



Rezoning Application for Rental Tenure
Bridgewater - North Phase - Kelowna

Ridge



2022-10-04

Submitted to City of Kelowna
by IBI Group (Canada) Inc.
October 04, 2022



2022-10-04

Executive Summary

Application Overview

Ridge North America is pleased to submit to the City of Kelowna a Rezoning application for the Bridgewater site. Located at the western edge of the city at the foot of the William R. Bennett Bridge, Bridgewater is a two-phase development on the north-east and south-west corner of Harvey Avenue (Highway 97) and Pandosy/Water street. The site is envisioned to become a highly visible gateway to the heart of Kelowna's city centre. The site will showcase the highest and best use of land as intended in Kelowna's new 2040 Official Community Plan and Zoning By-law 12375.

The proposed mixed commercial and residential development is designed to transition from the southern residential neighbourhood into the vibrant downtown core to the north. Secured purpose-built rental housing will promote a diverse mix of household types and ensure an inclusive community for years to come. New retail spaces will serve the existing neighbours and new residents, improving the convenience and walkability in the area and provide nearby access to daily needs.

The intersection at Harvey Avenue and Pandosy is a critical threshold as you enter or leave Kelowna and marks a major transition between Kelowna's downtown core and lower mission. The success of this connection will be further enhanced due to the development being located along a Transit Corridor allowing for easy access to transit that will service approximately 400 residential units.

Purpose for Rezoning

The proposed rezoning would introduce sub-zone UC1-r (High Density Multiple Housing Rental Tenure) to the north-east sites. This rezoning application seeks to add residential rental tenure to the existing permitted land uses, and will not change the overall residential and commercial mix of uses, but will ensure that secured rental housing is sustained on this site for the long term. This will also enable the Rental Housing Incentives parking requirement reductions.





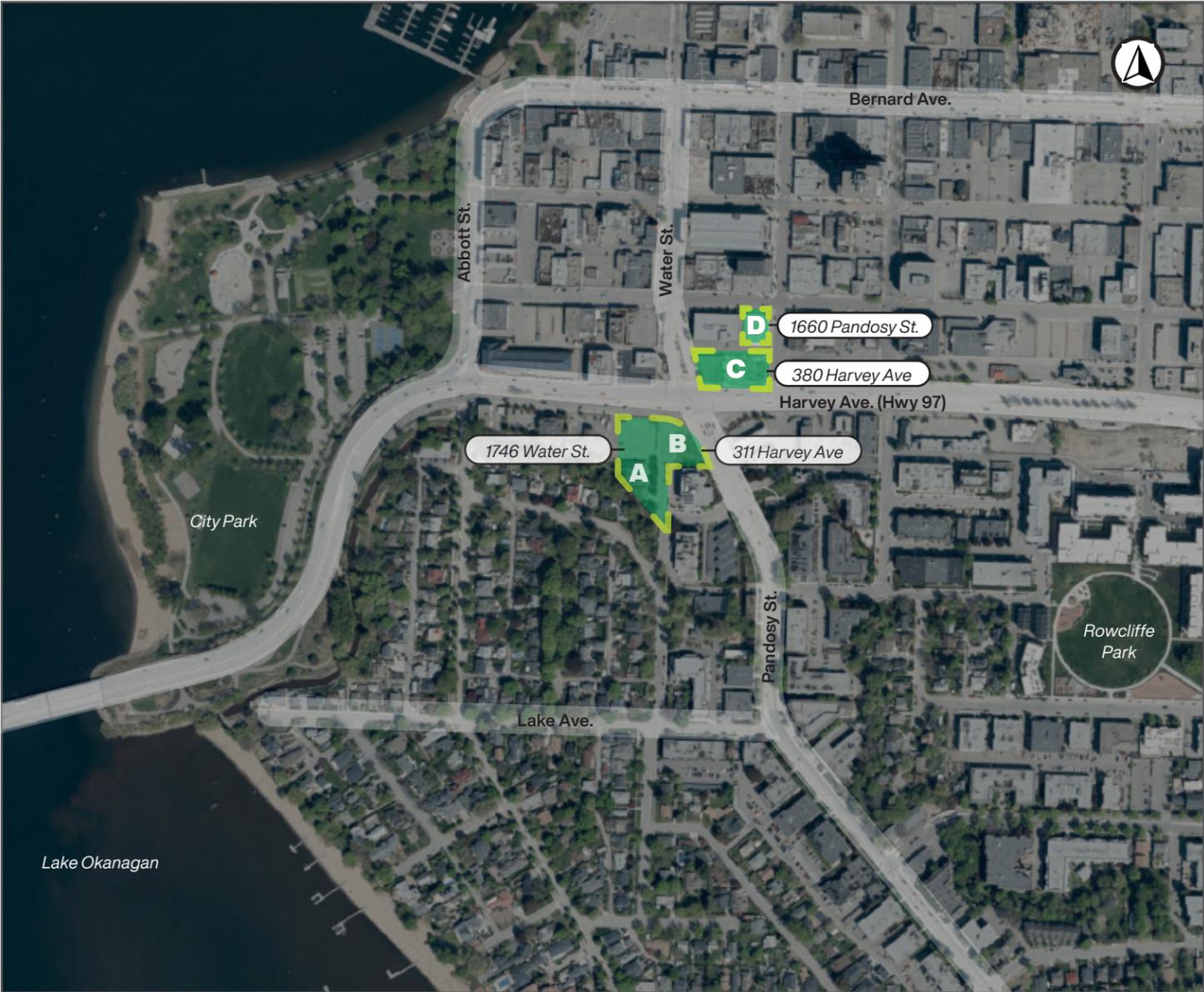
2022-10-04

Location and Context

Site Description

The 1.6 acre total Bridgewater site is located at Harvey Ave (Highway 97) and Water St. in downtown Kelowna. The diagonally site is made up of four lots on two sites:

- Lot A - 1746 Water St. (southern phase)
- Lot B - 311 Harvey Ave. (southern phase)
- Lot C - 380 Harvey Ave. (north phase)
- Lot D - 1660 Pandosy St. (north phase)



Site Location

220m

Current Site Condition

Northern Phase Site Photos

The northern phase of the site is on the north side of Harvey St., closer to the downtown core along the commercial corridor. It spans the block between Pandosy St. and Water St., with an unnamed laneway connecting east-west between lots C and D. Leon Ave, a downtown commercial street, is the northern edge of the site.

The site currently consists of a flat, undeveloped block with no buildings and a surface parking lot. Low-rise commercial buildings are across the streets to the east, west, and north, and a gas station is located across Harvey Ave to the south.



View of the southwest side of the site, facing east down Harvey Ave.



View of the southeast side of the site, facing west down Harvey Ave.



View of the site facing directly north from across Harvey Ave.



View facing east down the lane on the west edge of the site



View of the northeast corner of the site from the corner of Pandosy St and Leon Ave.



View down the lane separating lots C and D, facing west from Pandosy St.



2022-10-04



2022-10-04

Development Description

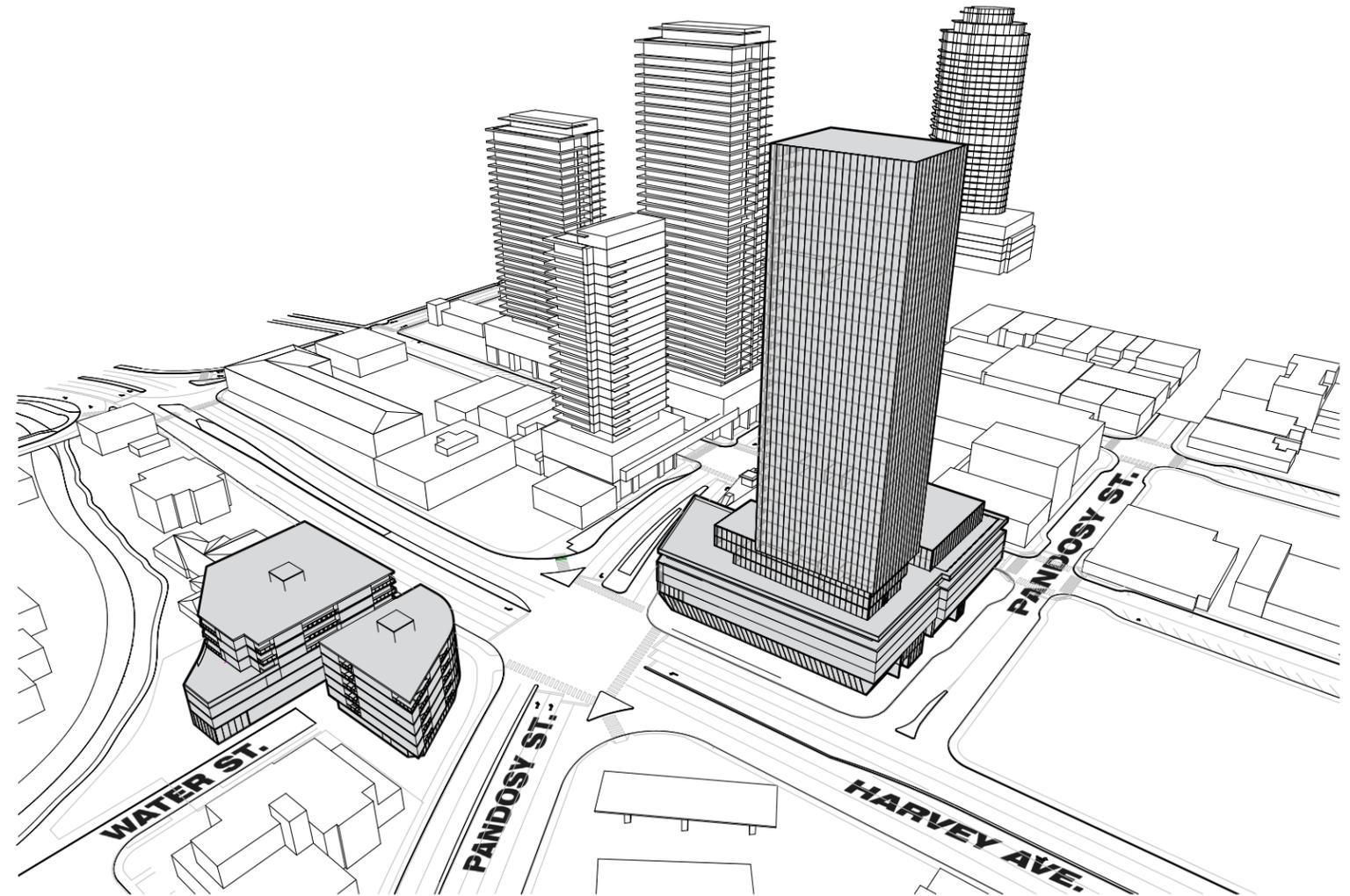
Design Rationale

Across the two parcels, Bridgewater will offer at-grade retail with residential rental units above. Offering the best of both the residential neighbourhood and downtown amenities, this new addition to the area will be an attractive and attainable housing choice for a diverse range of households.

The proposal includes one tower on the north lot and a smaller 6 storey woodframe building on the south, each with podiums designed to integrate retail space, parking, and rooftop amenities. The tower on the north lot will be 40 storeys, establishing the southern edge of Kelowna's downtown core and creating a landmark along the city's downtown waterfront skyline.

The south site proposes 70 new housing units, including 17 one-bedroom, 27 two-bedroom, and 26 three-bedroom units. The north site proposes 327 new housing units, including 66 studio, 105 one-bedroom, 123 two-bedroom, and 33 three-bedroom units.

25,800 square metres of commercial space will bring convenient shops and services into the neighbourhood to serve new and existing residents, as well as travellers along the Highway 97 corridor.





2022-10-04

Urban Design Strategy

Mix of Uses and Users
Commercial podiums and residential units will ensure a healthy mix of activities that activates downtown from morning until night, and serves locals with their daily needs in a short walk from home

Housing Options
Ground-oriented and tower units provide housing options for a diversity of household types and sizes. Rental units introduce attainable housing for people who live and work in Kelowna.

Connection to Nature
Mill Creek, which runs along the south edge of the site, will provide a connection to nature with streamside forested areas, natural habitat for fish and birds, and important ecosystem functions.

Neighbourhood Transition
The human-scaled podiums and ground-oriented housing integrate the site into the surrounding residential neighbourhood while creating a comfortable transition towards the downtown activities and built form

Defining Downtown
Landmark location at the gateway to downtown Kelowna is the ideal location for an iconic building that marks arrival into the city and anchors the south edge of downtown

Architectural Excellence
The responsive design of the site across Harvey Avenue creates a portal effect, and provides a sense of continuity and consistency upon entering Kelowna. The towers are balanced and proportioned to the scale of Highway 97 while redefining the prevailing sprawl forms.

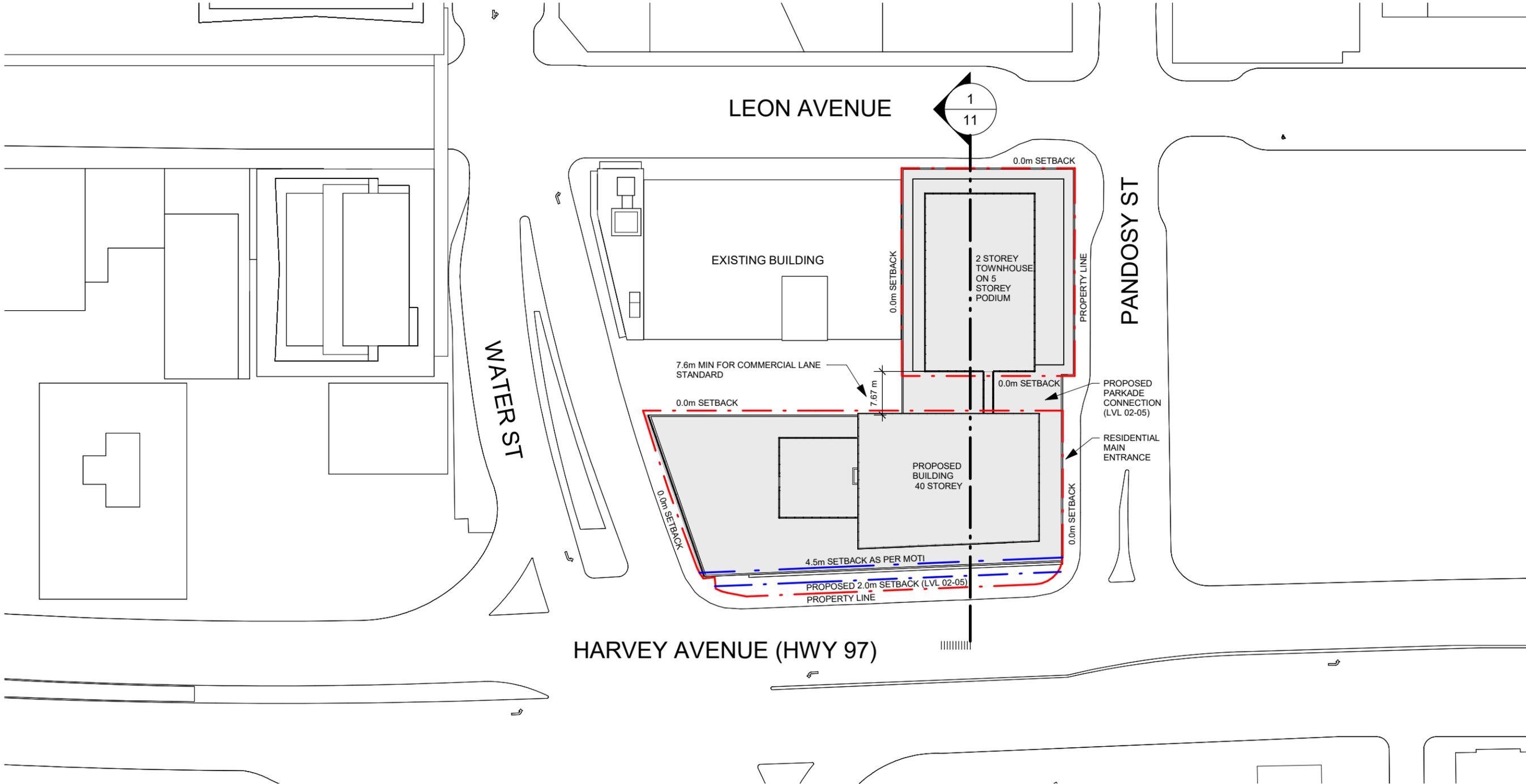
All-Season Public Realm
High-quality weather protected outdoor living rooms will activate the streetscape with urban life.

Highway Catalyst
The Bridgewater site is a strategic location along the urban stretch of Highway 97. By bringing a human scale, activation, pedestrian amenities, and defining the corridor's edge, this site will be a catalyst for improvements that will be seen all along this important, highly visible artery that bisects the city centre.



2022-10-04

Site Plan - North Site



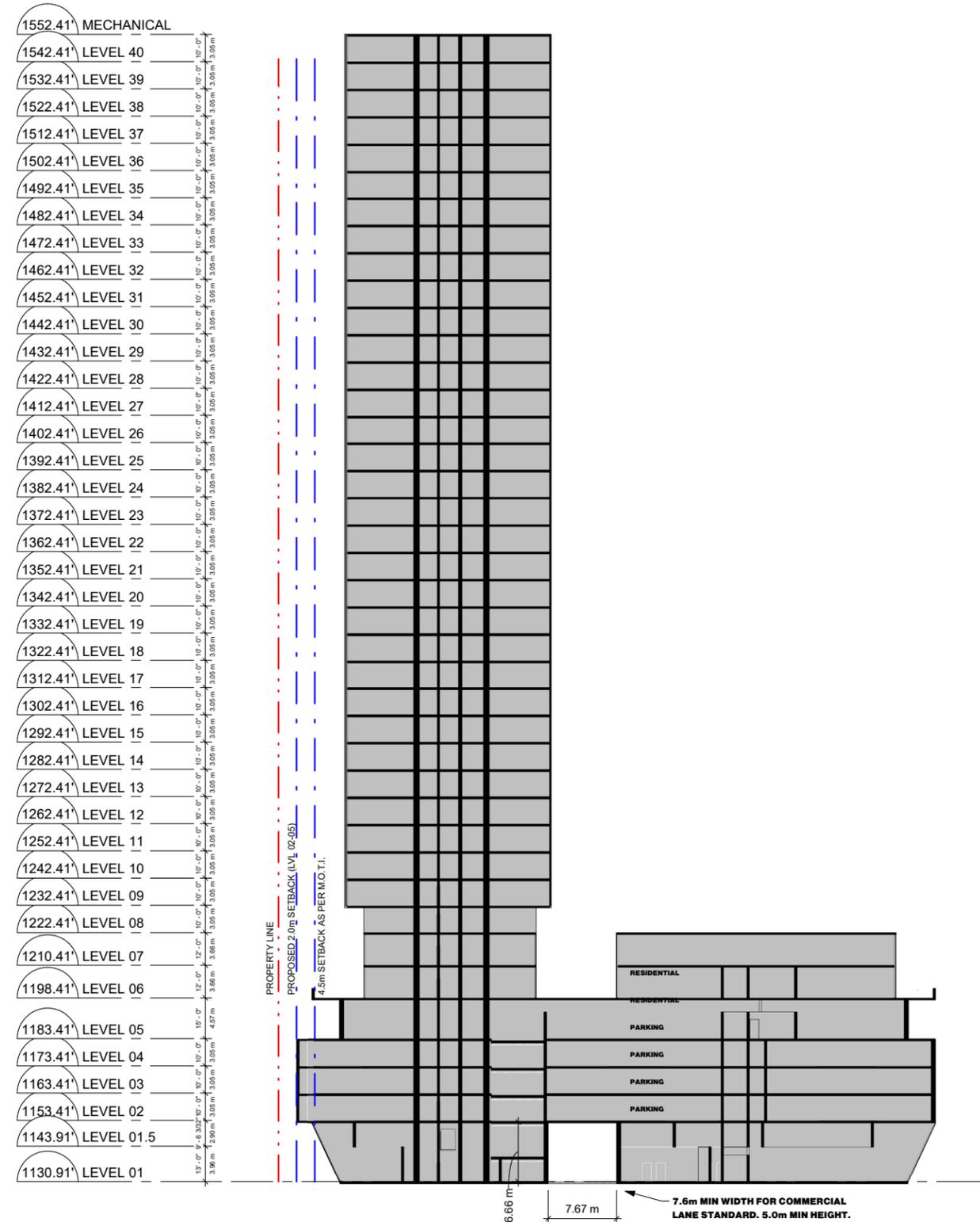


2022-10-04

Setback Variance - Lot C (North Phase)

Variance Rationale

As Lot C (north phase) is located along Harvey Avenue, there is a 4.5m setback requirement as per the City of Kelowna zoning bylaw. Based on site constraints, to achieve the City parking requirements a variance will be applied for to reduce this setback to 2m on Level 2 to Level 4. As indicated in the section, a 4.5m minimum setback will be provided at Level 1 to promote pedestrian safety and driver sightlines.





2022-10-04

Statistics - North Site

REQUIRED PARKING:

PROJECT: BRIDGEWATER REQUIRED PARKING - NORTH SITE										
ZONE: UC1										
Type of Development	Type of unit	Target % of Units	Unit Count	Required Vehicle Parking Spaces	Long-Term Bike Parking Spaces (by unit count)	Short-Term Bike Parking Spaces (by entrance count)	Loading Parking Spaces	Accessible Parking Spaces	Accessible Van Parking Spaces (included within the regular accessible parking spaces)	
Residential	Studio (0.8)	20.18%	66	52.8	49.5	n/a	n/a	n/a		
	1 Bedroom (0.9)	32.11%	105	94.5	78.75	n/a	n/a	n/a		
	2 Bedroom (1.0)	37.61%	123	123	92.25	n/a	n/a	n/a		
	3 Bedroom (1.0)	10.09%	33	33	33	n/a	n/a	n/a		
	Visitor (based off overall count of dwelling units) (1.0)	100.00%	327	45.78	n/a	2 (assuming 2 entrances to residential tower)	n/a	n/a		
TOTAL:		100.00%	327	349.08	253.5	12	0	7		2

PROJECT: BRIDGEWATER REQUIRED PARKING - NORTH SITE										
ZONE: UC1-r *allows for 20% parking reduction*										
Type of Development	Type of unit	Target % of Units	Unit Count	Required Vehicle Parking Spaces	Long-Term Bike Parking Spaces	Short-Term Bike Parking Spaces	Loading Parking Spaces	Accessible Parking Spaces	Accessible Van Parking Spaces (included within the regular accessible parking spaces)	
Residential	Studio	20.18%	66	42.24	49.5	n/a	n/a	n/a		
	1 Bedroom	32.11%	105	75.6	78.75	n/a	n/a	n/a		
	2 Bedroom	37.61%	123	98.4	92.25	n/a	n/a	n/a		
	3 Bedroom	10.09%	33	26.4	33	n/a	n/a	n/a		
	Visitor (based off overall count of dwelling units)	100.00%	327	36.624	n/a	2 (assuming 2 entrances to residential tower)	n/a	n/a		
TOTAL:		100%	327	279.26	253.5	12		7		2

***COMMERCIAL PARKING REQUIRED: 21 PARKING SPACES.

***COMMERCIAL PARKING AND VISITOR PARKING TO BE SHARED AS PER CITY OF KELOWNA ZONING BYLAW SECTION 8.2.16

PROVIDED PARKING:

PARKING STATS - OVERALL	
LEVEL	COUNT
LEVEL 01	3
LEVEL 01.5	9
LEVEL 02	75
LEVEL 03	75
LEVEL 04	75
LEVEL 05	48
Grand total: 285	

PROVIDED UNIT TARGET STATS:

PROJECT: BRIDGEWATER PROVIDED UNIT DISTRIBUTION - NORTH SITE			
ZONE: UC1			
Type of Development	Type of unit	% of Units	Unit Count
Residential	Studio	20.18%	66
	1 Bedroom	32.11%	105
	2 Bedroom	37.61%	123
	3 Bedroom	10.09%	33
	Visitor (based off overall count of dwelling units)	100.00%	327
TOTAL:		100%	327

PROVIDED FAR:

BRIDGEWATER NORTH PHASE - FAR			
	USAGE TYPE	AREA(SF)	FAR
LEVEL 01	COMMERCIAL	12053.57	0.32
LEVEL 1.5	COMMERCIAL	996.11	0.03
LEVEL 02	COMMERCIAL	2981.58	0.08
LEVEL 03	-	-	-
LEVEL 04	COMMERCIAL	3052.72	0.08
LEVEL 05	-	-	-
LEVEL 06	RESIDENTIAL	5827.13	0.16
LEVEL 07	RESIDENTIAL	13365.96	0.36
LEVEL 08	RESIDENTIAL	7284.14	0.20
LEVEL 09-16 (8)	RESIDENTIAL	53819.44	1.45
LEVEL 17-31 (15)	RESIDENTIAL	100561.8	2.71
LEVEL 32-40 (9)	RESIDENTIAL	61165.89	1.65
TOTAL: -		261108.34	7.04



Defining the cities of tomorrow
ibigroup.com

Ridge