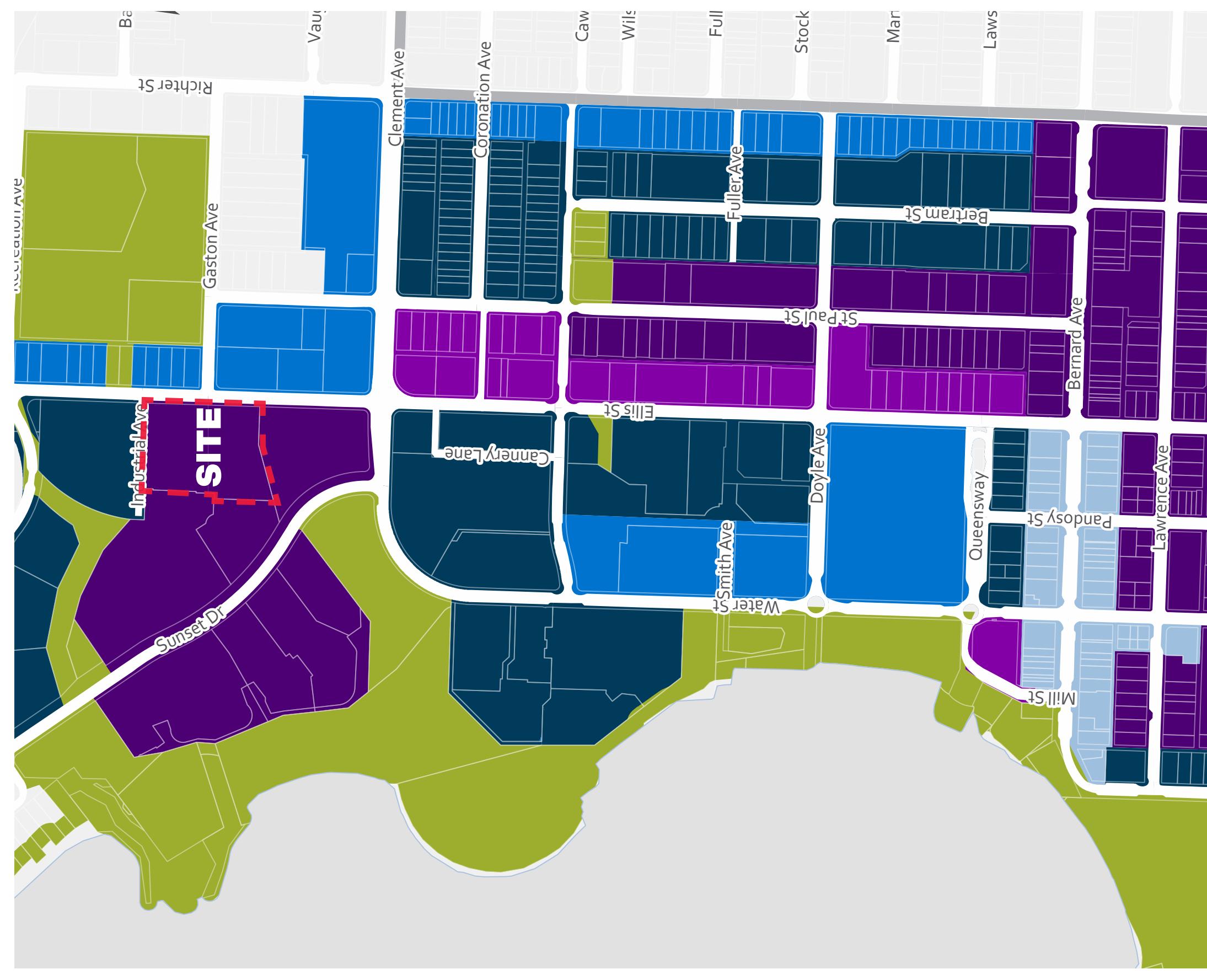
* 25 METER SEPARATION ABOVE 22 METERS UNDER C7

TOWER STEPBACK ABOVE PODIUM, INCLUDING BALCONIES, ON THE FRONT BUILDING FAÇADE AND FLANKING BUILDING FAÇADE (MINIMUM) - **3 METERS**

* NOT A CONDITION UNDER C7

FOR STRUCTURES TALLER THAN 40.0 M OR 13 STOREYS (WHICHEVER IS LESSER) IN HEIGHT, THE FLOOR PLATE 1 ABOVE 16.0 M OR 4 STOREYS (WHICHEVER IS LESSER) CANNOT EXCEED - **750 SQUARE METERS**

* MAX FLOOR-PLATE 1,221 SQUARE METERS UNDER C7



Surrounding Building Heights

Legend	26 storeys	20 storeys	12 storeys	6 storeys	3 storeys
Park	[Green]				
Transit supportive corridor					
Subject Site					
3 storeys					

Design Rationale

The Vintage is the gateway to the Waterscapes master planned community.

With built forms and a skyline that respond to the surrounding mountains, shoreline, and urban fabric, this development will significantly contribute to the revitalization of the north end of Kelowna's city centre. With dynamic human-scale frontages to activate Ellis Street, a new public place with public art will bring culture and interest to the pedestrian experience. The Vintage at Waterscapes is exemplary of a compact, complete community that will help define the future of the downtown Urban Centre.

Thoughtfully sculpted tower forms, rich landscaping, and animated public spaces will provide enhanced neighborhood livability, access, and enjoyment of the Kelowna lifestyle for new and existing residents alike.

The Vintage at Waterscapes sets a precedent for architectural design in downtown Kelowna.



Planner Initiatives TA

ARCADIS IBI GROUP ATTA of KELowna This forms part of application # DP21-0277 DVP21-0278

THE VINTAGE AT WATERSCAPES



Design Context

The Vintage at Waterscapes is exemplary of the compact, complete community that will define the future of the downtown Urban Centre.

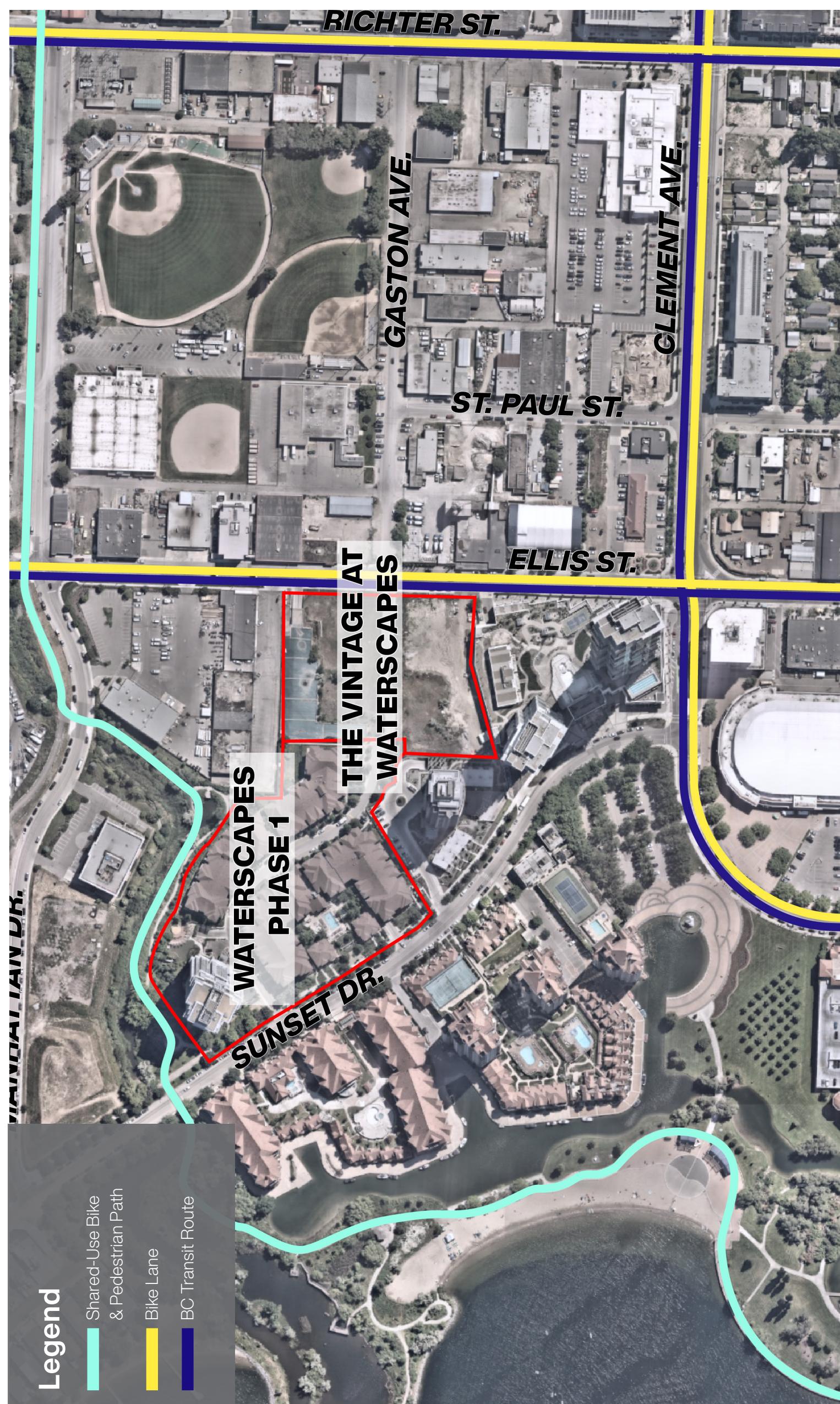
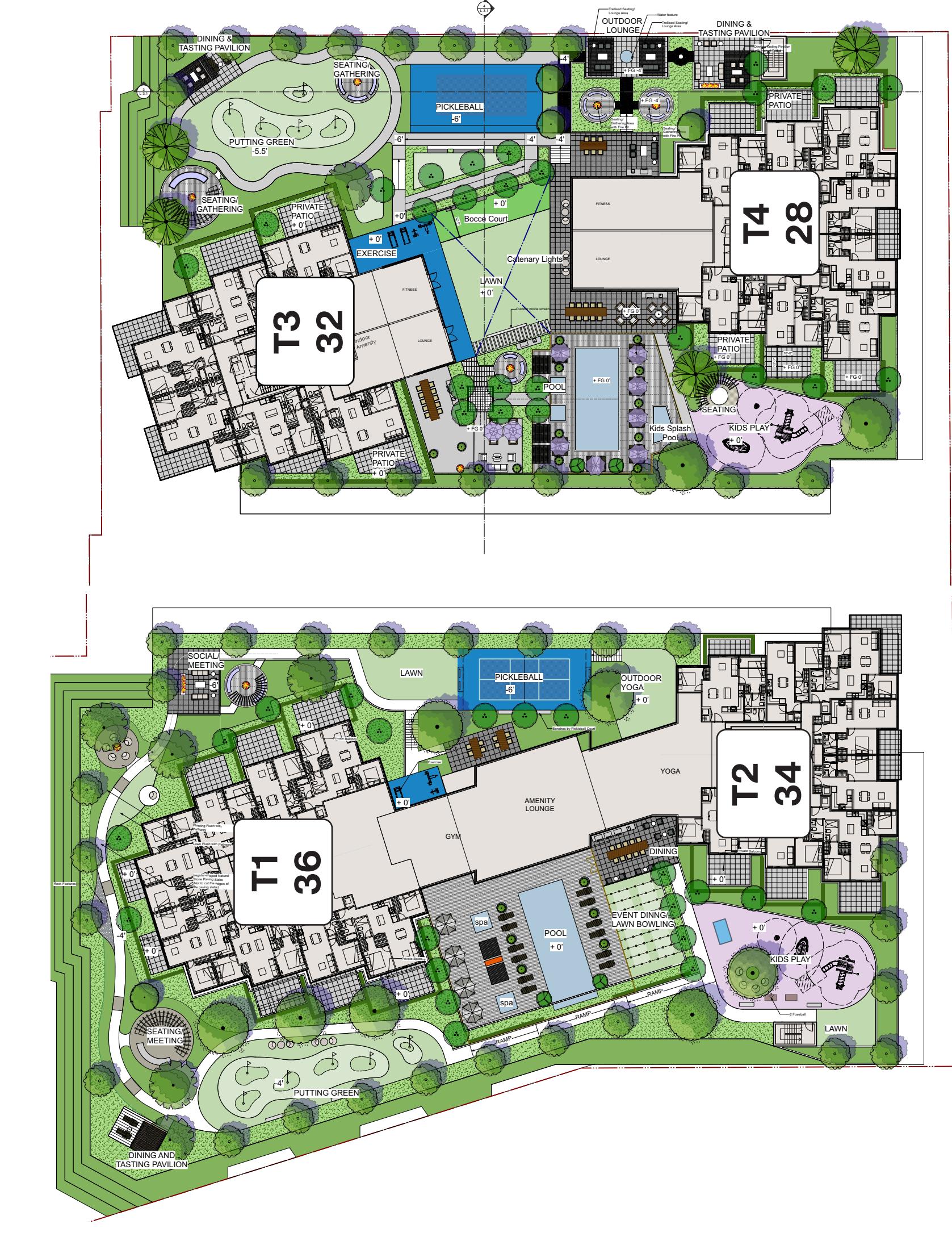
Development Description

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.



Connectivity Network

The site is well connected by public and active transportation networks. BC Transit bus routes, including local and rapid transit, run along Ellis St. and Richter St.

These connect to Okanagan College and other destinations to the south. A bus route on Clement Ave connects to midtown Kelowna. The site is approximately 800m north from the Queensway Exchange.

The Okanagan Rail Trail runs just to the north of the site, ending at Manhattan Drive and connecting to the Waterfront Promenade trail, a multi-use path that connects parks, beaches, and waterfront destinations along Lake Okanagan.

Local Amenities

The Vintage at Waterscapes' location is embedded within an active, mixed use neighbourhood with ample natural and waterfront activities.

It is a family-friendly location with local and district parks, arts and cultural experiences, and services. A short walk down Ellis Street brings residents straight to Kelowna's downtown and a short walk to the west directs straight to a variety of waterfront activities including walks, multi-use paths, boat launches, and beaches.

Legend

Parks & Recreation

- ① Waterfront Park
- ② Waterfront Promenade
- ③ Rotary Marsh Park
- ④ Laurel Yacht Club
- ⑤ Prospera Place Arena
- ⑥ Elks Stadium
- ⑦ Kelowna Curling Club
- ⑧ Kelowna Badminton Club
- ⑨ Jack Brown Park

Arts & Culture

- ⑩ Kelowna Art Gallery
- ⑪ Rotary Centre for the Arts
- ⑫ Laurel Packinghouse
- ⑬ Kelowna Community Theatre
- ⑭ Kelowna Downtown Library

Education & Childcare

- ⑮ The Balsam School
- ⑯ Viva Early Learning
- ⑰ Justice Institute of BC

LEEDINGHAM MCALLISTER
City of Kelowna
ATTACHMENT E
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Planner Initials TA
IBI GROUP

ARCADIS
VINTAGE
AT WATERSCAPES

LEEDINGHAM MCALLISTER
City of Kelowna
DEVELOPMENT PLANNING

Design Drivers

ARCADIS

IBI GROUP

THE
VINTAGE
AT WATERSCAPES

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Building AC since 1905

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Kelowna
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Kelowna
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Initials



Community

① Housing Diversity

A mix of unit types, tenures and sizes provides options for diverse households including three bedroom homes, townhomes, and rental housing.

② Ground-Oriented Housing

Three-bedroom townhouses activate Ellis Street and cater to families' housing needs.

③ Rental Housing

A greater choice of options for different types of households, including 28 one-bedroom and 12 two-bedroom rental units, provided in Phase 2.

Neighbourhood Integration

④ Defined Skyline

The site caps off the north end of downtown with an iconic, recognizable skyline that mimics the surrounding mountains and mitigates shadow placement, spacing, orientation, and sculpting.

⑤ Downtown Density

The towers mark the north edge of downtown and provide a dense, compact community conveniently located to benefit over 1,100 households.

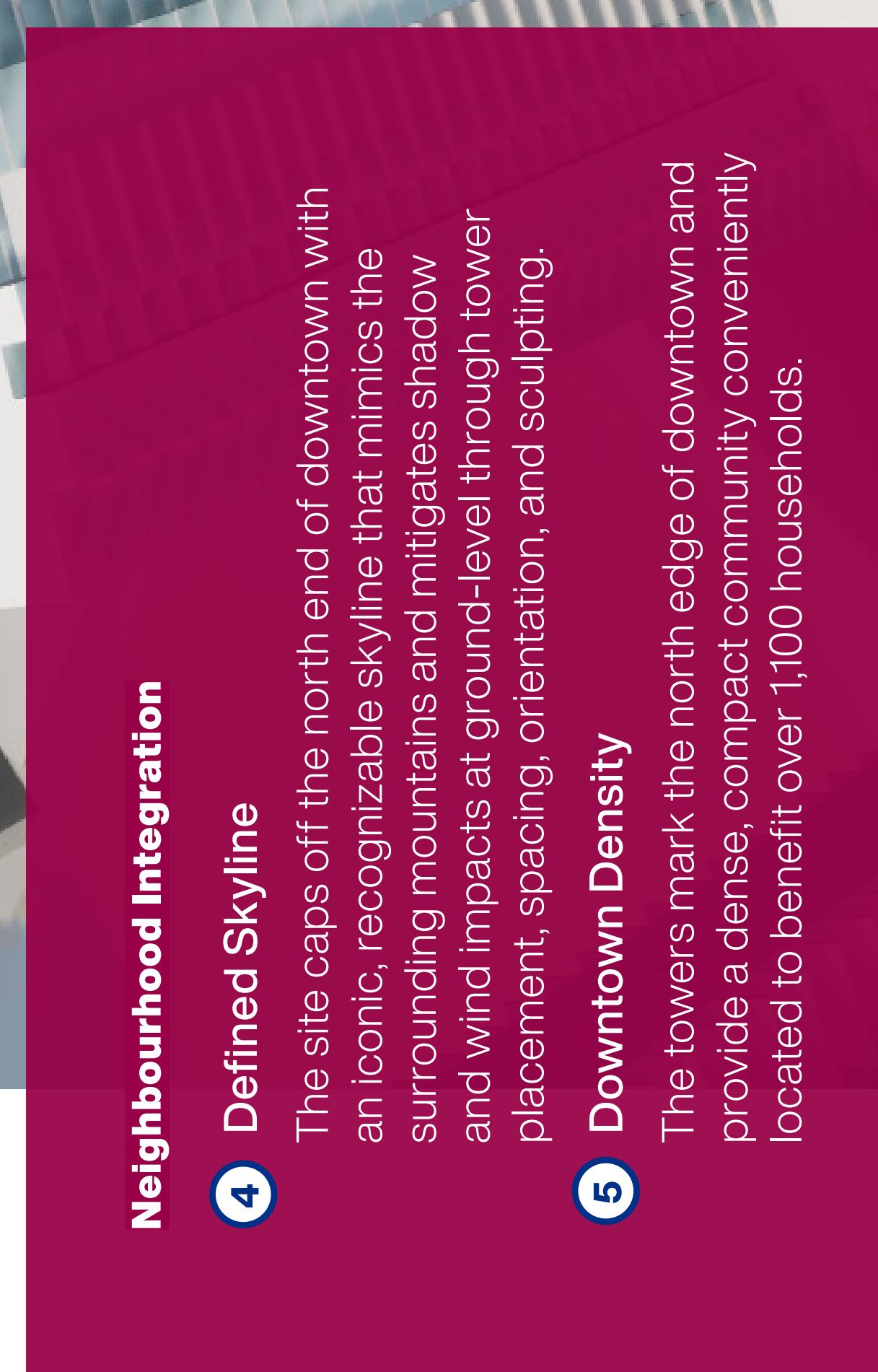
- ⑥ Public Art Feature
A central sculpture will anchor the site and create a unique placemaking feature along Ellis Street.
- ⑦ East-West Connection
The private road connecting The Vintage at Waterscapes and Phase I will break up the large block and improve public access to the waterfront.
- ⑧ Corner Plaza on Ellis St.
A new corner plaza will provide pedestrian amenities including seating, shade, and improved sight lines.
- ⑨ Streetscape Improvements
The Vintage at Waterscapes revitalizes this portion of Ellis Street, enhancing and enlivening the pedestrian experience with leafy trees, plantings, a water feature, lighting, and public art.

Private Realm

⑩ Enhanced Amenities

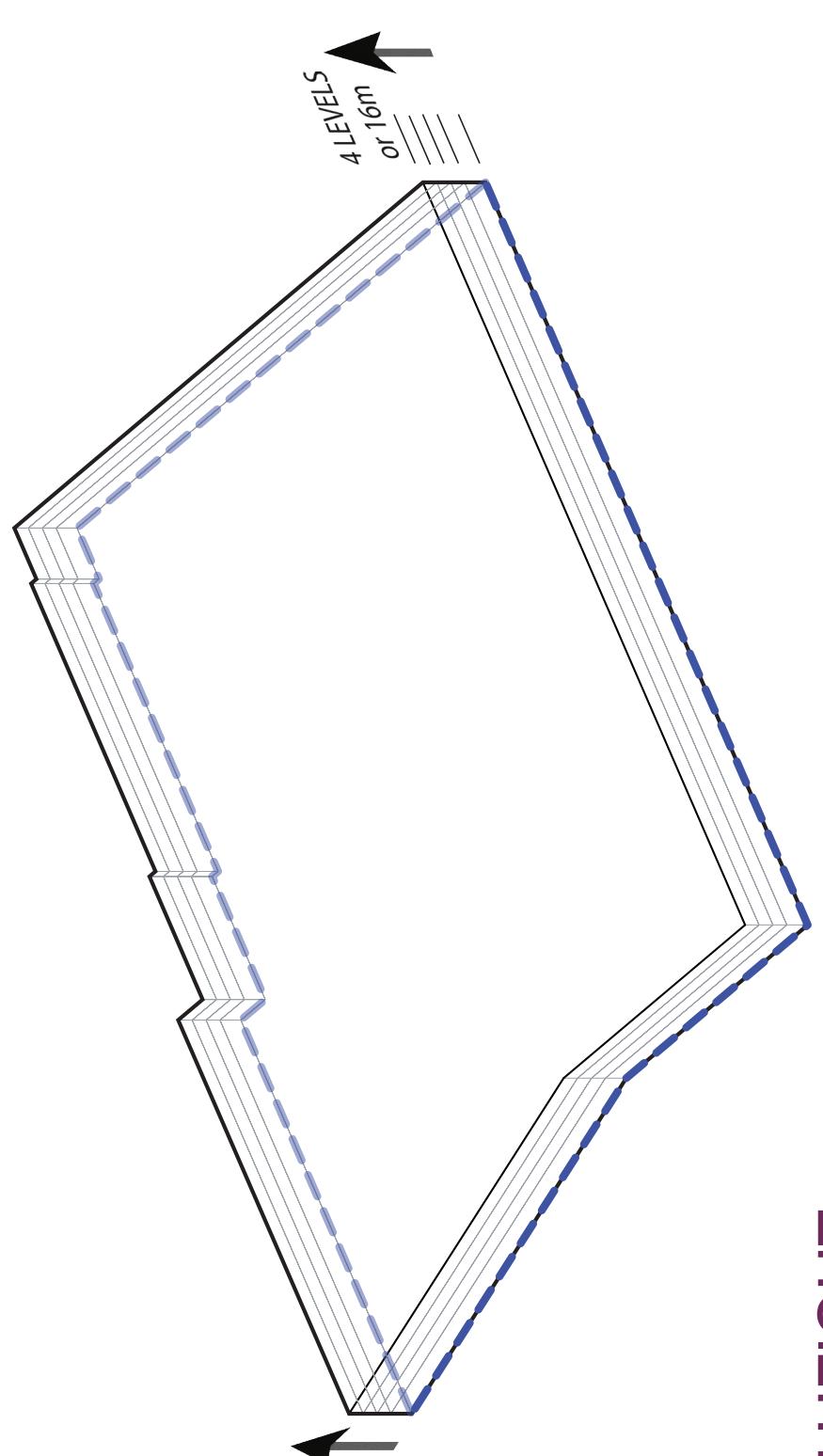
Pool terraces, putting greens, indoor and outdoor fitness areas, outdoor dining and social gathering spaces, a great lawn with an outdoor movie theatre, play areas, wine storage, and more promote healthy, active lifestyles for residents.

- ⑪ Wrapped Parking Podium & Green Roof
Parking is provided without compromising active residential frontages and usable rooftop social spaces.
- ⑫ Lake & Mountain Views
Distinct Kelowna character is captured with panoramic views.

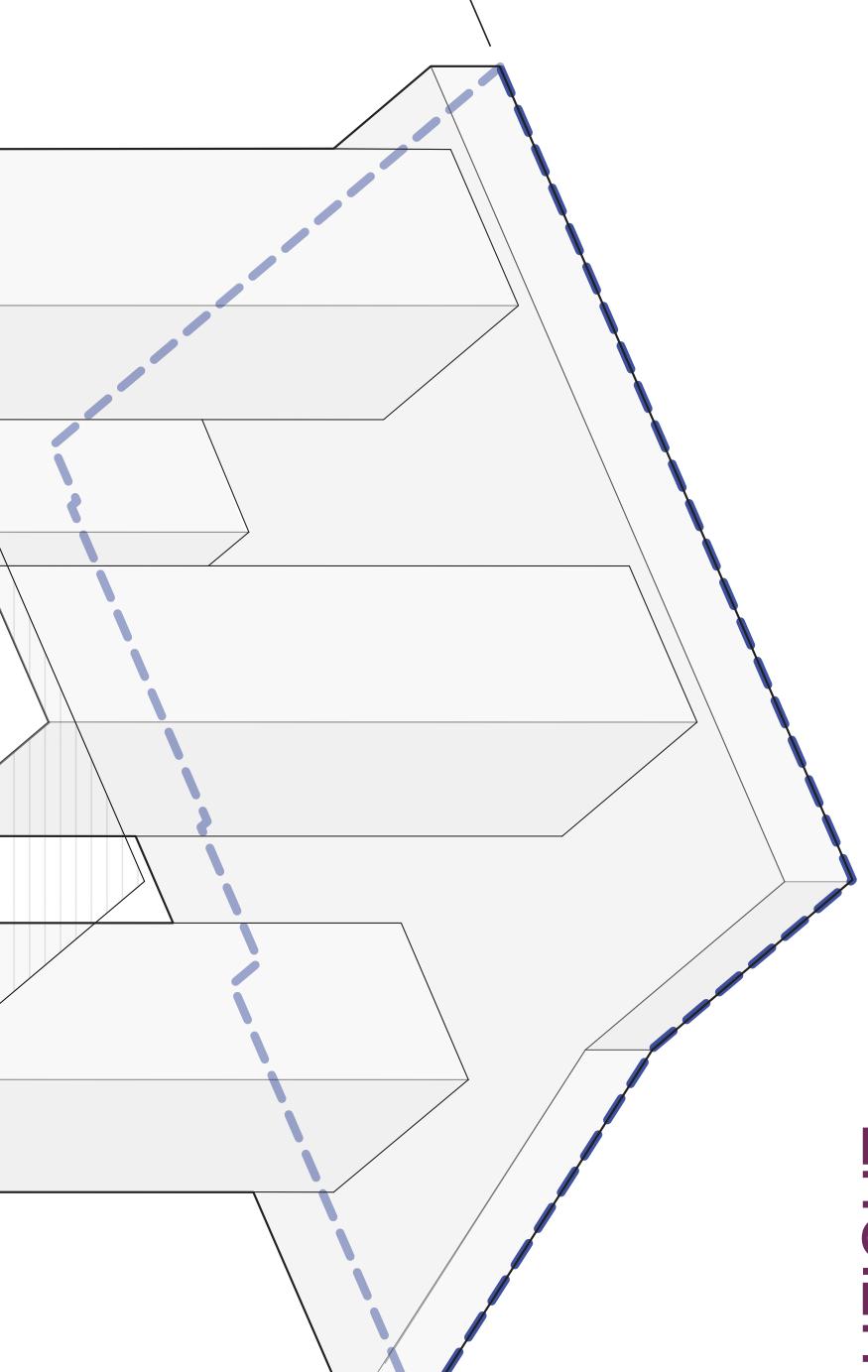


Design for a Dynamic Skyline

The Vintage at Waterscapes works within the allowable buildable footprint to provide a human scale public realm and varied skyline.



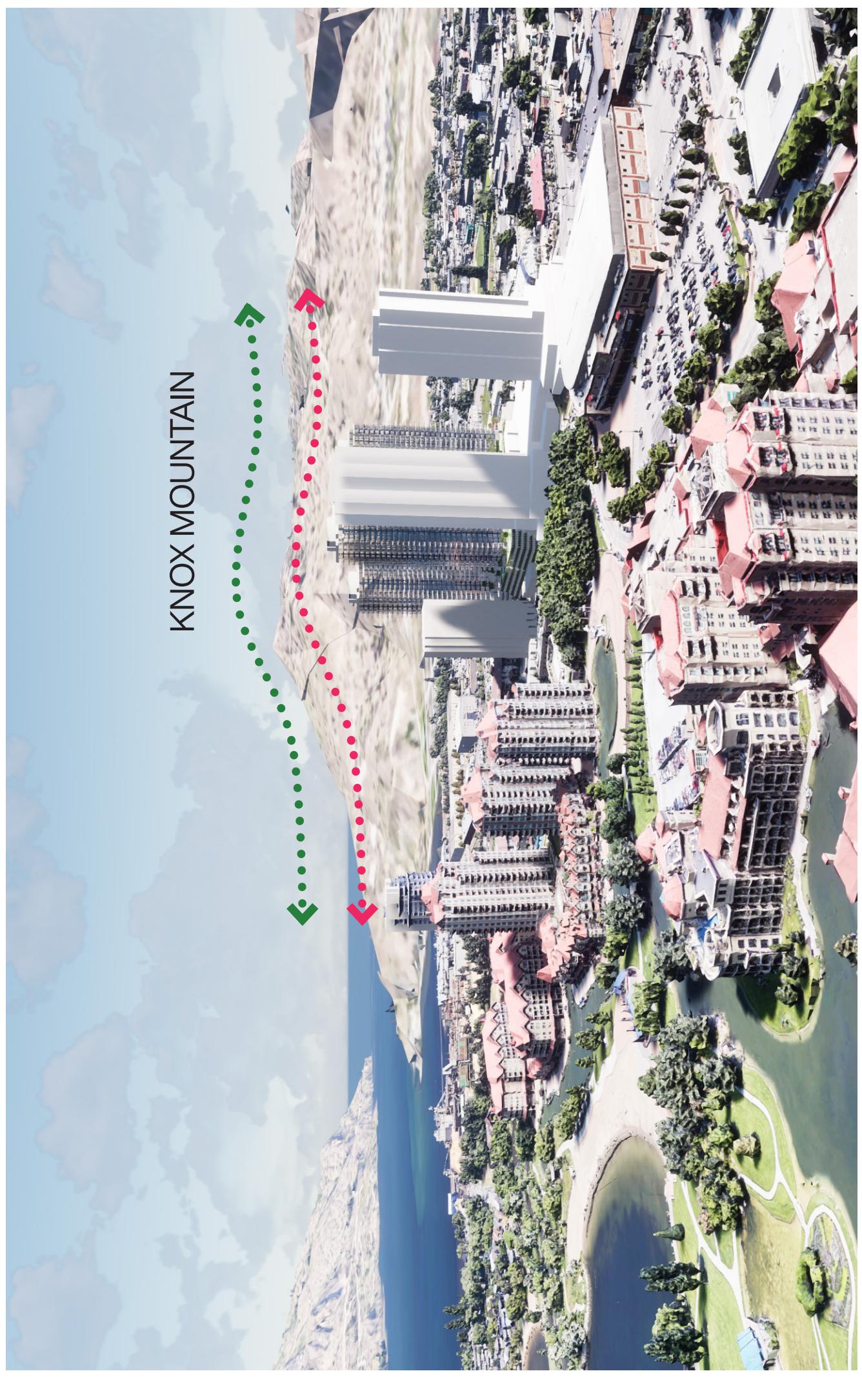
16 m PODIUM HEIGHT



40 STOREY HEIGHT

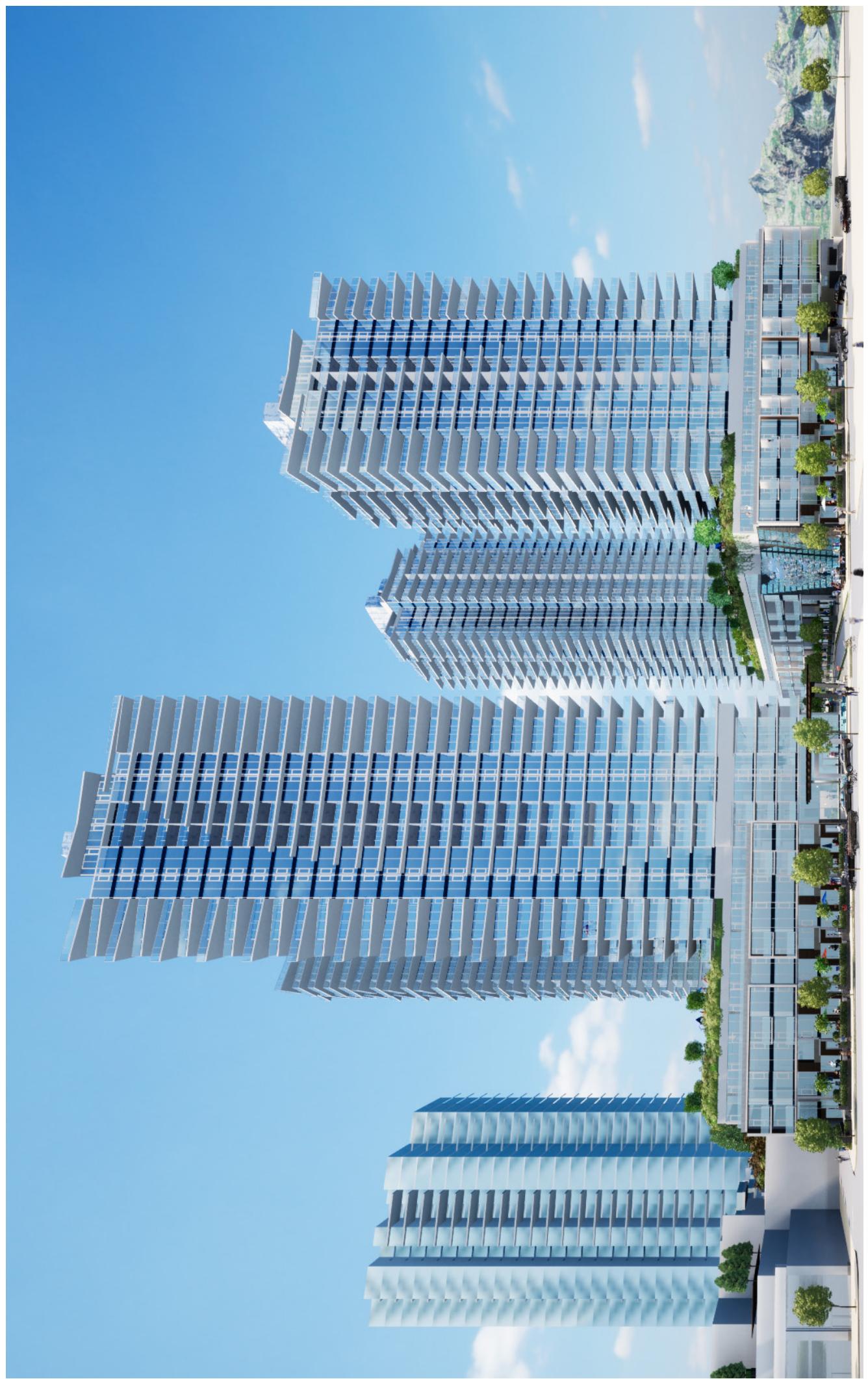
Defined Skyline

The Vintage at Waterscapes caps off the north end of downtown Kelowna with a dynamic, signature skyline. The building heights are placed to provide a clear indication of the city's planning policy to reduce building heights as they transition away from the 'One Water' towards Knox Mountain, and tower heights scale down away from the lake shore. The thoughtful skyline mirrors the surrounding mountains and responds to the urban context, creating a pleasant pattern that rounds out the shape of downtown.



Sculpted Towers

The spacing and orientation of towers is designed to maximize sunlight at ground level and in public spaces, provide privacy for residents, and take advantage of spectacular views of the Kelowna landscape for residents. The tower spacing looks to balance views to the waterfront for all residents in the nearby towers. The building footprint frames the public realm, particularly along Ellis Street and completes the urban fabric of the neighbourhood.

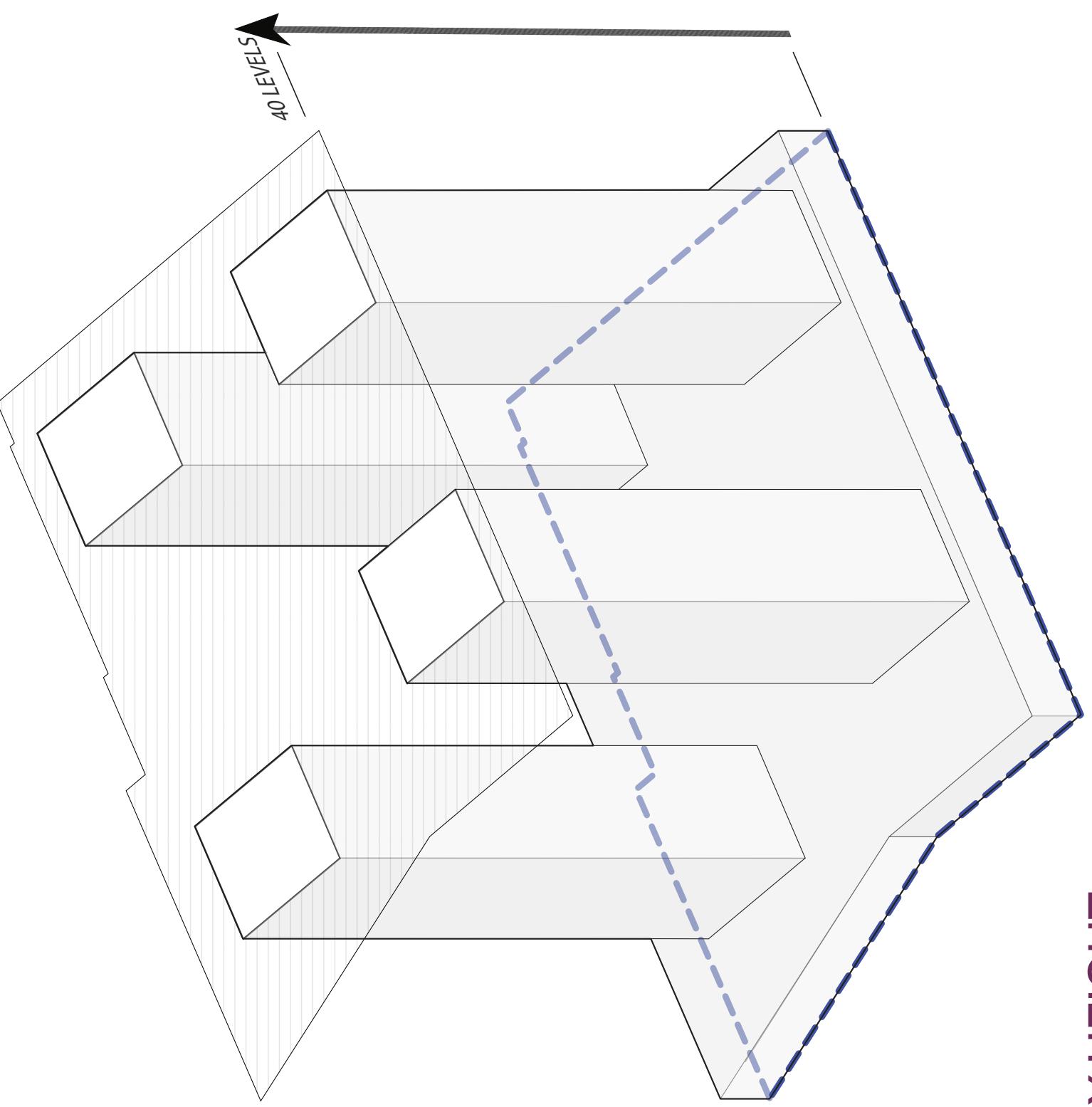


Exemplary Architecture

A part of an iconic downtown waterfront neighbourhood, The Vintage at Waterscapes will help to define the contemporary architectural style and character of Kelowna. The Vintage at Waterscapes will elevate the design standard in the city, and bring world-class urbanism to Kelowna as it grows and flourishes. The Vintage at Waterscapes will clearly indicate the urban heart of Kelowna and provide a clear boundary and edge to the nearby Civic Centre.



VARYING HEIGHTS



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Planner Initials TA

Site Influences and Integration

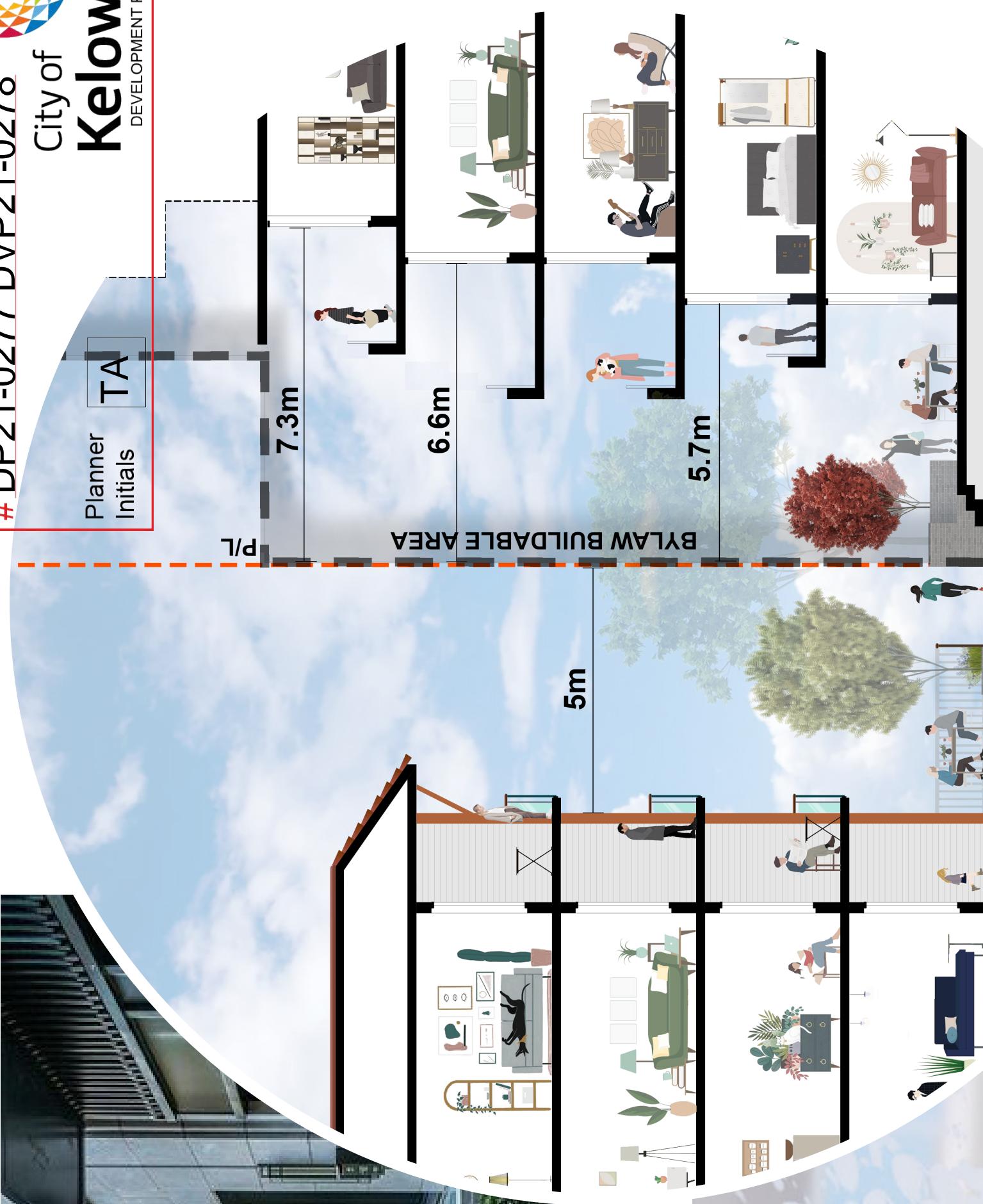


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DP21-0277 DVP21-0278

City of
Kelowna
DEVELOPMENT PLANNING



West Side
Waterscapes Phase 1
The west side of the site uses podium massing, townhouses, and a pedestrian mews to transition to the existing Waterscapes I site. Lush green buffers and terrace gardens will integrate the two sides of the Waterscape Master Planned Community and create a visually pleasing walking path. The private road will move people continuously throughout the site, with architectural and landscape interest points along the way, connected by a new mews pathway.



Site Influences and Integration



THE
VINTAGE
AT WATERSCAPES



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DP21-0277 DVP21-0278

South Side
One Water

The podium and towers correspond to the shape of the neighbouring development to the south, to creating a proportionate transition.

Tower spacing and orientation provides maximum privacy and sunlight in individual units while ensuring no awkward gaps or cliffs in the skyline. The green roofs will improve the views from the towers, while shade structures will provide privacy for users of the roof deck amenities. There is a continuous streetwall along Ellis Street, with no gap between One Water and The Vintage at Waterscapes.

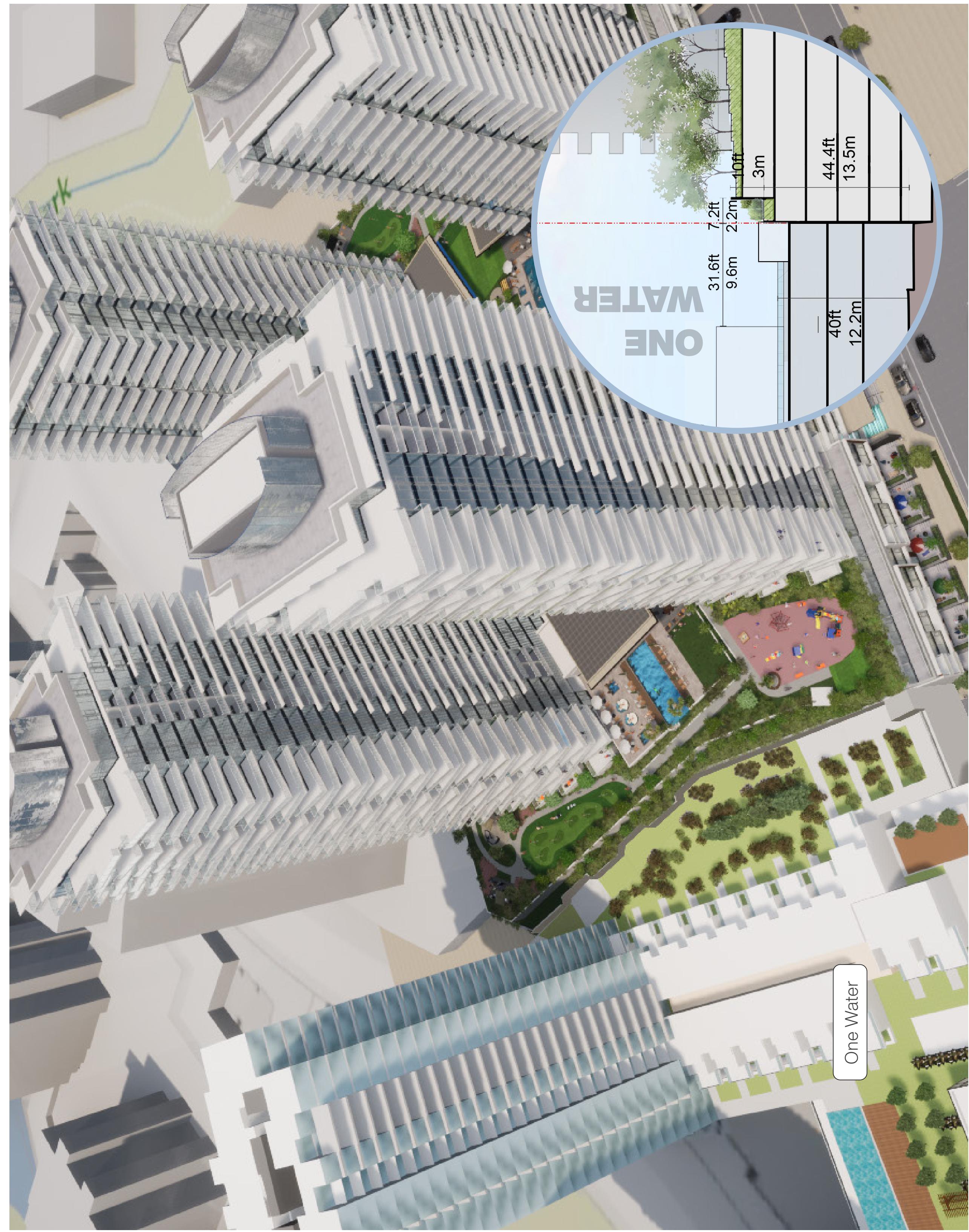
North Side

Future Development

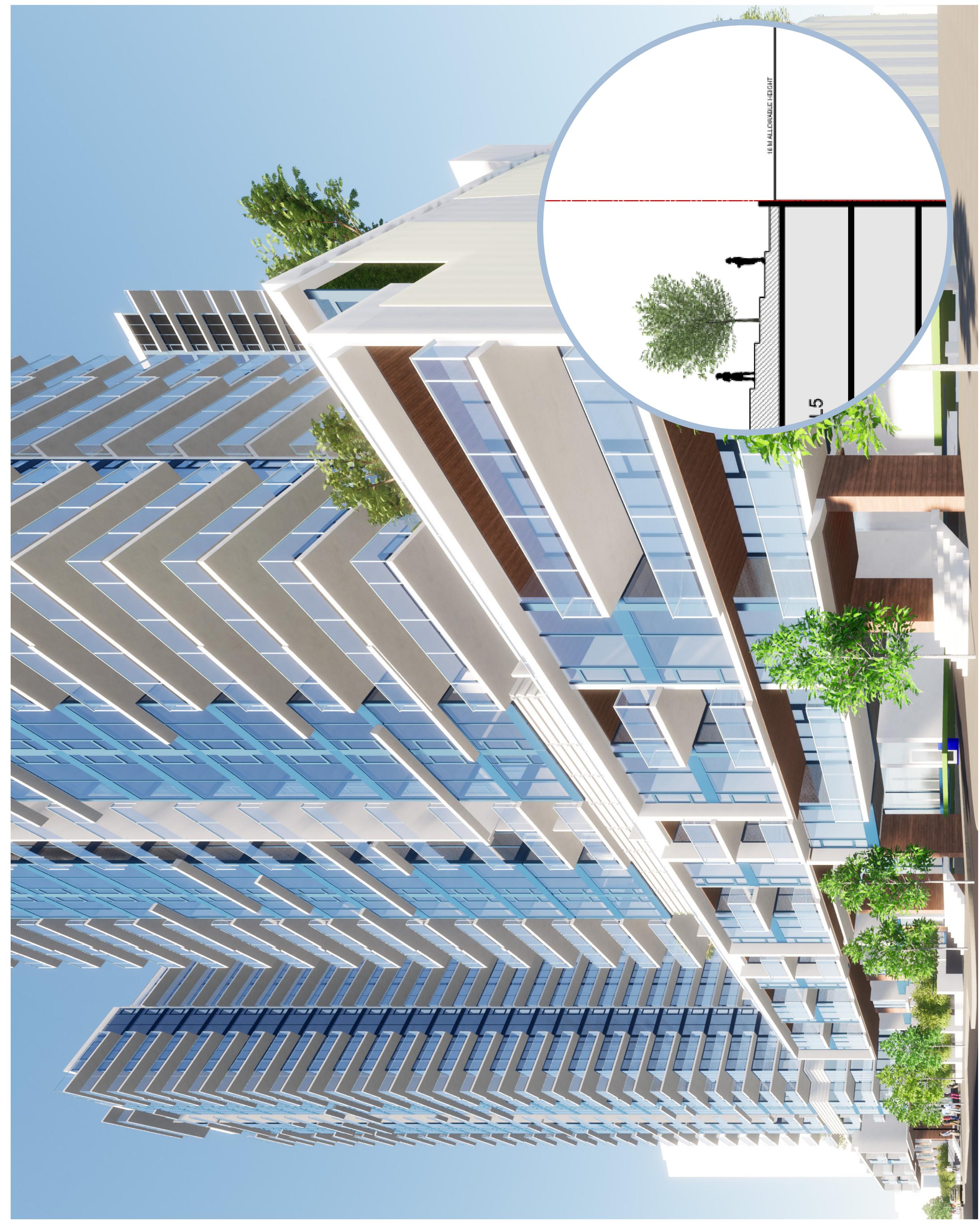
The north side of the site does not incorporate residential frontages as it is expected to be developed in the near future.

This will become the interface of the new development to the north, and protect residents from noise and overlook during construction and when the new community is established. The temporary wall will integrate with the design of the buildings and provide continuous visual interest.

South Interface



North Interface

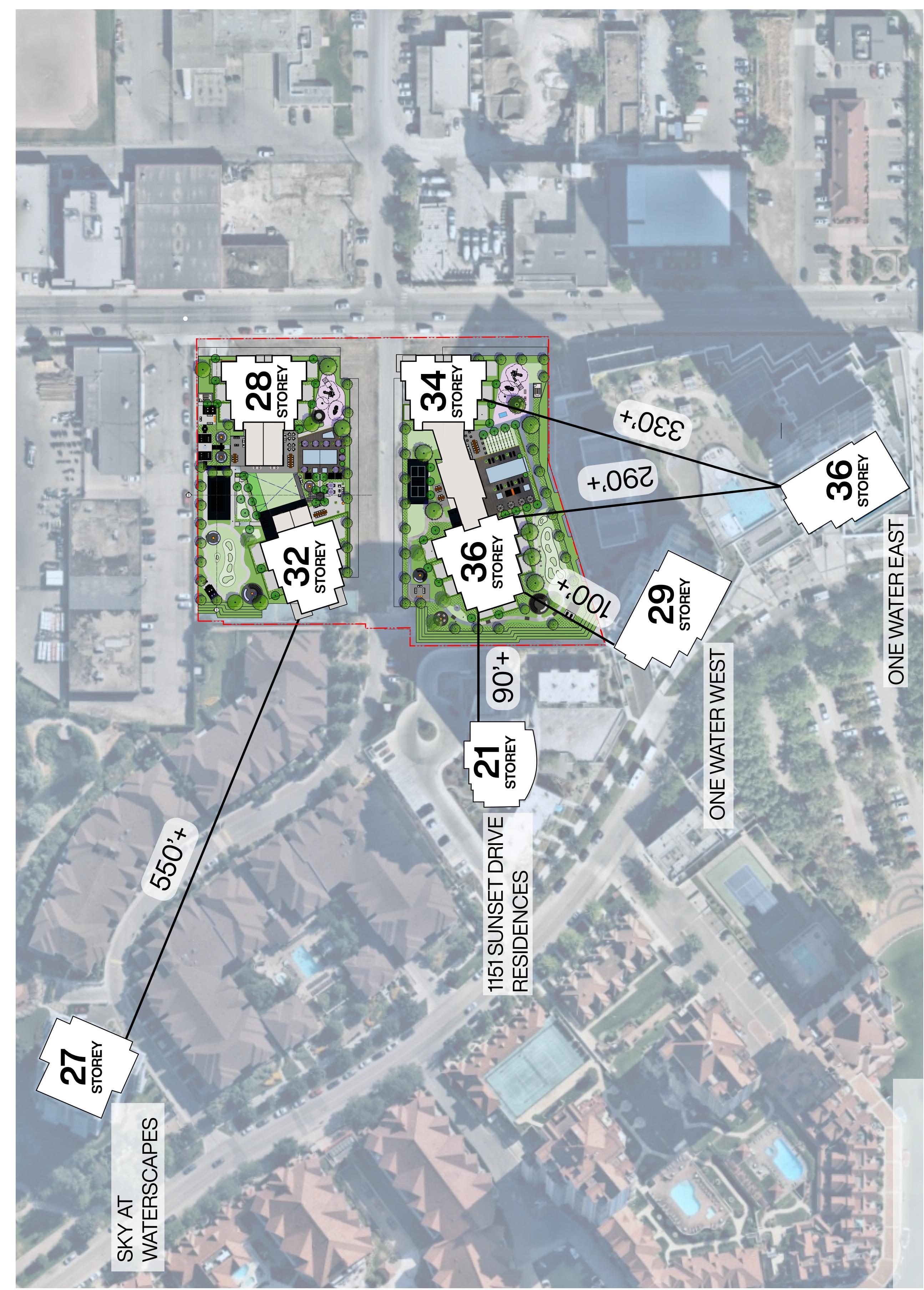


Site Influences and Integration

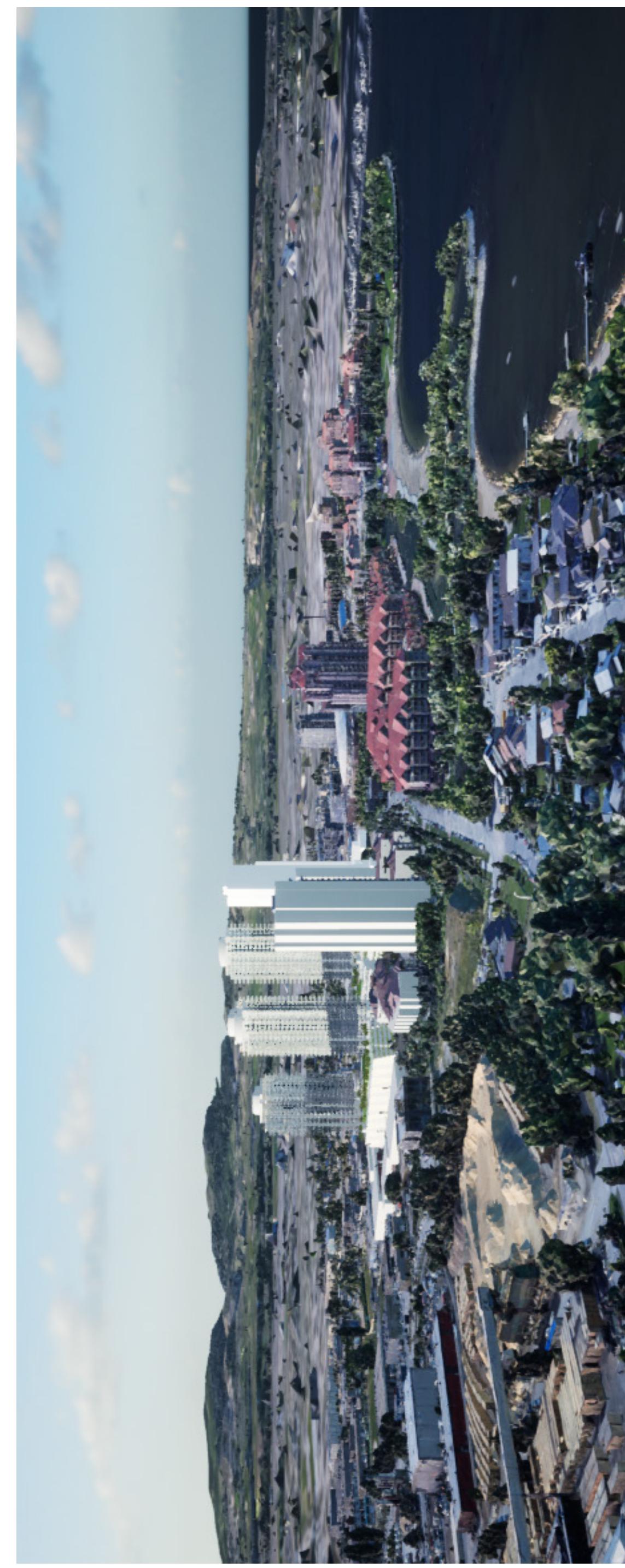
Tower Heights and Separation

Building Within a Context

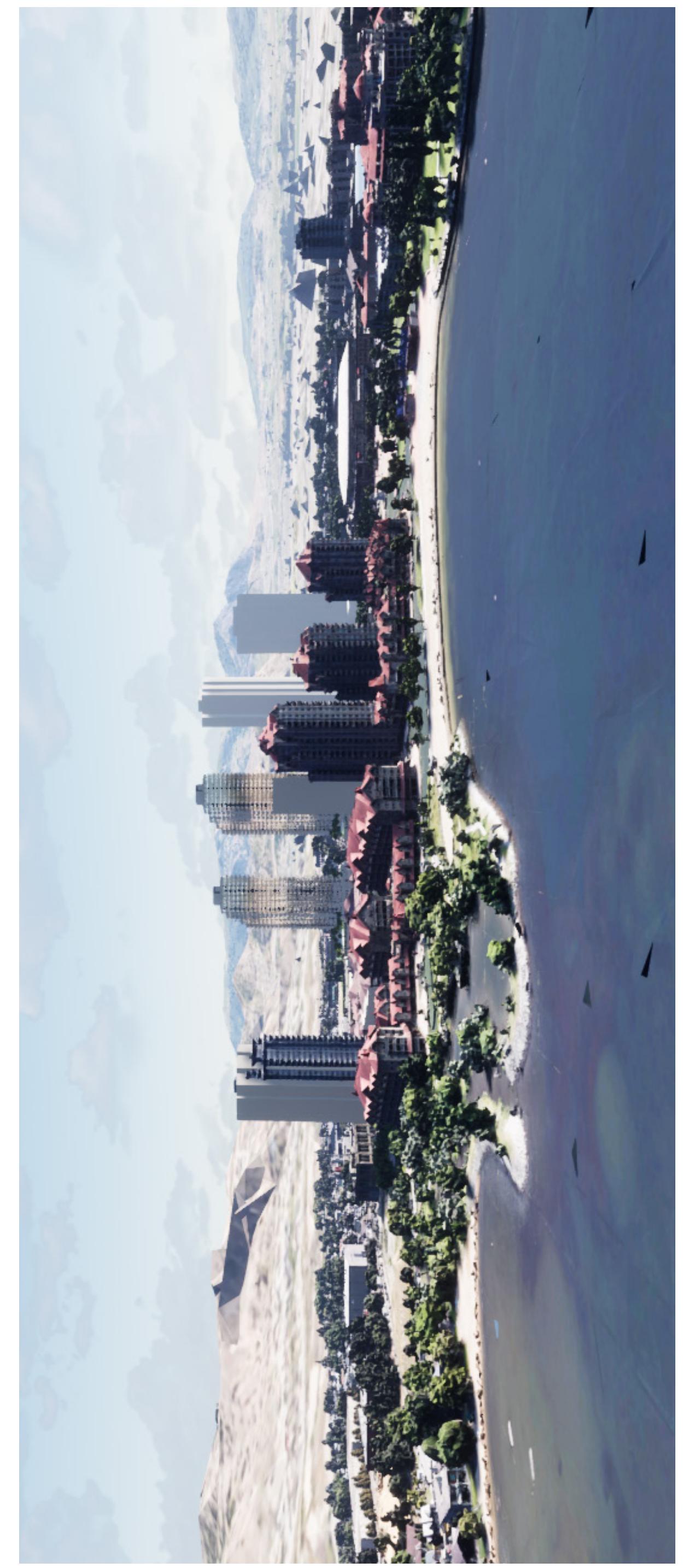
The north edge of Kelowna's downtown surrounding The Vintage at Waterscapes has a mix of low and medium buildings with a few high rise towers immediately surrounding the lands. This character creates a dense neighbourhood that can support the mix of residential, shops and services at ground level along Ellis Street.



View looking south from Knox Mountain



View looking east from over the lake



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Addressing the Housing Crisis



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Diversity of Housing Types

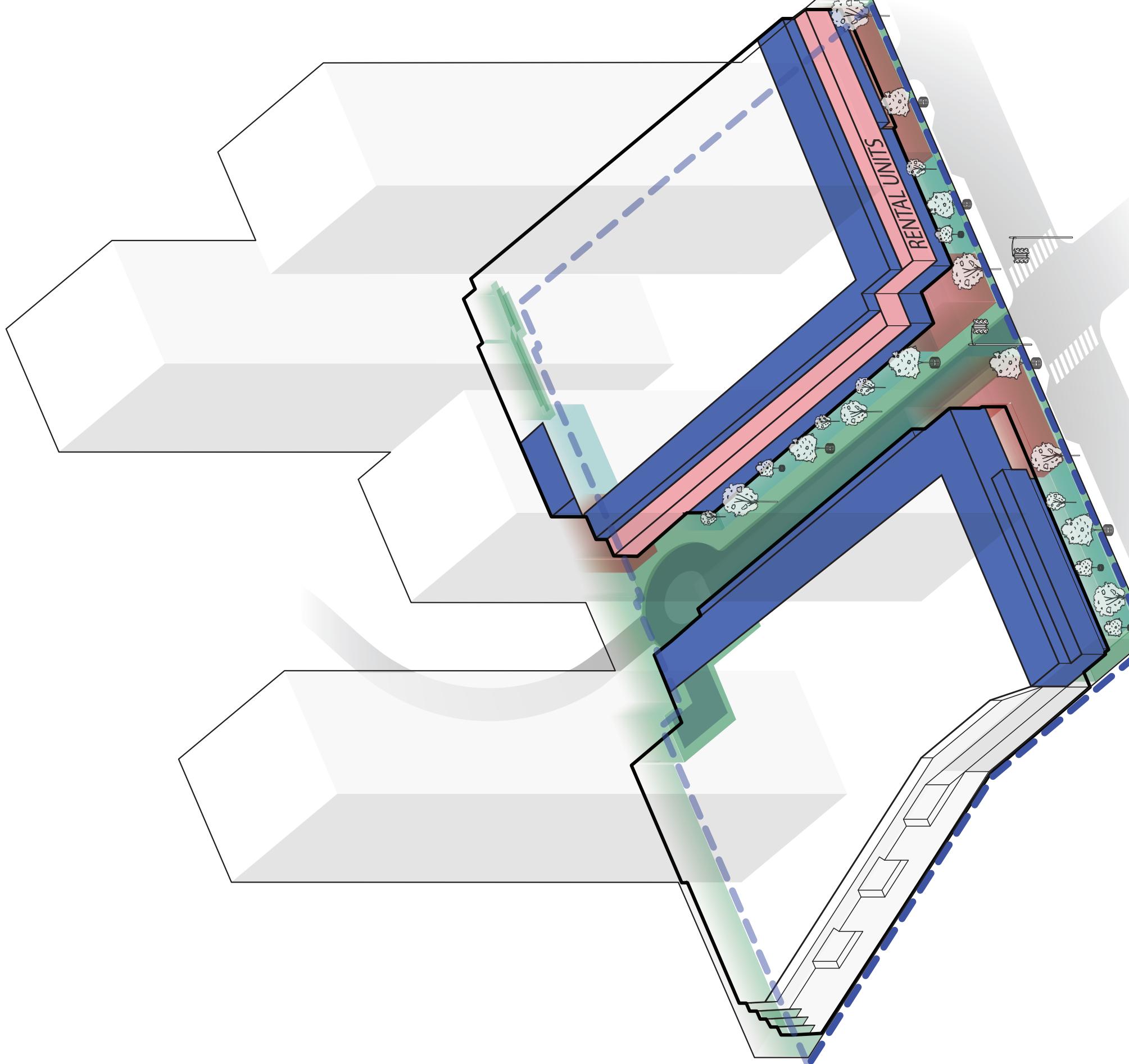
The Vintage at Waterscapes introduces a mix of housing types and tenures from one to three bedroom homes that will provide ample opportunities for current residents to live in this neighbourhood throughout different stages of life, and welcome incoming residents looking for a home to accommodate their new Kelowna lifestyle.

New Rental Housing

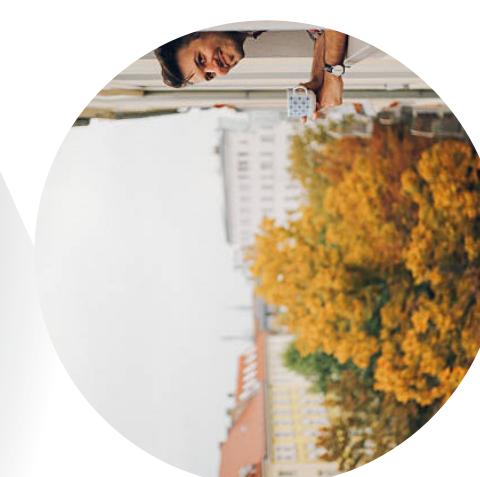
The provision of 40 new rental housing units including 28 one bedroom homes and 12 two bedroom homes at The Vintage at Waterscapes recognizes the diverse needs within the community and provides much needed purpose-built, long-term rental tenure in the primary market. This is vital to meeting housing demands in the city, and welcoming a healthy mix of household types in every neighbourhood.

Ground-Oriented Housing

Street-fronting townhouses with terraces and entrances promote a neighbourhood character and safety with eyes on the street. They break up the massing of the buildings, create an activated, human-scale experience at street level, and provide options for families and individuals looking for an alternative from vertical living.



Connects the Residential Sphere to the Street



Include 40 Units of much Needed Rental Housing



Walk Out Units add to the Street Porosity and Human Scale



Sustainable Growth

Kelowna is expected to grow by more than 45,000 residents by 2040.

The 3.5 acres of 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. 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.

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.

The location and capacity of The Vintage at Waterscapes site 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.

Economic Benefits:

- Increases investment in urban infrastructure
- Efficient use of the transit
- Smaller development footprint shared among more residents results in lower housing costs

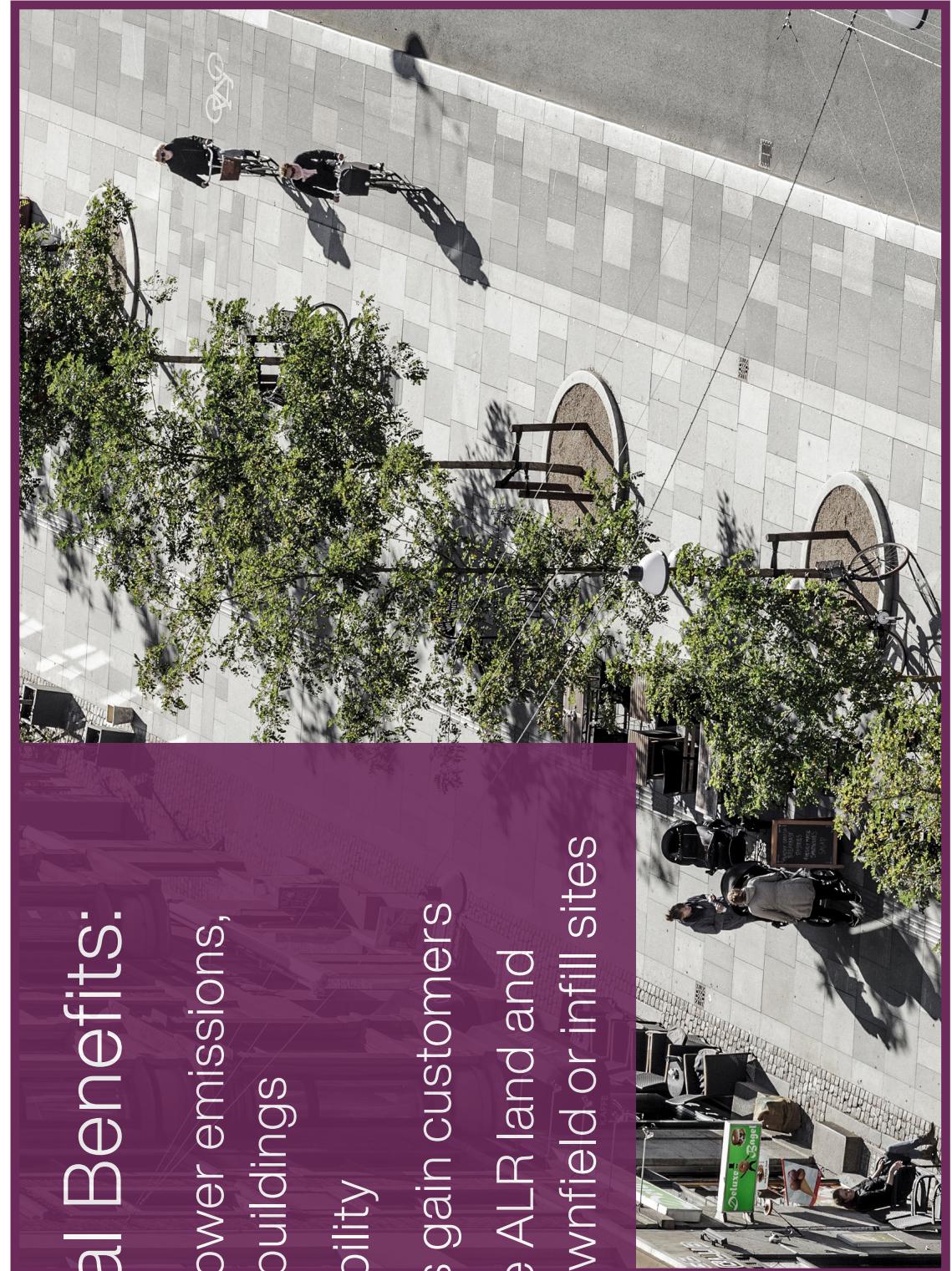
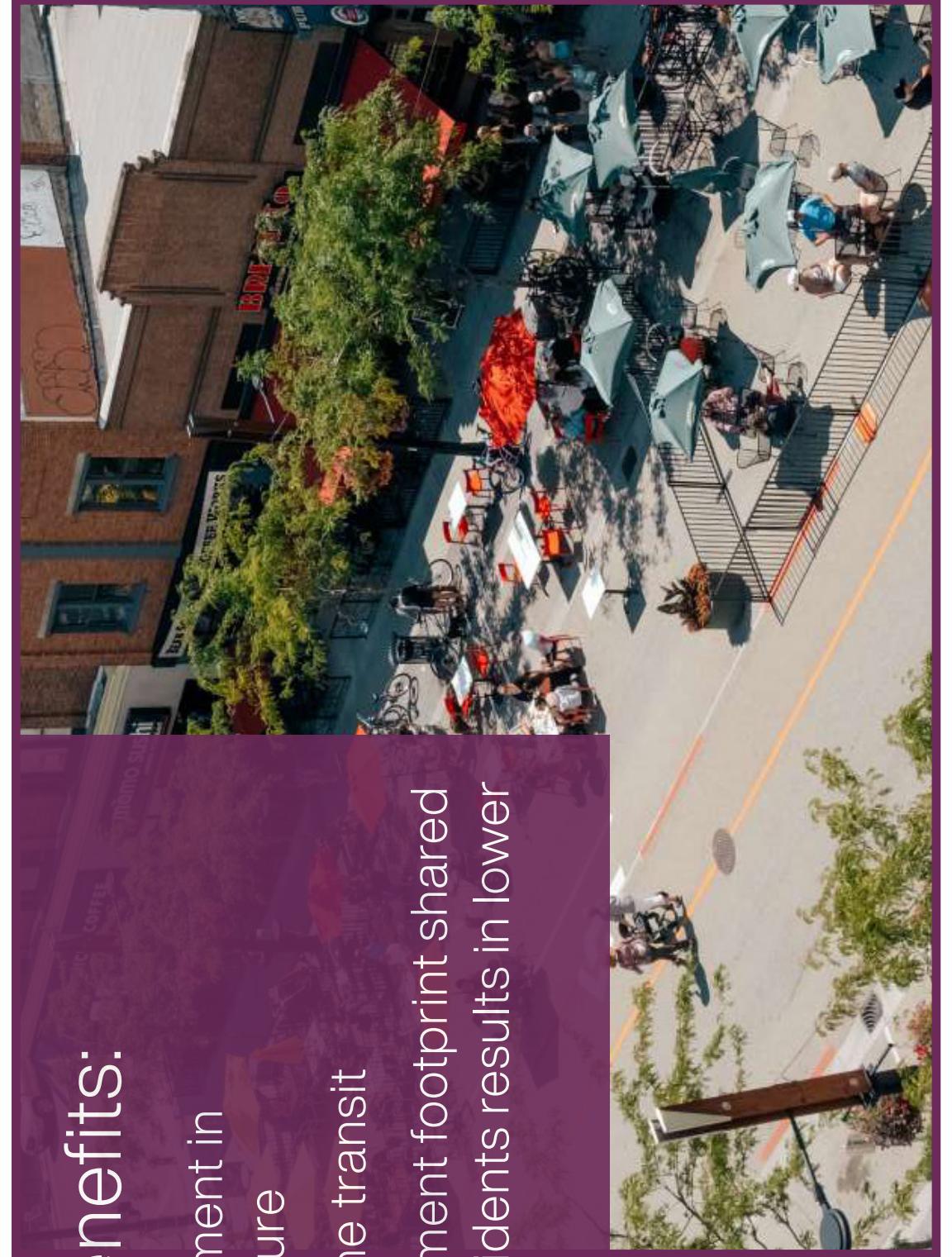
Protecting Agricultural Land

Preserving Agriculture

A key objective of regional growth planning in BC is to protect valuable Agricultural Land Reserve lands by establishing urban growth boundaries. This strategy directs growth away from greenfield sites with high ecosystem and agricultural value, and towards established urban areas.

Farms & Forests

Providing the housing supply offered by The Vintage at Waterscapes outside of the established Urban Centre would have significant negative environmental impacts, and would be a lost opportunity for efficient infill to complete Kelowna's north end district. This may include fracturing valuable natural habitat, degrading productive soil, pushing farmland into forested areas, or more. It is also an unsustainable and unsuitable precedent to set at a time when the region looks to cities to accommodate growth through infill, densification, and creating complete, compact communities.

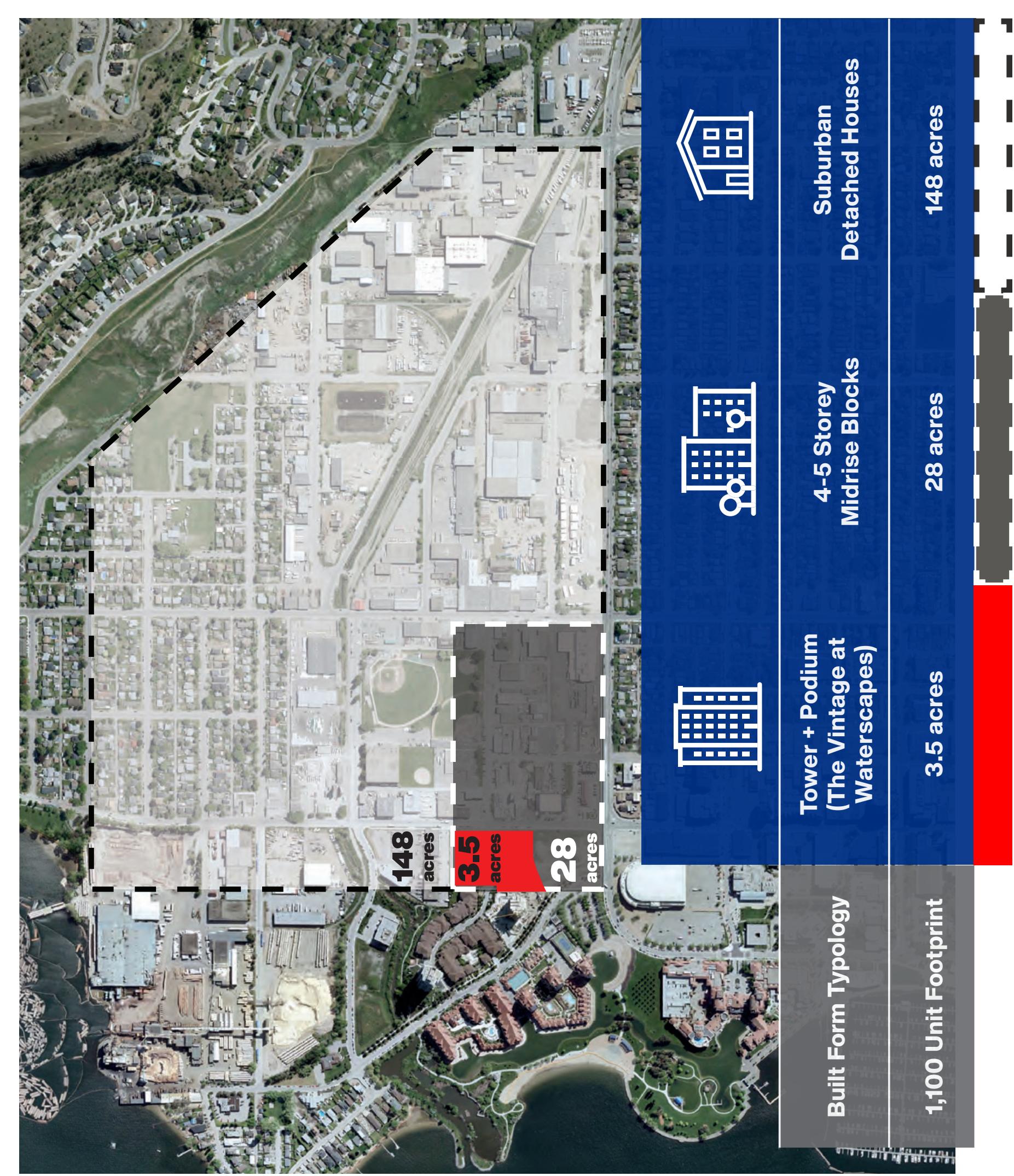


Social Benefits:

- A concentrated tax base provides new or renewed services to the area
- Gathering places - including parks, trails, cafes, community services - are within walking distance
- A smaller development footprint allows for larger, more open common outdoor spaces

Environmental Benefits:

- Opportunity for lower emissions, energy-efficient buildings
- Increased walkability
- Local businesses gain customers
- Protects valuable ALR land and regenerating brownfield or infill sites



Thank You!



ATTACHMENT

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DP21-0277 DVP21-0278



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Initials

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Appendix B

Public Information Session Mail-Out Notifications Waterscapes Phase 1 Strata Correspondence Address Map



ATTACHMENT

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DP21-0277 DVP21-0278

City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials

TA

Dear Resident,

You are invited to a **Public Information Session** regarding the **Development Permit and Development Variance Permit Application for 1070-1130 Ellis Street, Kelowna BC.**

LM Waterscapes Homes LP has submitted a Development Permit and Development Variance Permit application for The Vintage at Waterscapes project, four residential high-rise buildings atop two residential and parkade podiums, located at 1070-1130 Ellis Street (City of Kelowna Development Permit No. DP21-0277 and Development Variance Permit No. DVP21-0278).

Please join us for the **Public Information Session** to learn more about the project and the Development Permit and Variance Permit details. The event will be held as an in-person **Information Session from 5:00 – 7:00 pm on Monday, March 20th, 2023, at the Delta Resort Kelowna (please see details below)**. A comment form will be available at the Information Session as an opportunity to provide feedback on the project.

Regards,

LM Waterscapes Homes LP
604-662-3700 | info@ledmac.com

Location:

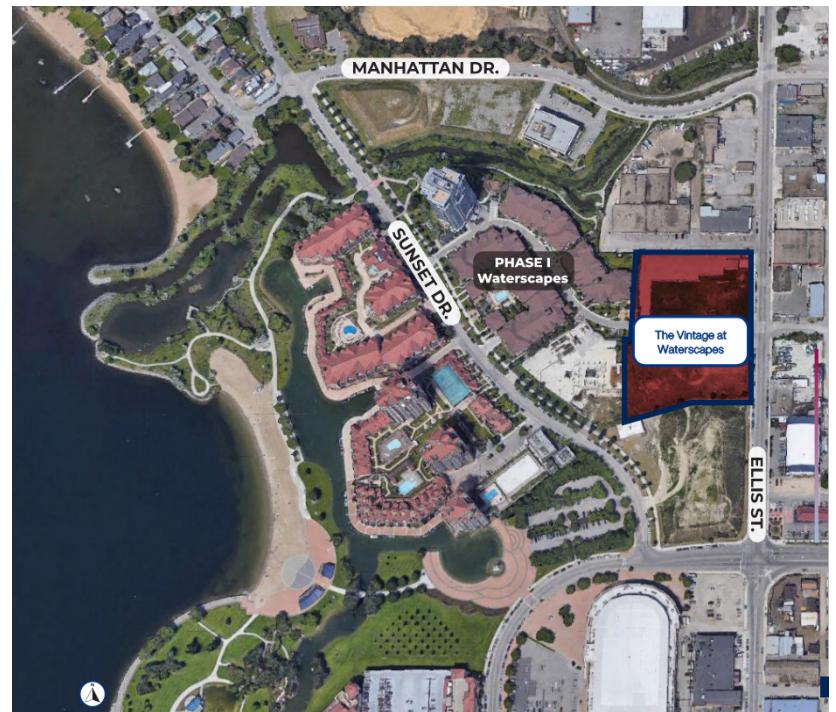
Shuswap / Pennask Room
Delta Grand Hotel
1310 Water St, Kelowna BC V1Y 9P3

Date:

Monday, March 20th, 2023

Time:

5:00 – 7:00 pm





Dear Resident,

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Regards,

LM Waterscapes Homes LP
604-662-3700 | info@ledmac.com

Location:

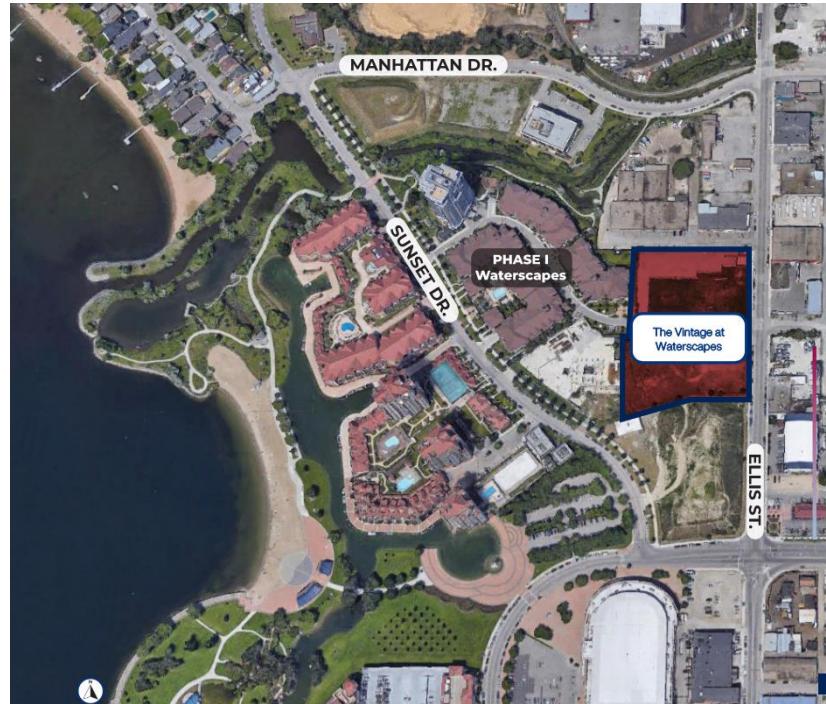
Cascade/Cassiar Room
Delta Grand Hotel
1310 Water St, Kelowna BC
V1Y 9P3

Date:

Wednesday
April 12th, 2023

Time:

5:00 – 7:00 pm



Athena Noonan

From: Mike Martin <mikemartin56@outlook.com>
Sent: Tuesday, March 28, 2023 2:49 PM
To: Athena Noonan
Cc: Dan Giordano; Brian Leung
Subject: Re: The Vintage: Waterscapes 2 - Public Information Session Invitation

Planner
Initials

TA

You don't often get email from mikemartin56@outlook.com. [Learn why this is important](#)

[EXTERNAL] – Use extreme caution when clicking links or attachments.

Hi Athena,

Jeff informed me that the Vintage email has been sent to all of the owners...

Regards,
Mike

Mike Martin on [Outlook](#) and iPhone

From: Athena Noonan <ANoonan@ledmac.com>
Sent: Monday, March 27, 2023 5:02:40 PM
To: mikemartin56@outlook.com <mikemartin56@outlook.com>
Cc: Dan Giordano <dgiordano@ledmac.com>
Subject: The Vintage: Waterscapes 2 - Public Information Session Invitation

Good afternoon Mike,

I hope all is well with you.

Please find attached, for all Waterscapes Phase 1 residents, the invite to the Public Information Session for The Vintage at Waterscapes (Phase 2). The session will be hosted on Wednesday, April 12th, from 5:00pm – 7:00pm at the Delta Grand Hotel.

Apologies again that the notifications mailed with Canada Post for the March 20th Public Information Session did not make it to the Waterscapes residents. As Dan has mentioned, we are still looking into what happened to prevent this in future.

We look forward to seeing you and the Phase 1 residents at the Information Session on April 12th.

If you or the residents have any questions please don't hesitate to contact myself or Dan.

Warmly,
--
Athena

ATTACHMENT

E

This forms part of application

DP21-0277 DVP21-0278



Planner
Initials

TA

Athena Noonan
Jr. Development Manager

Ledingham McAllister Properties Ltd.

3rd Floor, 1285 West Pender Street
Vancouver, BC, V6E 4B1

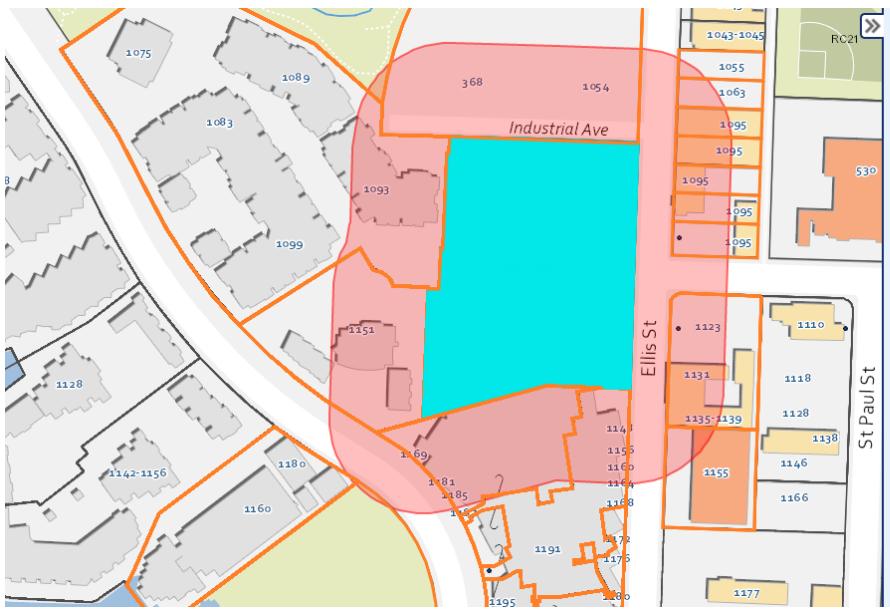
www.Ledmac.com

P | 604.662.3700

F | 604.684.9004



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Mail-out Address Map (50-metre radius)

This forms part of application

DP21-0277 DVP21-0278

Planner
Initials

TA



Appendix C

Public Information Session Survey Form



Public Information Meeting Questionnaire

(Circle your answers)

Name: _____

Phone: _____

Email: _____

1. Describe your relationship to the neighbourhood?
 a.) I own here b.) I rent here c.) I work here d.) Other: _____

2. Which of the following age demographics best describes you?
 a.) 0-40 b.) 41-50 c.) 51-64 d.) 65+

3. Do you believe that the proposed development, with street facing residential units at grade (eyes on the street), reduces crime and increases safety in the neighbourhood?
 Yes No

4. Do you believe the proposed development successfully provides mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity?
 Yes No

5. In your opinion, would the proposed development be better if,
 - a.) it is built to all applicable Bylaws with no Variances (40-storey towers on top of a 4-storey above grade parkade at the property line) or;

 - b.) it is built as presented at this Public Information Meeting (28 to 36-storey towers with a 5-storey podium pulled back from the street and wrapped with residential units)

6. Do you believe that the additional open space / public realm provided by the Variances is a benefit to the public?
 Yes No

7. On a scale of 1 to 10 (1 being the least and 10 being the most), please rate how important it is that new buildings are built using sustainable principles?
 1 2 3 4 5 6 7 8 9 10

8. Do you believe this project will help provide much needed housing to Kelowna?
 Yes No

9. Do you believe it is important to protect the ALR and green fields by concentrating density in Urban Centres?

Yes No

10. On a scale of 1 to 10 (1 being the least and 10 being the most), how important is the inclusion of rental units in new developments such as The Vintage?

1 2 3 4 5 6 7 8 9 10

11. Would you be interested in living at The Vintage at Waterscapes?

Yes No

Additional Comments:
