

High Rise Projects in Kelowna July 2011

Existing:

1. Richter Tower (Richter / Leon Ave)	- 12 storeys
2. Kiwanis Tower (Lawrence Ave)	- 12 storeys
3. Dolphins / Lagoons (Sunset Dr.)	- 17 / 17 storeys (2 buildings)
4. Discovery Bay (Sunset Dr.)	- 6 storeys
5. Discovery Point (Sunset Dr.)	- 21 storeys
6. Grand Hotel (Water St.)	- 9 / 11 storeys (2 buildings)
7. Downtown Lofts (Ellis St.)	- 11 storeys
8. Royal Anne Hotel (Bernard Ave.)	- 6 storeys
9. Capri Hotel (Harvey Ave.)	- 6 storeys
10. Best Western Hotel (Hwy 97 / Leckie)	- 9 storeys
11. Ambrosi Apt. (Ambrosi Rd)	- 6 storeys
12. Mission Creek Towers Phase 1 (Durnin Rd)	- 9 storeys (2 buildings)
13. Park Place (Durnin Rd)	- 17 storeys
14. Lakeshore Place (Lakeshore Rd.)	- 6 storeys
15. Landmark I & II (Dolphin Ave)	- 8 / 12 storeys (2 buildings)
16. Landmark Technology Centre I, II & III	- 6 / 7 / 6 storeys (3 buildings)
17. Law Courts (Water St)	- 6 storeys
18. Centuria (Bernard / Gordon)	- 16 storeys
19. Skye (Sunset Dr.)	- 26 storeys
20. Madison (Ellis / Doyle)	- 15 storeys
21. Sandman Hotel (Enterprise Way)	- 11 storeys
22. Invue (Springfield Rd)	- 12 storeys
23. Playa del Sol (Lakeshore / Cook Rd)	- 6 storeys
24. KGH Ambulatory Care Centre (Pandosy St)	- 6 storeys
25. Cerco Developments (Harvey Ave)	- 7 storeys
26. Worman (Pandosy St)	- 7 storeys

Under Construction:

1. Conservatory (Glenmore / Summit Dr)	- 6 storeys
2. Sopa Square (Pandosy St)	- 11 storeys
3. Landmark 6 (Dickson / Dayton Ave)	- 17 storeys

Projects Pending:

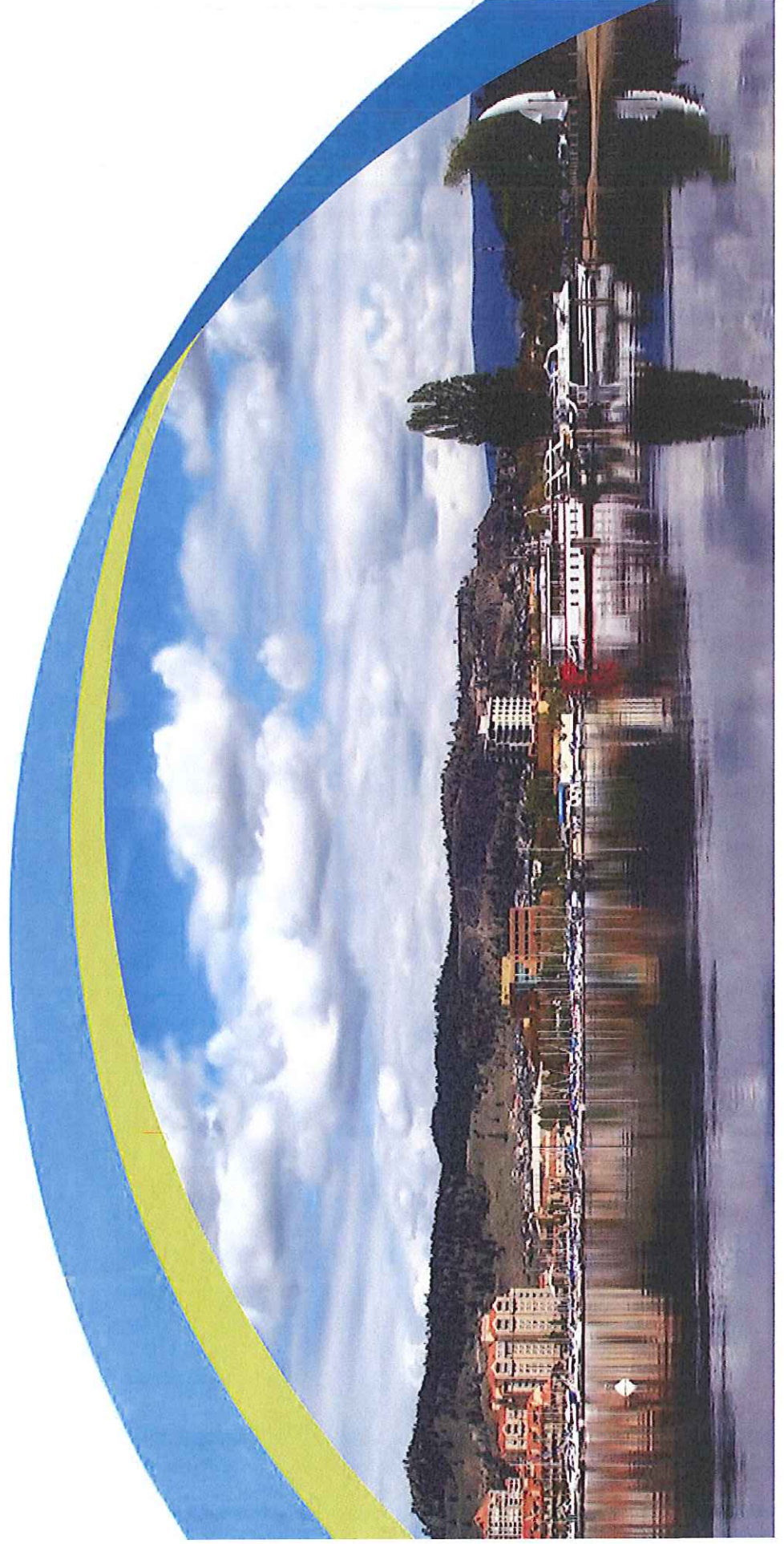
1. Lucya (Sunset Dr.) *	- 21 storeys
2. Monaco (St. Paul / Doyle) +	- 22 / 26 storeys (2 buildings)
3. Sole (St. Paul St) +	- 7 storeys
4. 24 (Aquilini – Bernard Ave) +	- 26 storeys
5. Stober Const. (Pandosy St) +	- 8 storeys
6. Caban (Lakeshore / Richter) *	- 6 storeys
7. Manteo / Lakeshore Inn (Lakeshore Rd) +	- 9 storeys
8. Hiawatha (Lakeshore Rd) +	- 9 / 12 storeys (2 buildings +)
9. Aqua (Cook Rd) +	- 15 / 17 / 19 storeys (3 buildings)

* DP Lapsed

+ Application In-stream

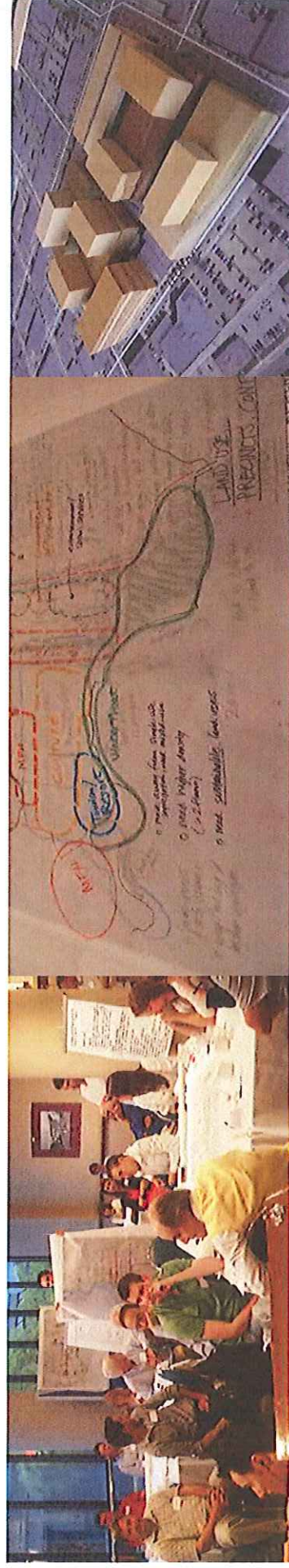
DOWNTOWN BUILDING HEIGHTS

July 25, 2011



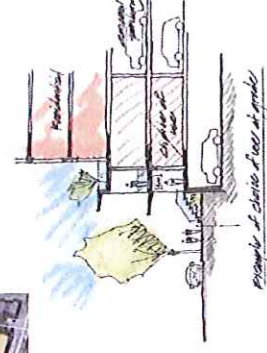
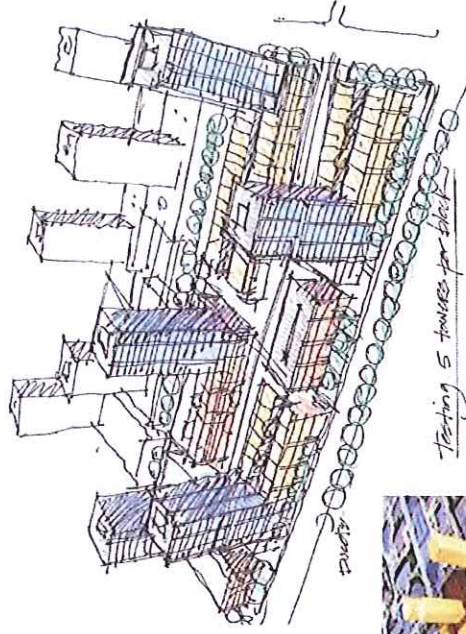
COUNCIL DIRECTIONS (JUNE 27, 2011)

- ▶ Advance Charrette related OCP amendments
- ▶ Move forward on short-term recommendations
- ▶ Prepare a new Downtown Plan



ISSUES FOR DISCUSSION

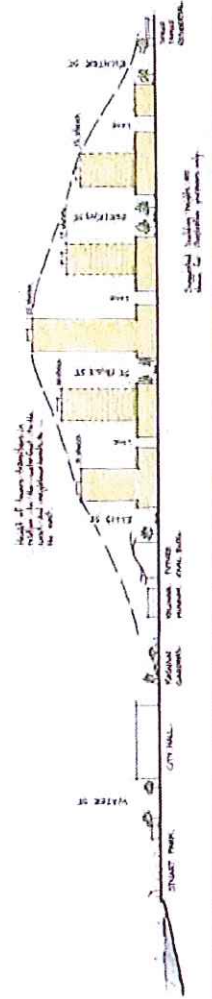
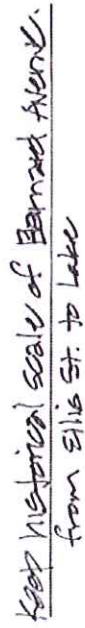
- ▶ Building Height Map
 - ▶ What heights will be shown where?
- ▶ Future Land Use Map
 - ▶ Do we advance changes to show west side of Richter as MRL?



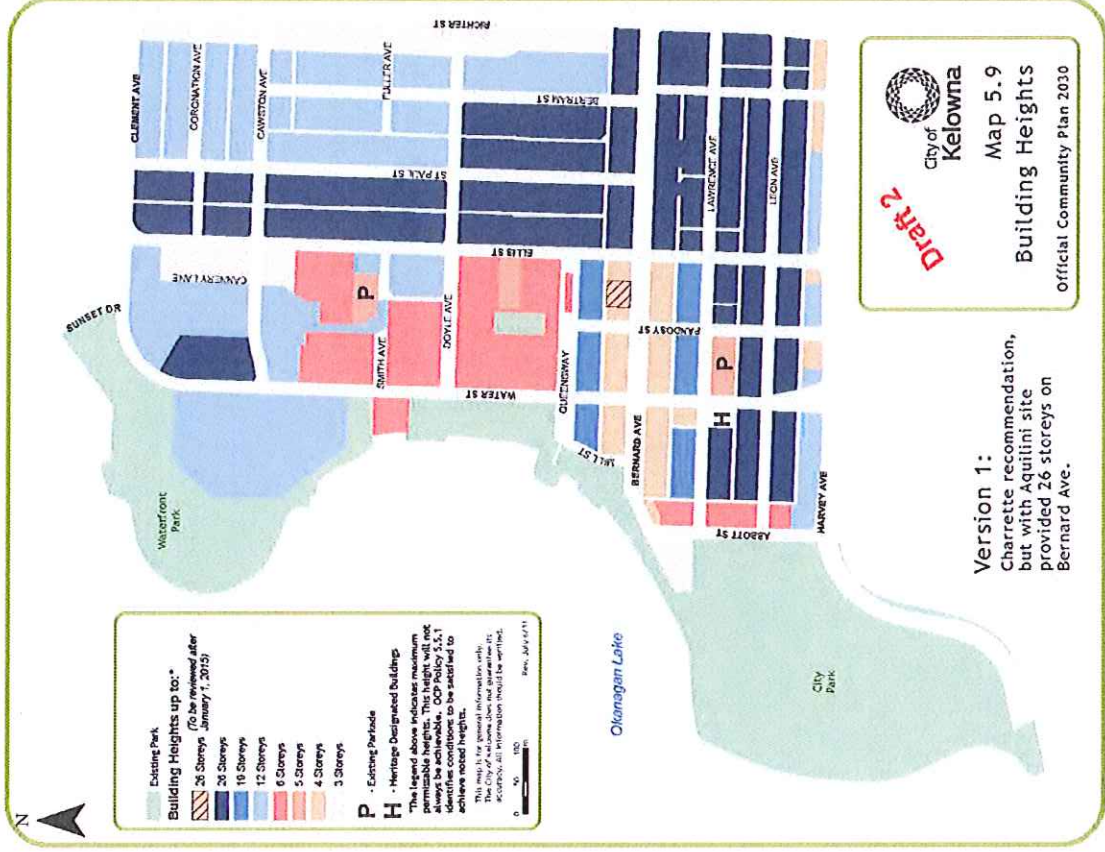
Charrette Recommendations v. ZBL

COUNCILLOR COMMENTS

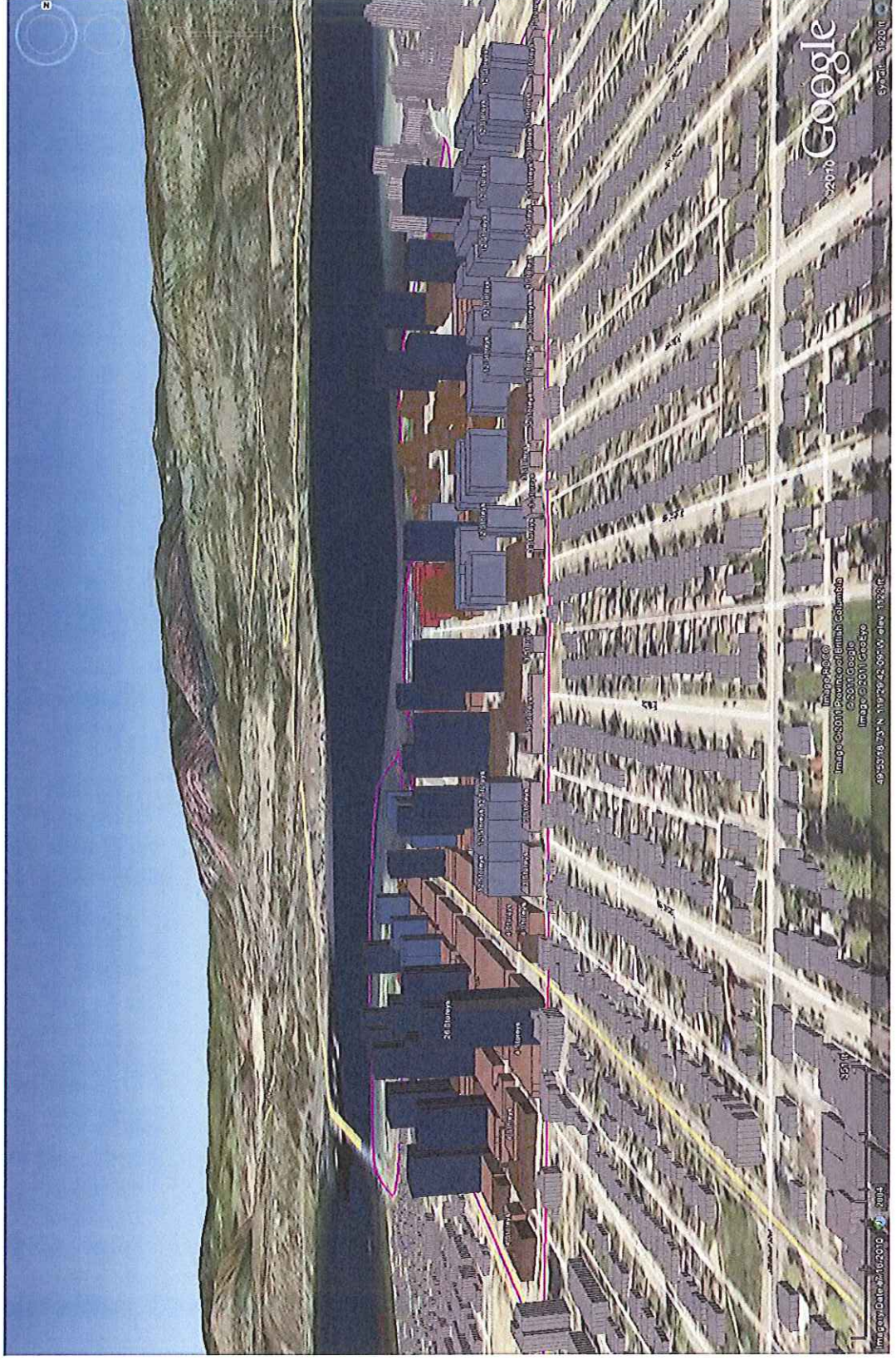
1. Support special consideration for Aquilini's "24" as proposed by staff in alternate recommendation.
 2. Protect fire hall site at Water/Lawrence.
 3. Protect Courier/Keg building at Water/Lawrence.
 4. Consider removing parkade locations from height plan.
 5. Remove parkade designation from the civic precinct.
 6. Bring down building height for museum site to a height more closely resembling that assigned to the rest of the civic precinct.
 7. Investigate parcel size on the RG Properties/Prospera site at Water & Cawston.
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8. Increase building heights along west side of Richter St.
 9. Lower building heights along Ellis St.



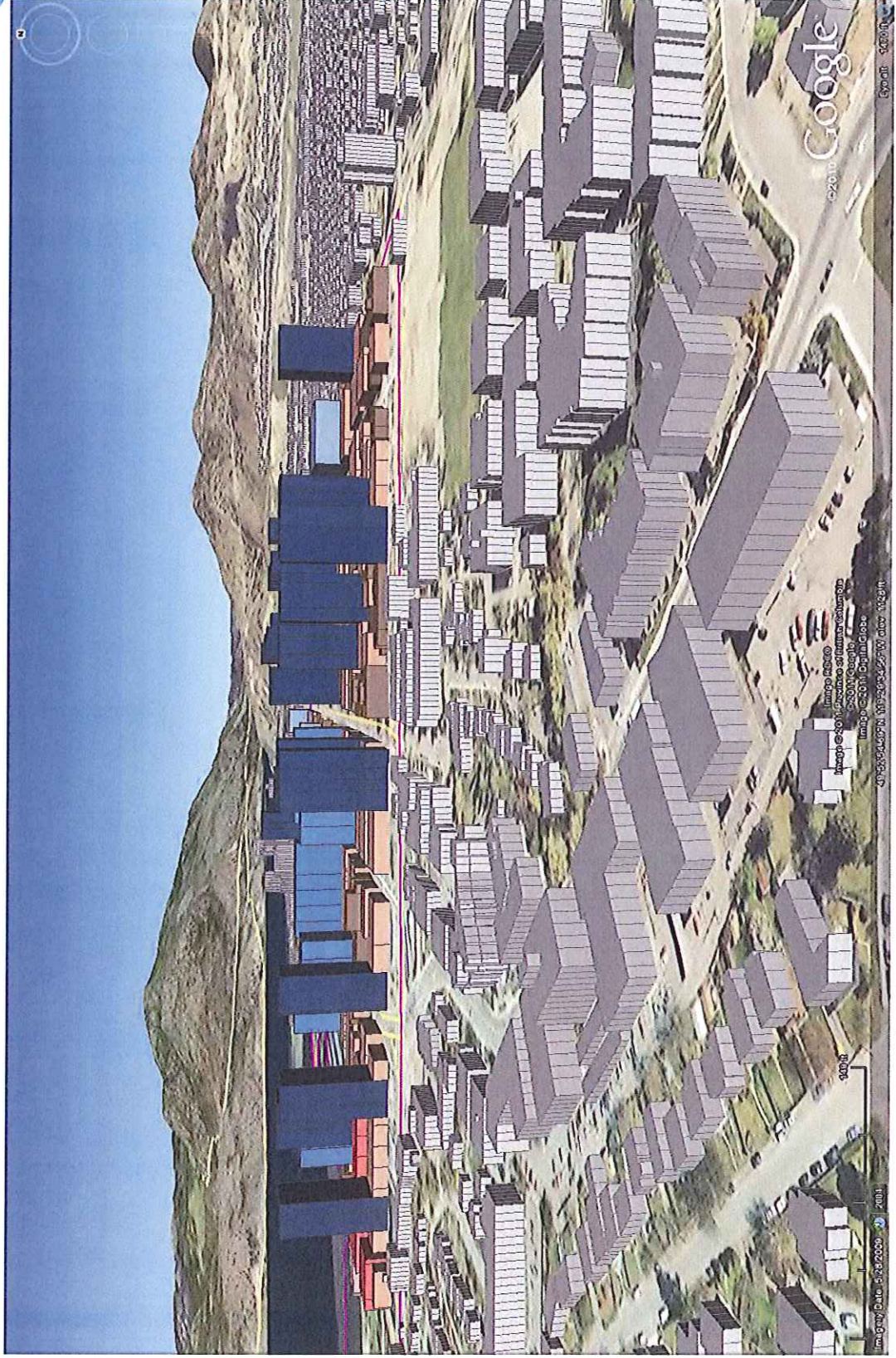
Version 1 Charrette recommendation but with Aquilini site provided 26 storeys on Bernard Ave.



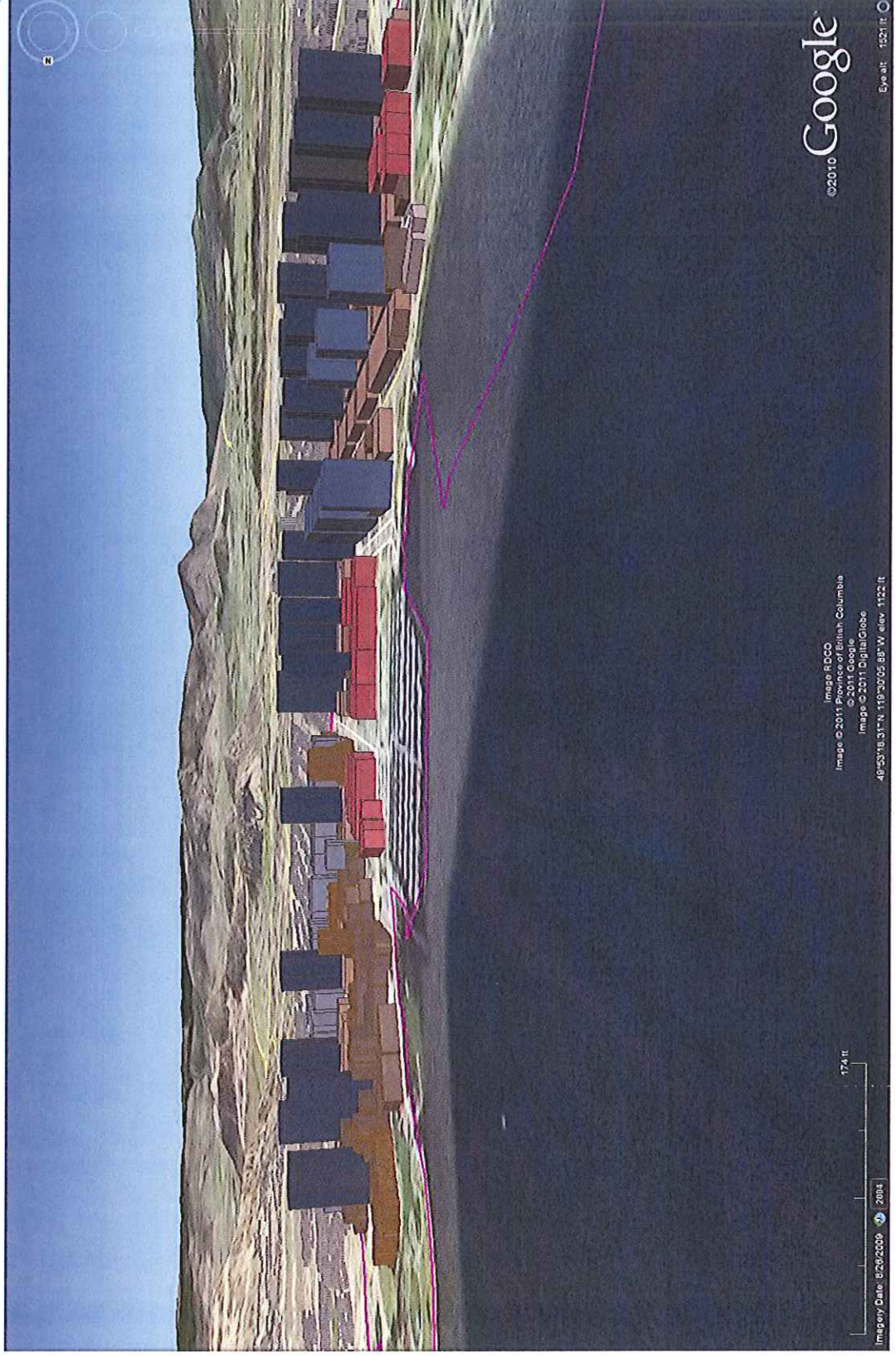
View looking West – Version 1



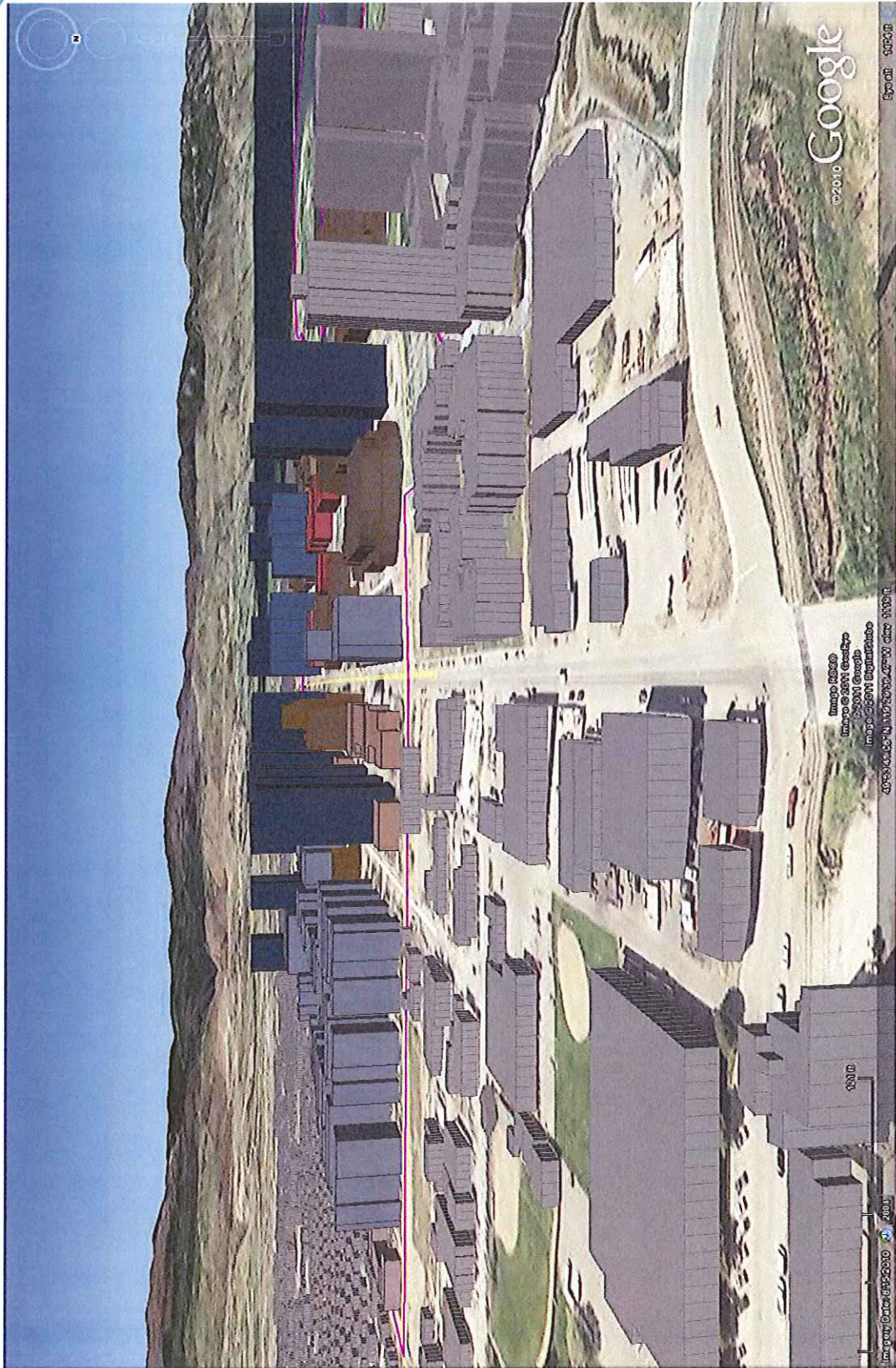
View looking North – Version 1



View looking East – Version 1

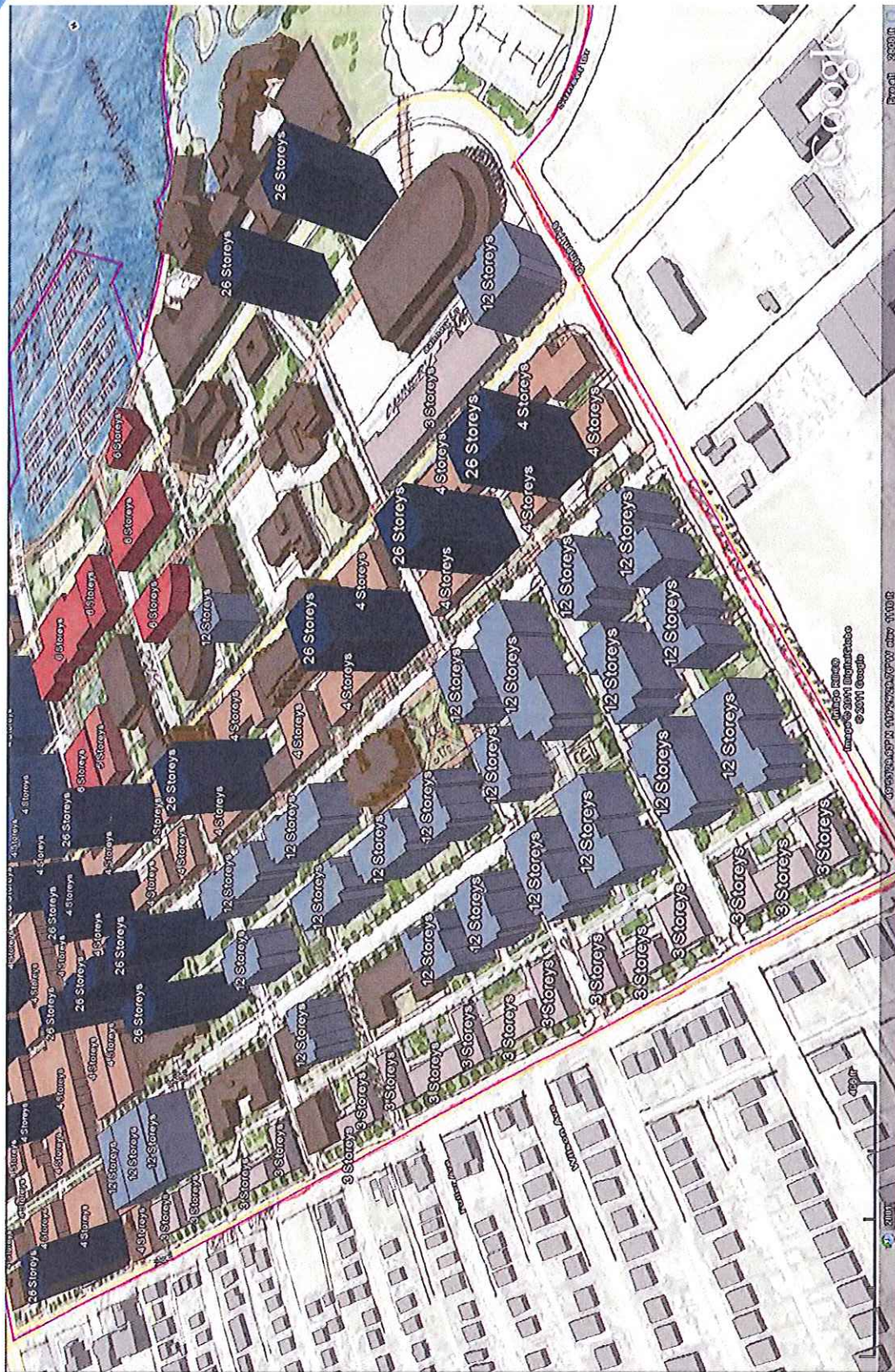


View looking South – Version 1





Overview - North of Bernard – Version 1

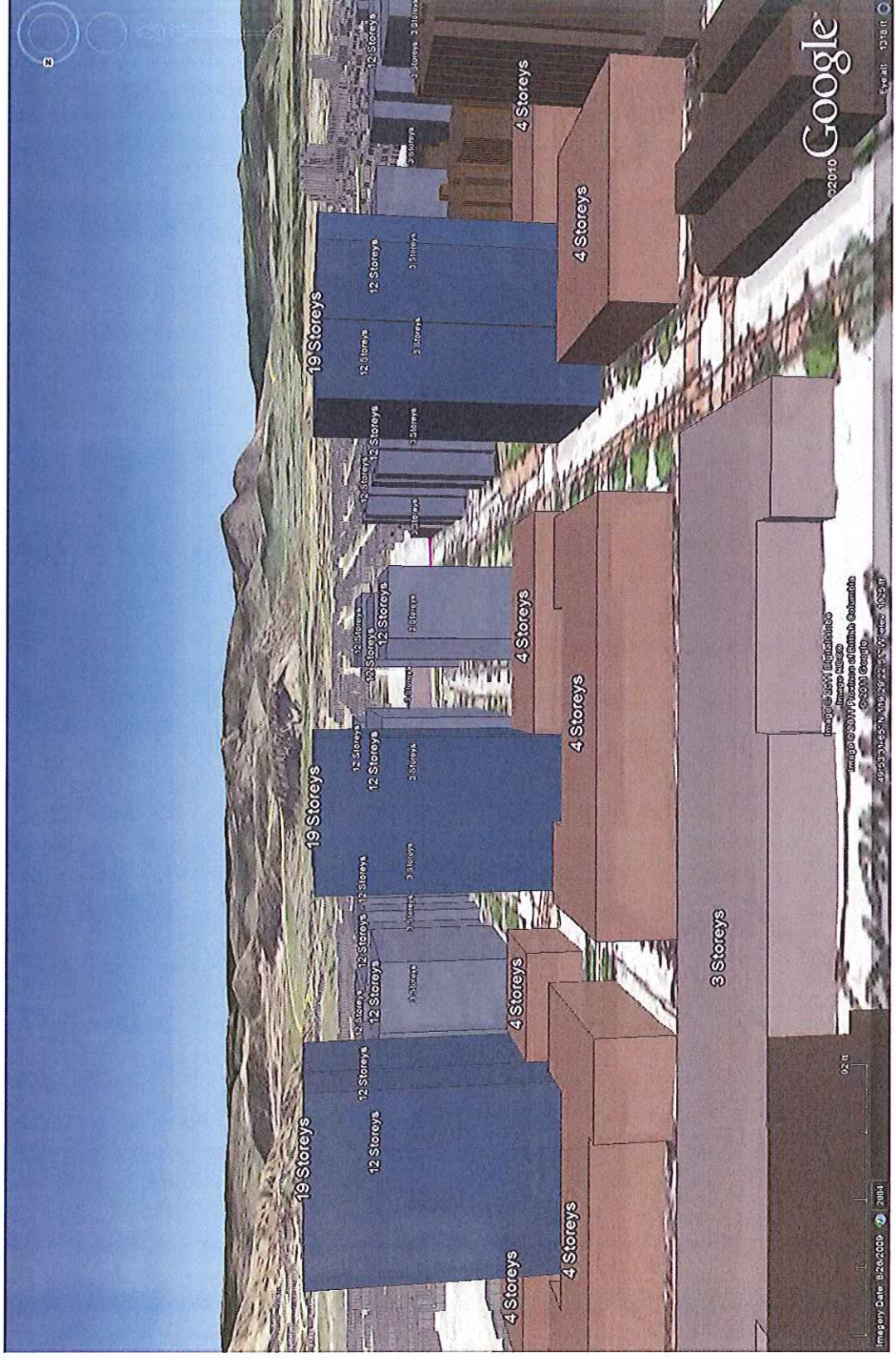


- ▶ **Version 2**
- ▶ Charrette recommendation but with Aquilini site provided 26 storeys on Bernard Ave.
- ▶ AND with height reduced to 19 storeys along Ellis north of Doyle

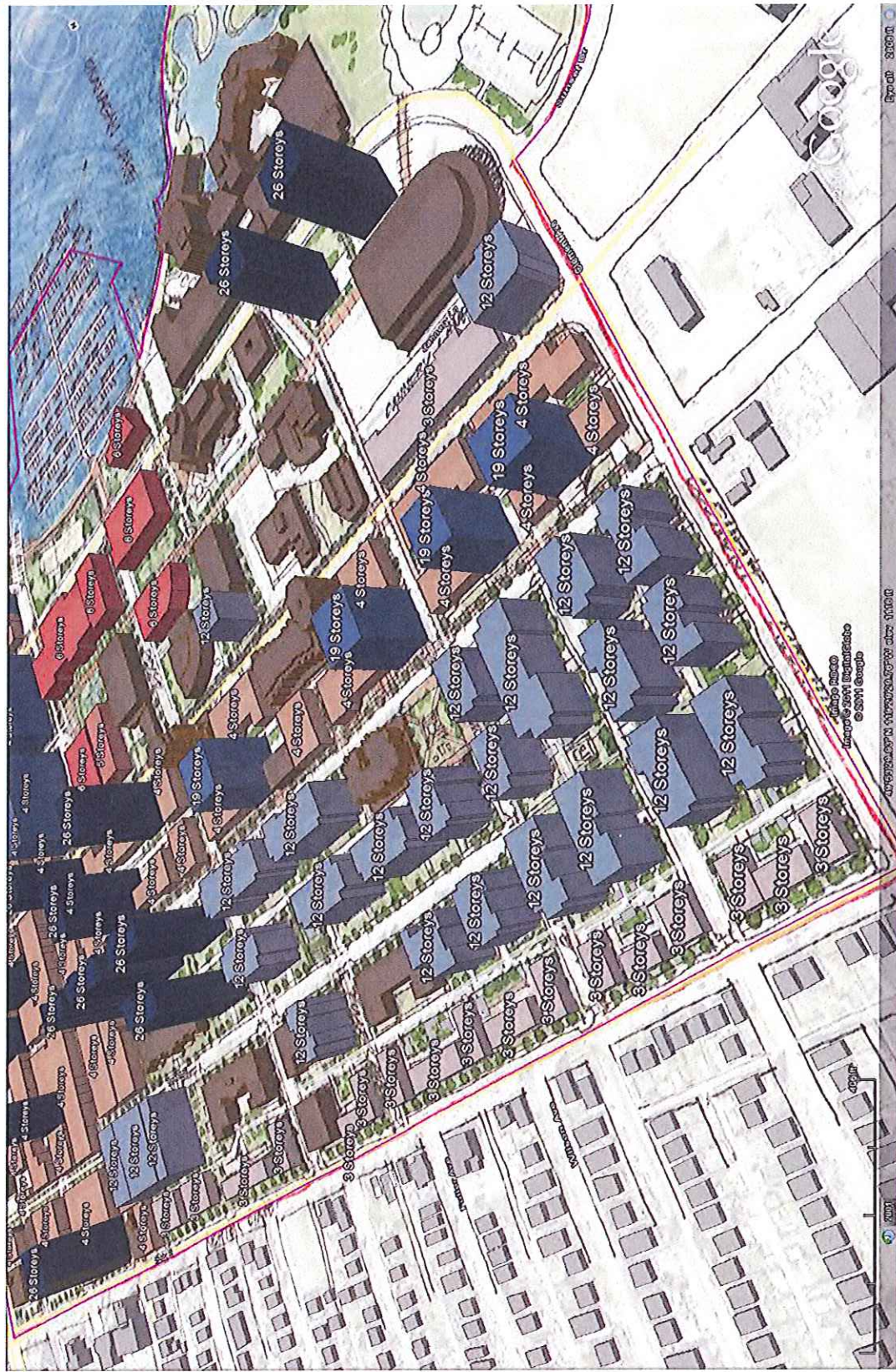




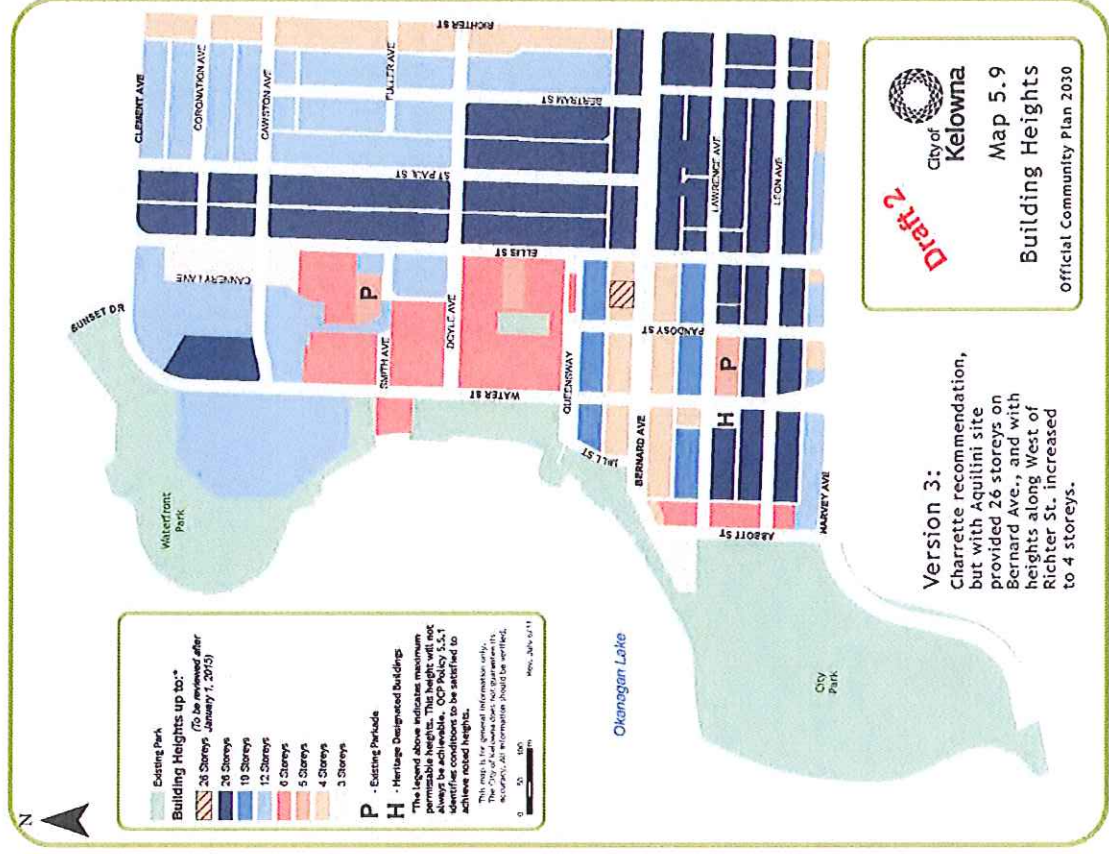
View looking East on Cawston Ave. – Version 2



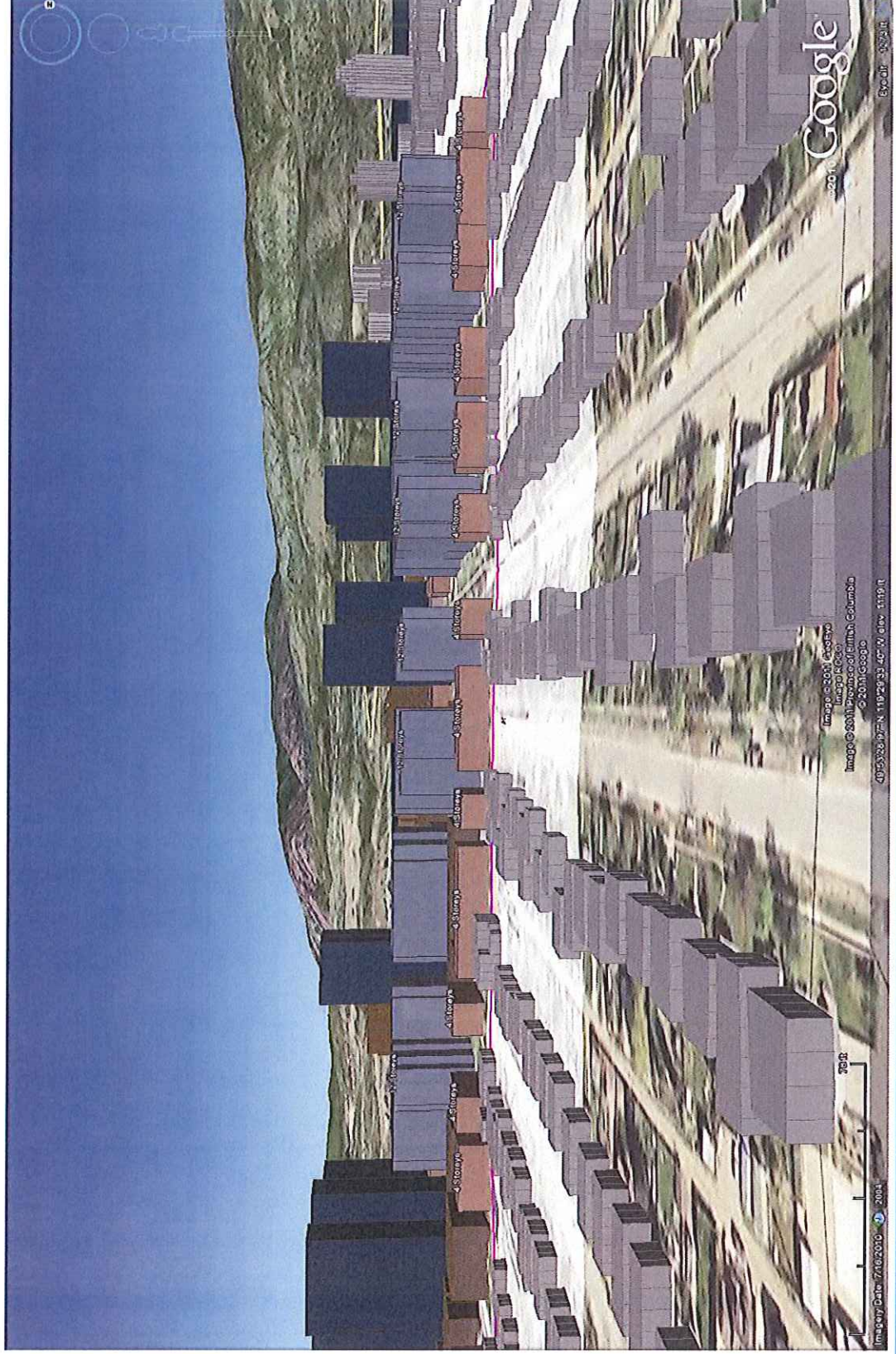
Overview - North of Bernard – Version 2



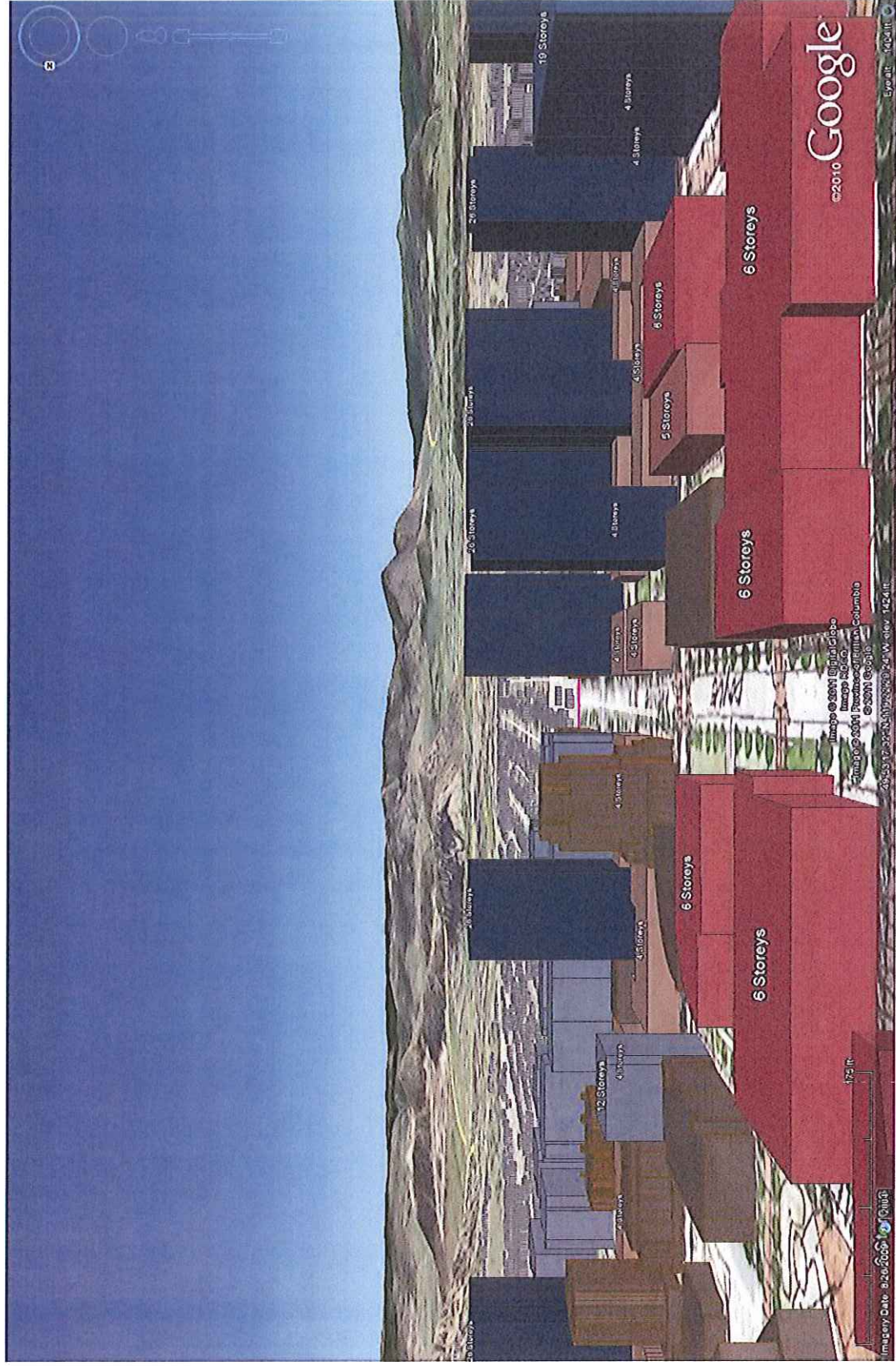
- ▶ **Version 3**
- ▶ Charrette recommendation but with Aquilini site provided 26 storeys on Bernard Ave.
- ▶ AND with heights along west of Richter increased to 4 storeys



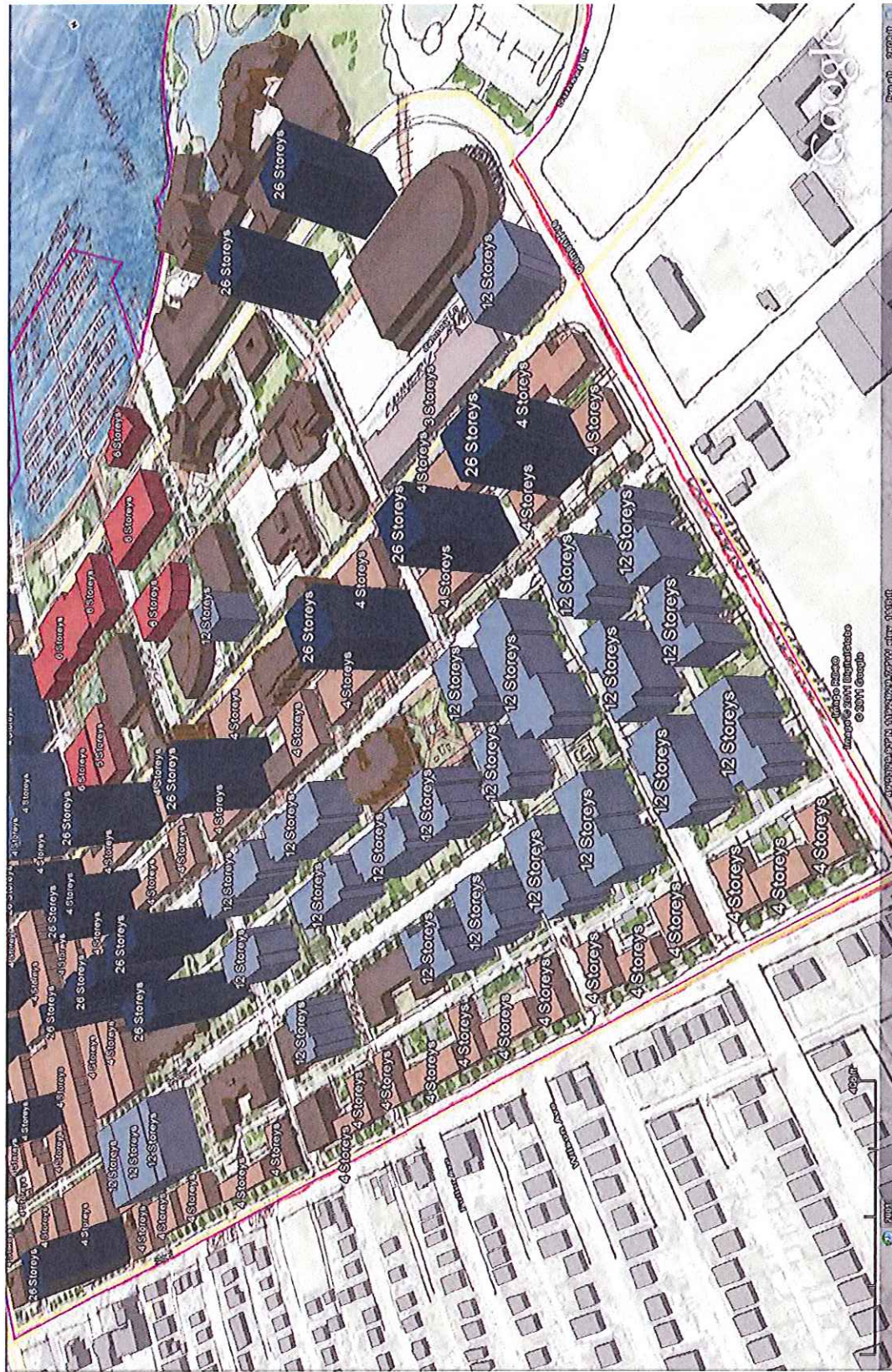
View looking West on Cawston Ave. – Version 3

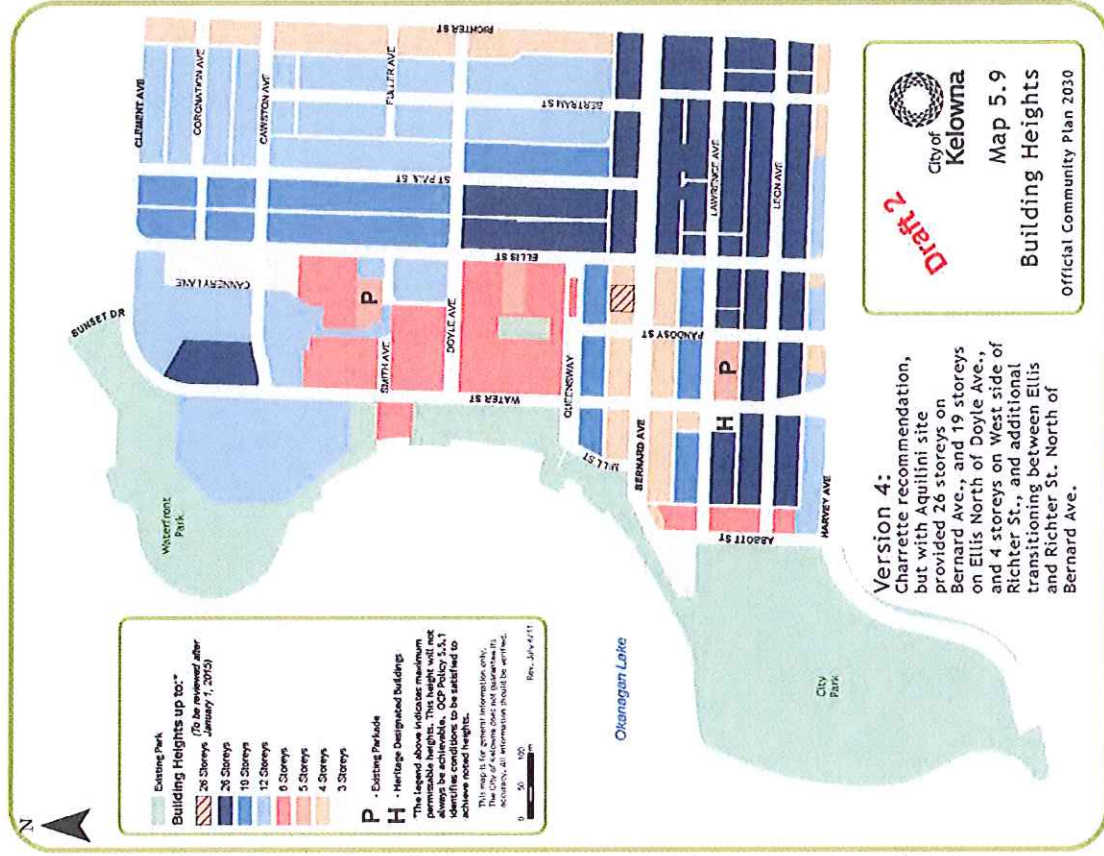


View looking East on Doyle Ave. – Version 3



Overview - North of Bernard – Version 3

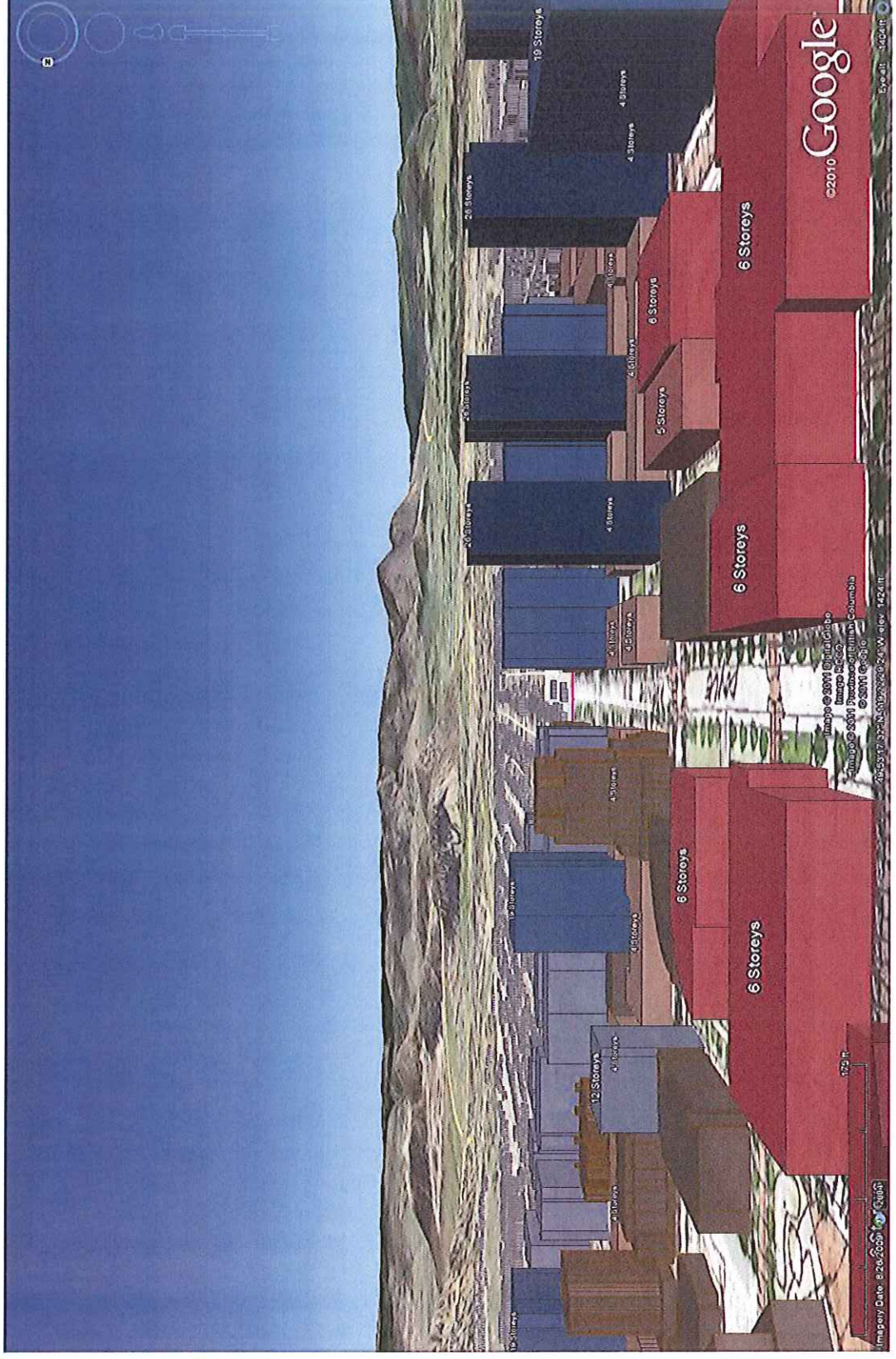


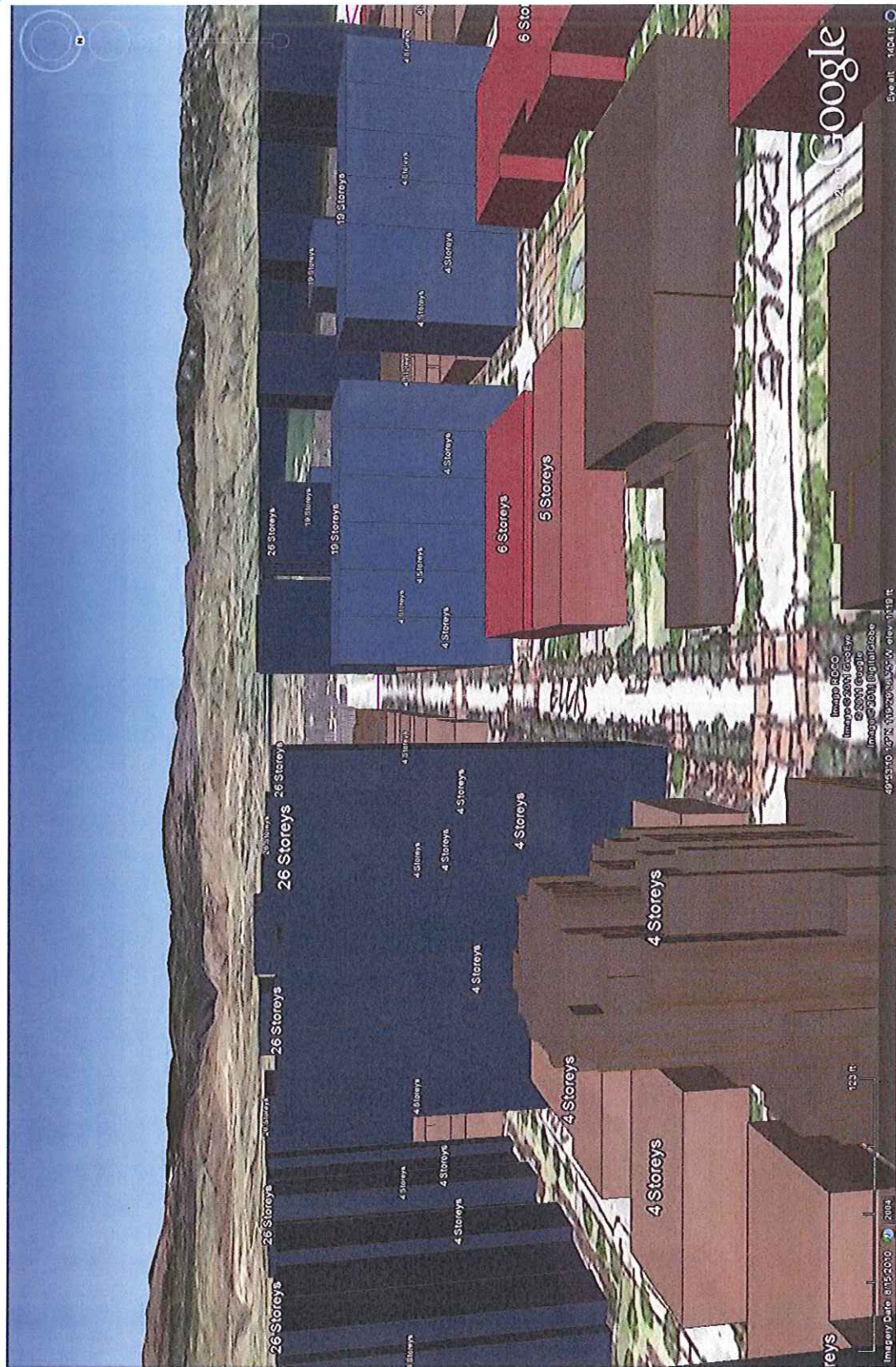


- ▶ **Version 4**
- ▶ Charrette recommendation but with Aquilini site provided 26 storeys on Bernard Ave.
- ▶ AND 19 storeys on Ellis north of Doyle
- ▶ AND 4 storeys west of Richter
- ▶ AND additional transitioning between Ellis and Richter

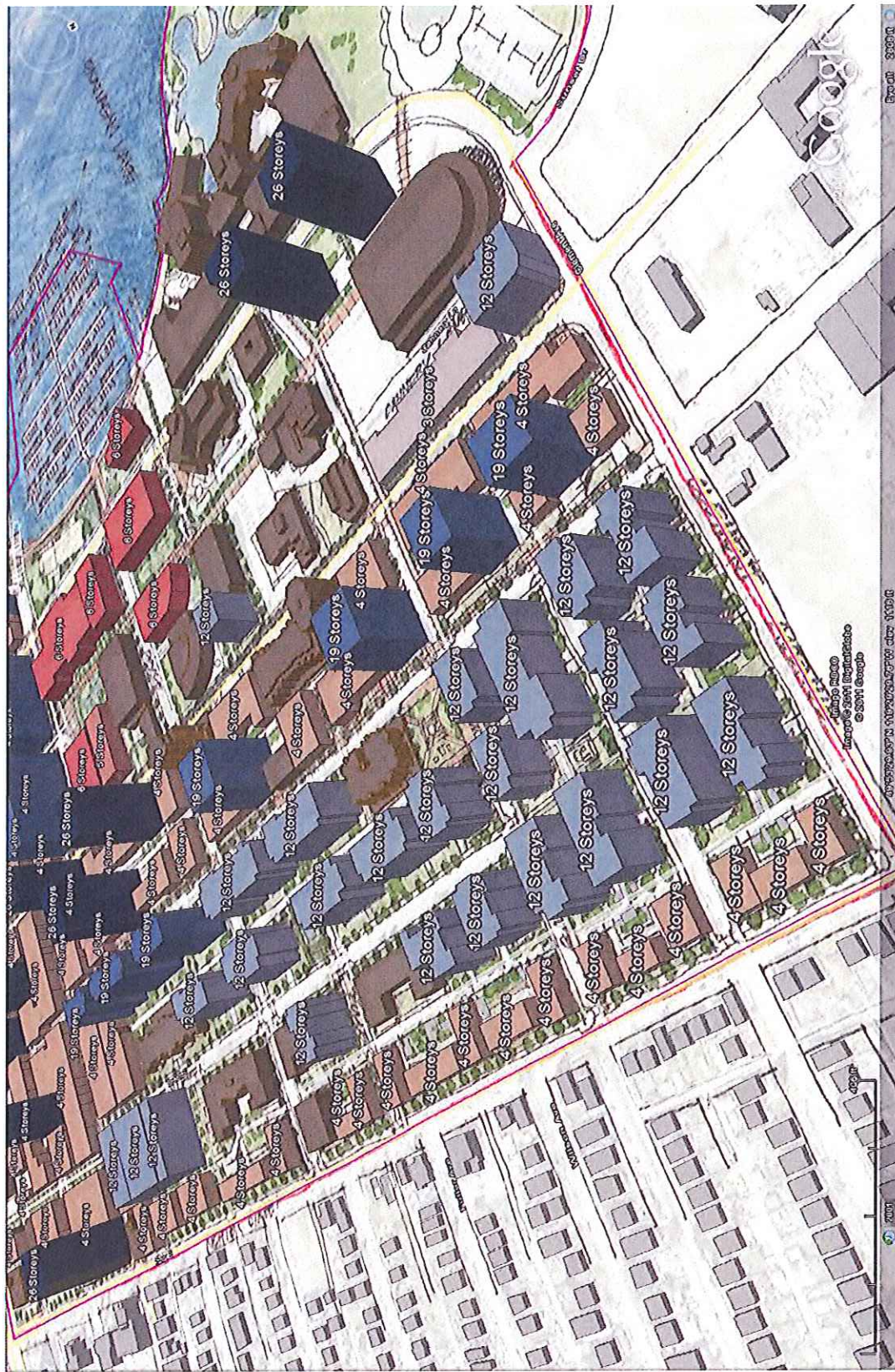


View looking East on Doyle Ave. – Version 4





Overview - North of Bernard – Version 4





OCP Amendment

Future Land Use - Existing vs. Proposed

June 2011

RECOMMENDATION

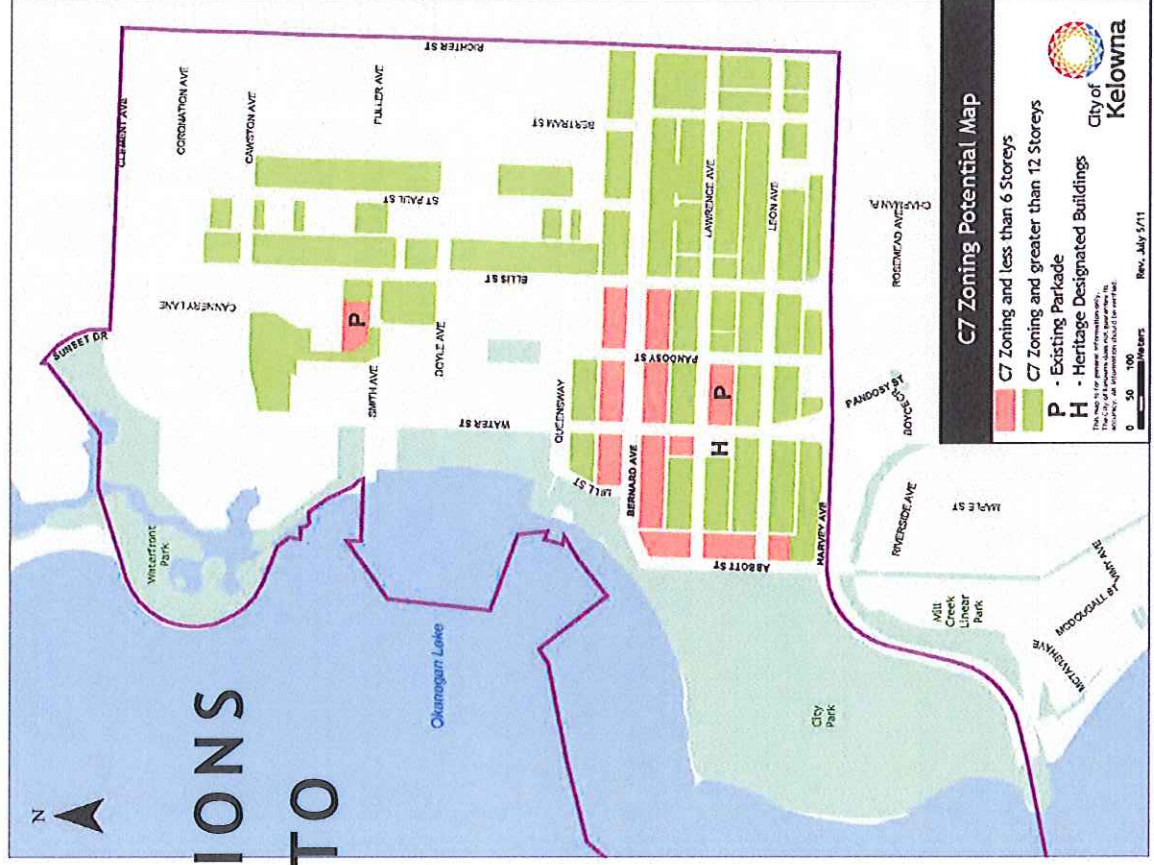
- ▶ withhold initiating an OCP amendment that would amend Map 4.1. Generalized Future Land Use to change the Future Land Use Designation of properties along the western side of Richter Street between the lane north of Bernard Avenue and Clement Avenue from Multiple Unit Residential (Medium Density) to Multiple Unit Residential (Low Density);

CHARRETTE RECOMMENDATIONS AS COMPARED TO ZONING

ZBL allows for
more height
than Charrette



Charrette allows
for more height
than ZBL



OPTION #1: NO CHANGE TO ZBL

- ▶ In the OCP, provide for building heights as follows:
 - ▶ 22 metres (6 storeys) along Bernard Avenue west of Pandosy Street;
 - ▶ 44 metres (12-14 storeys) along Bernard Avenue between Pandosy Street and Ellis Street, but with 26 storeys (to be reviewed after January 1, 2015) for the Aquilini site.
 - ▶ For other properties, building heights would be as per version (one of versions 1-4?) chosen by Council

RECOMMENDATION

OPTION #2: CHANGE ZBL

- ▶ Initiate amendments to the Zoning Bylaw to reflect Charrette recommendations for lowered building heights along portions of Bernard Avenue (except for the Aquilini site - Pl 462 (lots 3,4,5), Abbott Street and Water Street, in conjunction with recommendations for reduced parking requirements for redevelopment on affected properties;
- ▶ Initiate amendments to the Zoning Bylaw to reflect Charrette recommendations for tower separation requirements in the C7 zone;



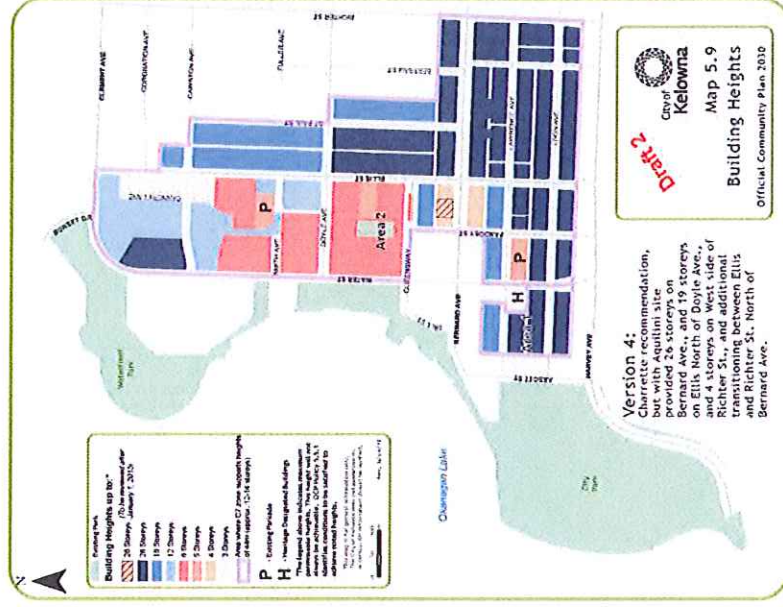
RECOMMENDATION

OPTION #2: CHANGE ZBL (CONTINUED)

- ▶ Bring forward OCP amendments that provide for height beyond that currently permitted only for those areas of the Downtown where C7 zoning currently provides for building heights of at least 44 metres;



EXAMPLES OF MAPS SHOWING INCREASED HEIGHT WITHIN ONLY C7 AREA



RECOMMENDATION

OPTION #2: CHANGE ZBL (CONTINUED)

- ▶ Bring forward the remainder of Charrette height recommendations in conjunction with revisions to the Zoning Bylaw.

ISSUES FOR DISCUSSION

- ▶ Which building height map should be advanced?
- ▶ Should the OCP be amended to reflect Charrette recommendations re: Richter area?
- ▶ Should the Zoning Bylaw be amended to reflect tower separation requirements and lower building heights in some areas?

