



THE
VINTAGE

AT WATERSCAPES



EXCAVATION FOR THE HUDSON'S BAY COMPANY BUILDING. PHOTO IS TAKEN FROM SEVEN HOUR STREET, LOCKING SOUTH WEST, 1911.



LEDINGHAM McALLISTER

Building BC since 1905

British Columbia's
original home builder.



LEDINGHAM EXCAVATION SHOVEL AT WORK IN ISAWASSEN.



LEDINGHAM & CO. TRUCK ON THE GRANVILLE STREET BRIDGE, 1950'S.



BRUCE R. LEDINGHAM, AGE 15 SEATED AT THE WHEEL OF A FORD MODEL T TRUCK TRUCK DURING ROAD CONSTRUCTION, 1921.



PART OF THE FLEET OF 12 READY-MIX 4 TON GM CONCRETE TRUCKS, 1930.



BRUCE W. LEDINGHAM WITH TRUCKLOAD OF DRAINAGE PIPES, 1950'S.



GEORGE W. LEDINGHAM, FAR LEFT, WITH CREW LAYING SIDEWALK ON COLUMBIA STREET BETWEEN BROADWAY AND 10TH AVENUE. NOTE BLUR OF STREET CAR PASSING BEHIND THEM ON BROADWAY, 1908.



BRUCE R. LEDINGHAM AND GEORGE W. LEDINGHAM, FANNY BAY, 1921.



INSTALLING DRAINAGE PIPES AT VANCOUVER AIRPORT, 1951.



A LONGSTANDING HISTORY IN KELOWNA



LEDINGHAM McALLISTER

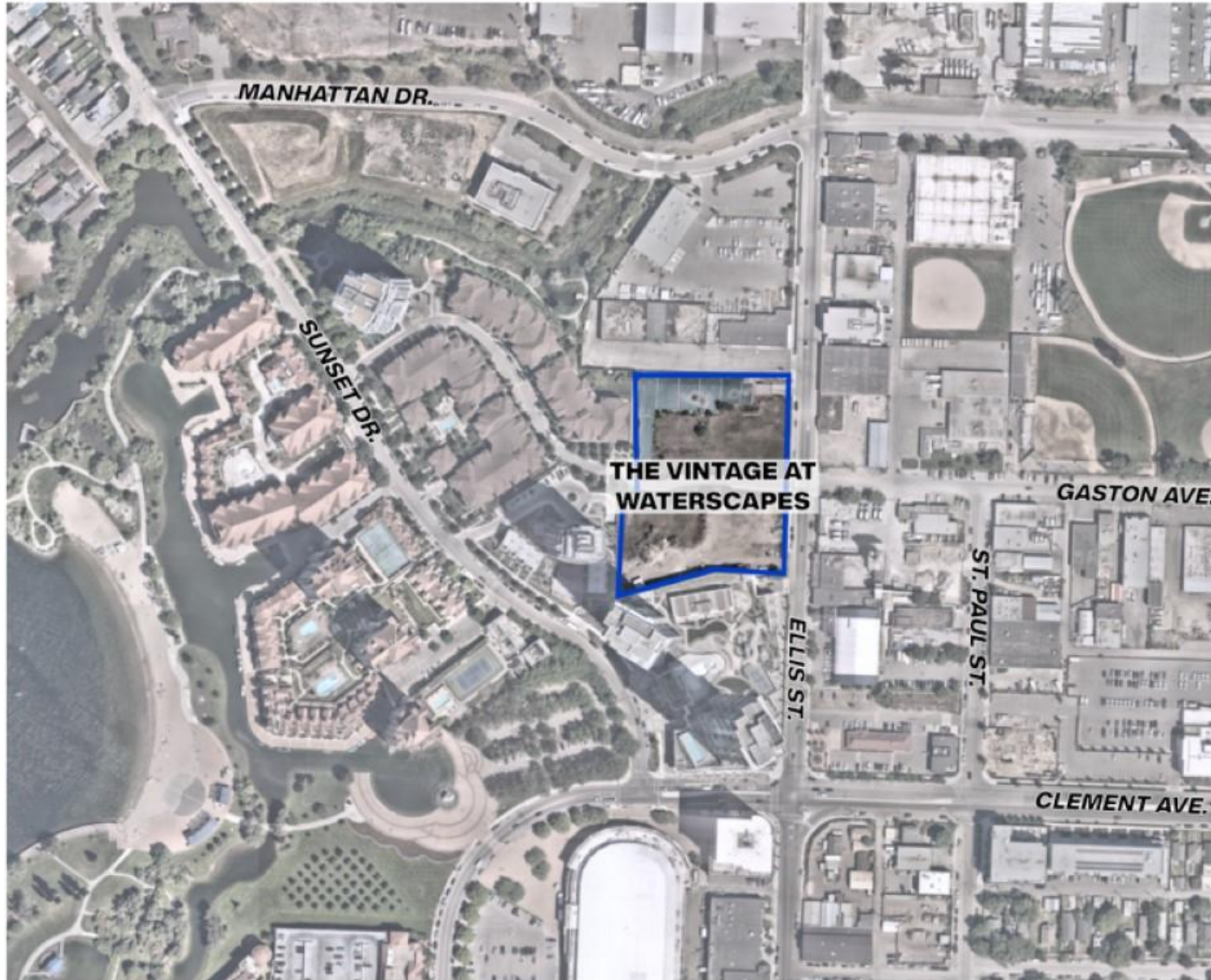
Building BC since 1905



CONFIDENCE. QUALITY. VALUE



CONTEXT



CHANGES IN BYLAW

Previous Bylaw No. 8000

Site was within the C7 Zone

New Bylaw No. 12375

Went into effect on September 26, 2022

Site now designated as UCI

SITE PLAN



ADDRESSING THE HOUSING CRISIS

DIVERSITY OF HOUSING TYPES



\$2.28 MILLION CONTRIBUTION TO THE HOUSING OPPORTUNITY RESERVE FUND

NEW RENTAL HOMES



GROUND-ORIENTED HOUSING

PUBLIC BENEFITS

SUSTAINABILITY

- 1 High-performing Buildings
- 2 Bird Friendly Design
- 3 Sustainable Land Use
- 4 Compact Communities, Infrastructure and Transportation

NEIGHBORHOOD SAFETY

- 5 Podium Units With Eyes on the Street
- 6 Additional Activity Types along the Street



PUBLIC REALM

- 7 Public Art Feature
- 8 East-West Connection
- 9 Public Plaza and Gathering space
- 10 Street-scape Improvements

NEIGHBOURHOOD INTEGRATION

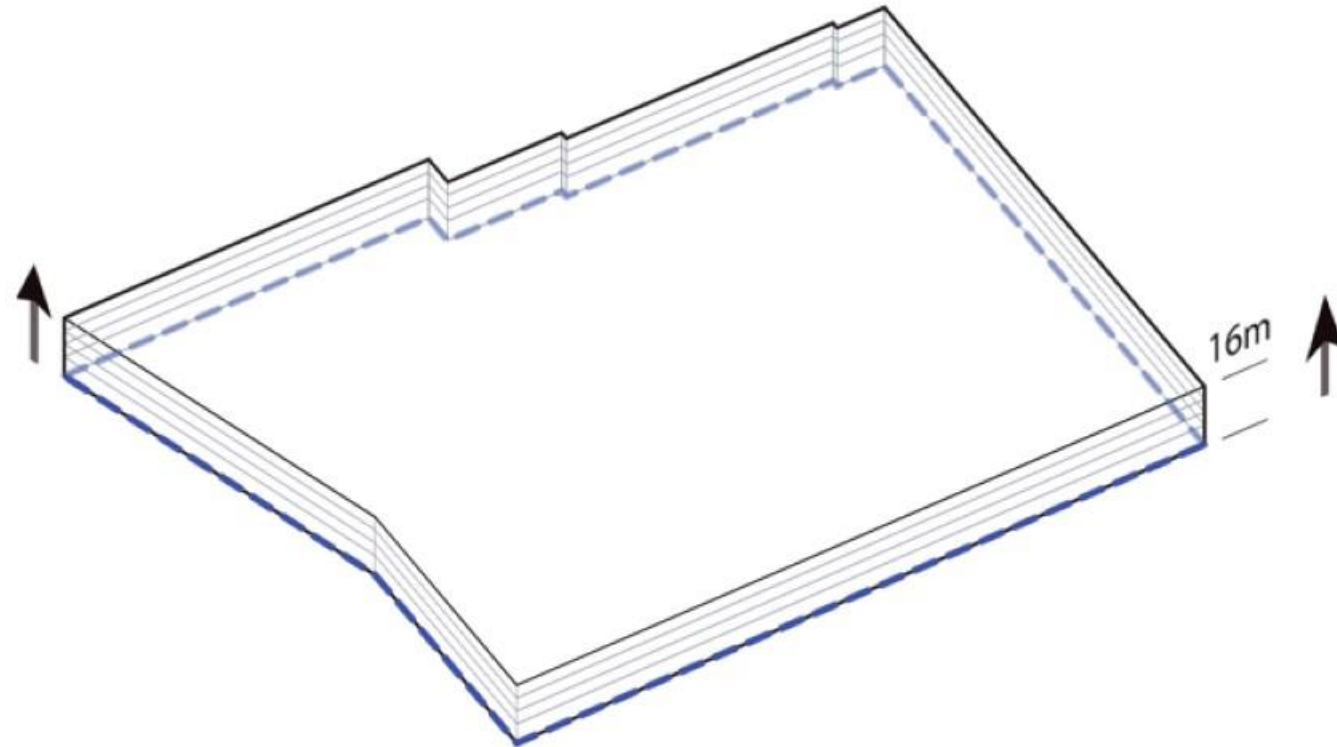
- 11 Defined Skyline & Architecture
- 12 Downtown Diversity & Density
- 13 Neighbourhood Interfaces

BYLAW BUILDABLE AREA

BYLAW SECTION 9.11 TALL BUILDING REGULATIONS

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) - 16m



16m PODIUM HEIGHT

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

**25 METER SEPARATION ABOVE 22 METERS*

TOWER STEPBACK ABOVE PODIUM, INCLUDING BALCONIES, ON THE FRONT BUILDING FACADE AND FLANKING BUILDING FACADE (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*

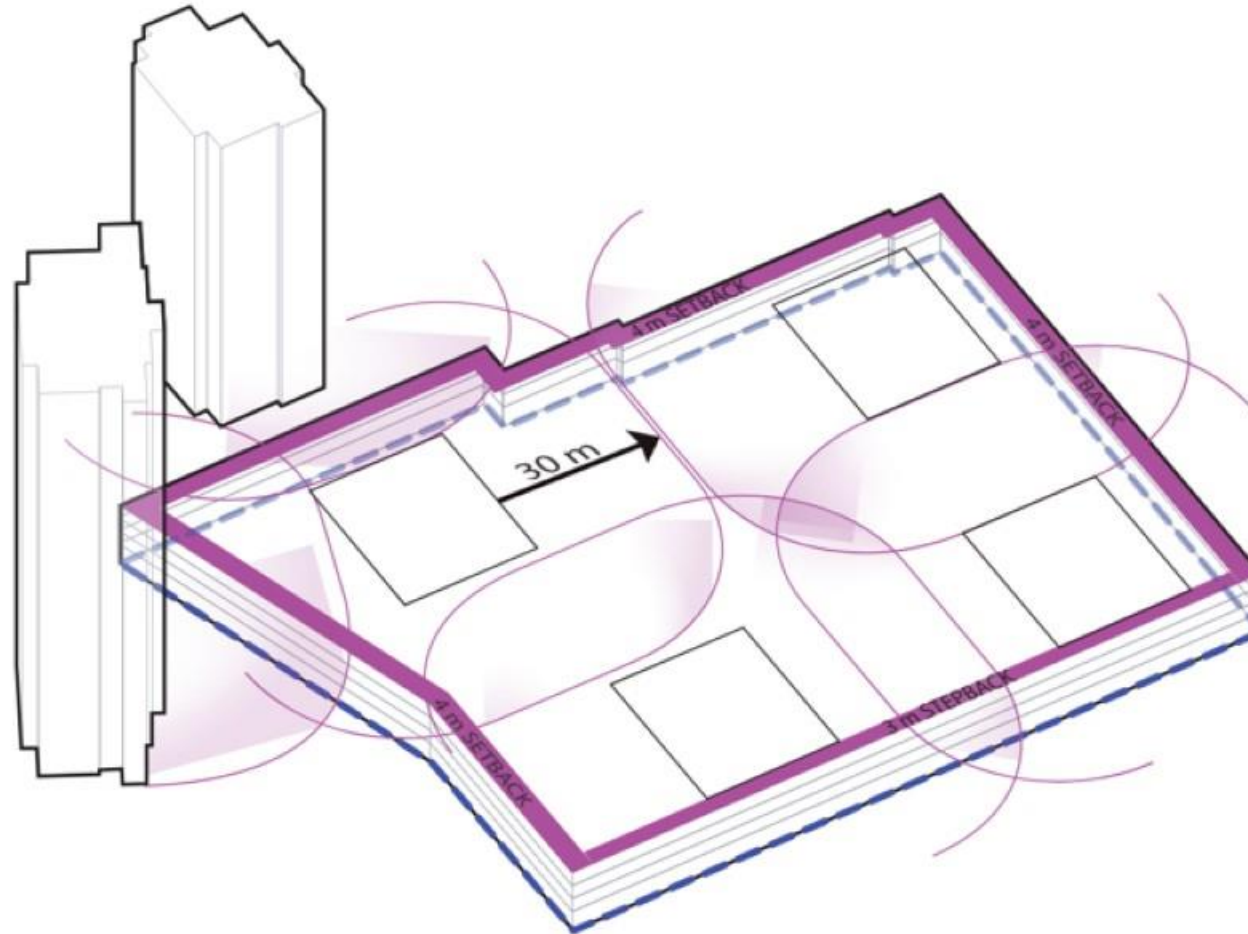
SECTION 14.11 - COMMERCIAL AND URBAN CENTRE ZONE DEVELOPMENT REGULATIONS

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 abutting another property.**

** RELATE TO THE PREVIOUS C7 ZONING BYLAW THAT THIS PROJECT ORIGINATED AND SPENT MUCH TIME UNDER*

30 m TOWER SEPARATION



BYLAW BUILDABLE AREA

SECTION 14.14 - DENSITY AND HEIGHT

MAX BASE HEIGHT - 26 STOREYS & 95 METERS

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

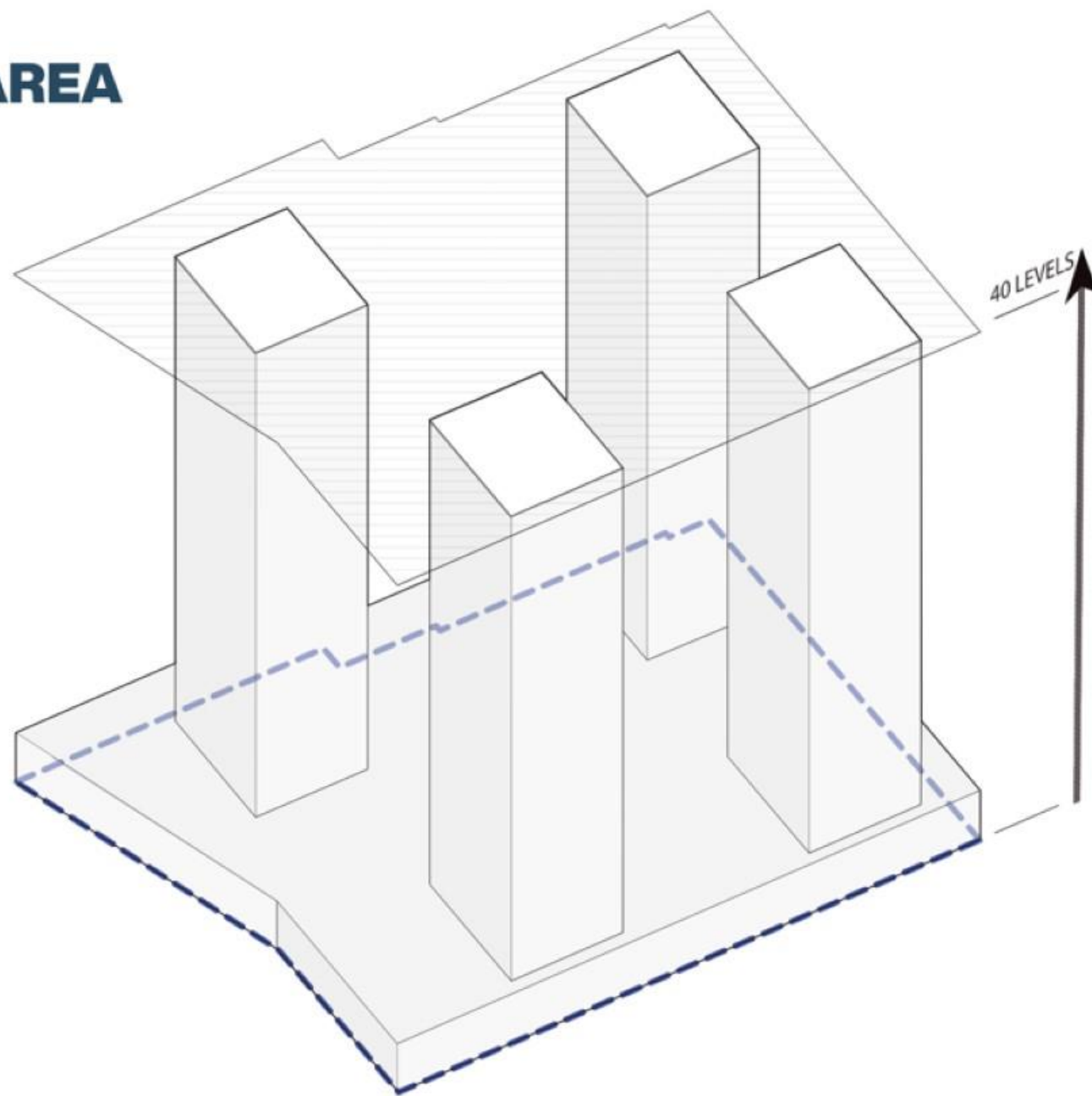
TOTAL HEIGHT - 40 STOREYS & 147 METERS

* 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 BONUSING

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



TOTAL ALLOWABLE MASSING

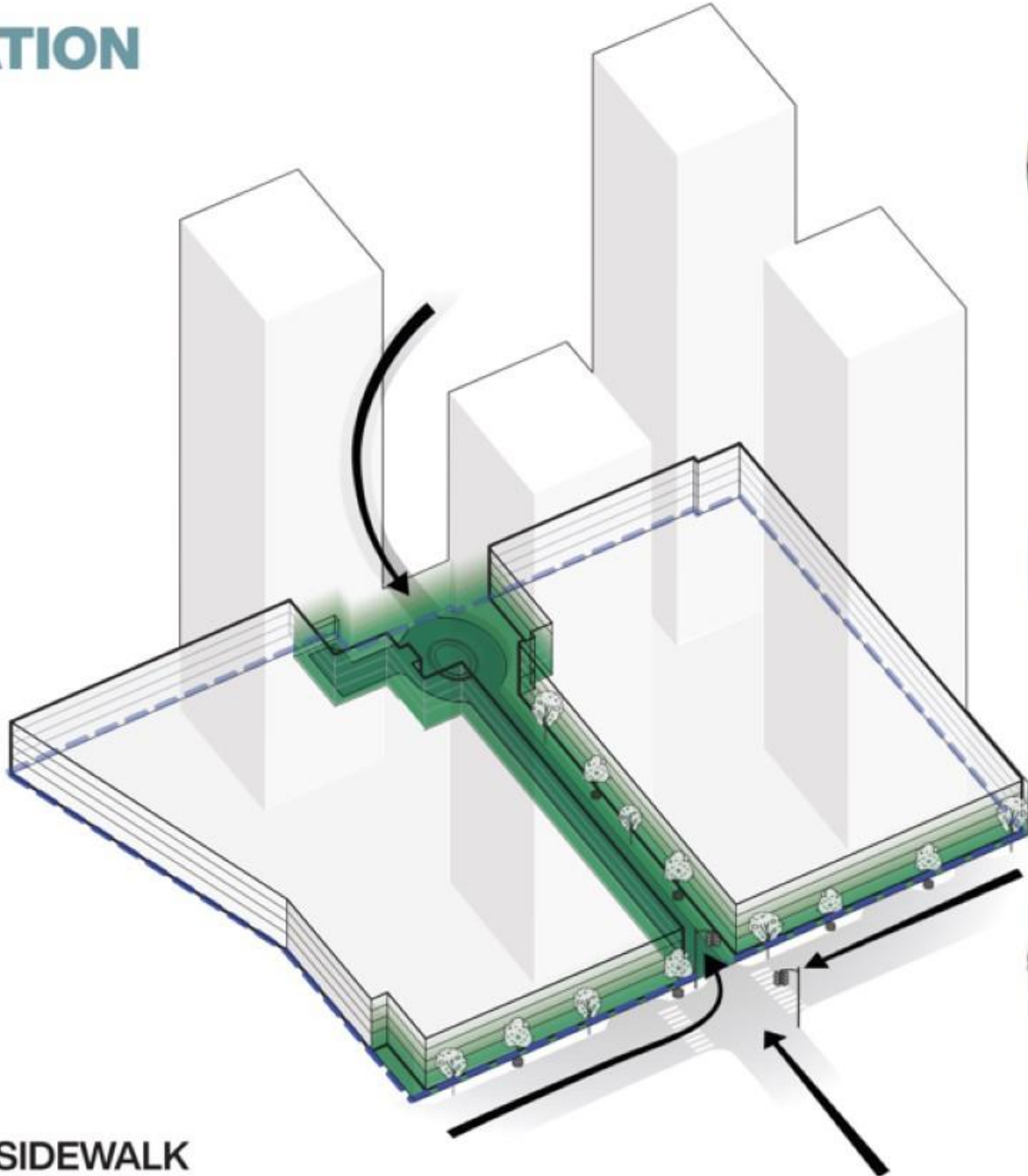
PODIUM ARTICULATION



INCREASES THE AMOUNT OF BUILDING FRONTAGE



EXPANDING POROSITY TO THE SITE AND CREATING A MORE HUMAN SCALE NEIGHBORHOOD



PROMOTING A WALKABLE COMMUNITY



ACCESS TO RAIL TRAIL & WATERFRONT



IMPROVES THE COMMUNITY CONNECTIVITY

BISECT SITE WITH ROAD AND SIDEWALK

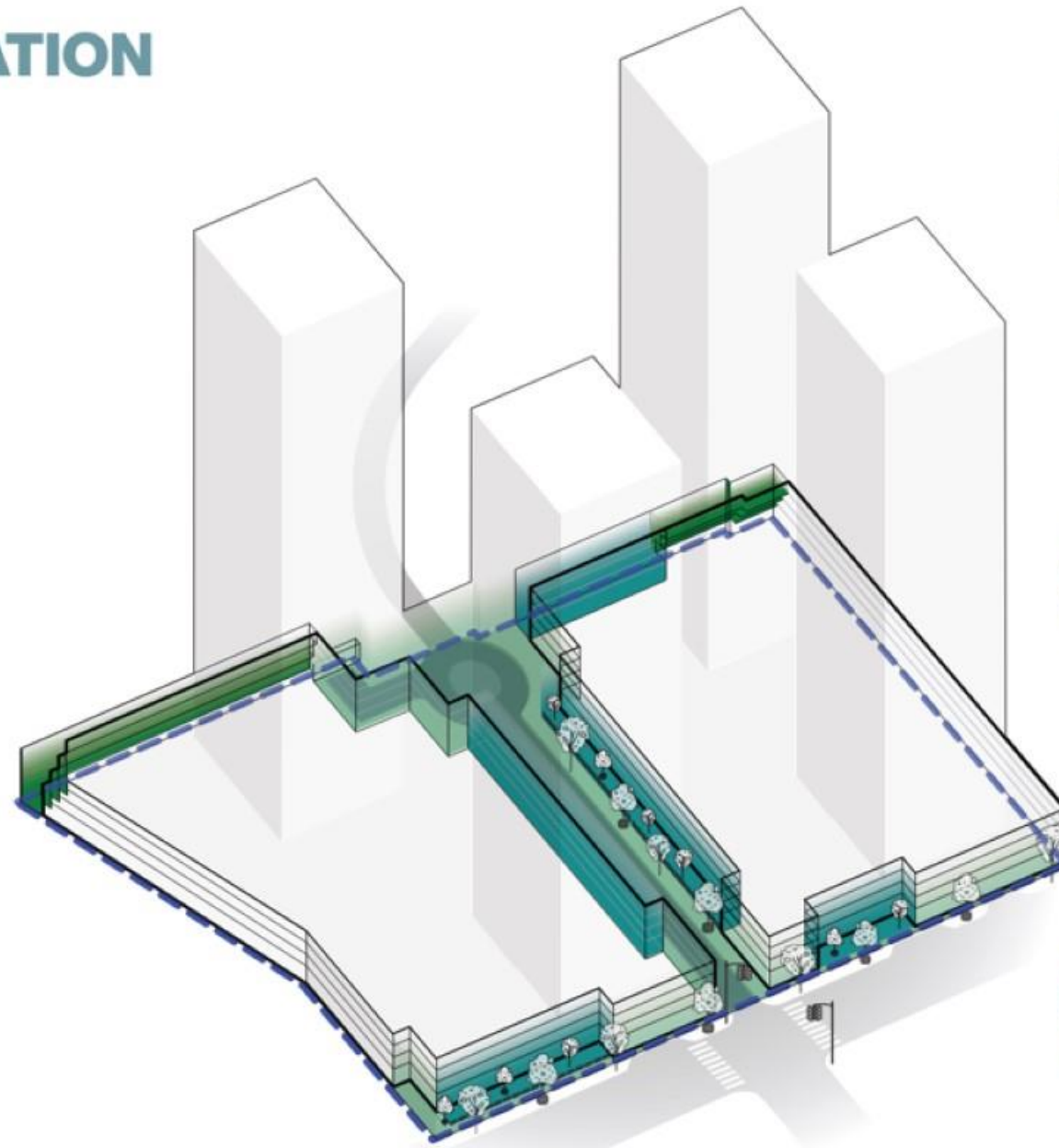
PODIUM ARTICULATION



PROVIDES A SOFT-SCAPE BUFFER TO STREET WALL



NEW ACTIVITY TYPES ALONG STREET EDGE INCREASE COMMUNITY SAFETY AND NEIGHBORHOOD VIBRANCY



PROVIDES EYES ON THE STREET, IMPROVING COMMUNITY SAFETY



SPACES TO PROVIDE PUBLIC ART



ADDED ACTIVITY THROUGHOUT MORE OF THE DAY

ADD LANDSCAPE AND PATIO ZONES TO NEIGHBORHOOD INTERFACES

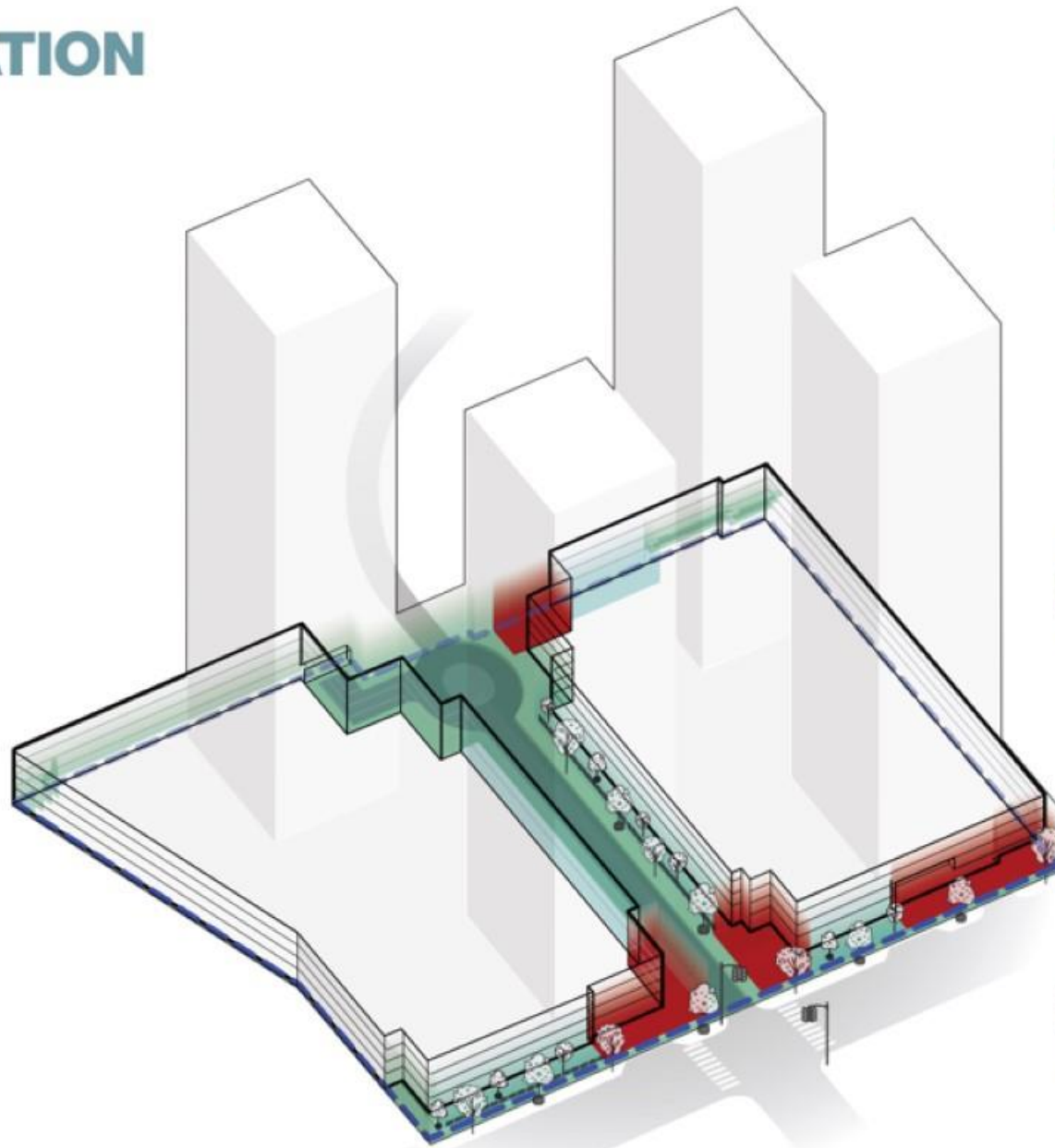
PODIUM ARTICULATION



CORNER PLAZA EXTENDING INTO BUILDABLE AREA PROVIDES GATEWAY TO SITE



LOBBY PLAZA DEPTH INCREASED TO ACTIVATE PUBLIC REALM AND IMPROVE PLACE-MAKING



ENHANCE CULTURE WITH ART



PUBLIC GATHERING SPACES



PROVIDE POINTS OF INTEREST IN PUBLIC REALM

PUBLIC OPEN SPACE TO ACTIVATE PUBLIC REALM

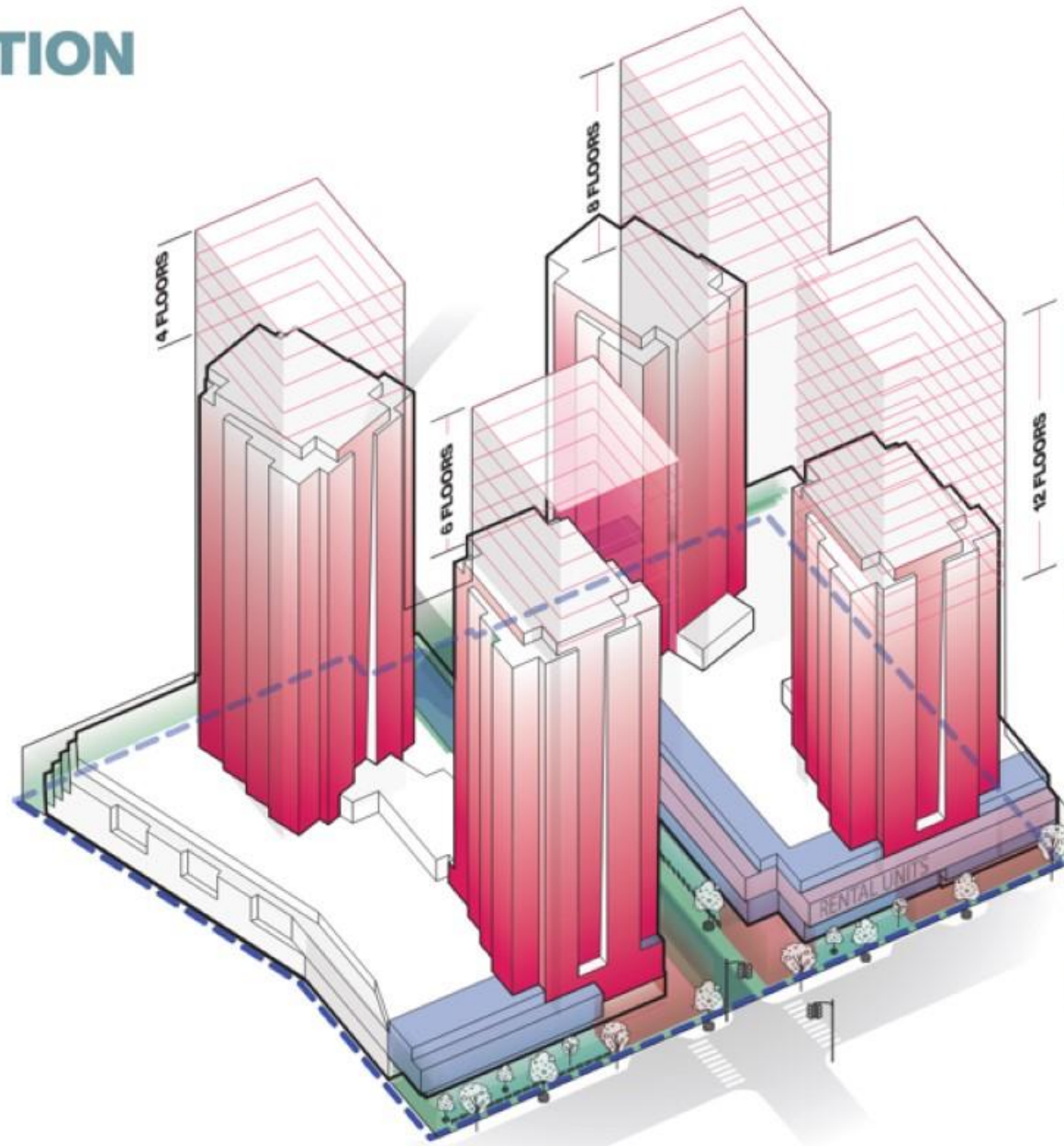
TOWER ARTICULATION



MAXIMIZE TOWER SEPARATION WHILE INCREASING STREET SCAPE WIDTH



STaggered and offset towers to maximize separation and privacy for residents



ROTATE TOWERS TO IMPROVE PRIVACY



A FOCUS ON VIEWS



VARIABLE TOWER HEIGHTS TO CREATE DYNAMIC SKYLINE

ARTICULATE TOWERS TO PROVIDE VIEWS AND MAXIMIZE SEPARATION

RESULTING VARIANCE 1



INCREASED DEPTH OF LOBBY PLAZA IMPEDES 3M STEPBACK

VARIANCE FOR STEPBACK AT 16 METERS

A variance is proposed to provide a 6 meter setback at grade in lieu of a 3 meter setback at 16 meters.

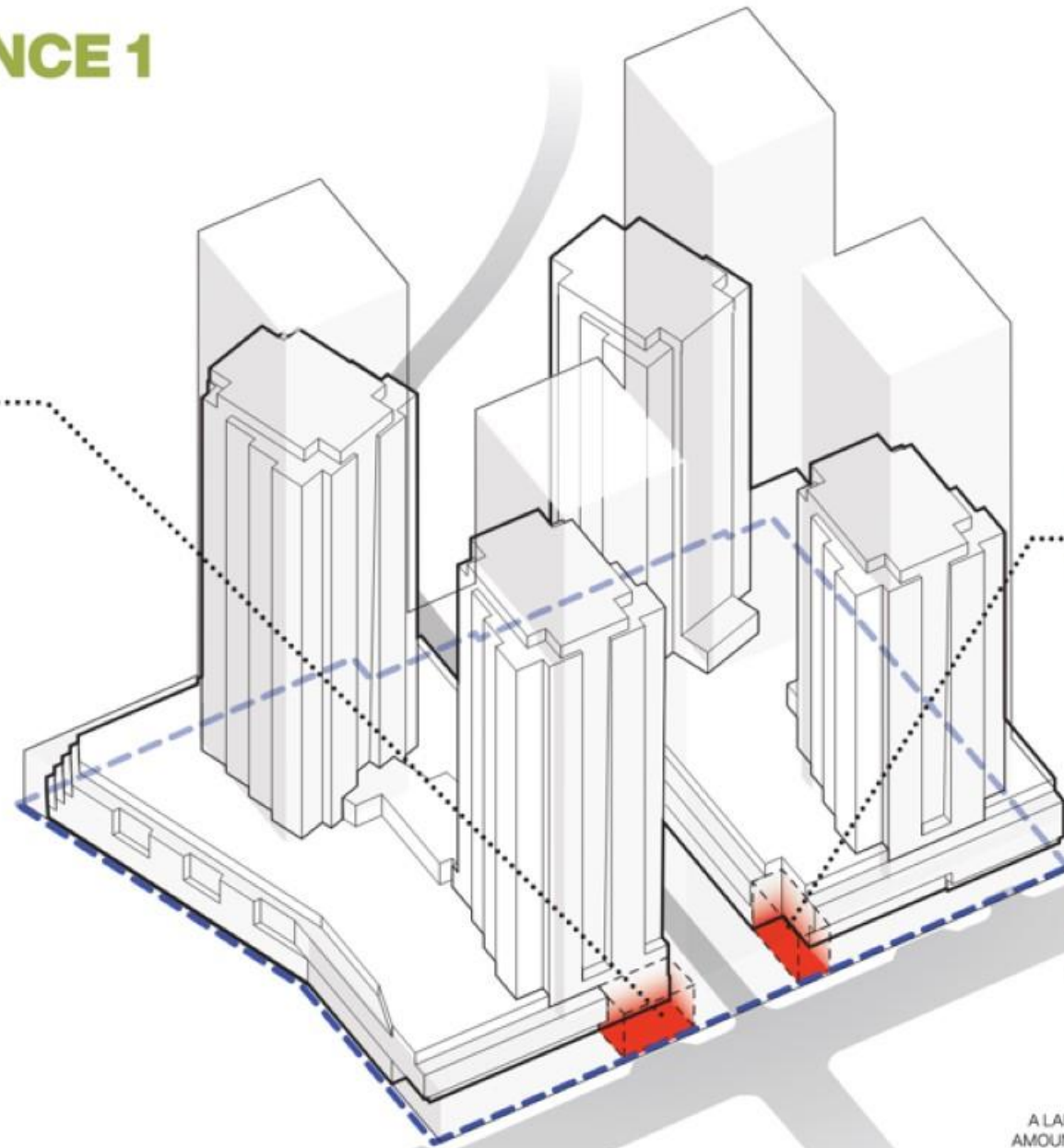
BYLAW SECTION 9.11 TALL BUILDING REGULATIONS

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** RELATE TO THE PREVIOUS C7 ZONING BYLAW THAT THIS PROJECT ORIGINATED AND SPENT MUCH TIME UNDER*



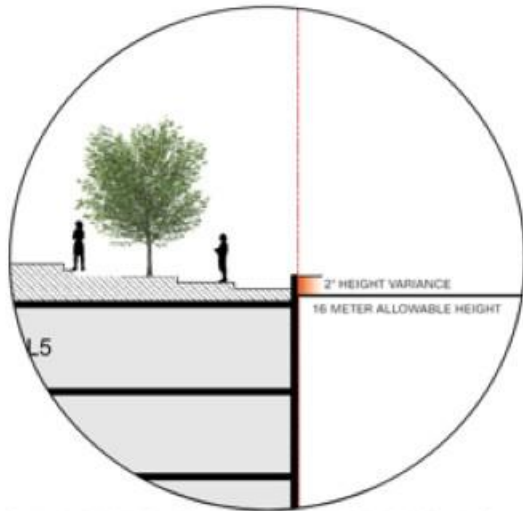
PUBLIC ART PLAZA REPLACES BUILDABLE AREA FROM LVL 1-4



A LARGER PLAZA DOES NOT INCREASE THE AMOUNT OF SHADING ON THE PUBLIC REALM

INCREASED PLAZA SIZE IMPACTS 3 METER STEPBACK REQUIREMENT WITHIN 16 METERS

RESULTING VARIANCE 2



ONLY PARAPET IS ABOVE ALLOWABLE HEIGHT REQUIRING STEPBACK

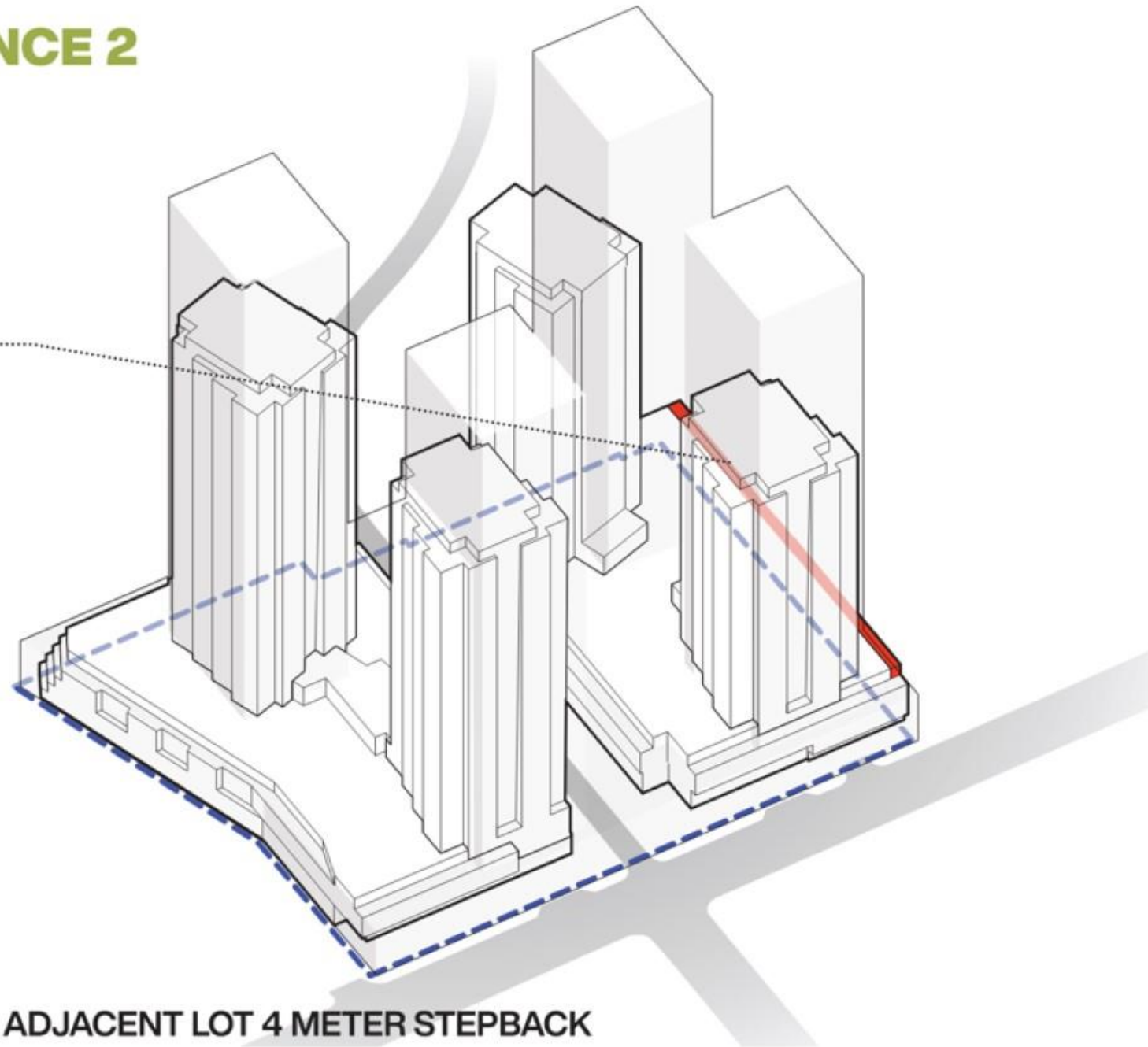
SETBACK HEIGHT PROPOSED VARIANCE

A variance is requested to allow the 4 meter setback at neighboring north properties to occur at 16.6 meters to allow a landscaped amenity deck to be provided for residents.

SECTION 14.11 – COMMERCIAL AND URBAN CENTRE ZONE DEVELOPMENT REGULATIONS

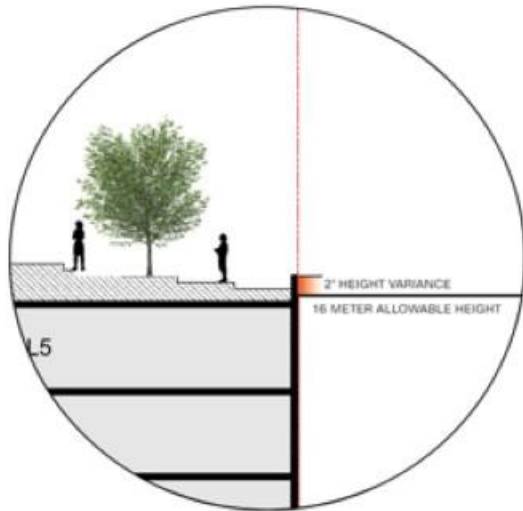
FOOTNOTES (SECTION 14.11.):

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PODIUM LVL 5 EXTENDS INTO ADJACENT LOT 4 METER STEPBACK

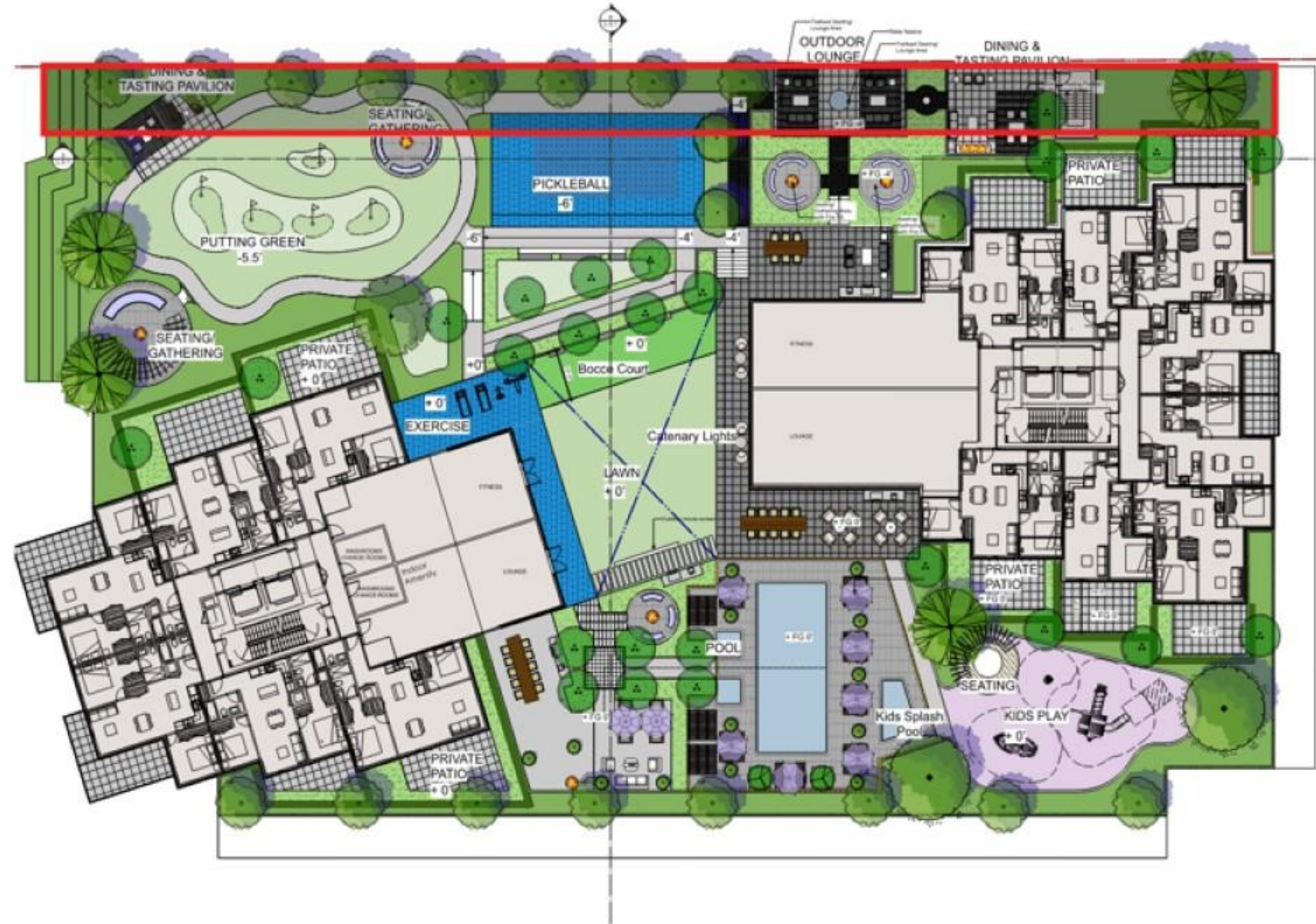
RESULTING VARIANCE 2



ONLY PARAPET IS ABOVE ALLOWABLE HEIGHT REQUIRING STEPBACK

A SIGNIFICANT AMOUNT OF OUTDOOR AMENITY SPACE WILL BE LOST IF THE 2 FOOT HEIGHT VARIANCE OF THE PARAPET IS NOT ACCEPTED.

 - AREA THAT WOULD BE LOST



PODIUM LVL 5 EXTENDS INTO ADJACENT LOT 4 METER STEPBACK

RESULTING VARIANCE 3

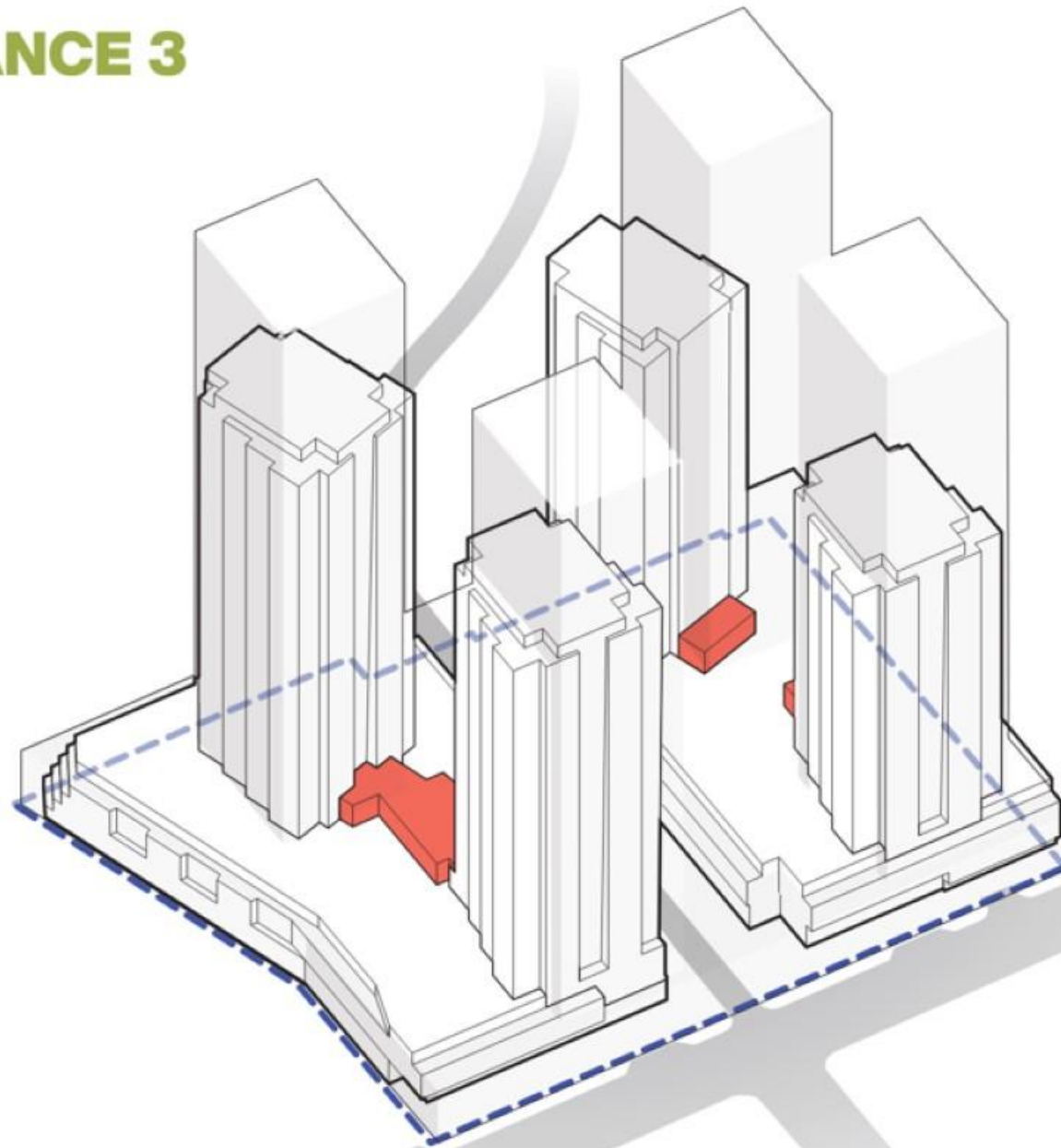


ADDITIONAL FLOORSPACE ON LVL 6 IS FULLY AMENITY FOCUSED

CURRENT PROPOSAL FLOORPLATE AREA VARIANCE

A variance is requested to increase the maximum allowable floor plate for level 6 from 750 square meters to:

- Tower 1&2 combined - 1846 square meters
- Tower 3 - 751 square meters
- Tower 4 - 860 square meters



INCREASED SENSE OF COMMUNITY WITH PLACES TO MEET NEIGHBORS



ADDED ENVIRONMENTAL BENEFITS AND USER CONVENIENCE BY REMOVING THE COMMUTE TO ACTIVITIES



HEALTHY LIFESTYLE FACILITIES AT HOME

LVL 6 AMENITY FLOORPLATE OVER 750 SQUARE METER MAXIMUM

RESULTING VARIANCE 3



INCREASED RESIDENT SAFETY BY PROVIDING SERVICES THAT ALLOW FOR RESIDENTS TO AVOID COMMUTING AT LATE HOURS

BYLAW SECTION 9.11 TALL BUILDING REGULATIONS

9.11.1 - TABLE 9.11

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)

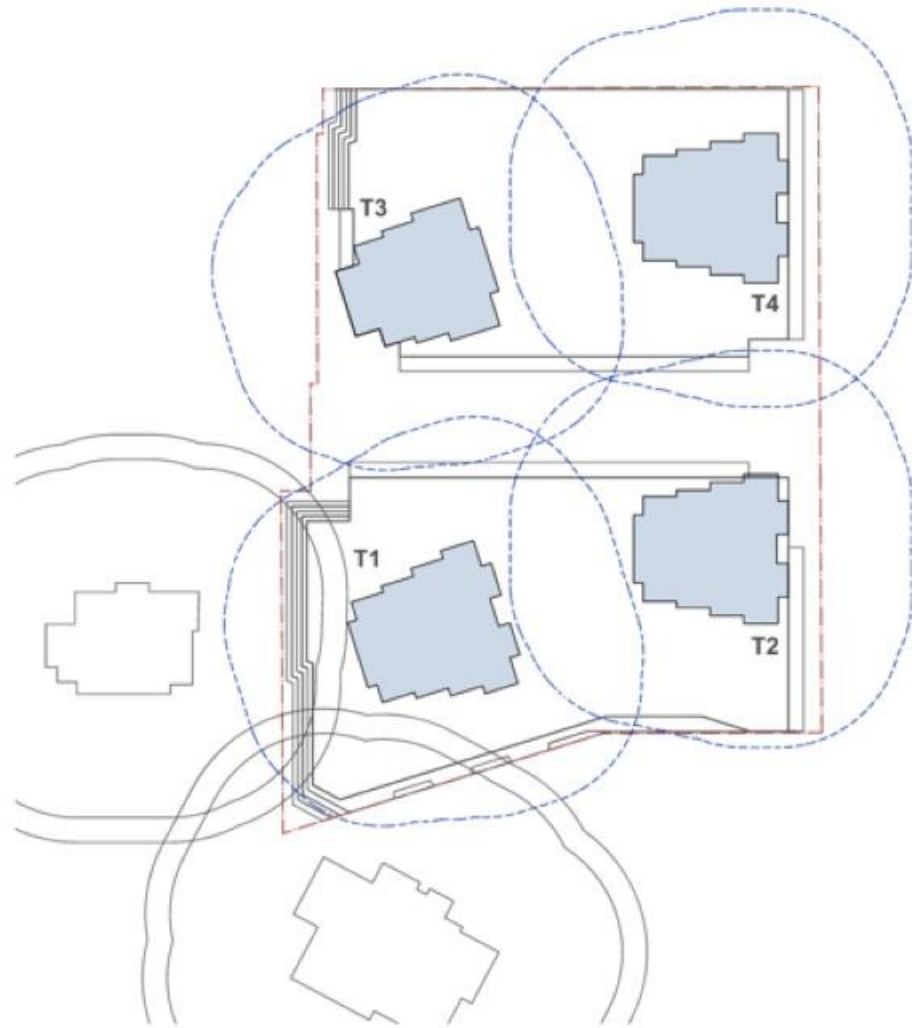
Cannot exceed - 750 square meters
*MAX FLOOR-PLATE -1,221 SQUARE METERS

* RELATE TO THE PREVIOUS C7 ZONING BYLAW THAT THIS PROJECT ORIGINATED AND SPENT MUCH TIME UNDER

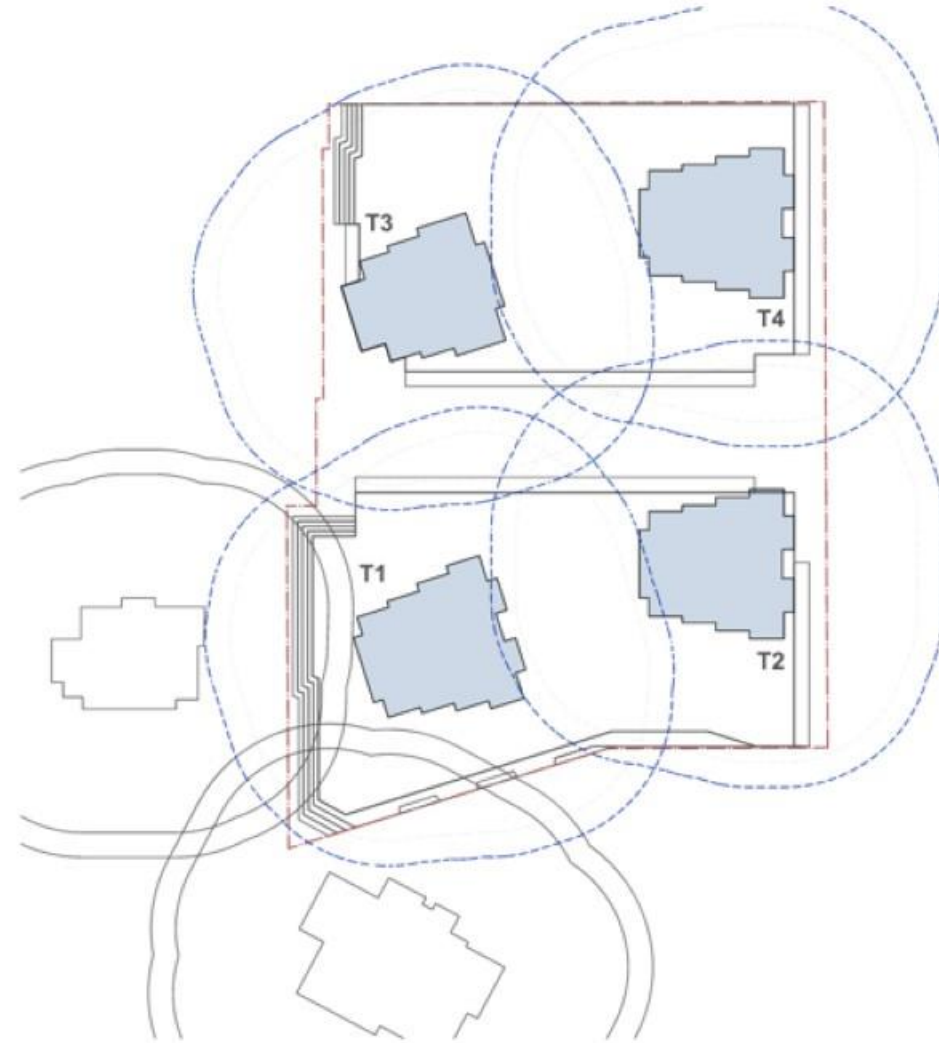


LEVEL 6 AMENITY FLOORPLATE OVER 750 SQUARE METER MAXIMUM

RESULTING VARIANCE 4



C7 ZONING
25 m tower separation requirement



UC1 ZONING
30 m tower separation requirement

TOWER SEPARATION UNDER 30 METER MINIMUM

RESULTING VARIANCE 4

MINIMUM BUILDING SEPARATION VARIANCE

A variance is requested to provide a minimum tower separation of 27 meters. The project was initiated under the C7 zoning bylaw and was providing tower separation that was greater than the previously acceptable 25 meters.

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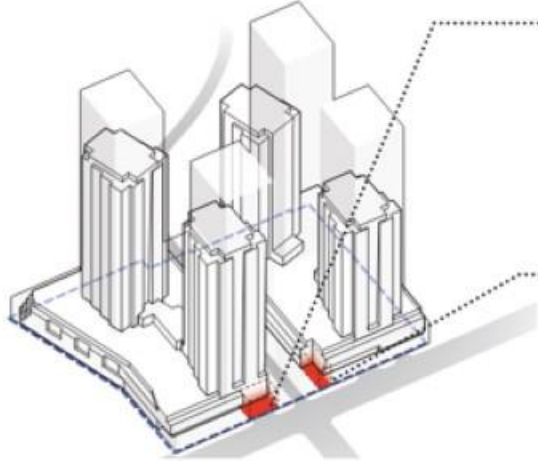
- THE TOWER SEPARATION VARIANCE OVERLAP IS ONLY COUNTED FOR ONE TOWER IN AN OVERLAP CONDITION. IF THAT AREA IS REMOVED, THEN THERE IS NO LONGER AN OVERLAP FOR THE OPPOSING TOWER

TOWER SEPARATION UNDER 30 METER MINIMUM

SUMMARY OF VARIANCES

RESULTING VARIANCE 1

VARIANCE FOR STEPBACK AT 16 METERS



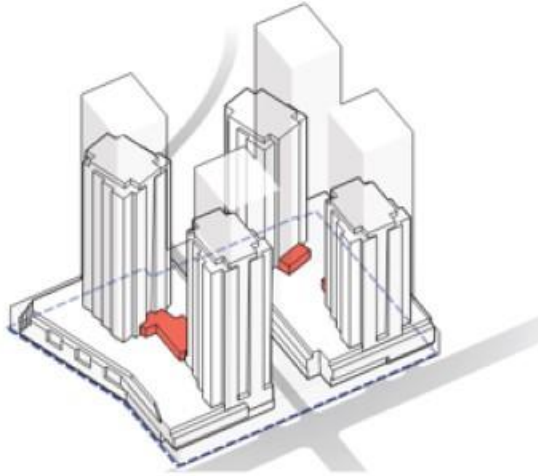
Increased Depth of Lobby Plaza Impedes 3m Stepback



Public Art Plaza Replaces Buildable Area from Lvl 1-4

RESULTING VARIANCE 3

VARIANCE FOR AMENITY FLOORPATE AREA



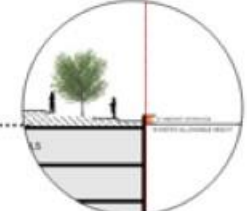
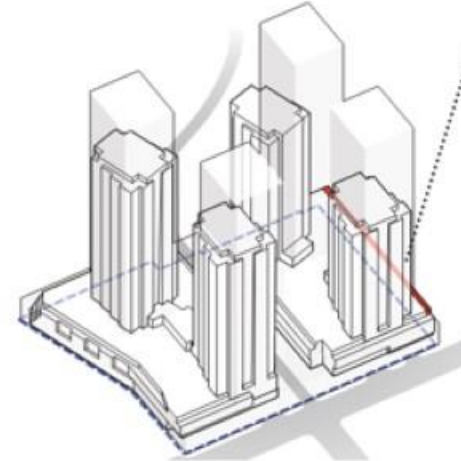
Additional Floorspace on Lvl 6 is Fully Amenity Focused



Added Environmental Benefits and User Convenience

RESULTING VARIANCE 2

SETBACK HEIGHT PROPOSED VARIANCE



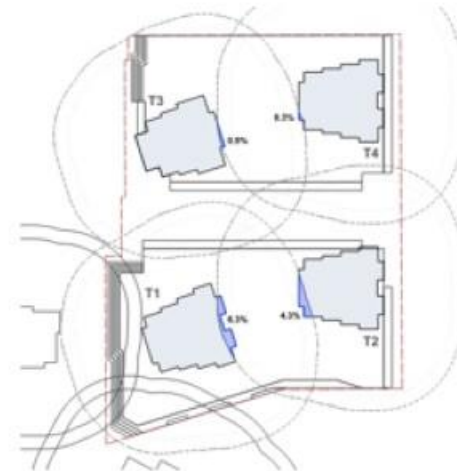
Only Parapet is Above Allowable Height Requiring Stepback



Variance Allows a Fully Optimized Podium Roof that increases Amenity

RESULTING VARIANCE 4

TOWER SEPARATION OF 27 M

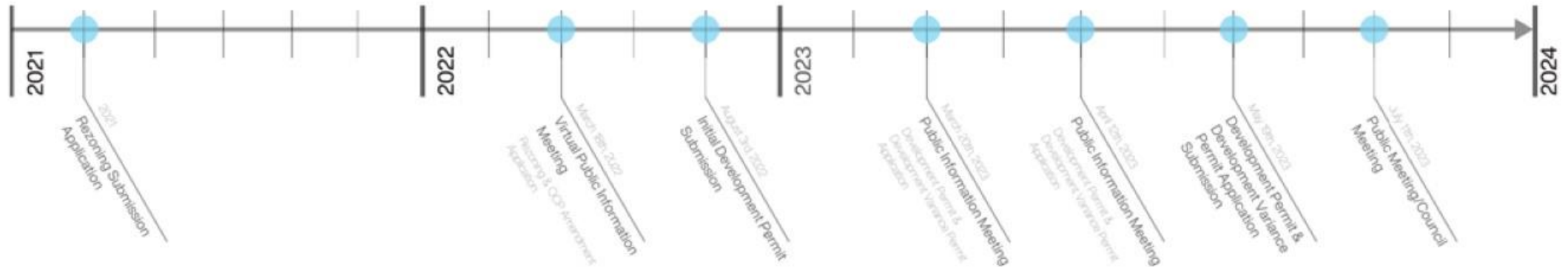


Rotate Towers to Improve Views



Variable Tower Heights that create a Dynamic Skyline

PUBLIC ENGAGEMENT TIMELINE



IMPLEMENTED PET ZONES ON BOTH AMENITY DECKS



ADDED GREEN WALL TO INCREASE NATURAL INTEGRATION

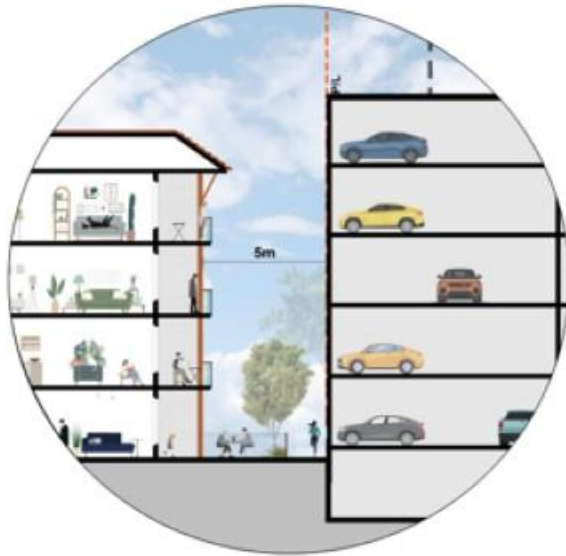


PROVIDE FOUNTAIN ROUNDABOUT TO MODERATE TRAFFIC

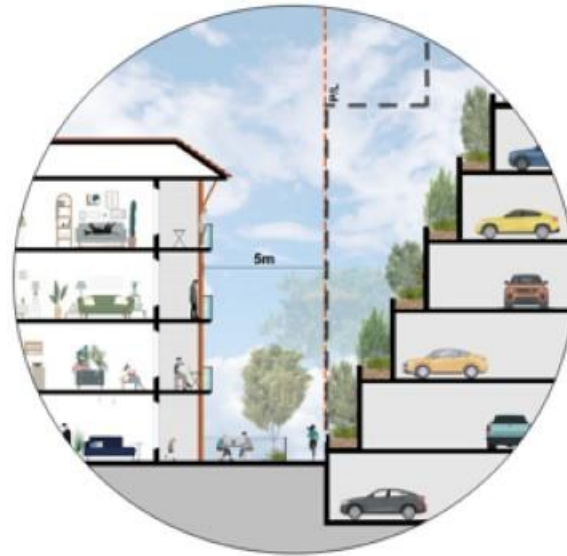


IMPROVE WEST INTERFACE PEDESTRIAN MEWS

DESIGN IMPROVEMENTS FROM PUBLIC ENGAGEMENT



ALLOWABLE DESIGN PER BYLAW



LEDMAC INITIAL DESIGN THAT IMPLEMENTS TERRACING PLANTING BEDS



LEDMAC DESIGN REVISION IN RESPONSE TO PUBLIC



THE
VINTAGE

A T W A T E R S C A P E S

An architectural rendering of a modern, multi-story building with a prominent water wall feature. The water wall is a large, rectangular structure with a stone-like base and a glass upper section through which water flows. The water is illuminated with blue light, creating a shimmering effect. Several large, silver, spherical ornaments are suspended in the water. The building has white balconies and large windows. In the foreground, there is a paved plaza with people walking and sitting on steps leading to the water wall. There are trees and outdoor seating areas with red umbrellas. The sky is blue with some clouds.

THANK YOU

QUESTIONS



LEDINGHAM McALLISTER



LEDINGHAM McALLISTER

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.

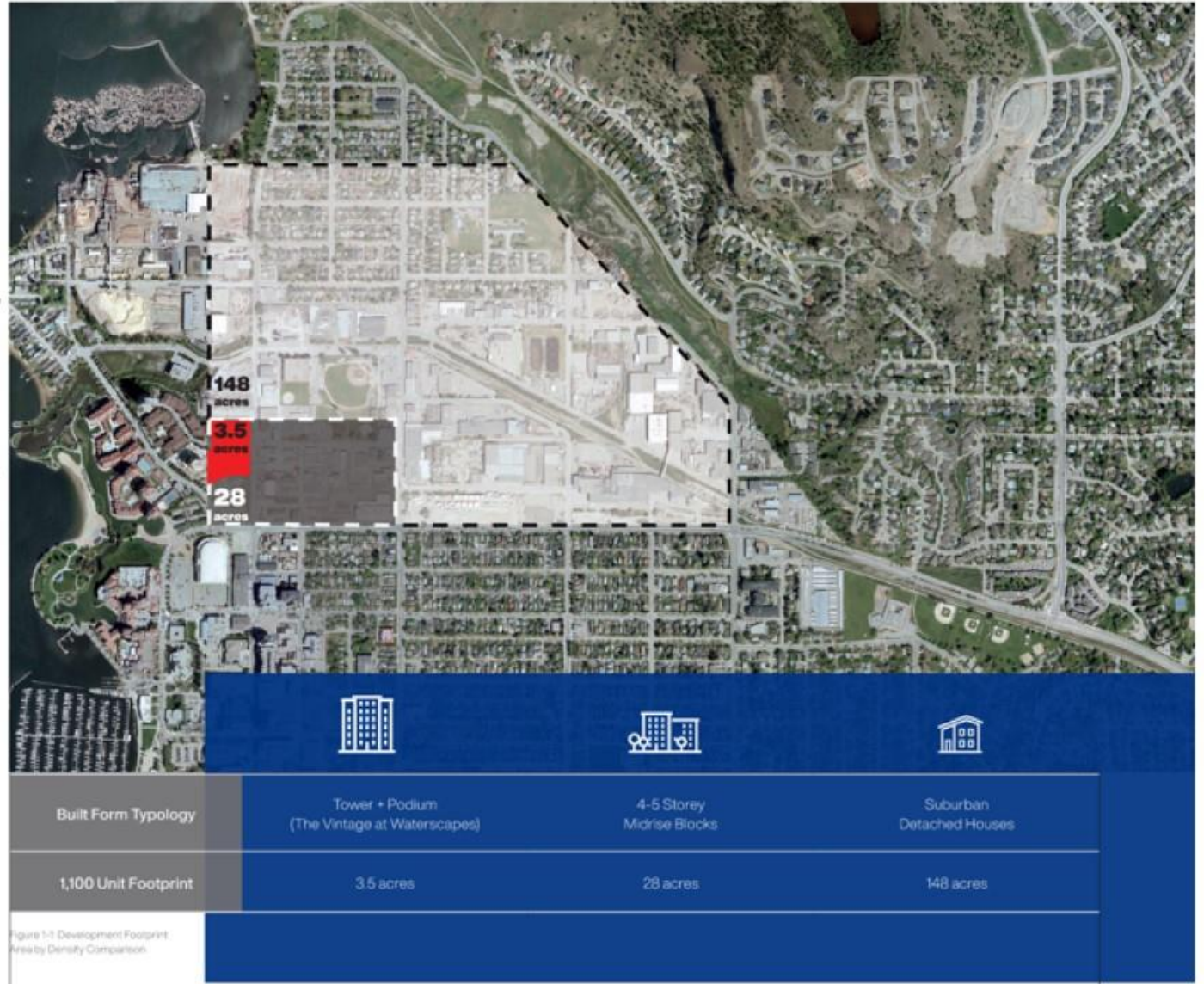
Without highrise forms, this amount of housing could not be provided without expanding the urban growth areas into greenfield sites such as the ALR, or sites that can be used for parks, public amenities, or recreation. High density housing at this location maximizes the number of households who will 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.



COMPACT COMMUNITIES

INTENSIFYING URBAN DEVELOPMENT PATTERNS IS THE MOST EFFICIENT WAY TO RESPONSIBLY USE LAND, ACCOMMODATE REGIONAL GROWTH, MITIGATE THE IMPACTS OF CLIMATE CHANGE, AND FOSTER A HIGH QUALITY OF LIFE IN URBAN CENTRES.

ECONOMIC BENEFITS:

Increases investment value of urban infrastructure, serving more people with less hardscape and servicing costs.

Makes efficient use of the transit network by concentrating housing and jobs along transit routes.

Smaller development footprint shared among more residents results in lower housing costs, providing attainable affordable housing for more households.



SOCIAL BENEFITS:

A concentrated tax base provides new or renewed services to the area, benefiting all residents.

Social networks and gathering places - including parks, trails, cafes, community services - are within walking distance for more people.

A smaller development footprint allows for larger, more open common outdoor spaces.



ENVIRONMENTAL BENEFITS:

Opportunity for lower emissions, energy-efficient buildings allow for a smaller ecological footprint for residents.

Reduced reliance on carbon-emitting individual cars due to increased walkability in a compact neighbourhood.

Local businesses gain customers in their community.

Urban sprawl is curbed, protecting valuable ALR land and regenerating brownfield or infill sites.



SUSTAINABLE LAND USE

1.2



COMPACT COMMUNITY

Proximity between places, particularly along transit networks, makes low-impact lifestyles an easy choice for residents who can access their daily needs within a short walk. The value of public infrastructure investment and services increases because more people are served by fewer kilometres of road and utilities.



PROMOTING ACTIVE TRANSPORTATION

The Vintage at Waterscapes site is situated at a confluence between downtown and core neighbourhoods, the waterfront and the urban space. This 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 will be less carbon emissions and traffic.

BICYCLE ORIENTED DEVELOPMENT

The most cyclist-friendly aspect of The Vintage at Waterscapes is its location right 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 will encourage a community that favours active transportation for leisure or commuting.



HIGH PERFORMING BUILDINGS

The efficiencies and low-impact development measures made possible by the compact site and green design will promote sustainability measures. By meeting the building Step Code, residents will experience greater comfort in their homes while also knowing that they are embodying low carbon footprint lifestyles through their choice to live here.



INTERFACES



EAST SIDE

Ellis Street

The Ellis Street frontage is the most animated side, full of character and activities to promote a vibrant public realm and safe neighbourhood artery.



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.



SOUTH SIDE

One Water

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

WEST SIDE

Waterscapes Phase I

The podium design and interface corresponds to the shape of the neighbouring phase one of Waterscapes.



TOWER HEIGHTS AND SEPERATION

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.



SOLAR STUDY - MARCH 21

Summary

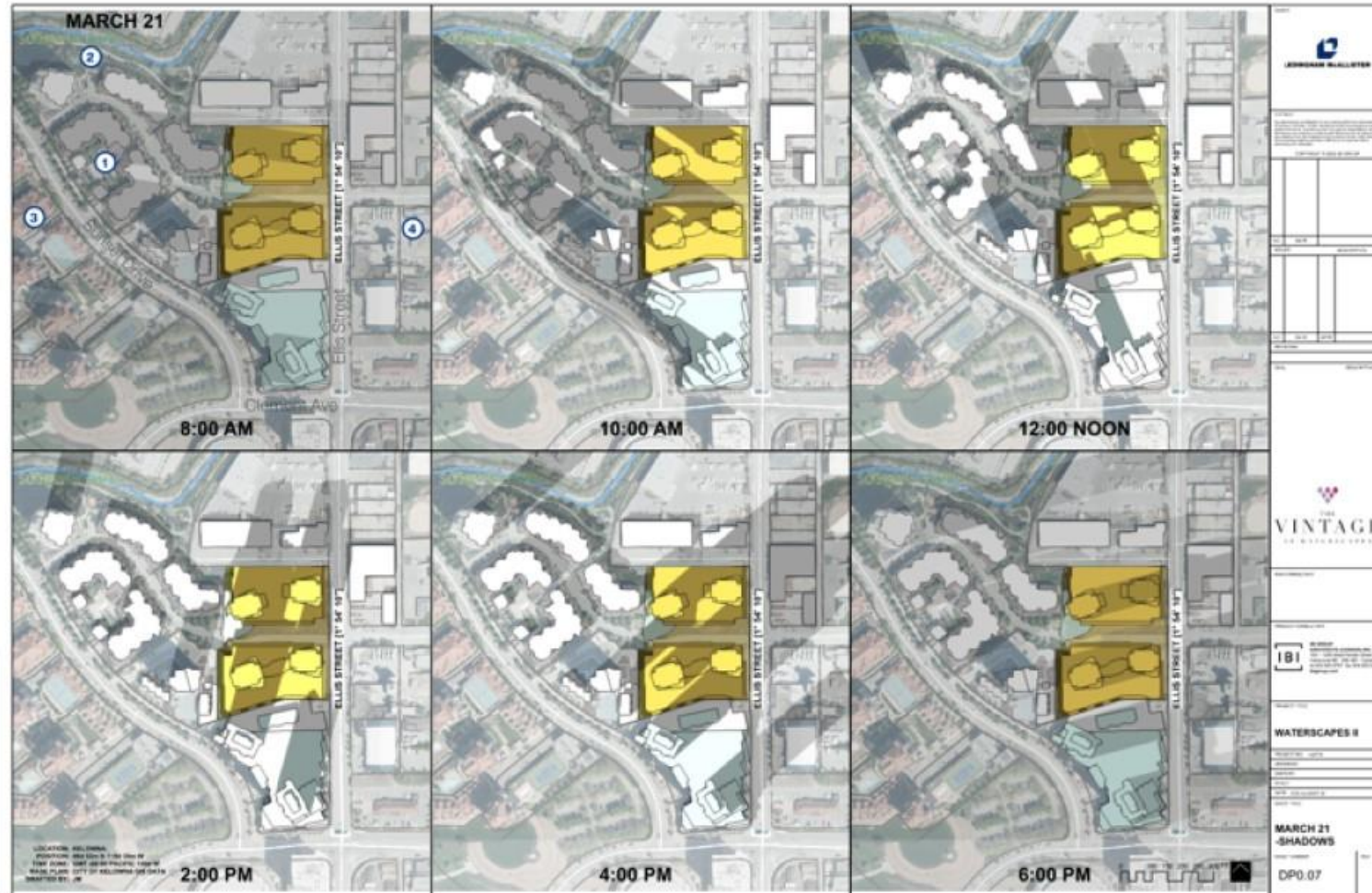
The towers and podiums are designed to minimize shadowing impacts on adjacent parks, public spaces, and high streets, as per OCP Policy 4.9.3 Shadowing Impacts. The east-west orientation of the buildings helps minimize the shadow impact to the east and west.

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.

Legend

- ① Waterscapes 1 Amenity Area
- ② Sunset Drive Park



SOLAR STUDY - JUNE 21

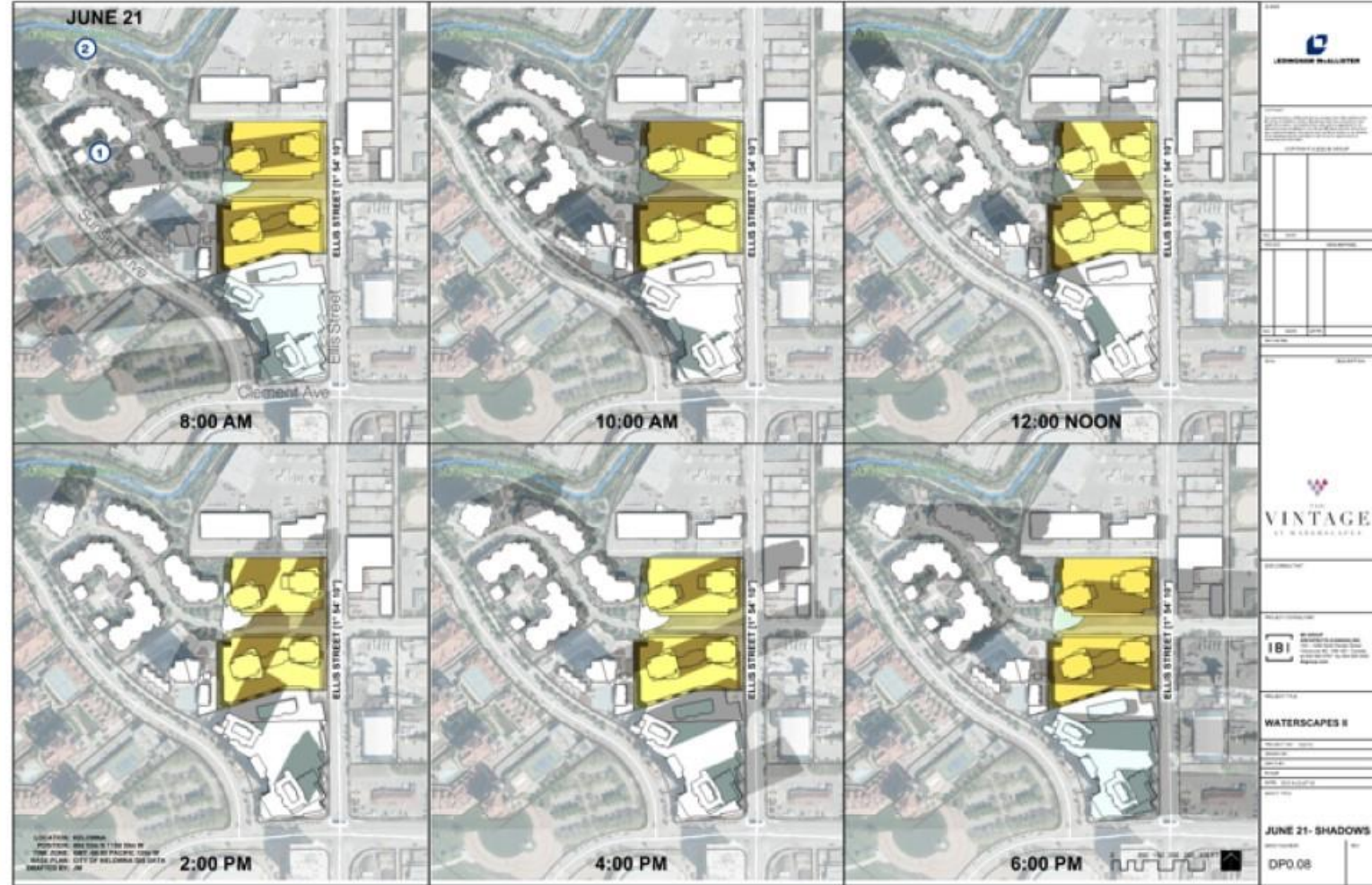
Summary

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.

Legend

- ① Waterscapes 1 Amenity Area
- ② Sunset Drive Park



SOLAR STUDY - SEPTEMBER 21

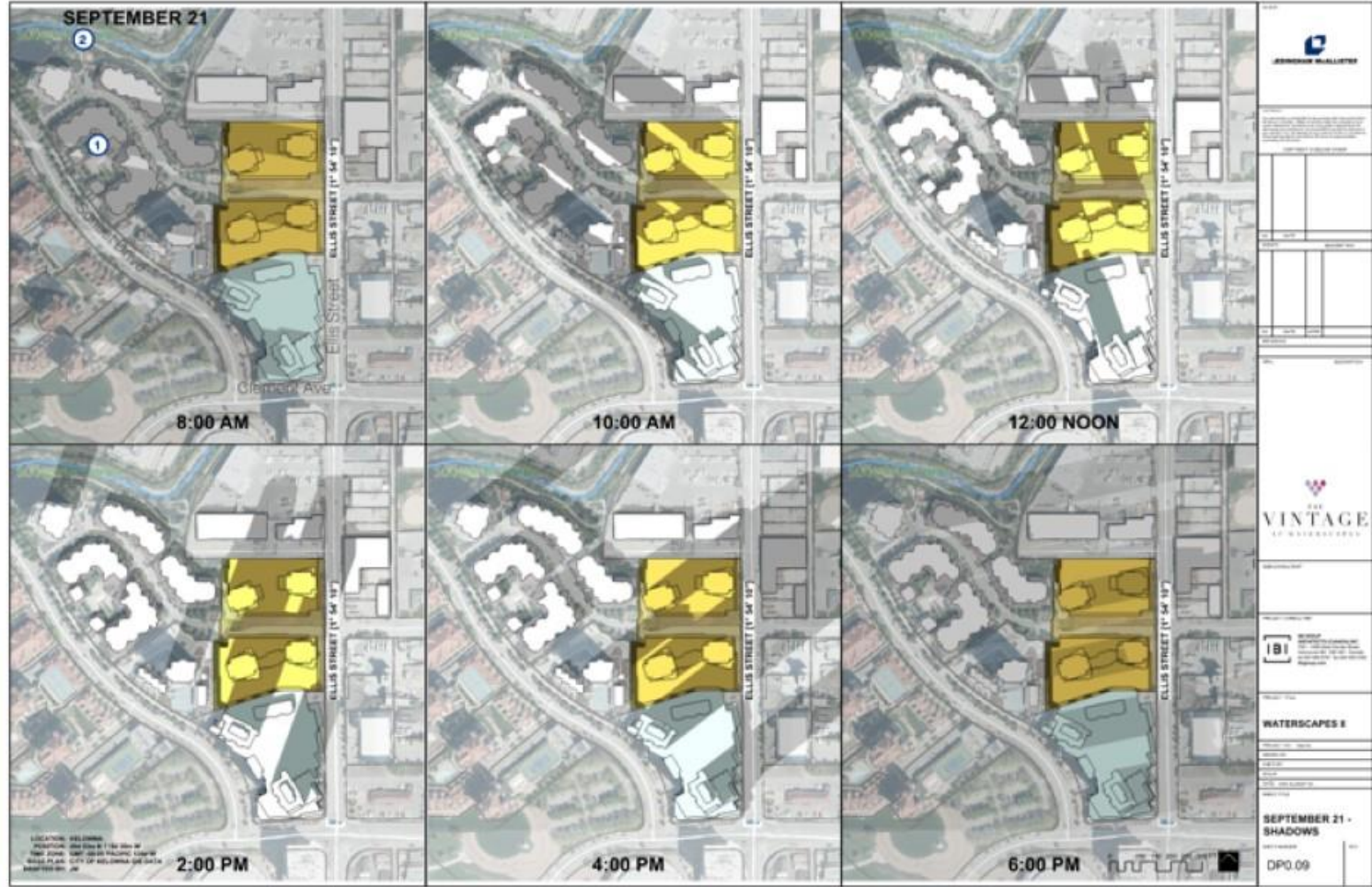
Summary

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.

Legend

- 1 Waterscapes 1 Amenity Area
- 2 Sunset Drive Park



SOLAR STUDY - DECEMBER 21

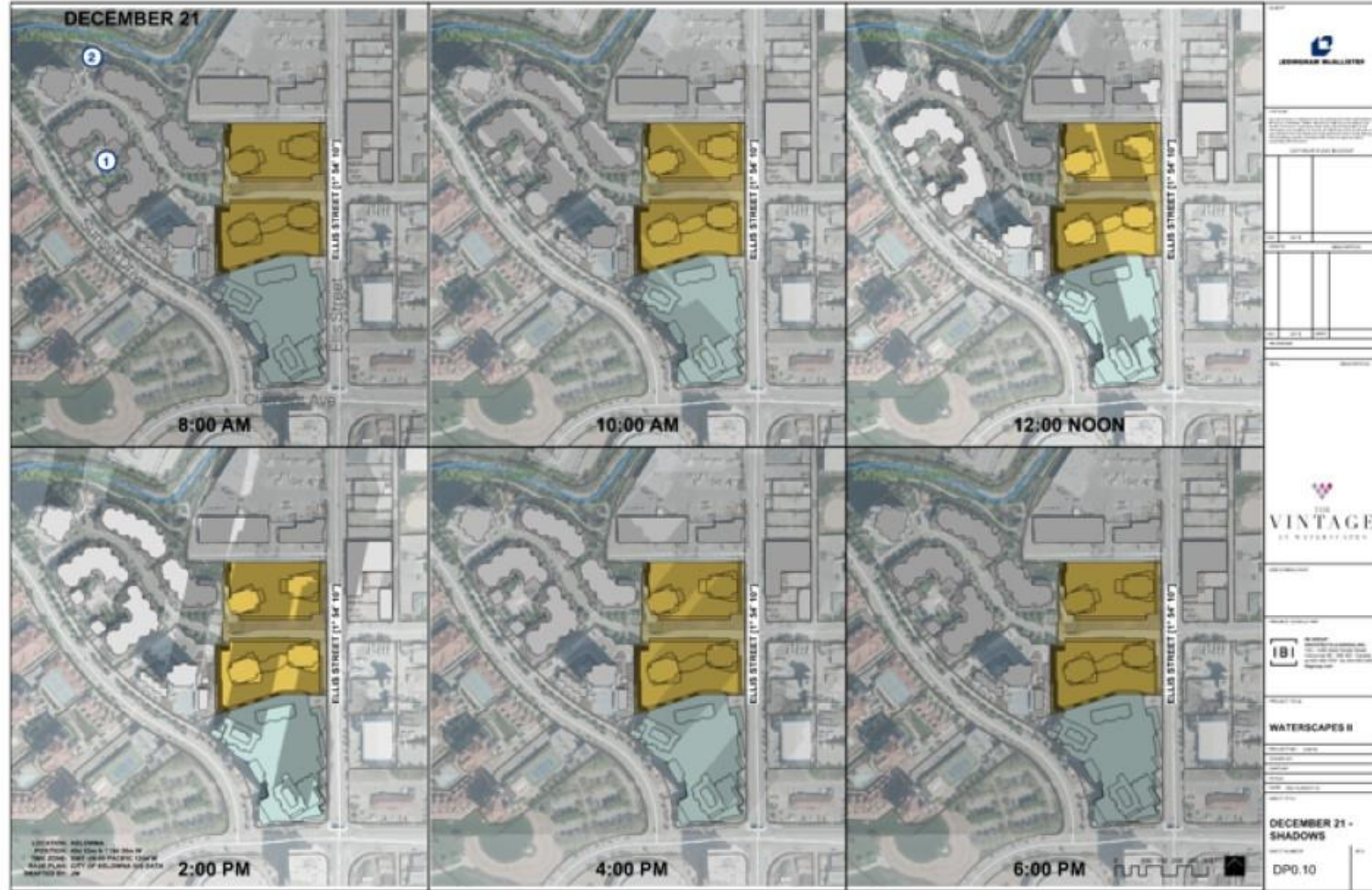
Summary

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.

Legend

- ❶ Waterscapes 1 Amenity Area
- ❷ Sunset Drive Park



OFFICIAL COMMUNITY PLAN ANALYSIS

Policy Context

Regional And City Policy Goals	The Vintage at Waterscapes Contributions
<p>Central Okanagan Regional Growth Strategy</p> <p>The Regional Growth Strategy forecasts district growth of over 270,000, or a 45% increase from 2011 population. Compact, transit-oriented development patterns will help to simultaneously accommodate this growth while achieving greenhouse gas emissions reductions, maximizing efficient use of land, and supporting an effective public transportation network.</p>	<p>Accommodating Growth the Right Way in the Right Place</p> <p>Effectively utilizing the Urban Centre designation in this amenity-rich, transit-served site already embedded within the urban fabric makes efficient use of land and transit. The site serves not only new residents that are a part of Kelowna's population growth, but may also help existing residents to age in place or meet people's housing needs in all stages of life.</p>
<p>Kelowna Regional Context Statement</p> <ul style="list-style-type: none"> • Manage land base effectively & limit urban sprawl • Contribute to community health, safety, social wellbeing • Improve the range of housing opportunities to meet social and economic needs of the region • Minimize regional GHG emissions and respond to impacts of climate change 	<p>Promoting Healthy, Low-Impact Lifestyles</p> <p>The Vintage at Waterscapes will help to complete the dense, walkable neighborhood of north Downtown Kelowna. Its connection to active transportation, public paths, new plaza, and proximity to services will help promote healthy lifestyles while reducing reliance on cars. The site achieves efficiency through its compact building footprint, green building measures, convenient location and high residential capacity.</p>
<p>Kelowna Healthy Housing Strategy</p> <ul style="list-style-type: none"> • Improve housing affordability and reduce barriers • Build the right supply <p>The vision for the HHS is "the housing needs of all Kelowna residents are met through affordable, accessible and diverse housing options."</p>	<p>Advancing Housing Supply</p> <p>The meaningful, comprehensive housing opportunity on this site will offer a diversity of unit types and sizes including rental housing to meet the needs of present and future Kelowna residents. This will help alleviate pressure to build outside of the established urban centre boundaries, protecting established neighborhoods and important agricultural or natural lands.</p>

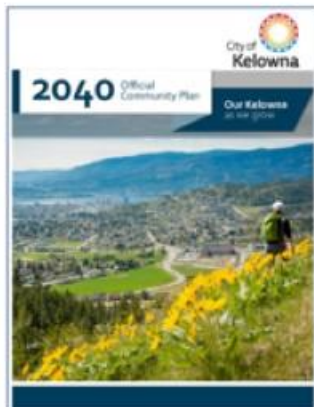


OFFICIAL COMMUNITY PLAN ANALYSIS

KELOWNA 2040 OFFICIAL COMMUNITY PLAN (2022)

Kelowna's current 2040 OCP came into effect in January 2022. This plan is designed for the growth scenario for 2040, which will see a projected 25,000 new units built in the city in the next two decades. Of that growth, 67% is intended for the Core Area, with 75% expected to be multi-unit housing development. The new draft Official Community Plan sets a vision for the city in 2040:

In 2040, Kelowna is a thriving mid-sized city that welcomes people from all backgrounds. We want to build a successful community that honours our rich heritage and also respects the natural wonders that contribute to our identity. As a place with deep agricultural roots, Kelowna understands the need to protect our environment, manage growth and be resilient as our future unfolds.



LAND USE DESIGNATION

Per the 2040 OCP, the subject site is designated as an "Urban Centre" in the future land use plan. The plan outlines the role of Urban Centres as the activity hubs characterized by the largest concentration of commercial uses, cultural services, and mix of high density residential development with a high quality public realm.



Figure 1-2: Kelowna 2040 OCP Future Land Use Plan

URBAN CENTRES

Urban Centres are guided by policies in the new OCP, as well as the Urban Centres Roadmap. The future of Urban Centres is vital to reaching Kelowna's growth targets, as well as revitalizing key districts such as downtown.

Kelowna's five Urban Centres... will continue to act as the hubs for activity in the city. As such, they will see the highest concentration of employment, shopping, entertainment and high-density residential development. Prioritized investments in Urban Centres will make the use of transit, biking, walking, and other emerging transportation modes easy and accessible.



OFFICIAL COMMUNITY PLAN ANALYSIS

Response to OCP

LAND USE AND URBAN DESIGN OBJECTIVES

Objective 4.1: Strengthen the Urban Centres as Kelowna's primary hubs of activity

4.1.6 High Density Residential Development

- The site will introduce a significant supply of housing near employment to maximize use of existing and new infrastructure, services and amenities. The podium and tower design allows for rental and market units.

4.1.9 Sequencing Development

- The site will infill an incomplete portion of Ellis Street, and contribute to the revitalization of the northern portion of downtown Kelowna at a vital moment of growth.

4.1.11 Residential Amenity Space

- The Vintage at Waterscapes offers over 270,000 square feet of health and wellness centred private and semi-private amenity space that benefit residents and the overall community.

Objective 4.3: Protect & Increase Greenery in Urban Centres

4.3.3 Integrated Street Design

- The street integration includes thoughtful plantings, stormwater management, public art and activation.

Objective 4.4: Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City

4.4.2 Downtown Skyline

- The Vintage at Waterscapes' tower heights are consistent with the 2040 OCP, and create a distinct cap to the northern edge of downtown, away from Lake Okanagan, framing the surrounding mountains and downtown landscape.

4.4.3 Taller Downtown Buildings

- The heights proposed are directly related to the public benefits, amenity contributions, central location, provision of housing, and outstanding architectural design of the development.



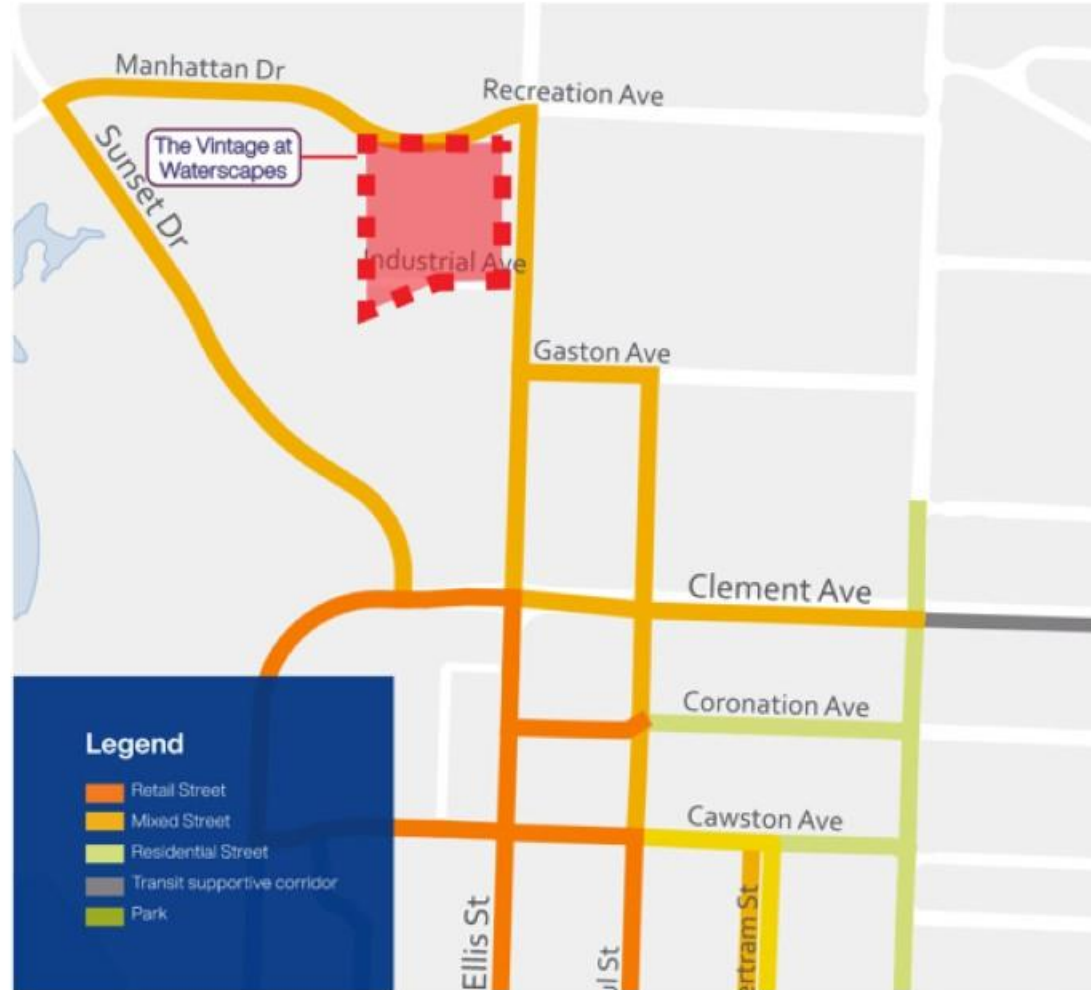
Figure 1-3 Kelowna 2040 OCP Urban Centre Hierarchy



Figure 1-4 Kelowna 2040 OCP Building Heights Plan

OFFICIAL COMMUNITY PLAN ANALYSIS

RESPONSE TO OCP



THE VINTAGE AT WATERSCAPES | 1070 - 1130 ELLIS STREET, KELOWNA, BC

LAND USE AND URBAN DESIGN OBJECTIVES

4.4.5 Downtown Street Character

- The site fronts onto Ellis Street which is designated a "Mixed Street" on which both residential or commercial uses are supported at grade, which will ensure an activated, comfortable, and safe public realm and transition from the dynamic downtown "Retail Street" portion of Ellis Street to a multi-unit residential character.

Objective 4.9: Transition Sensitively to Adjacent Neighborhoods and Public Spaces

4.9.2 Transitioning to Core Area Neighborhoods

- The design of buildings on site use height and scale to ensure avoiding height cliffs and maintain proportioned transitions.

4.9.3 Shadowing Impacts

- The height and scale are also strategically designed to alleviate shadow impacts on public spaces, refer to shadow impact studies on pages 67 to 70

HOUSING OBJECTIVES

Objective 4.12: Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres

4.12.1 Diverse Housing Forms

- The housing strategy on site introduces a meaningful new supply of housing through the use of tower forms, podiums, and ground-oriented townhomes to support a variety of households, income levels, and life stages. This ranges from one to three bedroom townhome units, and includes market strata and 40 rental tenure units.

4.12.2 Family-Friendly Housing

- The proposed development will provide a number of larger units to support family-friendly housing including two and three bedroom apartments and townhomes.

4.12.5 Social Connections Through Design

- The design of the private and semi-private realm including amenity space in rooftops, pool, social gathering areas, gardens, terraces, children's play areas, and outdoor health and wellbeing facilities will foster social connections, inclusion, and inter generational relationships.

4.12.6 Accessible Design

- Principles and examples of universal design will create housing options for people of all ages and abilities, including those aging in place.

OFFICIAL COMMUNITY PLAN ANALYSIS

TRANSPORTATION OBJECTIVES

Objective 4.15: Make Urban Centres safe and enjoyable for walking, biking, transit and shared mobility

4.15.6 Walkable Urban Centres

- The condition along Ellis Street will be improved through the introduction of mews on the west edge of the north podium, street trees, continuous sidewalk, an east-west connection, and pedestrian amenities.

4.15.7 Pedestrian and Biking Connectivity

- Proximity to bike lanes that connect to the city and to the waterfront and open spaces will ensure that residents have seamless access and connectivity to paths, bike storage, trails, bike lanes, and other active transportation methods.

4.15.9 Bicycle-Oriented Development

- End of trip facilities and bike parking on site will make biking an attractive and convenient option for residents.

Objective 4.17: Create urban streets that are attractive to live, work and shop on

4.17.1 Animated Pedestrian Realm

- Streetscape design elements will include townhouse frontages, landscaping, lighting, clear visual fields, street trees, and placemaking features including public art.

Objective 4.18: Manage curb space to reflect a range of community benefits

4.18.2 Shared Mobility Access

- Curb cuts and convenience parking will be adaptable to changing mobility preferences and priorities.

CULTURE OBJECTIVES

Objective 4.23 Encourage artistic innovation and creative expression in the built environment across both the private and public sectors

4.23.2 Showcase Art in New Development

- The Vintage at Waterscapes will prominently feature art in the public realm along Ellis Street.

