



THE
VINTAGE
AT WATERSCAPES

1070-1130
ELLIS STREET

Kelowna, BC

Development Permit Application

May 19, 2023



2023-05-17





2023-05-17

Applicant Name & Consultant List

Developer



Architect / Planner



Structural Engineer



Geotechnical Engineer



Municipality



Landscape Architect



Mechanical



Electrical





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Applicant Name & Consultant List 2

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1.

Executive Summary

Ledingham McAllister is pleased to submit a Development Permit application to the City of Kelowna for The Vintage at Waterscapes. Approximately 3.5 acres in size, this portion of the Waterscapes lands consists of 1070-1130 Ellis Street, in Kelowna's City Centre.



1.1 Application Overview

The development team has been working with the City of Kelowna Planning Department since March 2021 to prepare this submission. The application began as a rezoning application from RM5 and C4 zones to a C7 zone, per Kelowna's 1998 Zoning By-law 8000. The rezoning application received third reading on May 9, 2022.

At the direction of staff and in anticipation of the adoption of the new Zoning By-law 12375, in summer of 2022 this application was realigned to the UC-1 Downtown Urban Centre zoning as currently drafted. The materiality of the plan has not changed, and it will continue to implement the principle direction, and high standards of Kelowna's urban center as outlined in the new OCP and Draft Zoning By-law 12375.



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

1.2 Design Rationale

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

With built forms and a skyline that respond to the surrounding mountains, shoreline, and urban fabric, this development forms a significant contribution to the revitalization of the north end of Kelowna's city centre. With dynamic human scale frontages to activate Ellis Street, a new public plaza with 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, animated public spaces, and ample market strata and rental housing close to the lake front and downtown amenities will create a thriving, vibrant community. The Vintage at Waterscapes will provide enhanced neighborhood livability, access, and enjoyment of the Kelowna lifestyle for new and existing residents alike.



Figure 1-1: View of The Vintage at Waterscapes from Ellis Street facing south west



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

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

1.3 Development Description

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

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

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

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



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



Figure 1-3: Site Location

1.4 Site Description

The Waterscapes I site to the west is comprised of four mid-rise apartment buildings and one tower, with a private road that connects Sunset Drive through to The Vintage at Waterscapes site, ending at Ellis Street.

The 3.5 acre The Vintage at Waterscapes site is bound on the west by Waterscapes Phase I, and on the east side by Ellis Street. A private road provides an east-west connection through the site, from Ellis Street on the east through to Waterscapes Phase 1 on the west. Industrial Avenue borders the north side, and the One Water Street development borders the south side.

Legal Address

Lot 2 District Lot 139 Osoyoos Division Yale District Plan KAP76304
Parcel Identifier: 026-037-980

Lot 3 District Lot 139 Osoyoos Division Yale District Plan KAP76304
Parcel Identifier: 026-037-998

Lot 4 District Lot 139 Osoyoos Division Yale District Plan KAP76304
Parcel Identifier: 026-038-005



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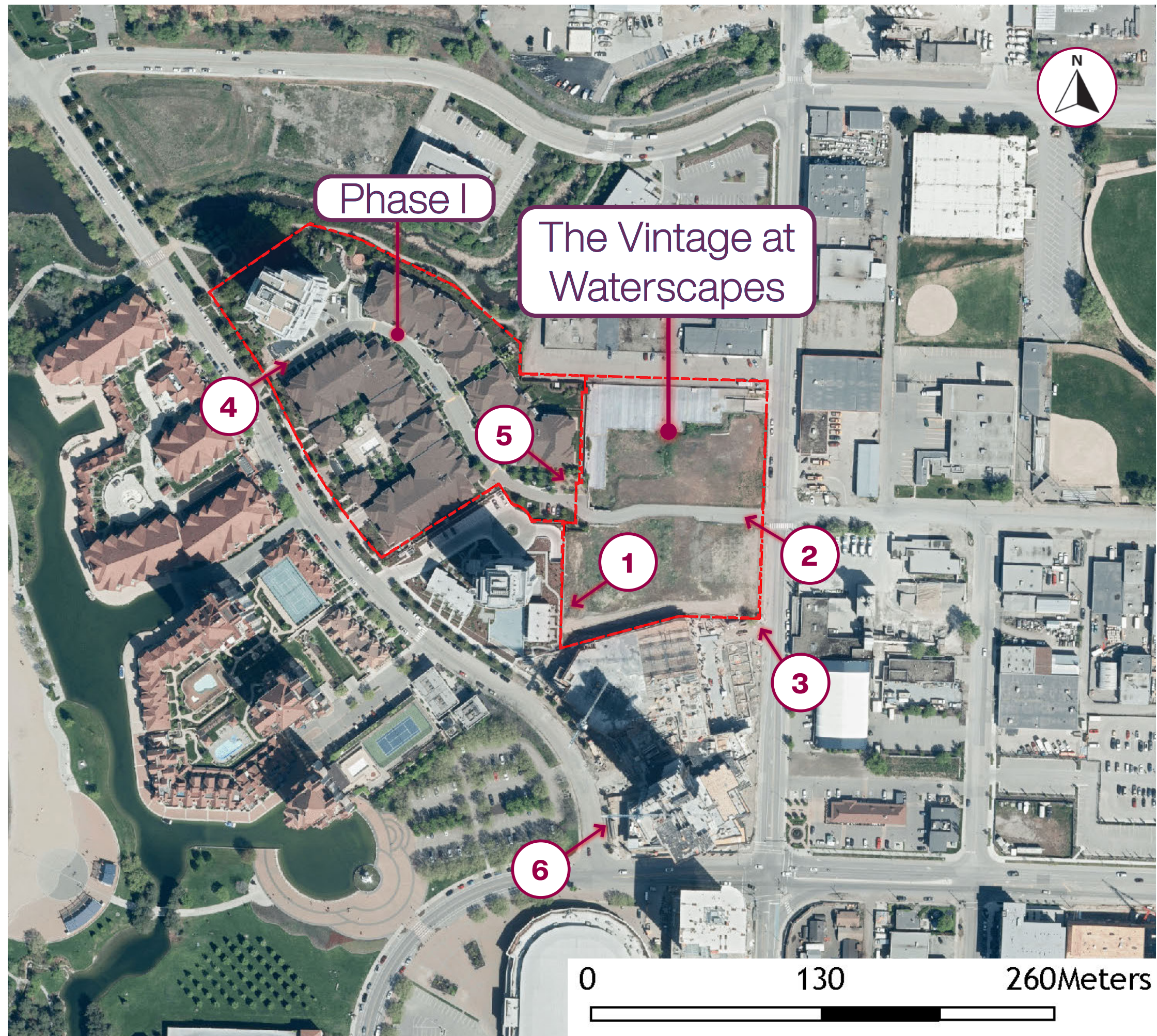
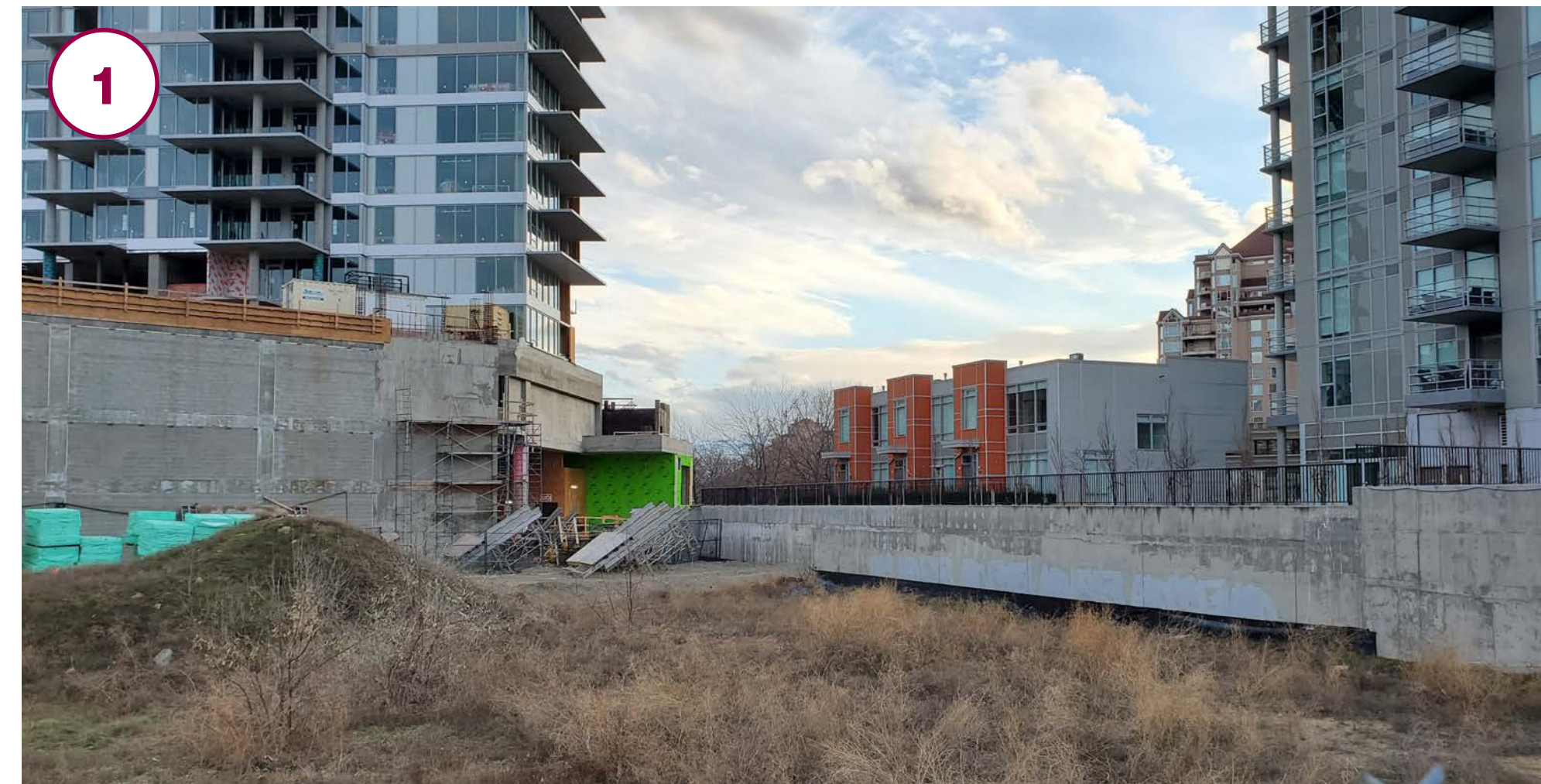


Figure 1-4: Site Condition Key Map

1.5 Current Site Condition

The current condition of the site is undeveloped, under utilized land surrounded by development. It is currently a gap in the completion of the block and streetscape along Ellis Street. Surrounding development ranges from low to high-rise multiple unit dwellings. The underground parking will be replaced with 53 new stalls in the podium.



1 Facing south from southeast corner of The Vintage at Waterscapes site, with One Water Street visible on the left.



2 Facing west into the current The Vintage at Waterscapes site, along Private Street which will remain. Waterscapes Phase 1 in background.



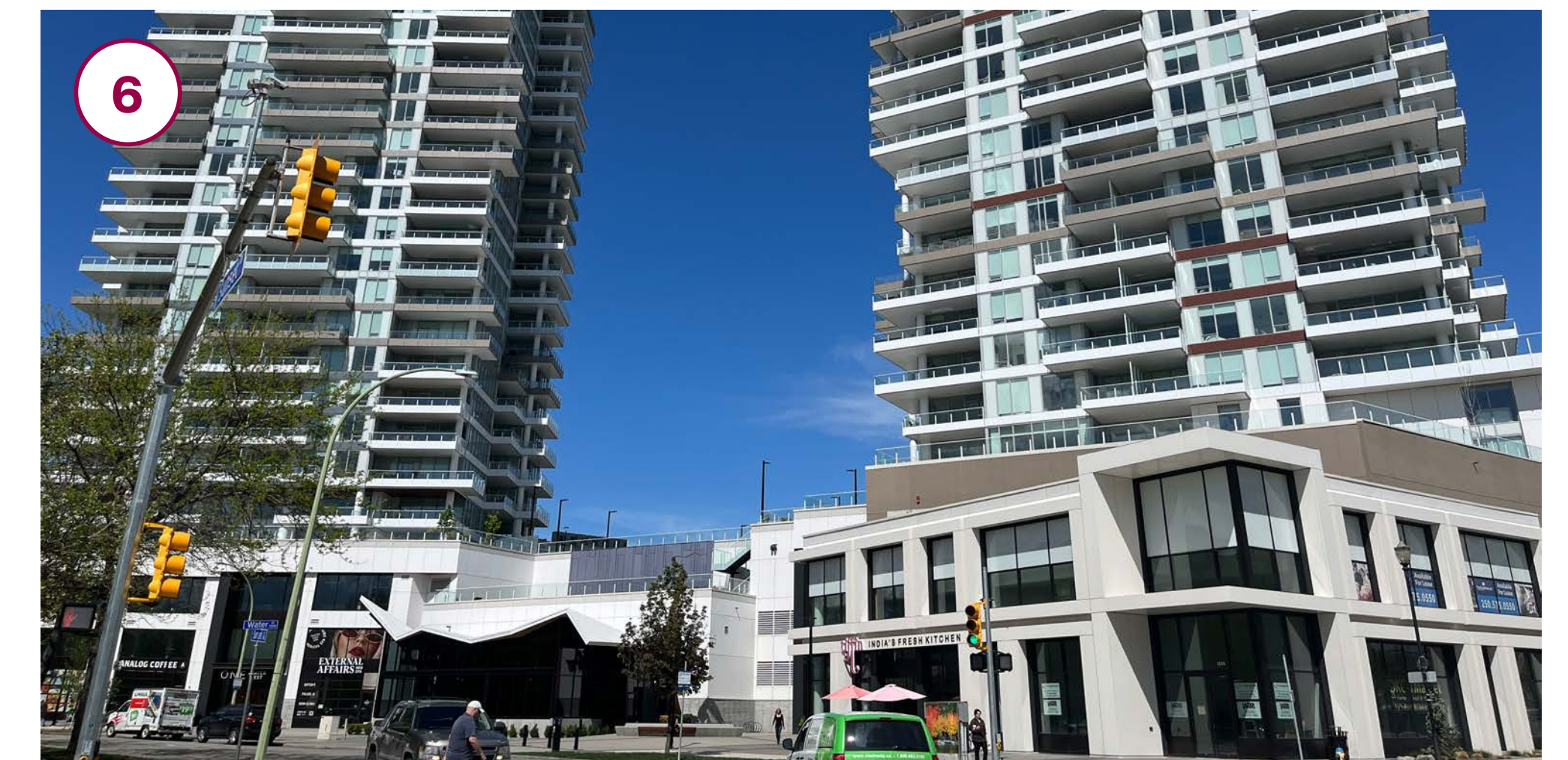
3 View of the southeast corner of The Vintage at Waterscapes site, with One Water Street development visible on the left.



4 West entrance onto Private Street at the completed Waterscapes Phase 1, from Sunset Drive.



5 View of The Vintage at Waterscapes current site condition from Phase 1, facing east down Private Street.



6 Intersection of Water Street and Sunset Drive with One Water Street under construction, facing north.

1.6 Design Drivers

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 townhomes 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, on levels two and three.

Neighborhood 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 and wind impacts at ground-level through tower 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.



Public Realm

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.

Figure 1-5: The Vintage at Waterscapes Design Drivers

2.

Public Benefit Strategy



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2.1 Neighborhood Integration

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.



Exemplary Architecture

A part of an iconic downtown waterfront neighborhood, 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 development is designed to meet Energy Step Code 2 and demonstrates exemplary efficiency through sustainable features and low energy loss impact measures. The Vintage at Waterscapes will clearly indicate the urban heart of Kelowna and provide a clear boundary and edge to the nearby Civic Centre.



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 neighborhood.





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2.2 Public Realm

1 Enhanced Streetscape & Landscaping

The Vintage at Waterscapes completes the Ellis Street block on the west side, and will promote a walkable north end of downtown. Greenery, lighting, continuous sidewalks, and pedestrian amenities will ensure that the street is safe, accessible, and reflects the identity of Kelowna's character Urban Centre streets.

2 Placemaking with Public Art

The themes in the public art on Ellis Street will reflect the identity of Kelowna. The water feature will tie the site to the adjacent lake shore and provide a refreshing, soothing element that softens the hardscape.

3 Corner Plaza

A plaza at the corner of the private road provides a place of respite along this stretch of Ellis St. Also functioning as a hardscaped pocket park, this plaza is integral for extending the downtown urban quality and pedestrian priority north to The Vintage at Waterscapes site. It also provides a central area to meet, sit, find shade, rest, and connect.

4 Improved Circulation & Integration

The east-west connection created by the private road will break up the large block into a finer urban fabric, and provide direct access towards the lake front for pedestrians. This improves the circulation, and provides a full integration of The Vintage at Waterscapes with the surrounding established community.

5 Pedestrian-Scale Design and Experience

The street-fronting townhouses provide activated street frontage, passive overlook, and ensure that the public realm is human scale. The built form frames Ellis Street and is proportioned to the street width, and architectural details break down the mass into articulated elements with a neighborhood feel.

6 Integration with Existing Community

The street frontage along Ellis Street including the new plaza, will seamlessly integrate The Vintage at Waterscapes into the existing North Downtown fabric. As the North End District Plan comes into effect for the lands surrounding the site, The Vintage at Waterscapes will be a catalyst and high standard for the form and feel of new residential architecture in this Urban Centre.



Figure 1-6: The Vintage at Waterscapes corner plaza and Ellis St.



Figure 1-7: The Vintage at Waterscapes amenity roof

2.3 Private Realm

1 Extensive Amenities

Private and semi-private amenities will serve residents and locals by providing spaces and activities that complement the existing nearby network of parks and waterfront activities.

2 Sports & Fitness

The social and wellness-oriented amenities reflect the signature healthy, active lifestyles sought after in Kelowna. These include sports courts, indoor and outdoor gyms, children's playgrounds, open field areas, putting greens, and pools.

3 Outdoor Living Rooms

Open air lounges for outdoor dining, games, relaxing or play are separated by leafy natural shrubs or trees, pergolas and trellises. This provides a sense of privacy and separation, noise buffers, and a lush garden backdrop.

4 Year-Round Usage

In addition to indoor gathering rooms and work spaces, outdoor dining and cooking areas will include fire pits and covered seating to provide shade or weather protection as needed, extending the usable season.

5 Wellness Walk

A meandering path circles the semi-private grounds, connecting each area and doubling as a running or walking track. The wellness walk is an active linear space for families, friends, or individuals to access a safe path away from cars or cyclists close to home.

6 Ecosystem Benefits

The plantings on the green podium roof and throughout the gardens and streets provide benefits to residents as well as birds. Tree canopies, shrubs, and native species gardens will contribute to Kelowna's ecosystem and green network, and enhance the outdoor quality of The Vintage at Waterscapes with color, cooling, shade, and softscaping.

GASTON AVE.

ELLIS ST.

2.4 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 neighborhood.
- Local businesses gain customers in their community.
- Urban sprawl is curbed, protecting valuable ALR land and regenerating brownfield or infill sites.



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2.5 Sustainable Land Use



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 kilometers of road and utilities.



Promoting Active Transportation

The Vintage at Waterscapes site is situated at a confluence between downtown and core neighborhoods, 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.





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2.6 Community Driven Planning

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 neighborhood throughout different stages of life, and welcome incoming residents looking for a home to accommodate their new Kelowna lifestyle.



Ground-Oriented Housing

Street-fronting townhouses with terraces and entrances promote a neighborhood 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.



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 neighborhood.



2.7 Sustainable Growth

Efficient and Convenient Land Use

The 3.5 acre The Vintage at Waterscapes site provides housing for 1,141 households, which is 50 times more efficient in terms of land use and infrastructure servicing, than detached housing.

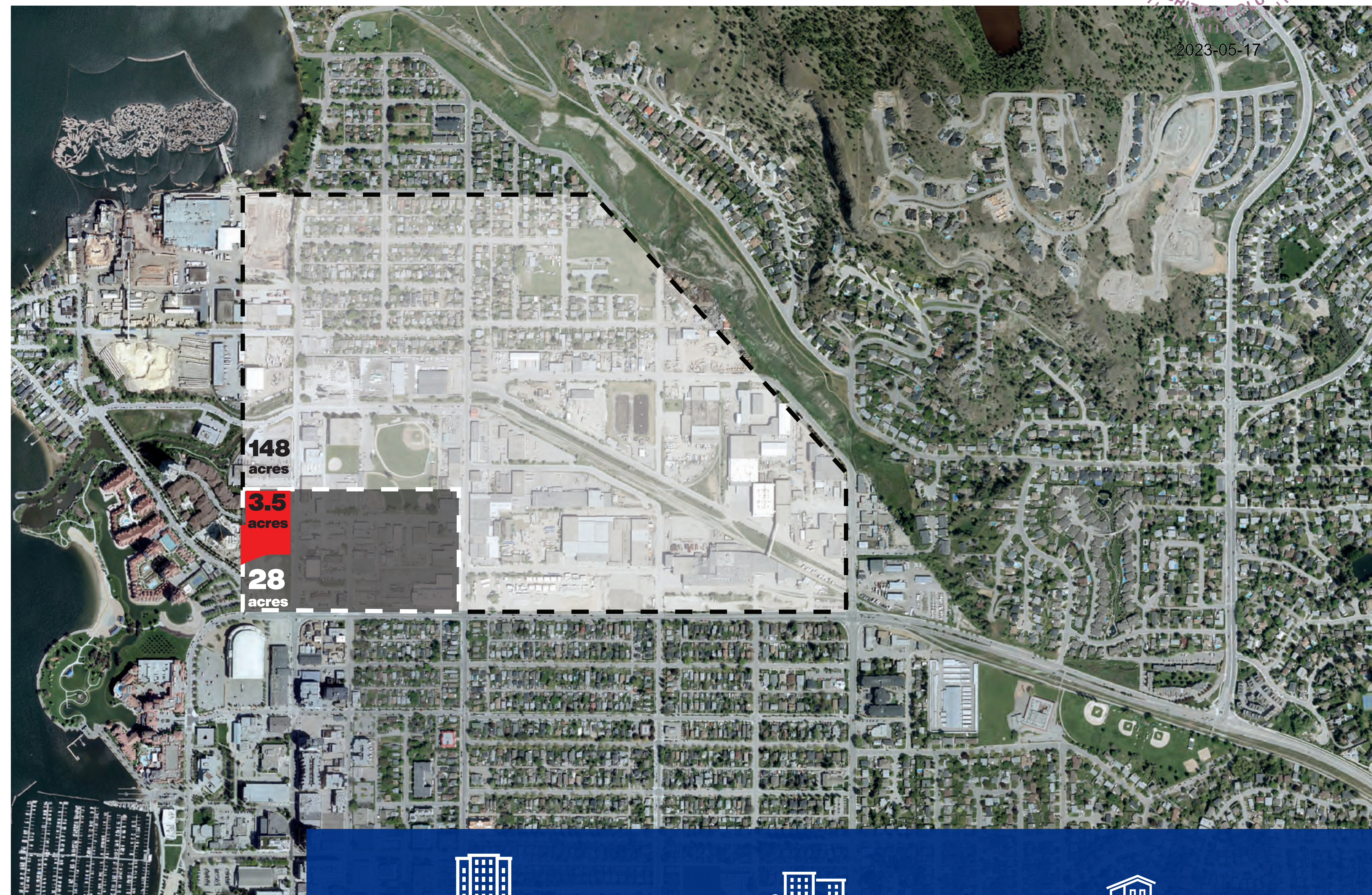
Without highrise forms, this amount of housing could not be provided without expanding the urban growth areas into greenfield sites such as the ALR, or sites that can be used for parks, public amenities, or recreation. High density housing at this location maximizes the number of households who will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

Tower Typologies to Accommodate Growth

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

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

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



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

Figure 1-8: Development Footprint Area by Density Comparison

In 2018, the City of Kelowna published its Community Climate Action Plan. This includes actions for advancing towards climate targets that are led by the city, though implementation can also happen by developers and community members as the city grows and changes.

2.8 Green Building Design Principles

The Vintage at Waterscapes will contribute to each of the themes through its siting, planning, design, and operations. The measures taken to address these theme areas are listed on the next table.



Kelowna's Community Climate Action Plan Themes	The Vintage at Waterscapes Response
<p>1. The Way We Get Around - providing options to reduce vehicle trips and accelerate transition to low carbon transportation options</p>	<ul style="list-style-type: none"> • Located along a main bus route that connects into the Queensway Exchange, as well as along key bus routes and pedestrian paths, The Vintage at Waterscapes plan will be accessible by multiple modes of transportation. • Pedestrian and cyclist amenities such as bike parking and comfortable, convenient pathways will encourage active transportation. • The proximity to mixed use areas and commercial shops and services will reduce vehicle trips. • Electric vehicle charging outlets will be included in the parkades.
<p>2. The Energy We Use in Our Buildings - improving energy performance and reducing GHG emissions in new and existing buildings.</p>	<ul style="list-style-type: none"> • The Vintage at Waterscapes will meet the standards of Kelowna's Energy Step Code 2. • Low-carbon building measures including locally manufactured materials and low-VOC emitting materials will be used where possible. • The buildings are designed to minimize air and heat transfer between units and outside, and maximize daylight and views for regularly occupied spaces. • Energy efficient mechanical and electrical systems, including lighting and appliances, will be provided where possible in the building fit-out. • Specified common areas (stairwells and parking) will have occupancy sensors to limit the duration and/or intensity of operational lighting, and use LED bulbs. Outdoor lighting will be controlled by photocells and/or timers.
<p>3. The Waste We Create - increasing the diversion of waste from the landfill.</p>	<ul style="list-style-type: none"> • Recycling facilities will be provided on site.
<p>4. Planning Our Community - managing energy and emissions by focusing growth in urban areas so residents and workers are located closer to transit and services.</p>	<ul style="list-style-type: none"> • This key infill site is a positive opportunity to accommodate population growth within Kelowna's urban area, close to transit and services.



The Vintage at Waterscapes will incorporate bird-friendly design measures that reduce threats and create habitat.

2.9 Bird Friendly Design

Creating Habitat

- Terracing gardens on the podium edge along with extensive green roofs will increase the opportunities for birds to find food and shelter
- Tree canopy will provide nesting sites throughout the landscape with minimal disturbance from humans
- Native species of plants, trees, and shrubs will be implemented throughout the streetscaping and landscaping to extend the local ecosystem into the site

Reducing Threat

- Raised terracing gardens and sufficient habitat space in the tree canopies provides birds with safe locations for nesting and raising young away from ground predators



2.10 Protecting Agricultural Lands

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.

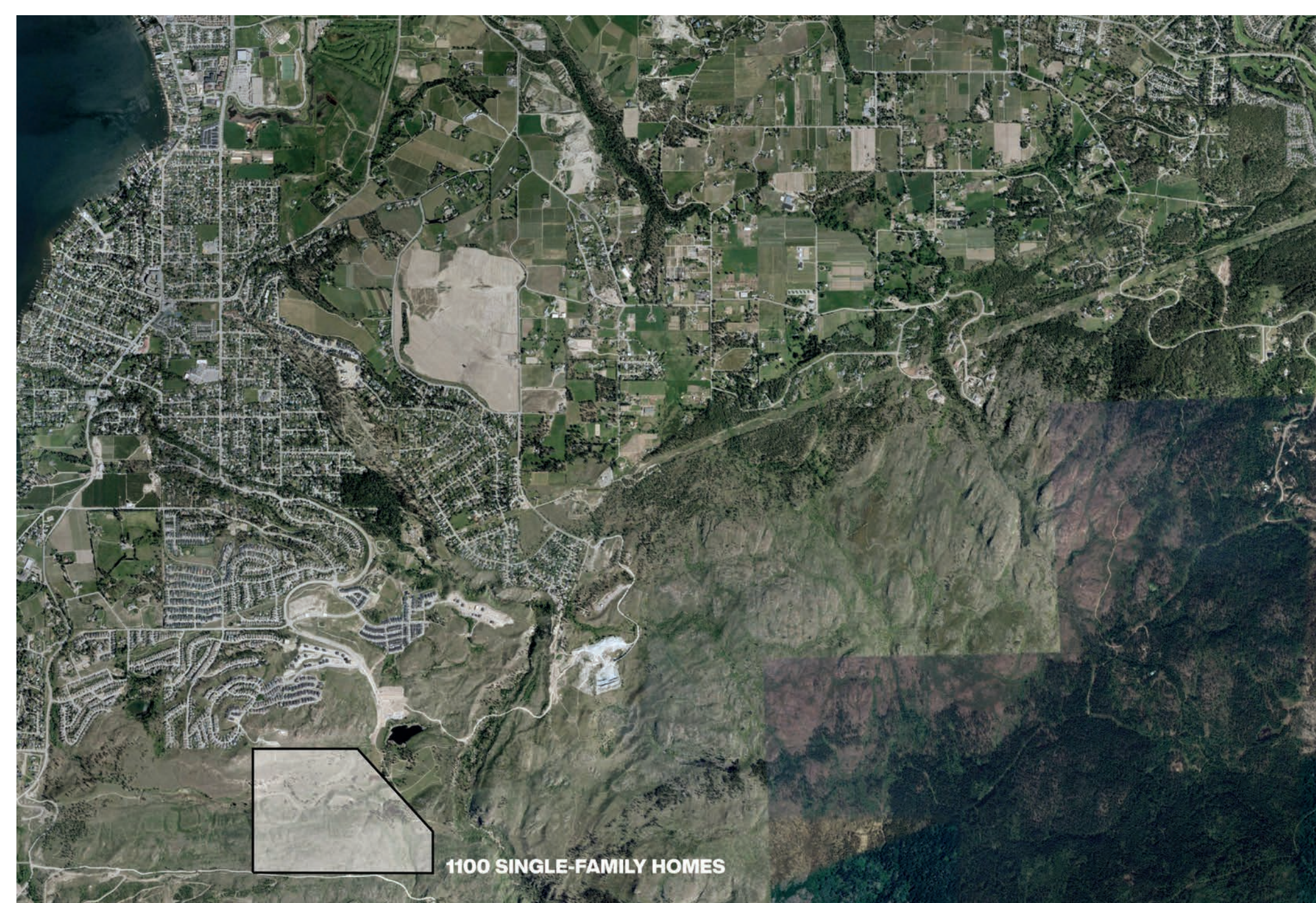
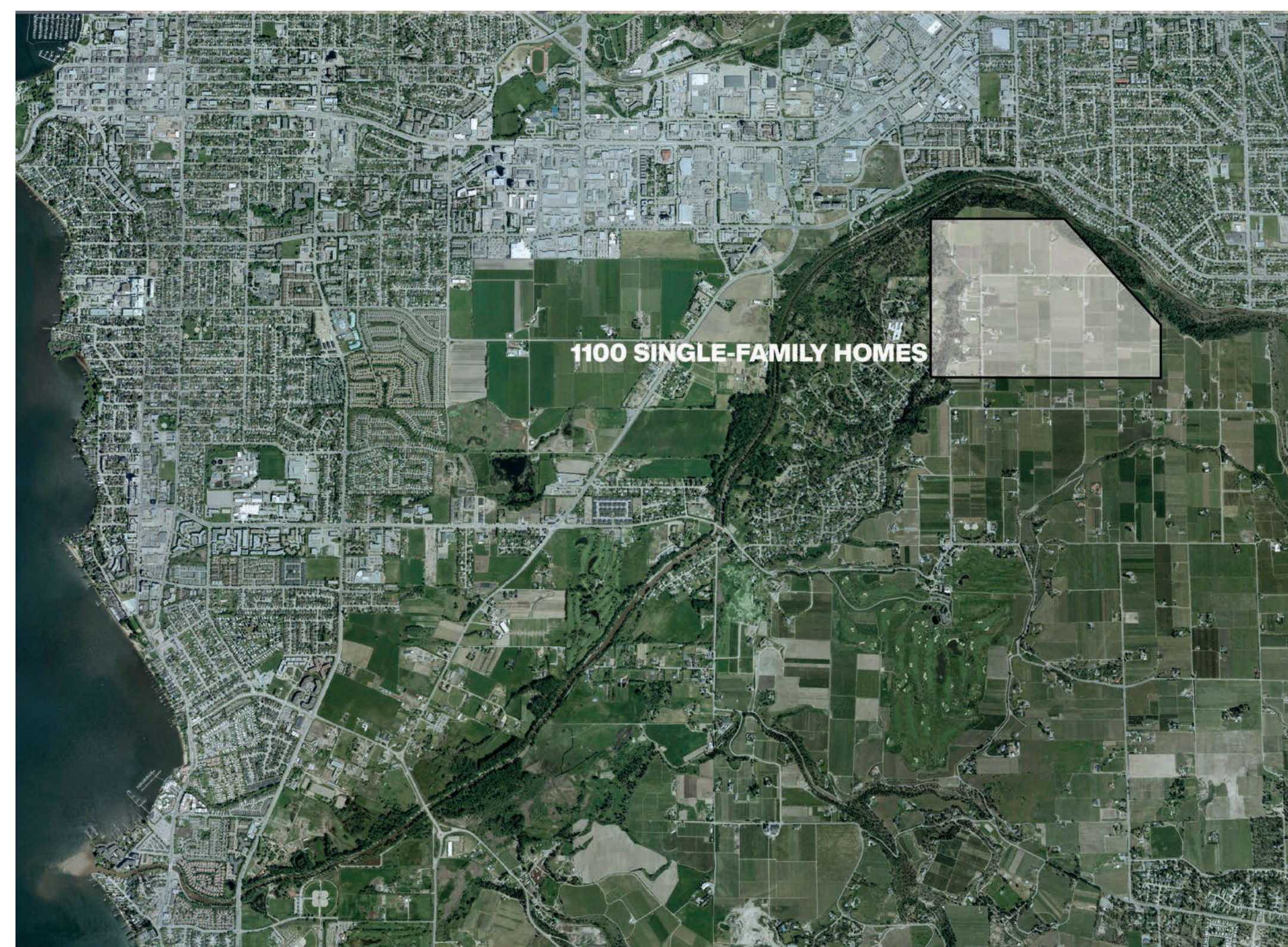


Figure 1-9: The Vintage at Waterscapes Density as Sprawl Diagram

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.



3.

Location and Context

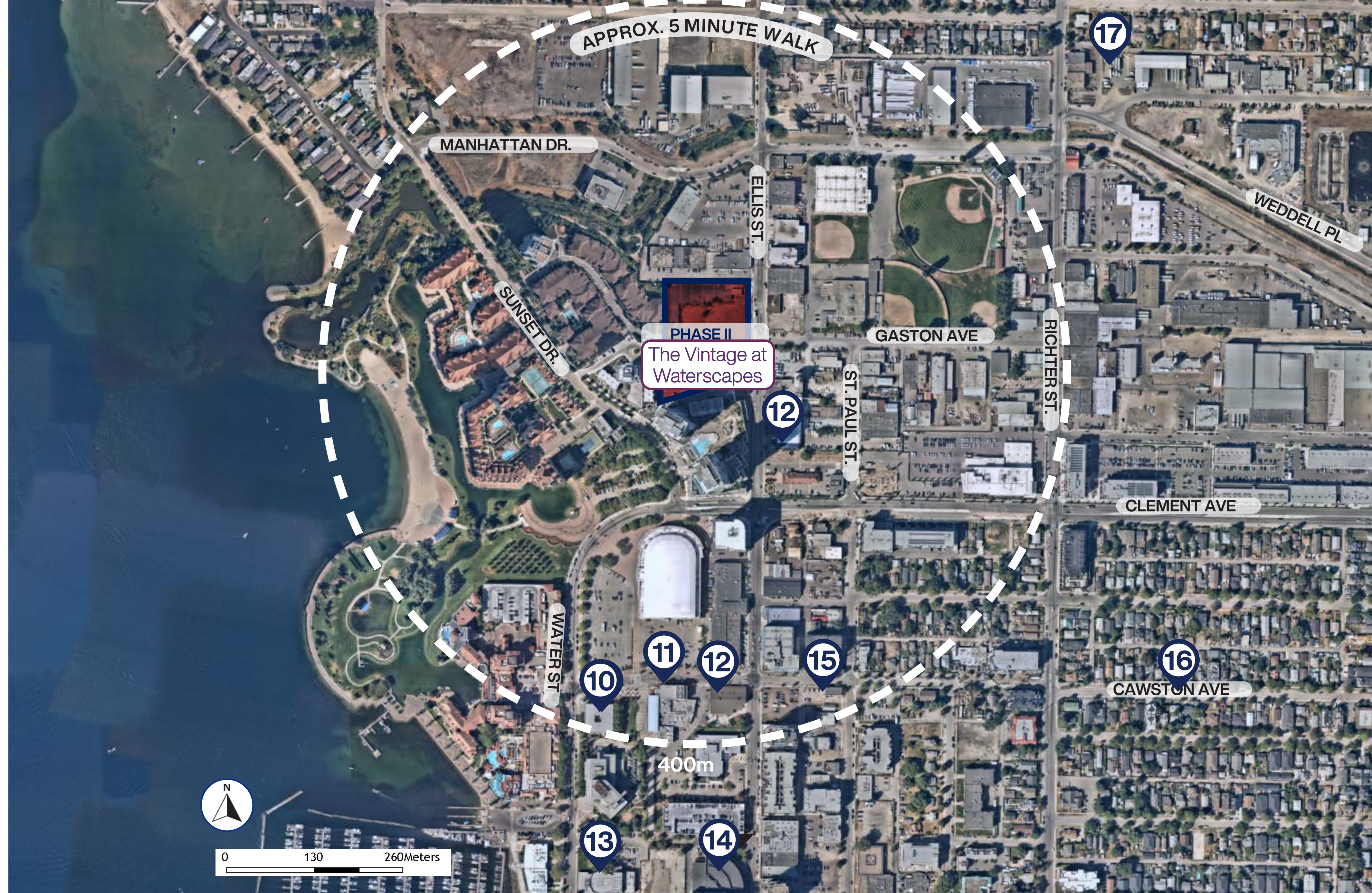


Figure 1-10: Local Amenities Map

3.1 Local Amenities

The Vintage at Waterscapes' location is embedded within an active, mixed use neighborhood 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 Cultural District, and a short walk to the west directs straight to a variety of waterfront activities including walks, multi-use paths, boat launches, and beaches.

Beyond the immediate proximity, the site is well serviced by transit and roads to access other amenities easily within a few minutes drive, bike, or transit ride.

Legend

Parks & Recreation

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

Arts & Culture

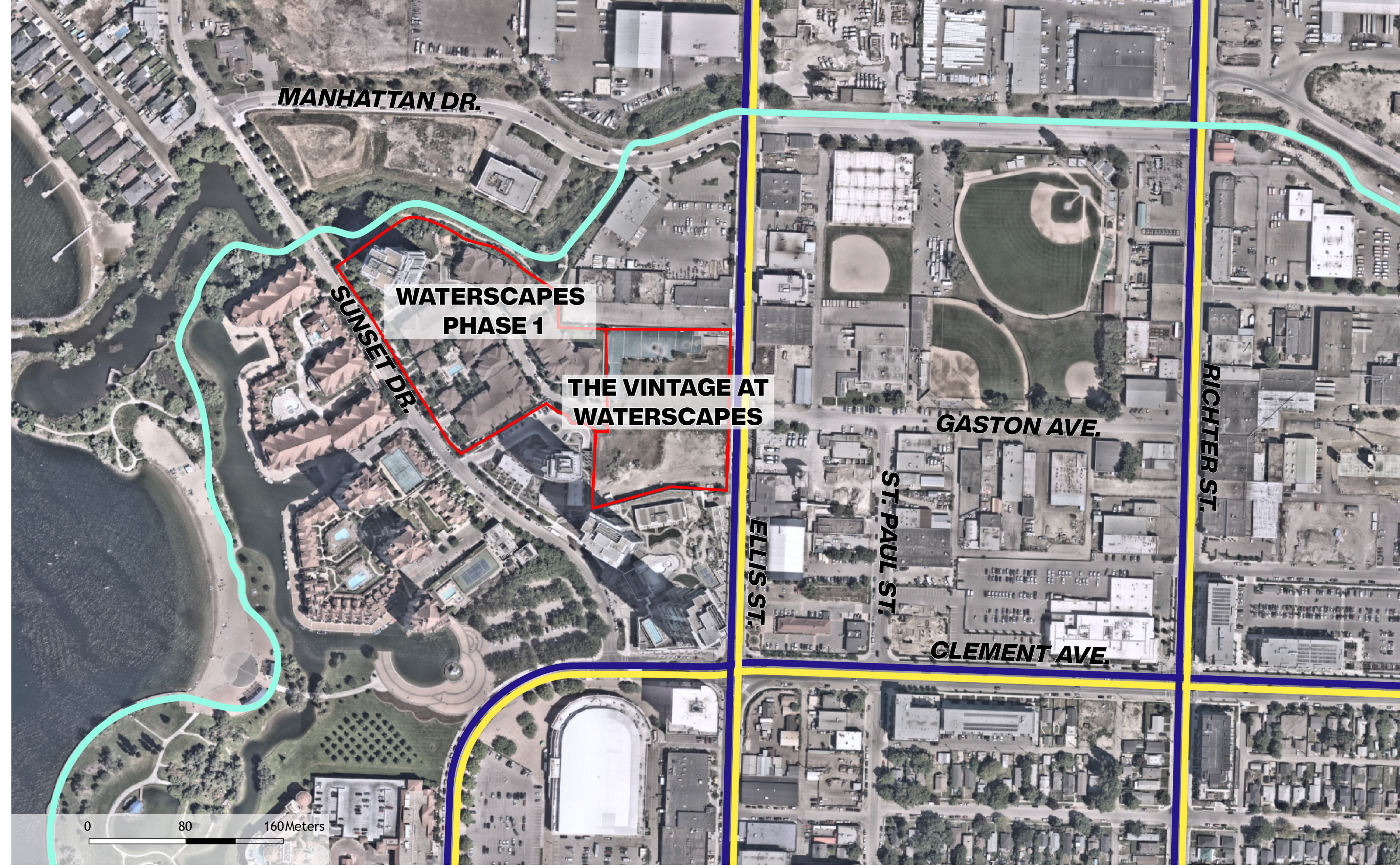
- ⑩ Kelowna Art Gallery
- ⑪ Rotary Centre for the Arts
- ⑫ Laurel Packinghouse
- ⑬ Kelowna Community Theatre
- ⑭ Kelowna Downtown Library

Education & Childcare

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



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3.2 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. The site is approximately one kilometer north of Highway 97, the main regional connection.

Legend

- Shared-Use Bike & Pedestrian Path
- Bike Lane
- BC Transit Route

Figure 1-11: Connectivity Network Map

3.3 Existing Surrounding Land Uses

Currently it is surrounded by commercial uses to the east and north. Newer, higher density mixed use development is adjacent to the south side, with high density residential to the west.

The area is well serviced by parks and amenities. Within 500m is the heart of the Cultural District including the Kelowna Art Gallery, Rotary Centre for the Arts, and Kelowna Library main branch. Entertainment including dining and sports are also a short walk away. There is excellent access to the waterfront public parks and private recreation facilities along Lake Okanagan.

The Vintage at Waterscapes is located on Ellis Street, a main mixed use spine that runs north-south through downtown.

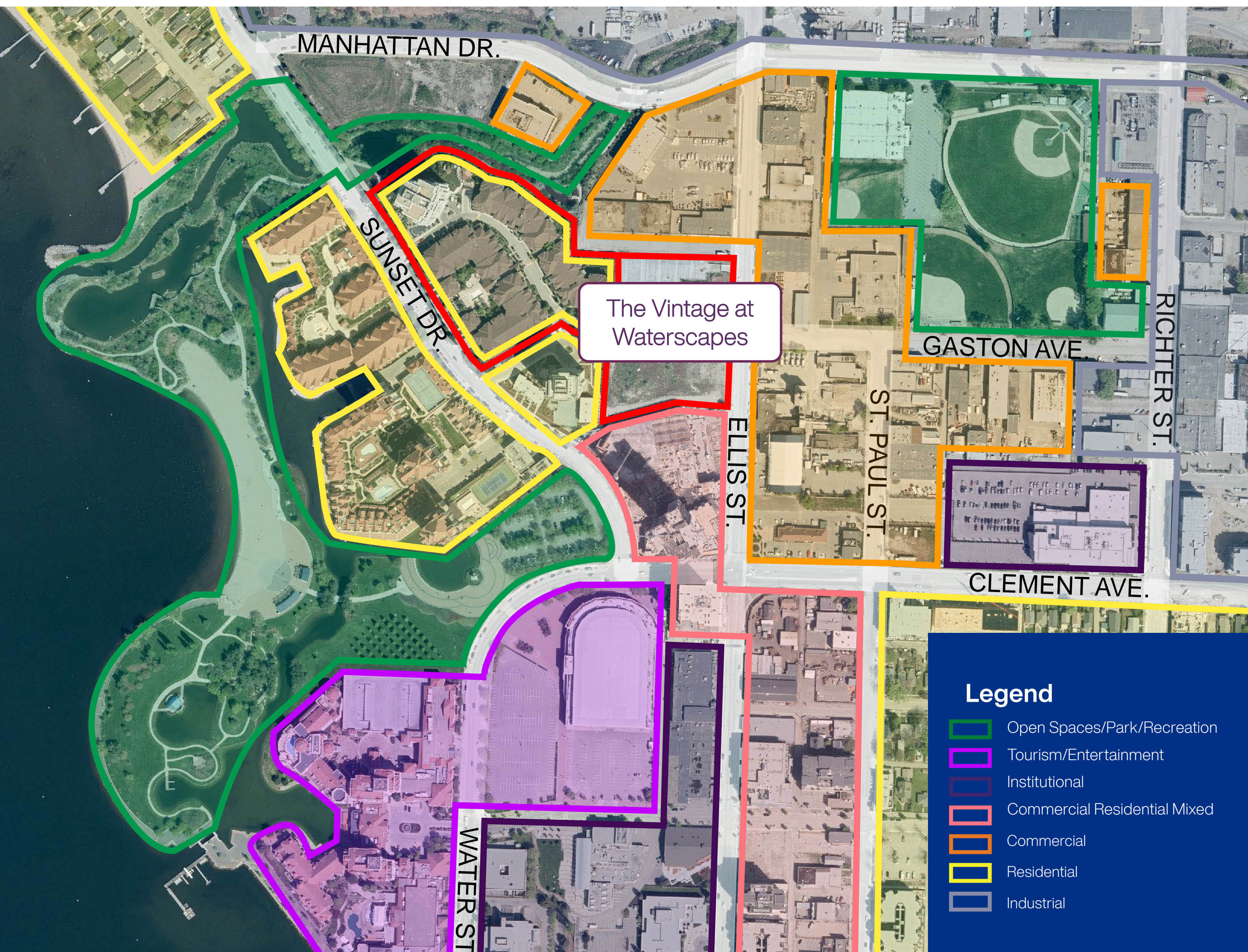


Figure 1-12: Surrounding Land Uses Map



Figure 1-13: Surrounding Building Height Map

3.4 Surrounding Building Heights

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 neighborhood that can support the mix of residential, shops and services at ground level along Ellis Street.

Low-rise residential areas are concentrated south of Clement Street or north of the Rotary Marsh, creating ample buffer room and transition between the higher character on and around Ellis Street.

The forthcoming North End Neighborhood Plan, under development at the City of Kelowna, will bring forth new mixed uses in the area surrounding The Vintage at Waterscapes, including concentrated housing in new typologies.



4.

SITE INFLUENCES



Figure 1-14: Aerial View of The Vintage at Waterscapes interface with One Water to the south

4.1 Site Influences and Integration – South Side

One Water

The podium and towers correspond to the shape of the neighboring 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.

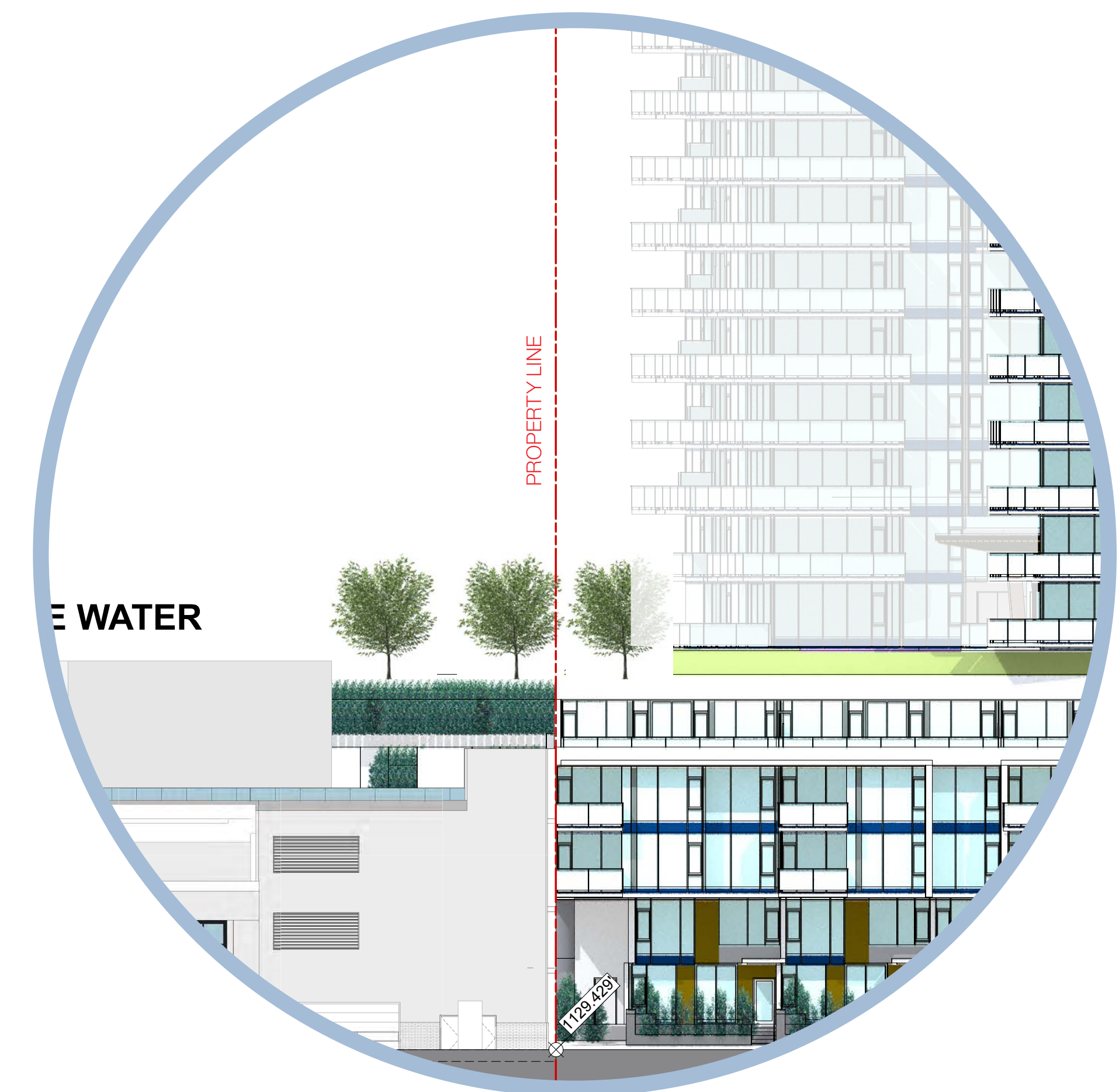


Figure 1-15: Section of The Vintage at Waterscapes with southern One Water interface



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4.2 Site Influences and Integration – 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. 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. Fronting the pedestrian mews is ground level townhouses with patio zones to increase pedestrian safety and a community oriented interface with Phase I.

Lush green buffers and terraced gardens will integrate the two phases of the Waterscape Master Planned Community. This will create a visually pleasing interface with Phase I and provide a naturalized edge for the pedestrian mews.



Figure 1-16: Plan View of interface between Waterscapes Phase I and The Vintage at Waterscapes showing pedestrian mews, townhouse patio zones, and terracing gardens.



Section of The Vintage at Waterscapes with Waterscapes Phase 1 to the west
Top - Towers T1 and T2 interface plan; Bottom - Towers T3 and T4



Figure 1-17: Terracing, gardens, pathways to create a transition from The Vintage at Waterscapes to Waterscapes Phase 1 on the west side



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4.3 Site Influences and Integration – 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 zero lot line wall will integrate with the design of the buildings and provide continuous visual interest.

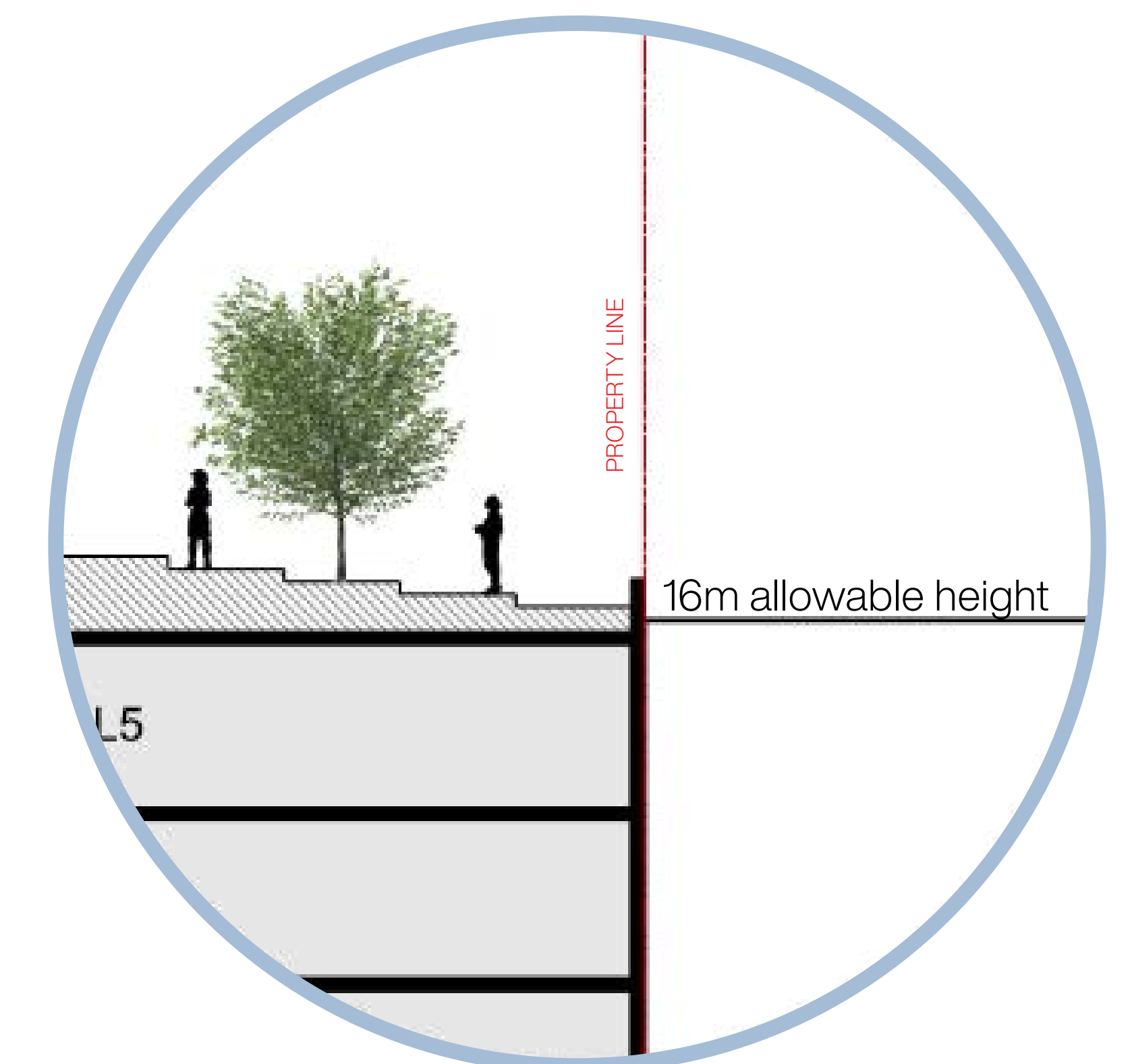


Figure 1-19: Temporarily exposed wall face along the north edge of The Vintage at Waterscapes, away from activated street area



2023-05-17

4.4 Site Influences and Integration – 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 neighborhood artery.

The hard and softscapes of Ellis Street, with the active building entrances, townhome frontages, and right of way zones work to make this the most dynamic and urban edge. As the north end of downtown Kelowna develops, this interface establishes an important precedent in the area.



Figure 1-20: East-facing elevation of The Vintage at Waterscapes, along Ellis Street
Top: Tower 2 interface; Bottom: Tower 3 interface with the private street shown in the centre, with One Water shown on the left



Figure 1-21: East edge of The Vintage at Waterscapes, facing onto Ellis Street



5.

Project Details

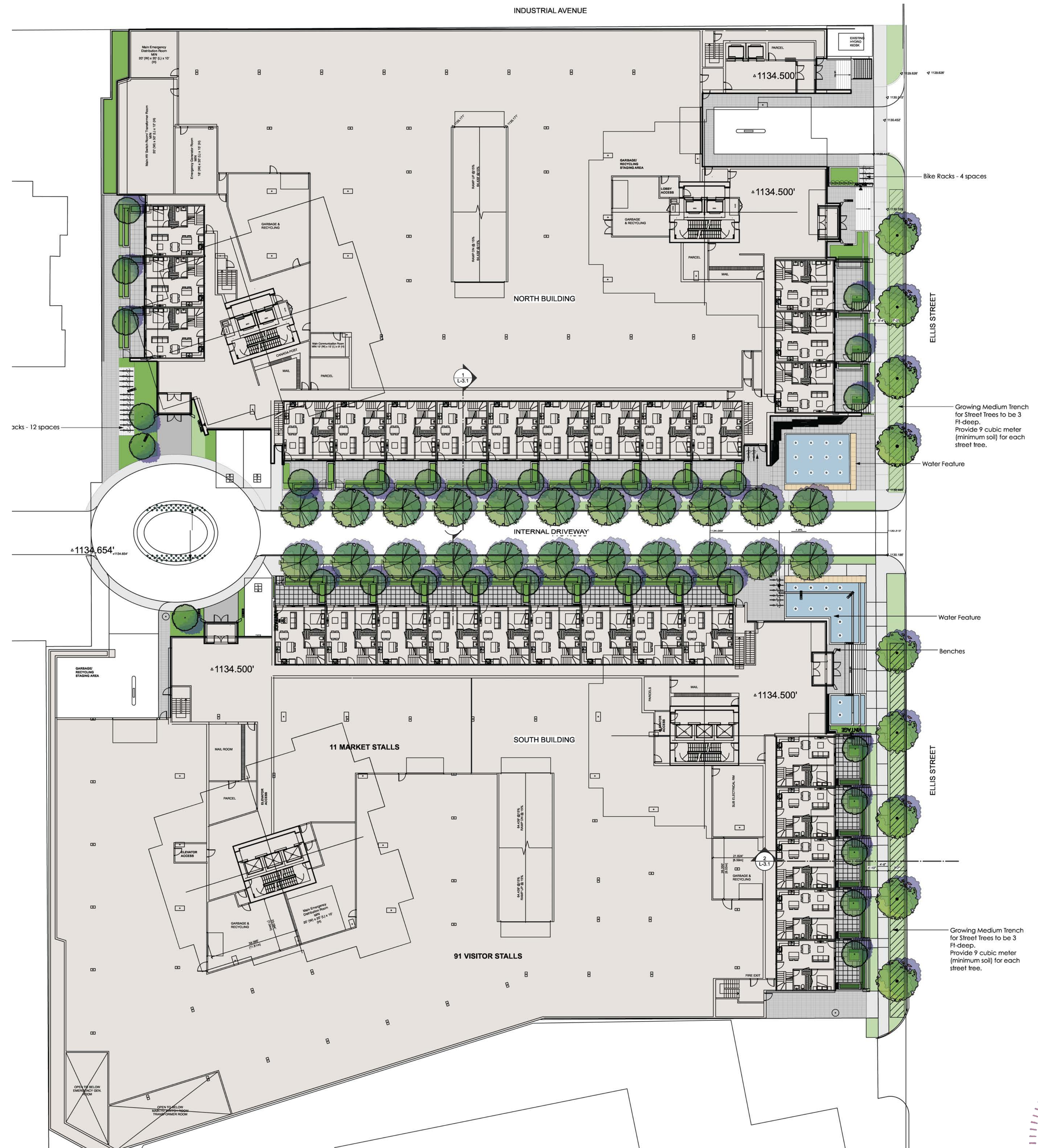


Figure 1-22: Site plan



5.1 Zoning By-law

The City of Kelowna's Draft Zoning By-law 12375 is expected to be adopted in 2022. This will bring the land use framework in line with the designations presented in the 2040 OCP. Under the new by-law as drafted, The Vintage at Waterfront is zoned "UC-1" downtown Urban Centre . Per the UC-1 zone,

The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.

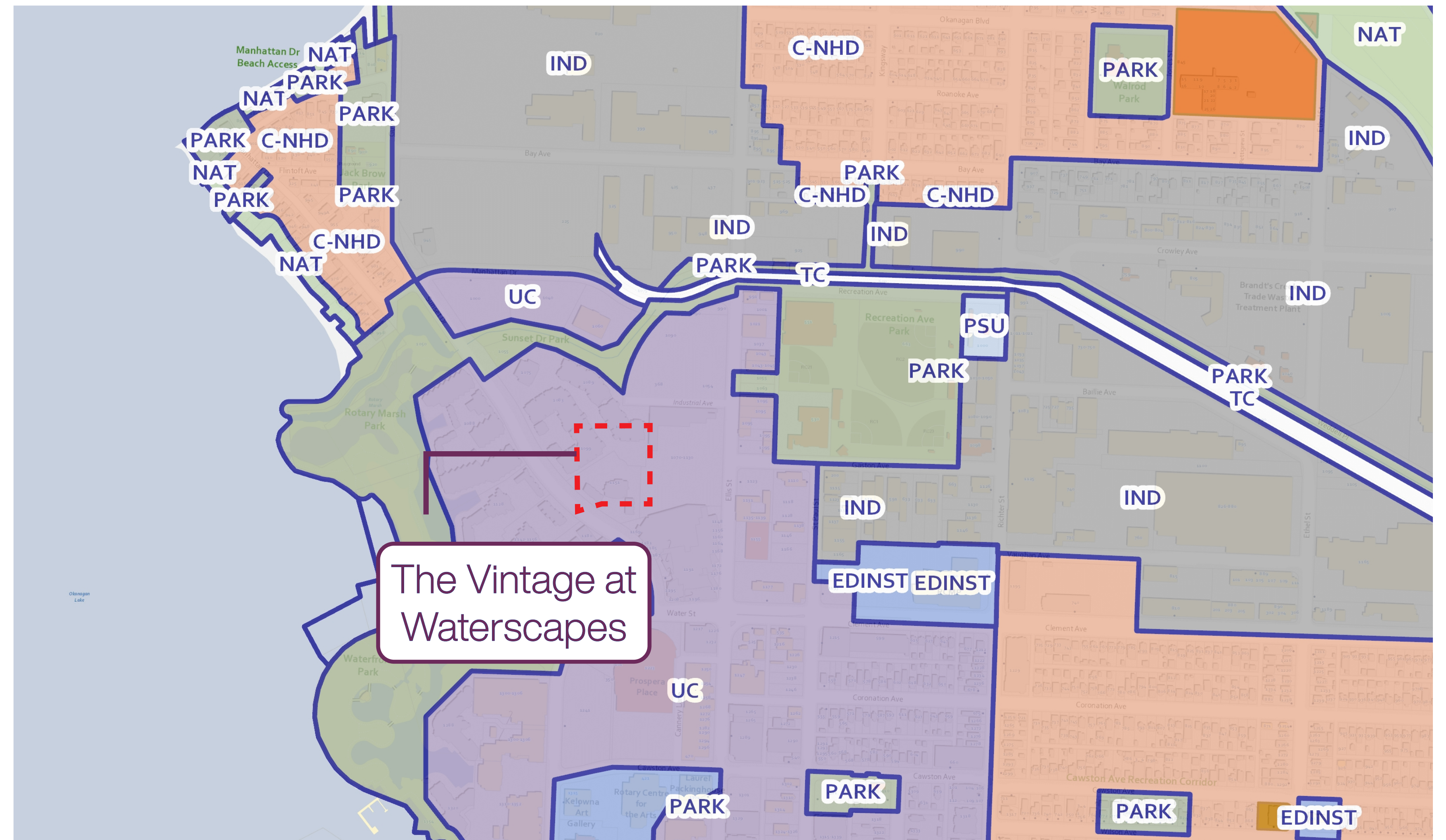
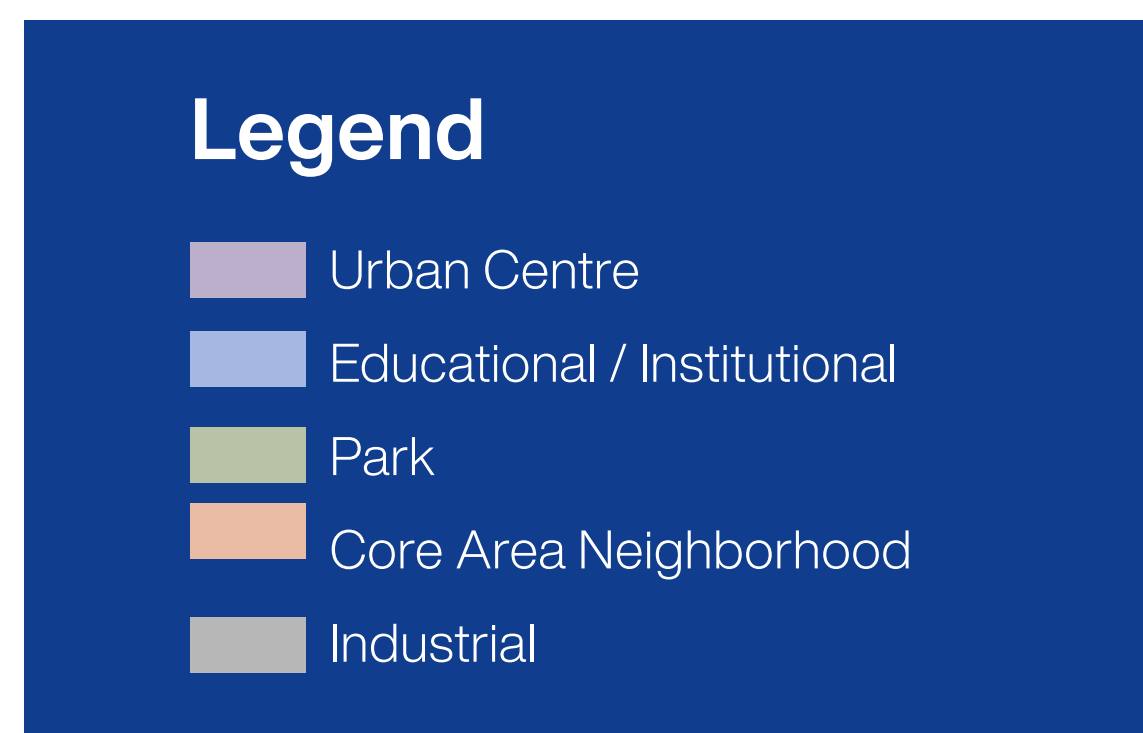
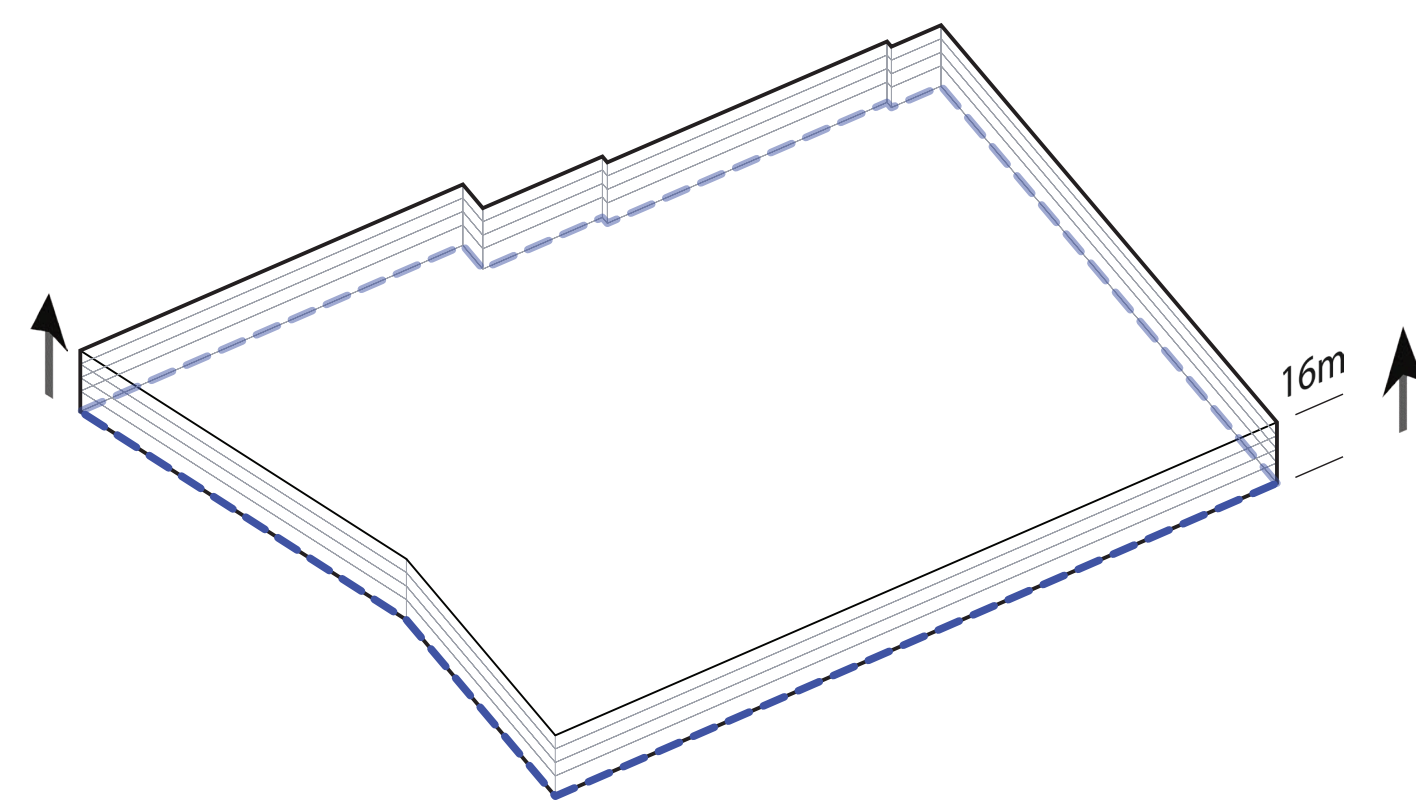


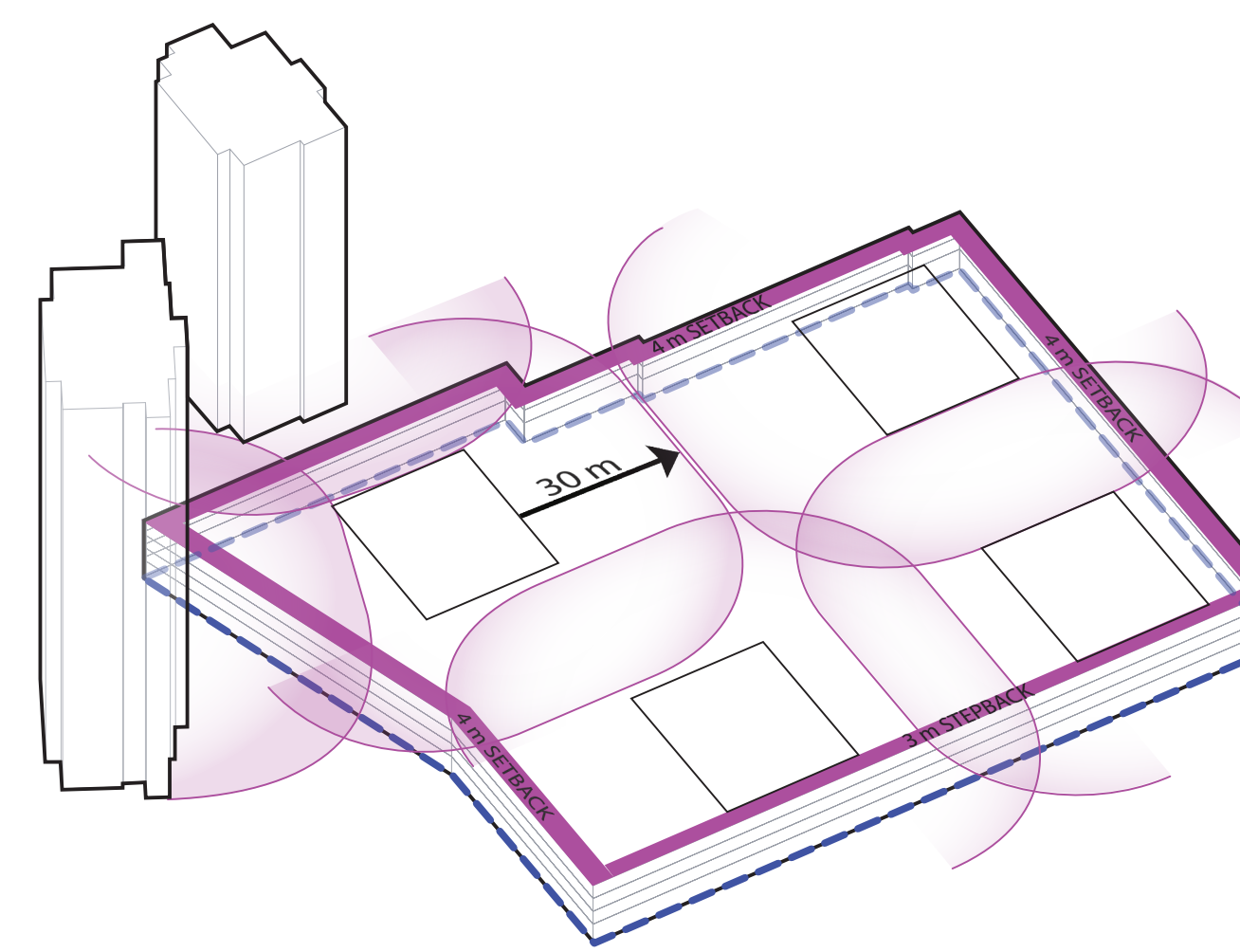
Figure 1-23: Kelowna Draft Zoning By-law 12370



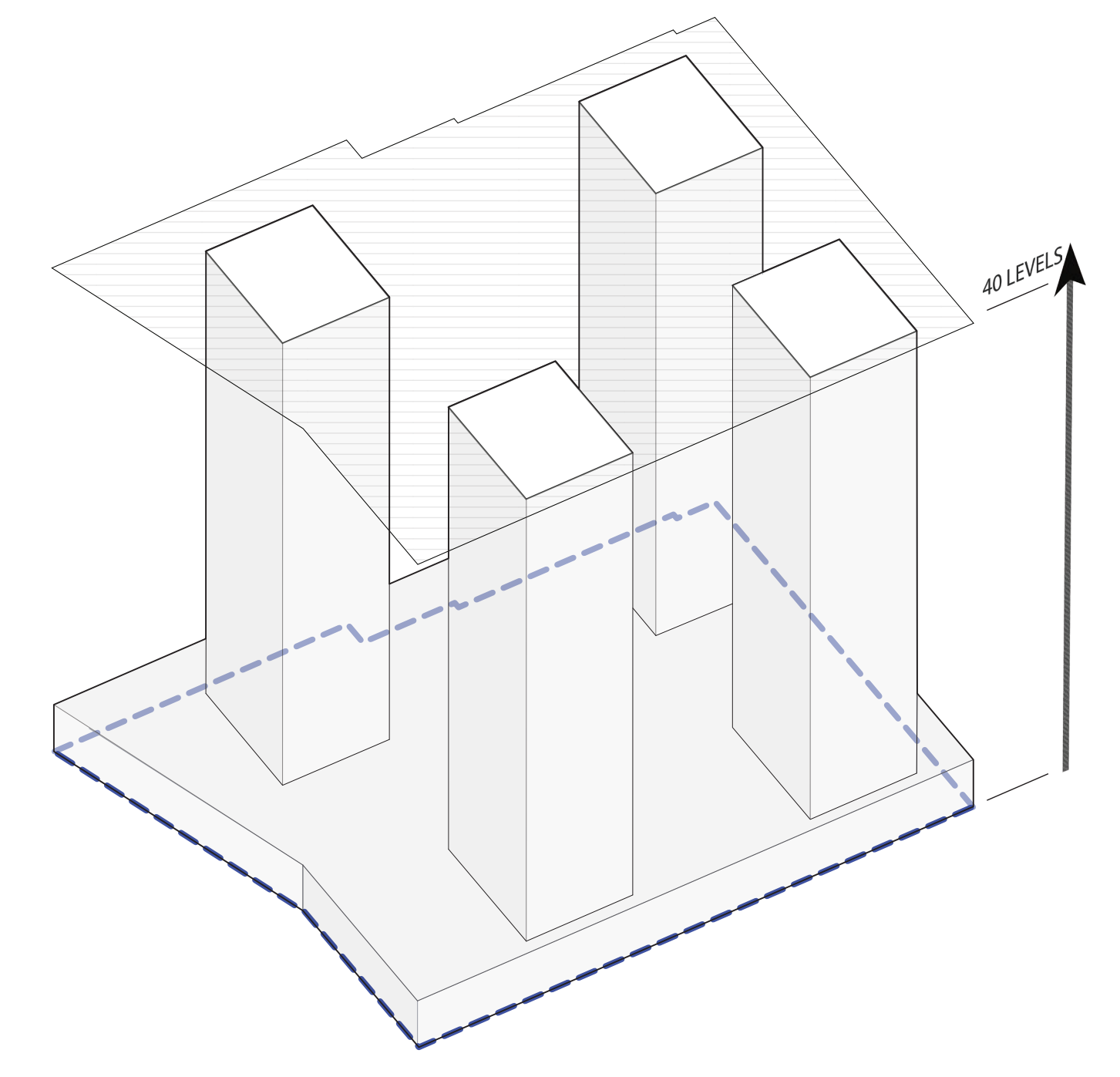
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16 m PODIUM HEIGHT



30 m TOWER SEPARATION



40 STOREY HEIGHT

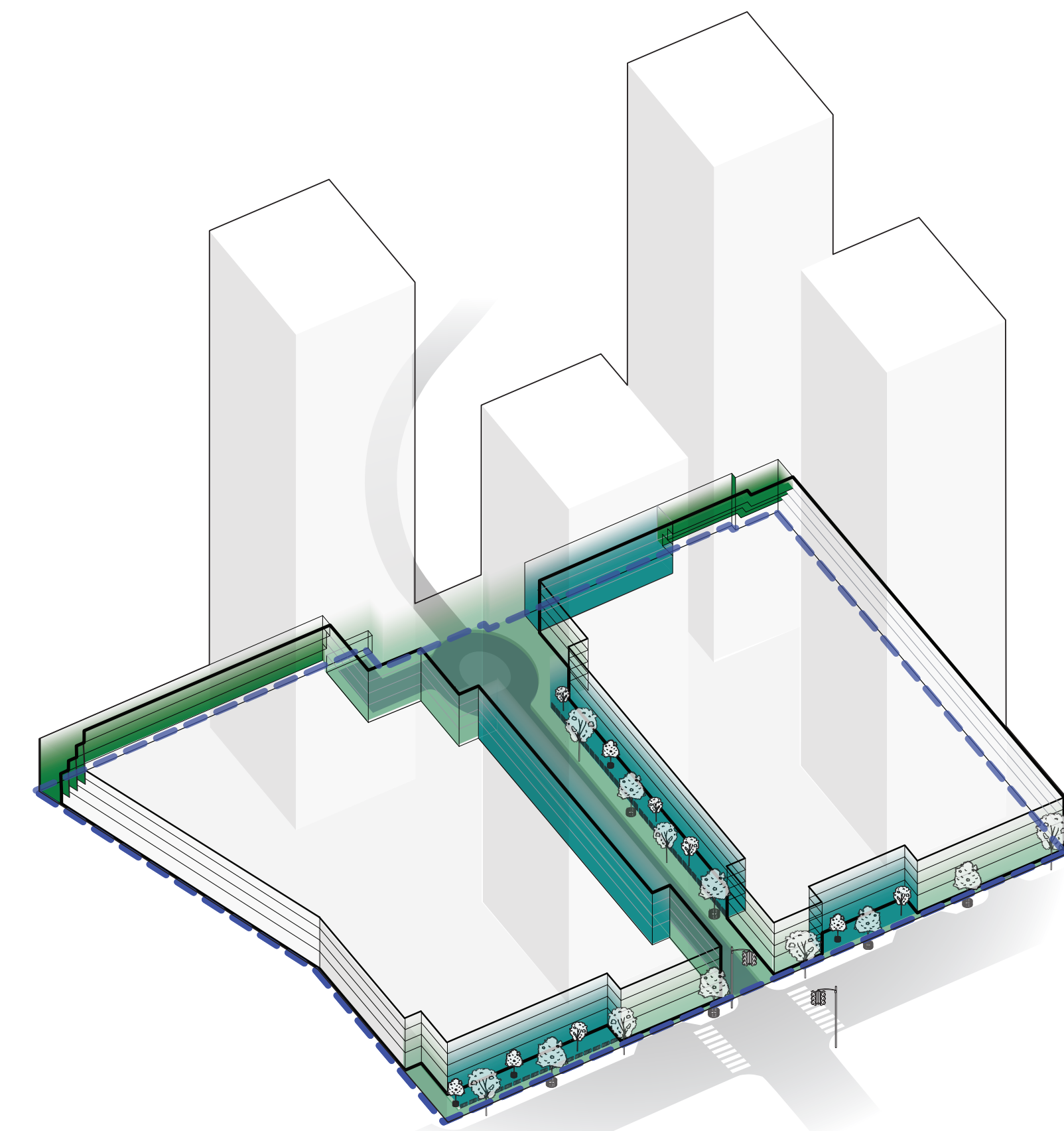
5.2 Public Realm Design

By creating spaces that encourage street-level activity and provide opportunities for people to observe and interact with their surroundings, architecture can help to create safer and more lively public spaces.

Animated street fronts and “eyes on the street” refer to the active and lively presence of people and activities at street level. When streets are animated, there are more people moving about, windows to look into, and storefronts to visit, the increased presence of people makes it easier to spot potential dangers or criminal activity, as there are more “eyes on the street” watching and paying attention to what is going on. Additionally, the presence of people and activity on the street can act as a deterrent to crime, as criminals are less likely to commit a crime in a well-lit and well-trafficked area.



New Activity Types Along Street Edge Increase Community Safety and Neighborhood Vibrancy



ADD LANDSCAPE AND PATIO ZONES TO NEIGHBORHOOD INTERFACES



Provides Eyes on the Street, Improving Community Safety



Spaces to Provide Public Art



Added Activity Throughout More of the Day



Provides Eyes on the Street, Improving Community Safety



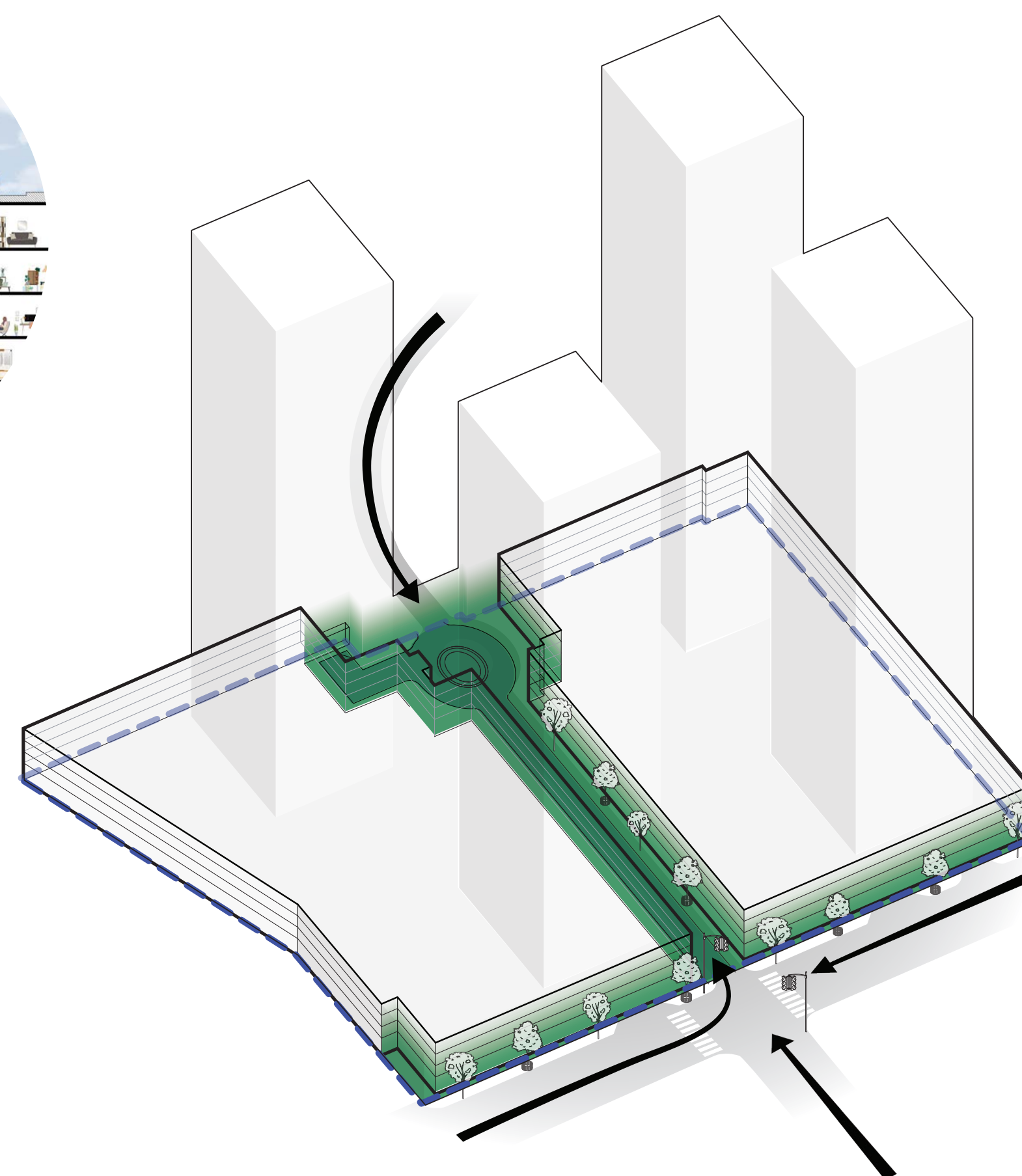
Spaces to Provide Public Art



Added Activity Throughout More of the Day



Expanding Porosity to the Site and Creating a More Human Scale Neighborhood



BISECT SITE WITH ROAD AND SIDEWALK



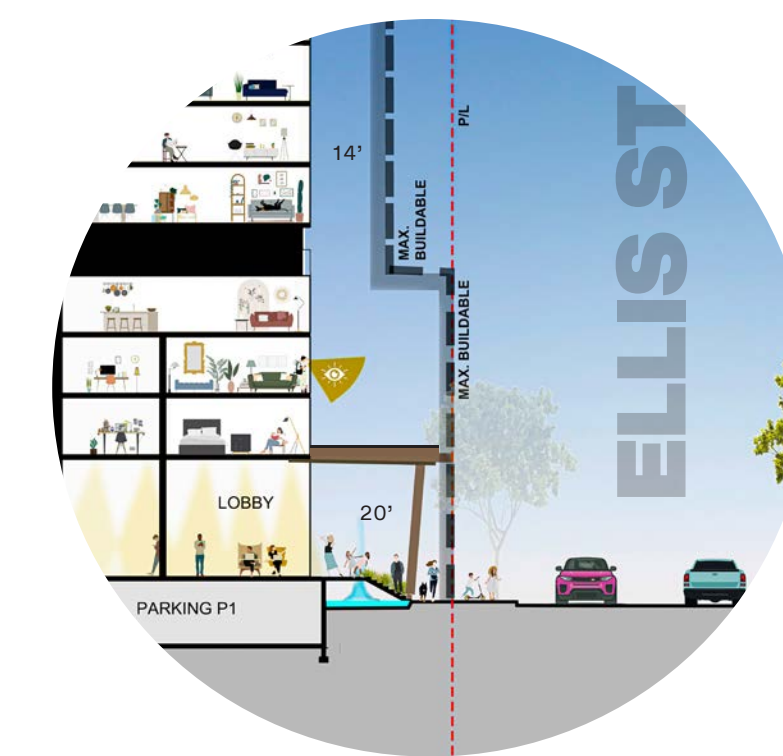
Promoting a Walkable Community



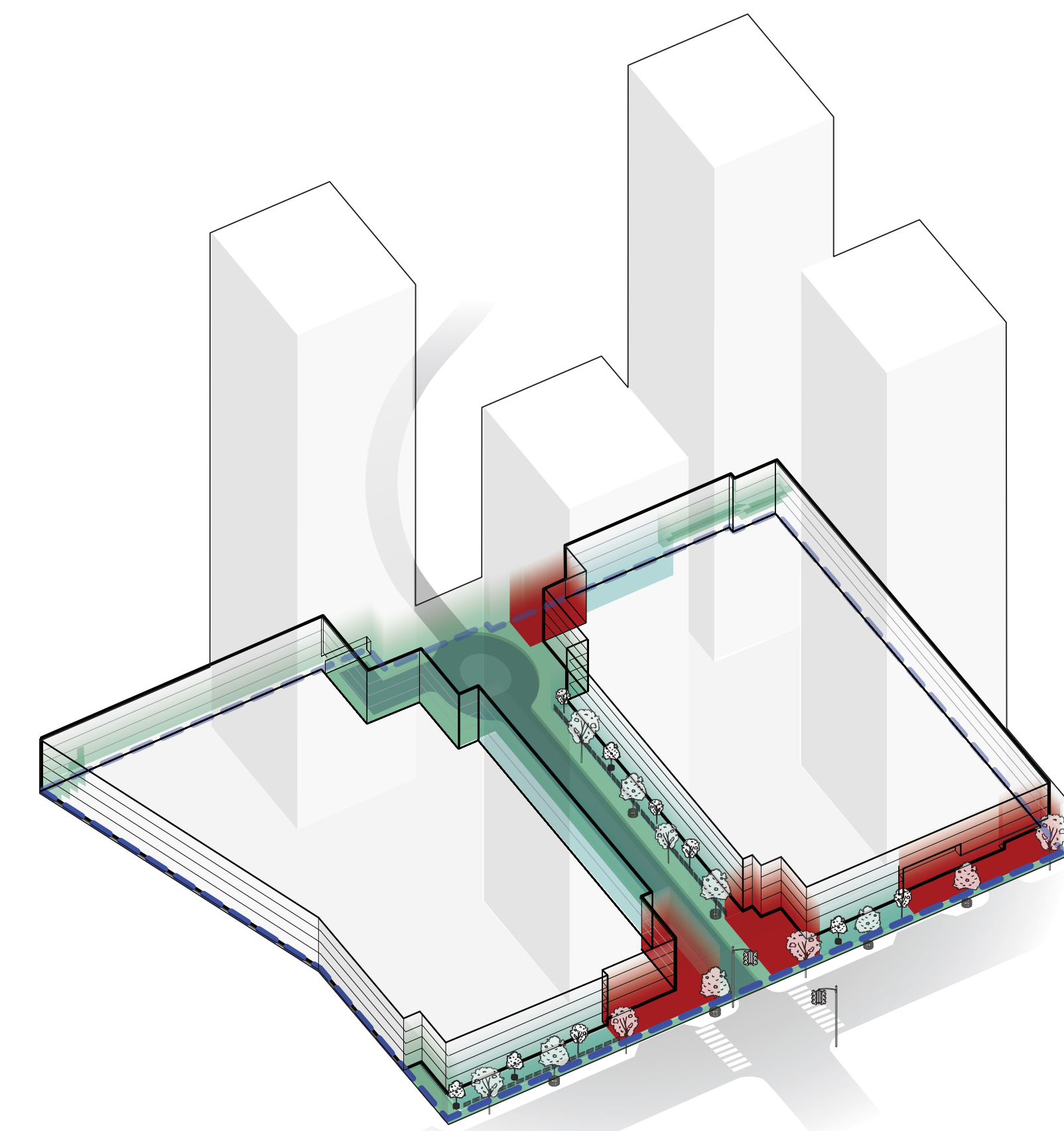
Access to Rail Trail & Waterfront



Improves the Community Connectivity



Lobby Plaza Depth Increased to Activate Public Realm and Improve Place-making



PUBLIC OPEN SPACE TO ACTIVATE PUBLIC REALM

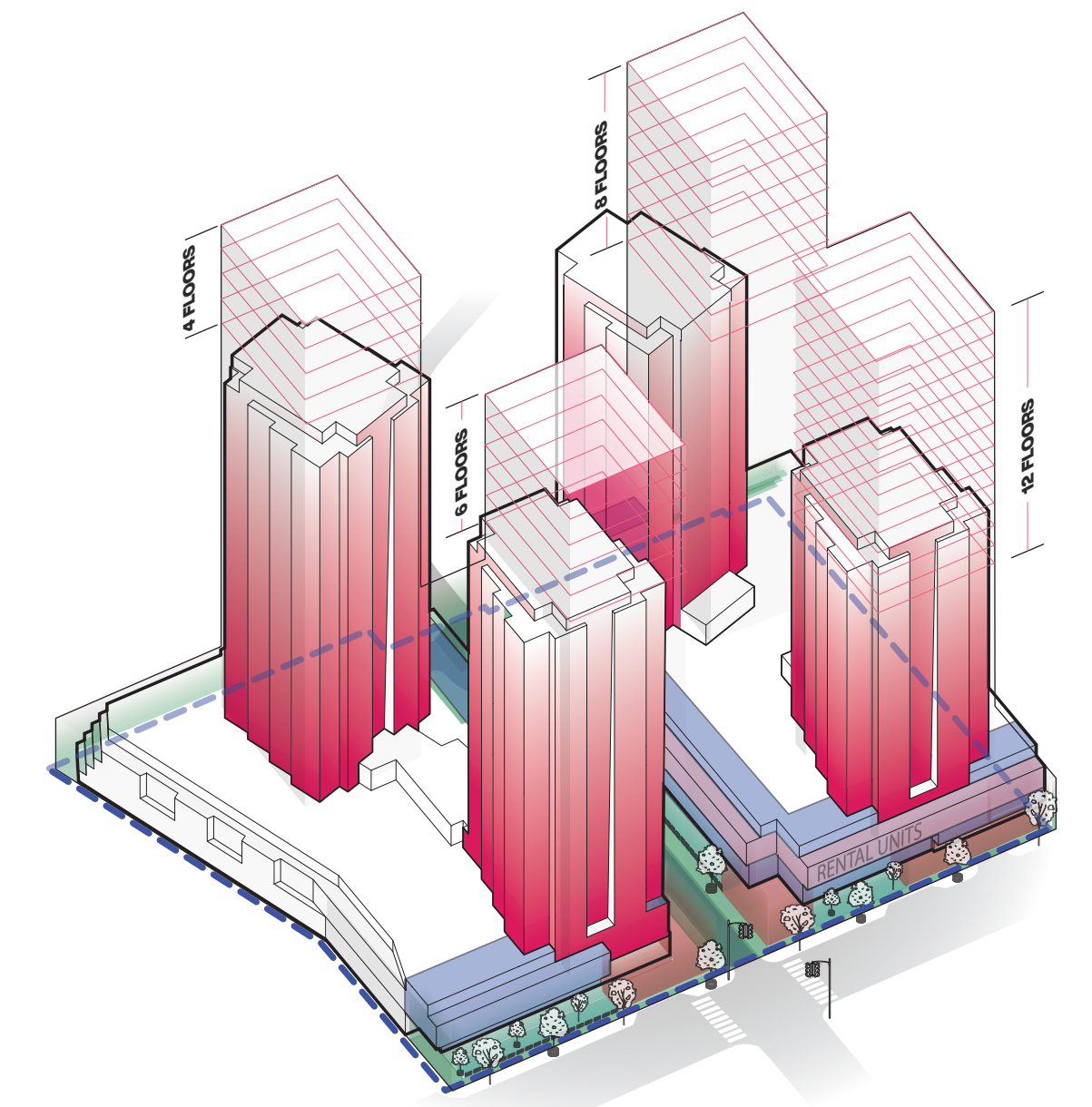


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5.3 Tower Heights and Separation

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.



The Vintage at Waterscapes massing



Figure 1-24: Site Plan of The Vintage at Waterscapes with surrounding building heights and distances from project



View looking south from Knox Mountain



View looking east from over the lake

5.4 Proposed Variances

The variances for The Vintage at Waterscapes are a result of the intent to provide a dynamic public realm, high quality private spaces for city residents, multiple housing types, and a safer community.



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When utilized appropriately, variances provide flexibility to create unique spaces. At Waterscapes, variances allow the creation of plazas and open space which contribute to the overall quality and livability of the community. The integration of housing units on Ellis Street and the new internal street creates a lively and animated interface where residents interact and can build a sense of community. A variance to floorplate size allows increased connectivity between the towers improving the social engagement opportunities for residents.

These variances are not in conflict with the spirit of the bylaw, but are instead the result of trying to create a project that pushes beyond the minimum requirements set.

RESULTING VARIANCE

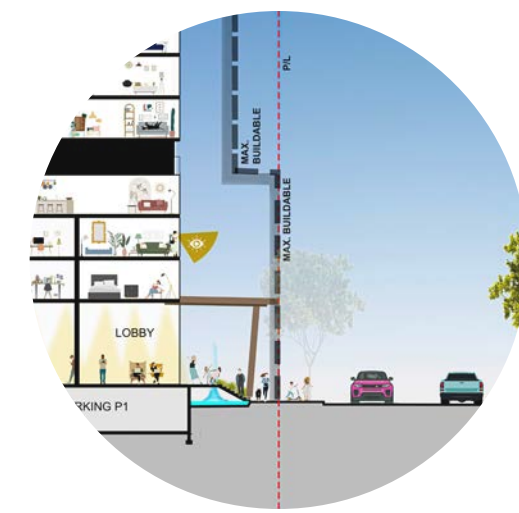
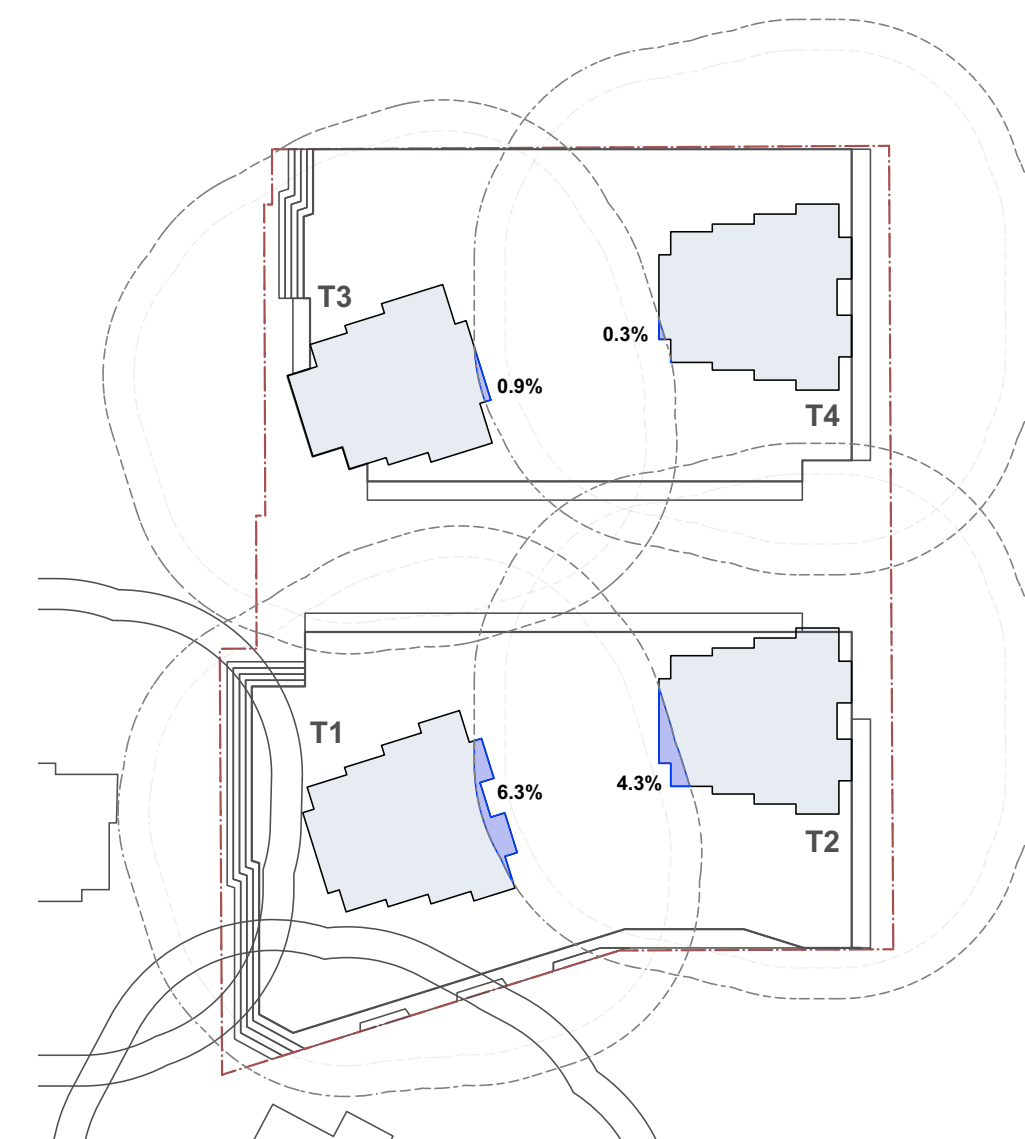
TOWER SEPARATION OF 27 M

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.

Bylaw Section 9.11 Tall Building Regulations

9.11.1 - Table 9.11

Minimum Building separation measured from exterior face of the building - **30 meters**



Increased depth of lobby plaza impedes 3m stepback



Public art plaza replaces buildable area from Lvl 1-4

RESULTING VARIANCE

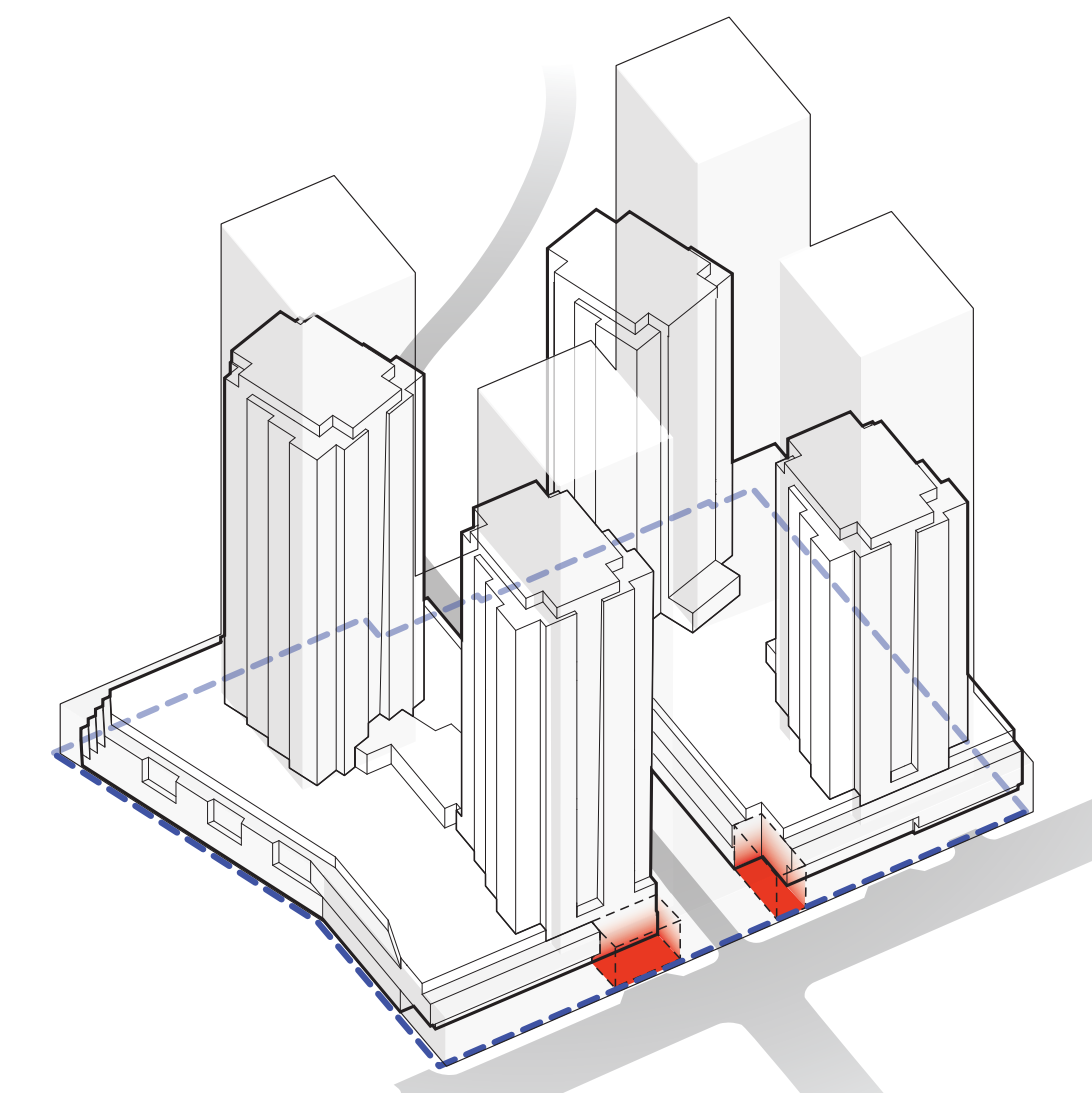
VARIANCE FOR STEPBACK AT 16 METERS

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

9.11.1 - Table 9.11

Tower stepback above podium, including balconies, on the front building facade and flanking building facade (minimum) - **3 meters**



Increased depth of public art plaza impedes 3m stepback



A larger plaza does not increase the amount of shading on the public realm

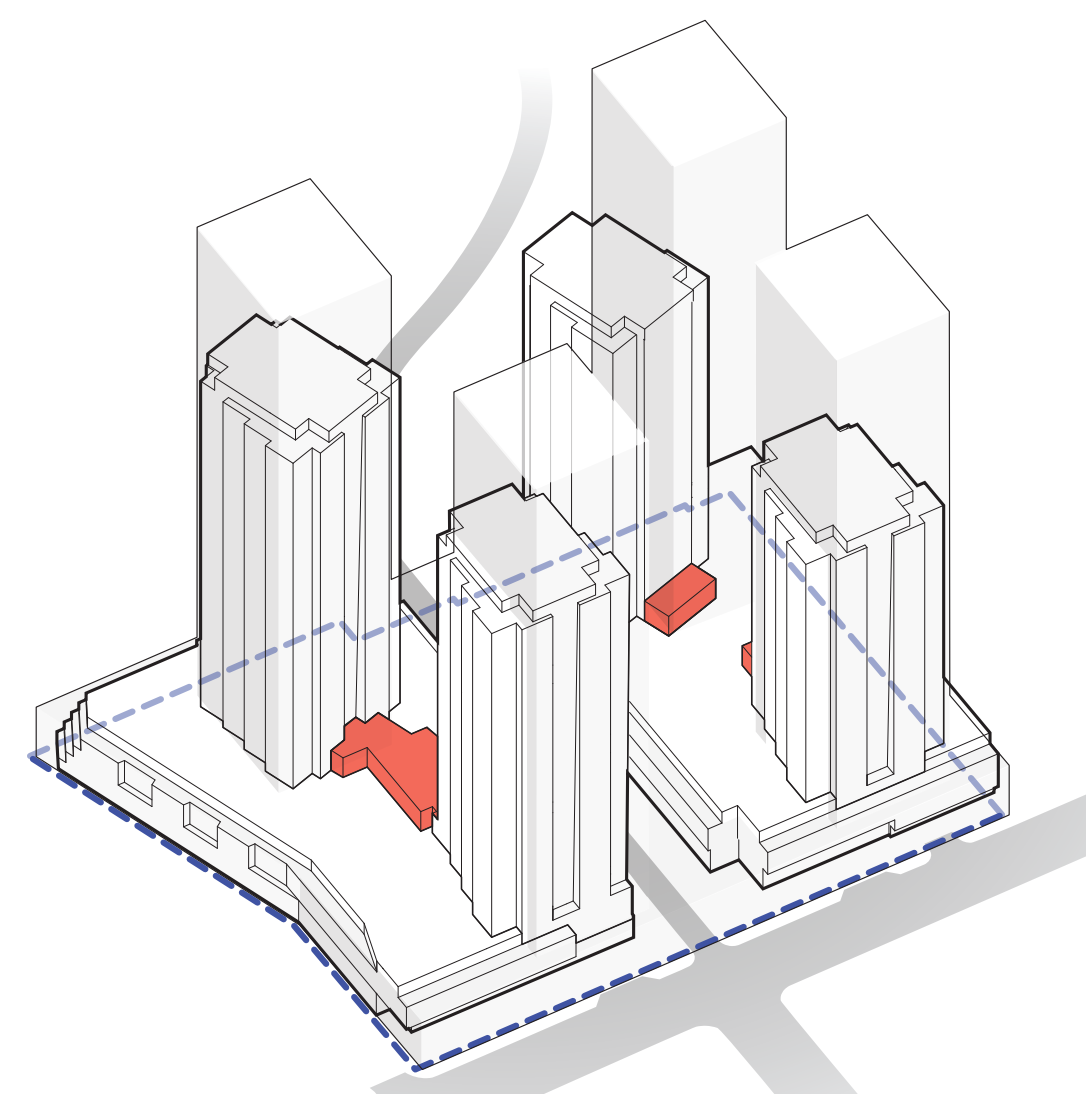
RESULTING VARIANCE

VARIANCE FOR AMENITY FLOORPATE AREA

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

This will allow the design team to provide expanded amenity footprints and greater connectivity between the individual towers.



Additional floorspace on Lvl 6 is fully amenity focused



Added environmental benefits and user convenience

RESULTING VARIANCE

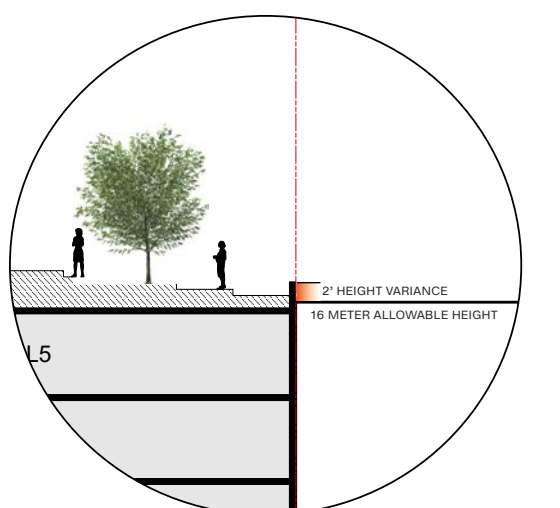
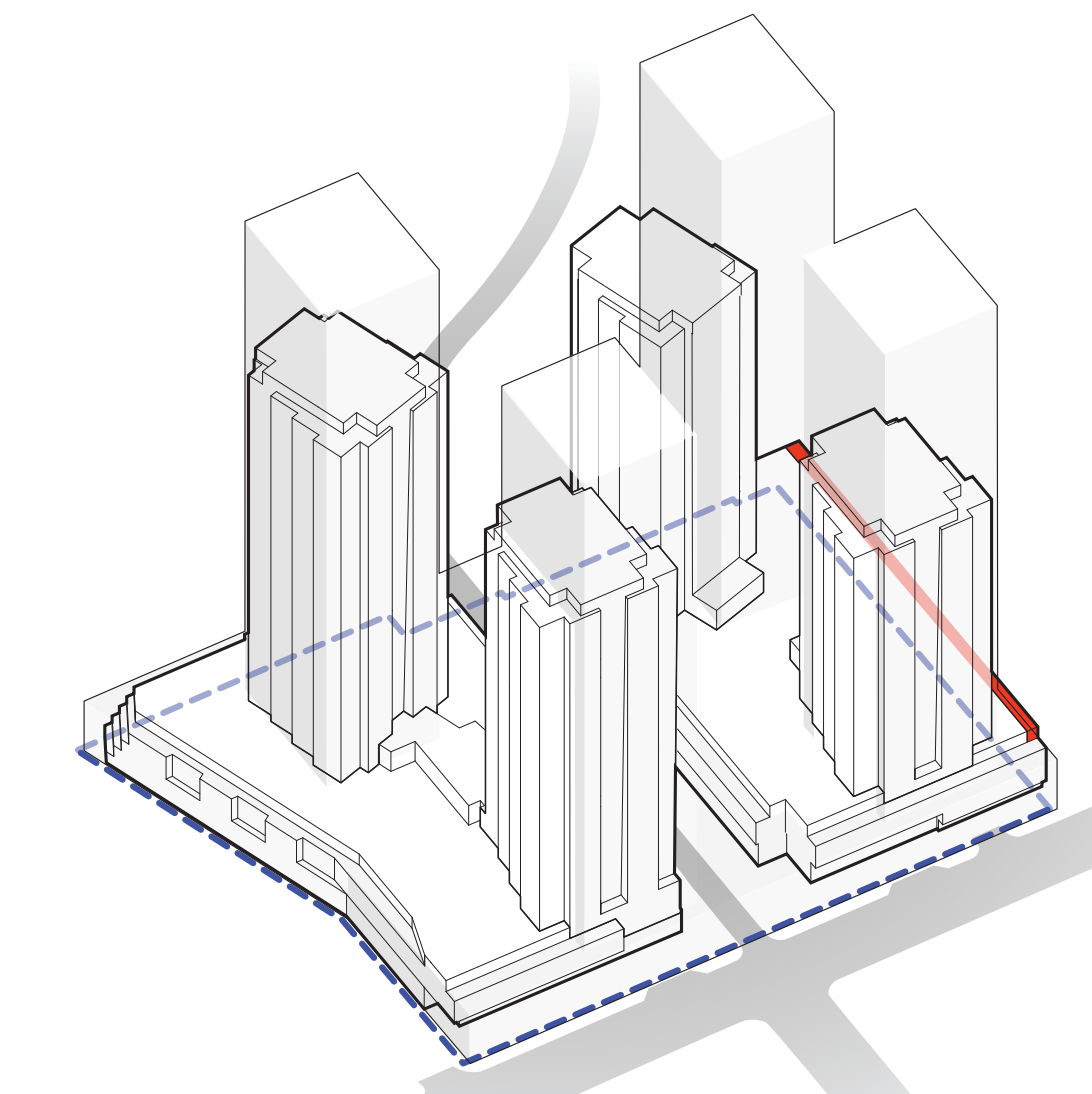
SETBACK HEIGHT PROPOSED VARIANCE

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.

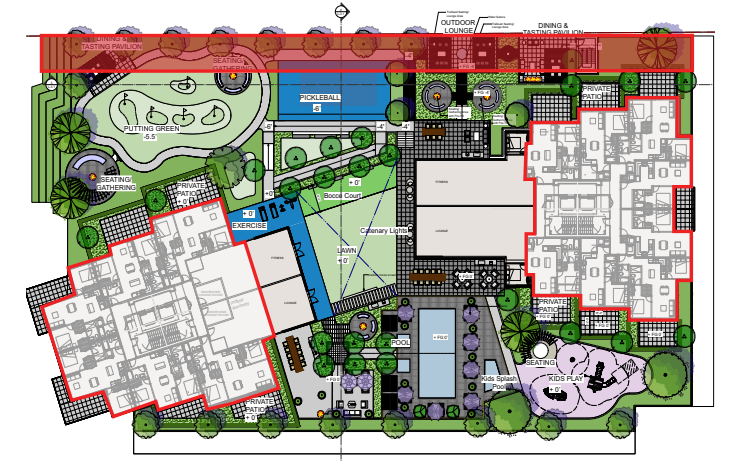
Section 14.11 – Commercial and Urban Centre Zone Development Regulations

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.



Only Parapet is Above Allowable Height Requiring Stepback



Area highlighted in red is the portion of the landscape podium deck that would be lost without variance

5.5 Summary of Variances



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Street Stepback at 16m

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

Adjoining Property Setback at 16m

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.

Building Separation

A variance is requested to provide a minimum tower separation of 27 meters.

Floor-plate Area

A variance is requested to increase the maximum allowable floor plate for level 6 from 750 square meters to a combined Tower 1 & 2 area of 1846 square meters, Tower 3 area of 751 square meters and a Tower 4 area of 860 square meters. This is to accommodate greater areas for the building amenities.

Criteria	Requirement for UC-1	Proposed
Height	(14.14) 26 storeys – base height 14 storeys – bonus density height	4 towers ranging from 28 to 36 storeys
Density	(14.14) 7.2 FAR – base max 1.5 FAR – public amenity bonus	5.38 FAR
Minimum Common Area / Amenity Space	(14.11) 15.0 m ² / 1-bedroom unit 25 m ² / unit over 1-bedroom Total amenity space required = 24,545 m ²	5,970 m ² /1-bedroom; 18,575 m ² /2+bedroom Total amenity space provided = 31,588 m ²
Upper Floor Setback	(14.11) 3m abutting a street above the lesser of 16m or 4 storeys and 4m from any lot line abutting another property	10 ft./3m - Proposed Variance on Ellis street and proposed variance with north property line 4m (16.6m)
Urban Plaza	(14.11) Required for sites over 1 acre and building over 100m	1,581 sq. ft. plaza provided at the north corner of Private Street and Ellis Street.
Street Fronting Floor Area	(14.11) For "Mixed Street" ground floor may be commercial or residential	All residential ground floor frontage is proposed, no variance required.
Max. Parkade Exposure	(14.11) Primary Street – none Secondary Street – 25%	None on Primary Street (Ellis Street)
Tall Building Regulation (13+ storeys)		
Podium Height	(9.11) 16m maximum	16m
Building Separation	(9.11) 30m min.	~27m face to face separation - Proposed Variance.
Floor Plate	(9.11) 750 m ² max for residential use	750 m ² max for residential use
Accessibility	(9.11) Barrier-free front entrance at grade	Barrier-free access to building entrances

5.6 Zoning Analysis



Figure 1-25: View of south podium parkade entrance with greenwall and terracing gardens

Proposed Zone: UC1

ALL MEASUREMENTS TO BE PROVIDED IN METRIC			
Site Context			
Future Land Use (2040 OCP)			
Transit Supported Corridor?		No	
Subdivision/Consolidation required?		No	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use	
North	UC1	vacant	
South	UC1	Residential	
East	UC1	Mixed commercial	
West	UC1	Residential	
Site Details	Zone Requirement	Proposal	
Site Area	min 200	m ²	14,282 m ²
Site Width	min 6.0	m	130.69 m
Site Depth	min 30.0	m	109.05 m
Site Coverage of building(s)	max 100%	%	80.77%
Site Coverage of buildings & impermeable surfaces	max 100%	%	100%
Vehicular Access from lane or lower classed road?	Yes		Private Road & Ellis Street
Principal Uses	Secondary Uses		
Residential			
Development Regulations	Zone Requirement	Proposal	
Total Number of Units		1141	
Floor Area (gross/net)		m 94,578 sqm/76,805 sqm	
Building(s) Setbacks (east/west/north/south):			
Front	0.0	m	6m
Side	0.0	m	0.0 m
Side	0.0	m	0.0 m
Rear	0.0	m	0.0 m
Rear setback to accessory buildings	n/a	m	n/a m
Building step back	3.0	m	3m/0m at plazas
Min. Separation Distance between buildings	30	m	27 m
Maximum Continuous Building Frontage	100	m	max 35.9 m

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Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)	n/a	n/a
Floor Area Ratio (FAR):		
Base FAR	7.2	5.38
Streetscape Bonus	15	n/a
Rental/Affordable Bonus	n/a	n/a
Building Height (storeys/metres):		
OCP Map Designated Height	95 m / 26 storeys	m / storeys
Maximum Streetscape Bonus Height	52 m / 14 storeys	114.5 m / 36 storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	24,545 m ²	31,588 m ²
Total Private Amenity Area		
Breakdown by Unit:		
Bachelor:		398 1-bedroom
1-Bed:		714 2-bedroom
2-Bed:		29 townhome
3-Bed:		
Landscaping Standards (7.2)	Zone	Proposed
Min. tree amount	93	103
Min. deciduous tree caliper	Large: 5cm; Med: 4cm; Small: 3cm	5 cm
Min. coniferous tree height	250	250 cm
Min. ratio between tree size	Large: 50%; Med: no min/max; Small: 25%	100 %
Min. growing medium area	75% soil-based landscaping groundcover	75 %
Min. growing medium volumes per tree	Large: 200L; Med: 150L; Small: 100L	Large: 200L; Med: 150L; Small: 100L
Landscape graded areas (7.2.7)		
Fence Height	2.0	m N/A m
Riparian management area?	no	
Retention of existing trees on site?	no	N/A
Surface parking lot (7.2.10)?	no	
Refuse & recycle bins screened?	yes	INSIDE PARKADE
Other:		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement	Proposal
Total Stalls Required:	1262	1366
Bachelor	n/a	n/a
1-Bed	min 0.9 x 398 units = 358	
2-Bed	min 1.0 x 743 units = 743	1102
3-Bed		
Visitor Stalls	0.14 stalls/unit	160
Rental Reduction	n/a	
Car Share Reduction	n/a	
Bonus Bike Parking Reduction	n/a	
Accessible Stalls	2%	24
Van Accessible Stalls	2	5
Other Uses:		
Replacement for existing surface stalls		53
Ratio of Parking Stalls	50 % Regular 50 % Small	63.7% Regular 36.3% Small
Drive Aisle Width	6.5	m 6.5 m
Drive Aisle Grade	max 8	% 5%, RAMPS 15%
Loading Stalls (Section 8.4)	n/a	3
Bicycle Parking Regulations 8.5:	Zone Requirement	Proposal
Total Stalls Required (Required or Bonus):	893	1172
Bachelor		
1-Bed	0.75 / 1 & 2 bed units = 834	1142
2-Bed		
3-Bed	1 / 3+ bed unit = 29	
Short Term (within 15m of entrance)	6 Stalls X Entrance	30 (6 Stalls X 5 Entrances)
Other Uses:		
End of Trip Facility?	No	No
Bike Wash and Repair Station?	Yes	Yes

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300

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Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	1m reduction, conditional	m n/a m
Maximum first floor height	4.5m	m 2.95 m
Minimum Floor Area on First Floor	11m	m ² 3,348 m ² m ²
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	3.0m	m 3m/0m at plazas
Corner Lot Triangular Setback	4.5m	m n/a
Urban Plaza	Yes	14.6 m ²
Street Type:	Mixed Street	
Max/Min Commercial	any combination of residential/commercial	
Max/Min Residential	Residential	
Max Site Coverage based on Street Type	90	% 80.77%
Max Parkade Exposure	0% on main street, 25% on secondary street	% 0% on main street
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 st floor	75% Commercial Frontage	n/a %
Min. depth of commercial unit fronting street	6 m	n/a m
Triangular Setback	4.5 m	n/a
Max. Podium Height	16.0 m / 4 storeys	16 m / 5 storeys
Podium Rooftop	No open parking	No open parking
Building Separation	30 m	27m m
Maximum Floor Plate GFA:		
Residential	750 m ²	750m ² Typical / LVL 6 over 750m ²
Hotel	850 m ²	n/a m ²
Office/Commercial	930 m ²	n/a m ²
Tower Stepback	3 m	3 m
Barrier free accessibility	Main Residential entrance and all commercial entrances	Ramp to main entrance due to water table
Other		

Notes:

Zoning Bylaw No. 12375, Kelowna 2040 OCP Bylaw No. 12300



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APPENDIX A

Detailed Policy Response

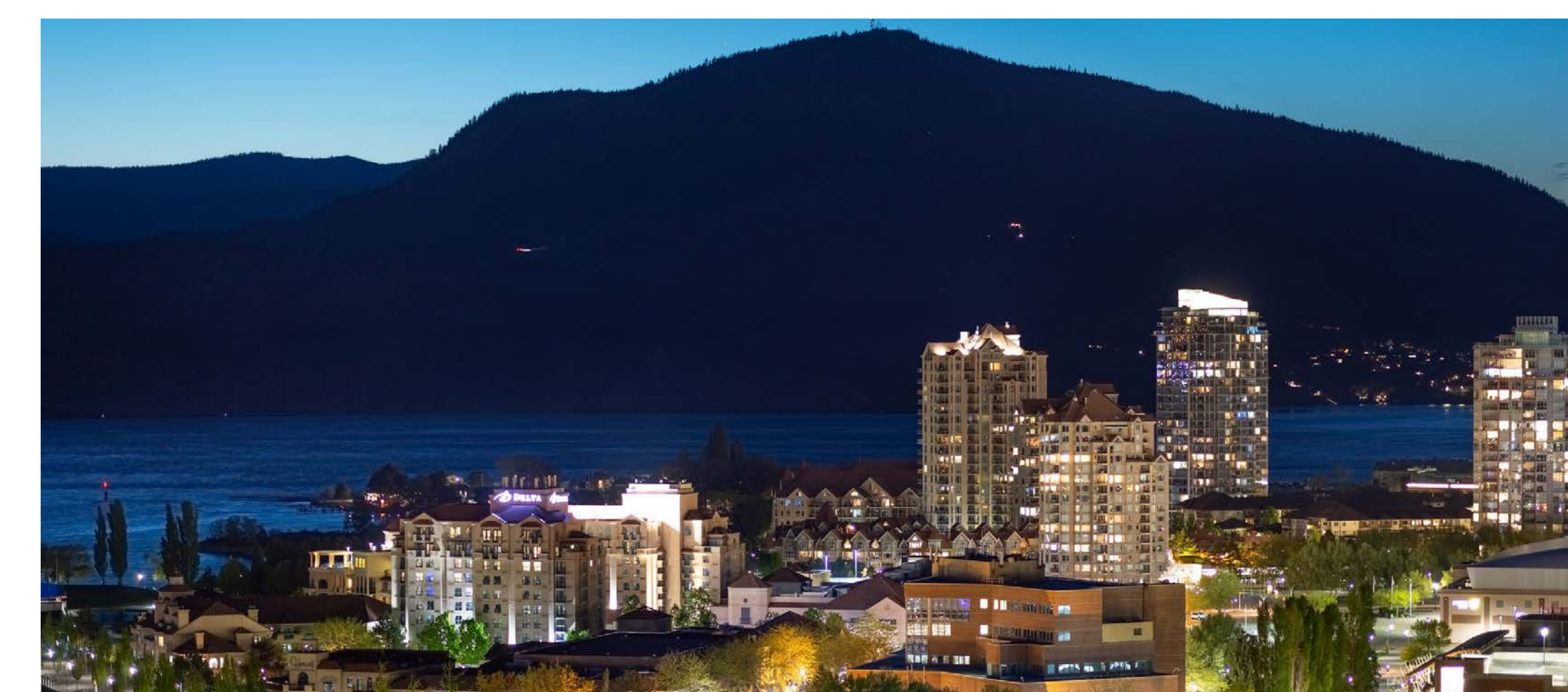
6.

Policy Context



2023-05-17

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-serviced 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>
<p>Urban Centres Roadmap Principles</p> <ul style="list-style-type: none"> • Mix It Up • Places For People • Healthy Housing Mix • Social Spaces • Placemaking • Going Green • People First Transportation • Make It Walkable 	<p>Bringing the Downtown Urban Centre to Life</p> <p>As a prime infill site within downtown, The Vintage at Waterscapes embodies the Urban Centre principles. These will help to revitalize downtown and establish a balance of housing, jobs, and activities that make the city centre a desirable place to live for families and individuals.</p>





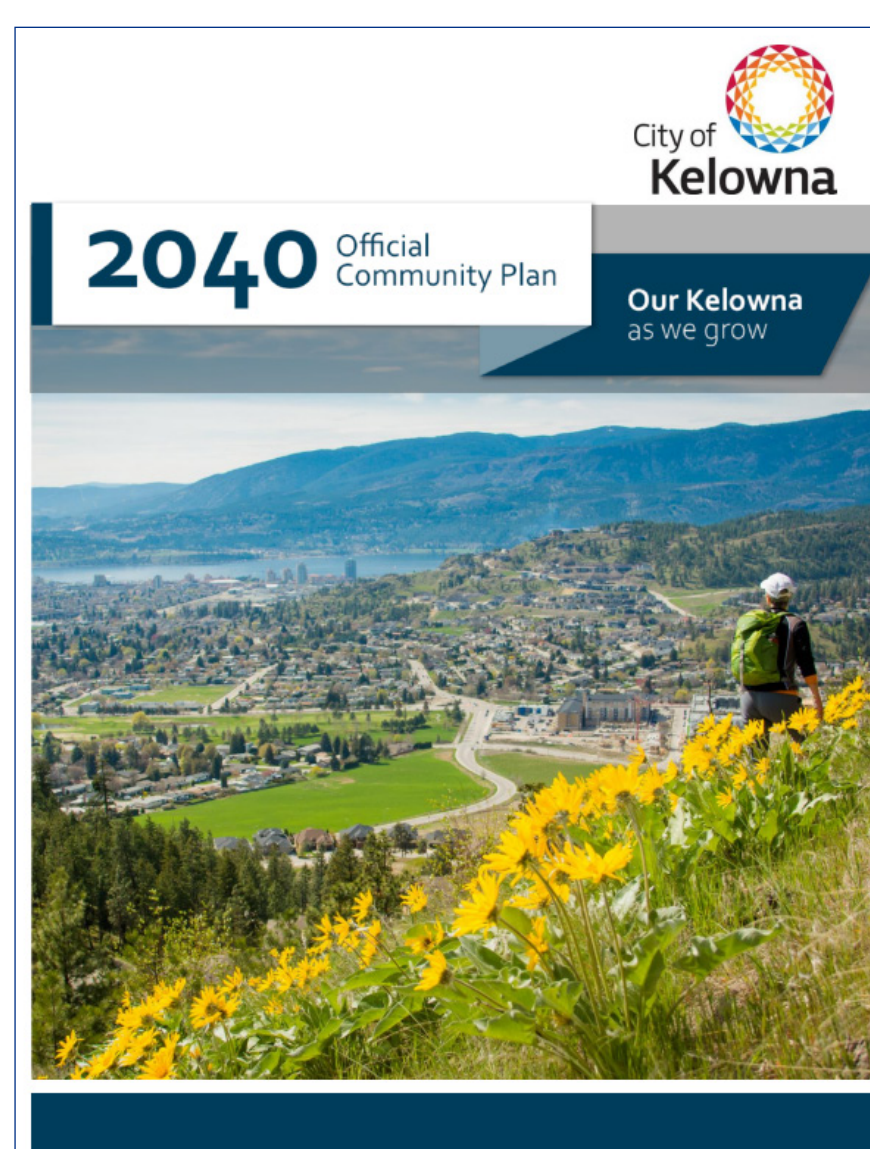
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6.1 Official Community Plan

Kelowna 2040 Official Community Plan (2022)

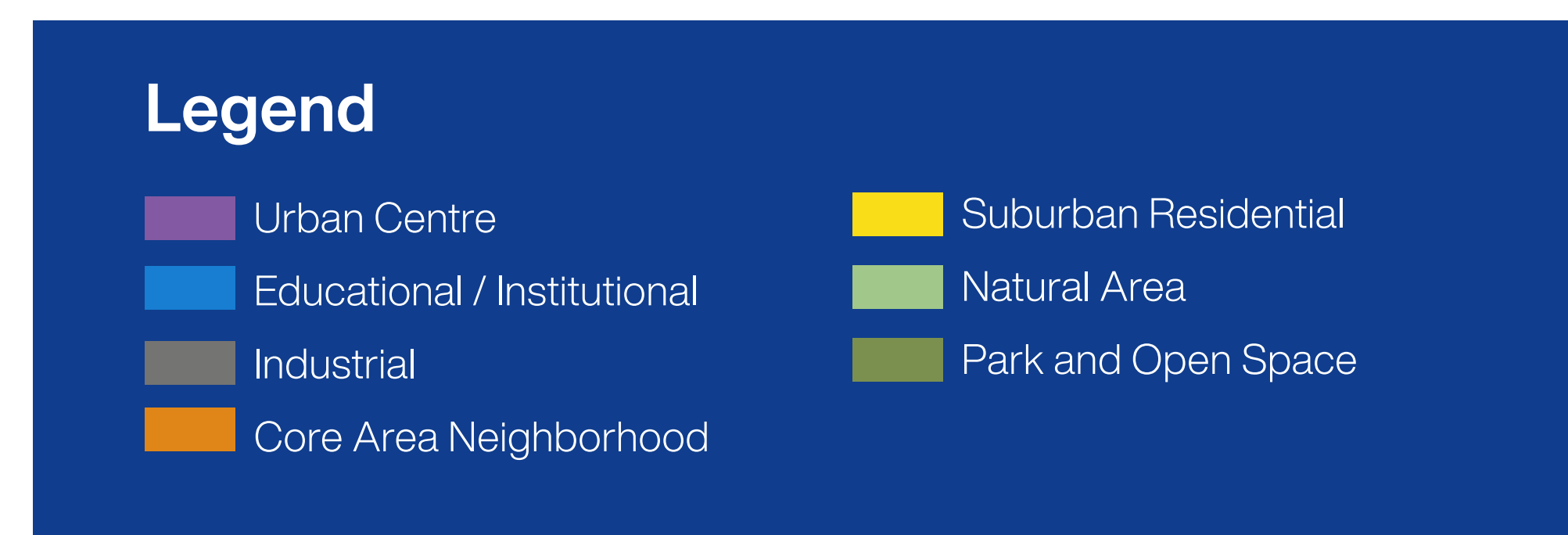
Kelowna's current 2040 OCP came into effect in January 2022. This plan is designed for the growth scenario for 2040, which will see a projected 25,000 new units built in the city in the next two decades. Of that growth, 67% is intended for the Core Area, with 75% expected to be multi-unit housing development.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



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.



Figure 1-26: Kelowna 2040 OCP Future Land Use Plan

6.2 Response to OCP Policies

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.

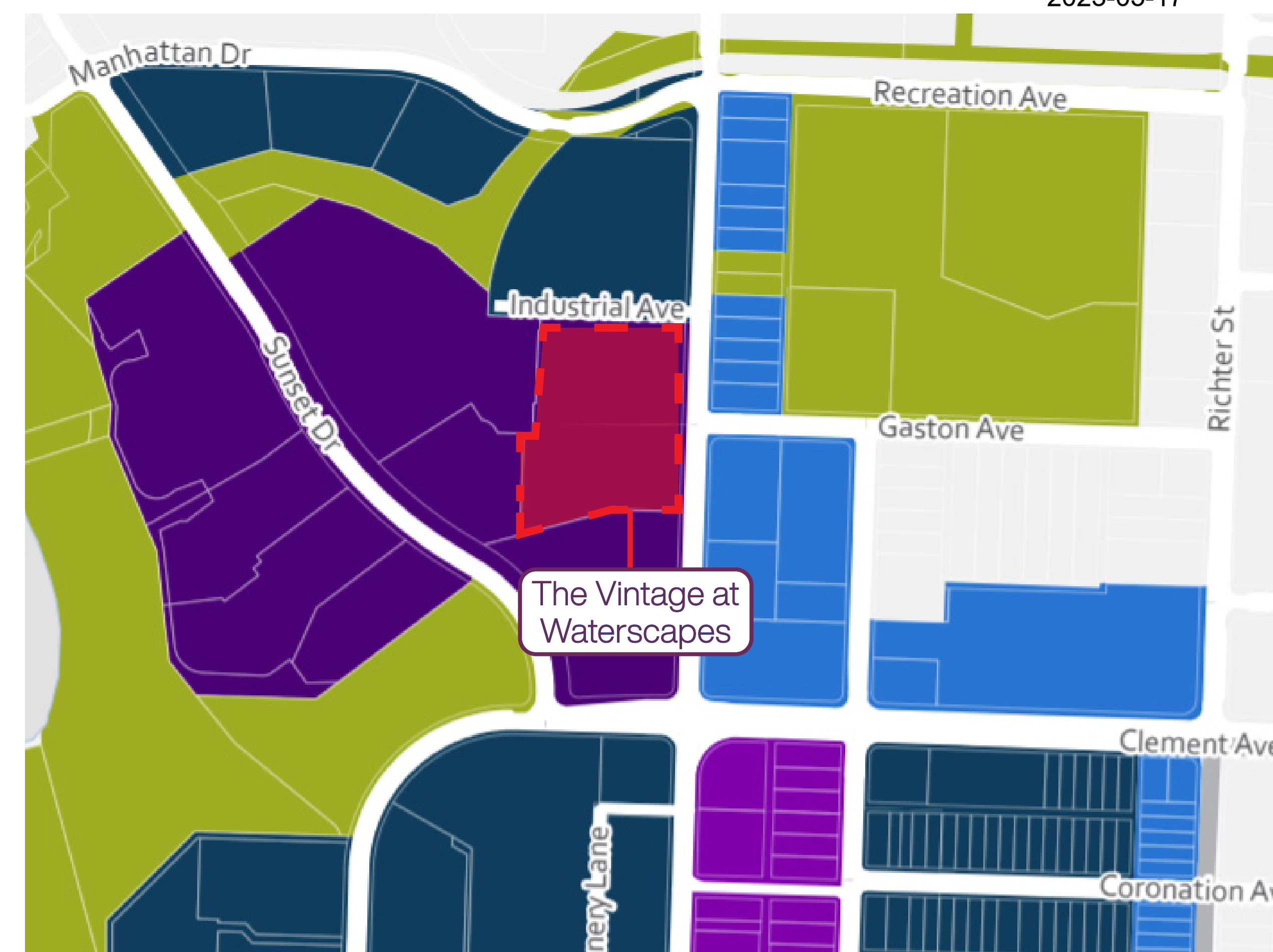


Figure 1-27: Kelowna 2040 OCP Urban Centre Hierarchy



Figure 1-28: Kelowna 2040 OCP Building Heights Plan



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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.

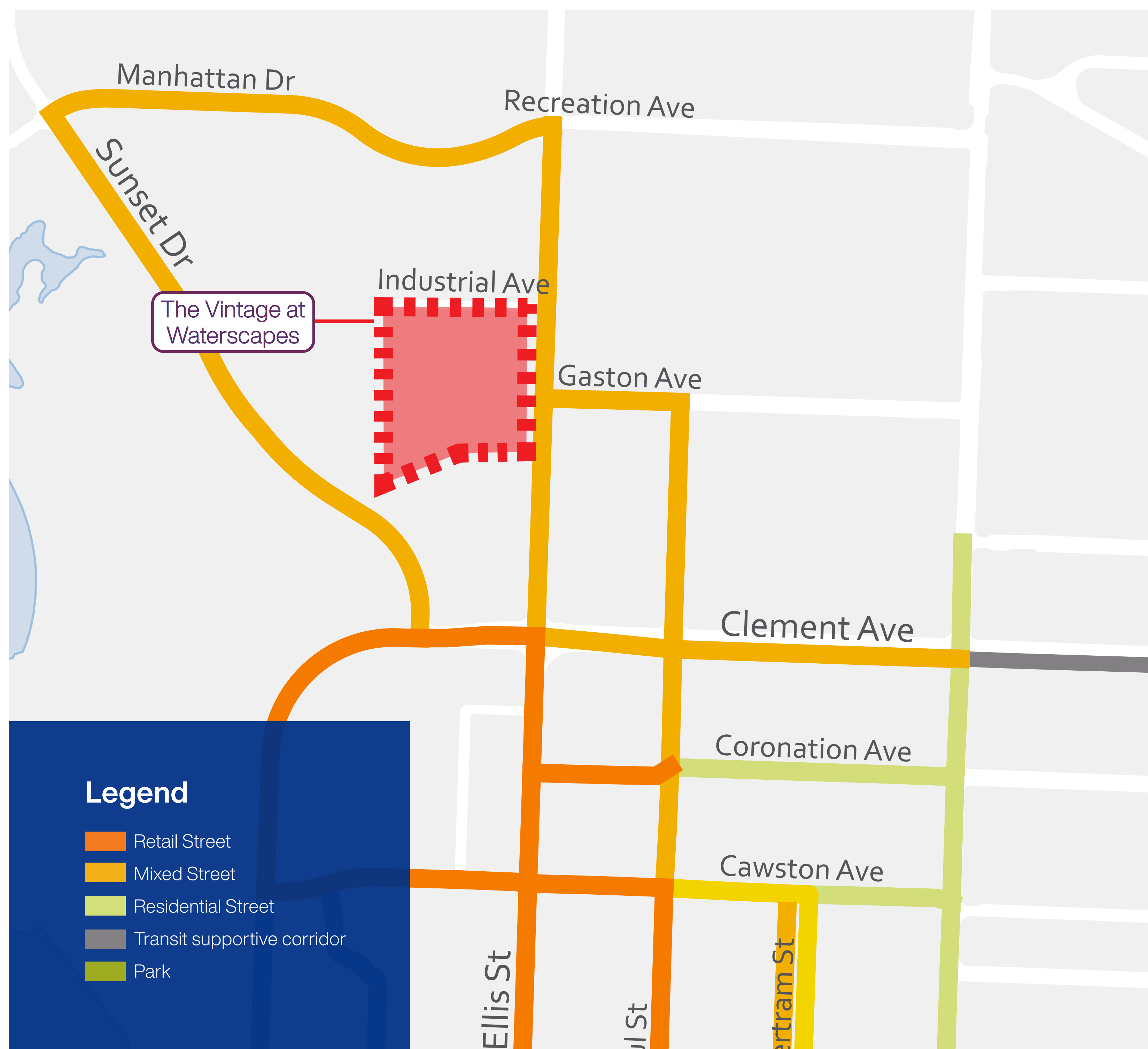


Figure 1-29: Kelowna 2040 OCP Downtown Character Streets Map

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.



Figure 1-30: Representation of public art water feature on Ellis Street



Figure 1-31: Kelowna Design DPA Diagram
2023-05-17

7.1 Form & Character Design Guidelines

The Vintage at Waterscapes falls under Kelowna's Development Permit Area (DPA) and as such, is required to be consistent with the Urban Design Guidelines, specifically:

- Design Foundations
- General Residential and Mixed Use Design Guidelines
- Achieving High Performance
- High-Rise Residential and Mixed Use Guidelines



DESIGN FOUNDATIONS	
Facilitate active mobility	Cycling amenities including ample bicycle parking and connection to a network of surrounding multi-use trails along the waterfront, up to Knox Mountain, into downtown will facilitate active mobility for users of all levels of skill and abilities.
Use placemaking to strengthen neighborhood identity	The site landscaping, built form and design details will help to strengthen the unique identity of the north edge of Kelowna's downtown. This district has the benefit of having one edge along the waterfront and marsh, one edge along Knox Mountain, and one urban edge that connects to the vibrant downtown core. The Vintage at Waterscape's nods to nature, culture, and the surrounding landscape through art, design, and architecture will reflect this.
Create lively and attractive streets and public spaces	Townhouse entrances with front gardens, and a corner lobby active frontages and define the street, and create a legible, comfortable user experience. Vehicle access is tucked into the centre of the site, allowing for the public realm along the street to be complete and continuous, and lead people to pause at the central art display or wander through the internal paths.
Design buildings to the human scale	Through the use of podiums, townhouses, and landscaping, the massing is broken down into cohesive but distinct elements that fit with the urban scale of Kelowna and provide a pedestrian scale experience at street level.
Strive for design excellence	The Vintage at Waterscapes will encapsulate the best practices and highest standards for effective development in Kelowna. The necessary above-ground parking is cleverly wrapped and does not detract from the public space, the podium decks are utilized as social and ecological spaces, and the design introduces a modern aesthetic with nods to Kelowna's iconic landscape. The mews on the west edge and planted podium terracing use the open space network as a transition between sites and to soften the surrounding buildings, creating visual interest. The Vintage at Waterscapes will set a high standard for development in Kelowna's downtown Urban Centre, and will reflect Okanagan lifestyles in its design and amenity offerings.

GENERAL RESIDENTIAL & MIXED USE GUIDELINES

Key Guidelines

- Ⓐ Activate streets and open spaces to support walking and cycling, pedestrian comfort, and social interaction
- Ⓑ Incorporate high quality building, landscape, and streetscape design to support liveability, sustainability, and sense of place
- Ⓒ Ensure new buildings contribute positively to the envisioned future built form, while being responsive to positive aspects of the existing built environment and sensitive to the natural environment
- Ⓓ Provide usable open spaces on site that balance privacy and access that increase pedestrian connectivity throughout the city
- Ⓔ Ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the public realm



Figure 1-32: Key General Residential & Mixed Use Guidelines illustrated on Ellis St. frontage

GENERAL RESIDENTIAL & MIXED USE GUIDELINES

2.1.1 Relationship To The Street

- ✓ Orient primary building facades and entries to street
- ✓ Minimize distance between building and sidewalk
- ✓ Windows & balconies put eyes on the street
- ✓ Clearly identifiable main entries with canopies
- ✓ No blank walls along main street or open spaces
- ✓ Public frontage street wall - building height:street width ratio of 1:2
42.5 ft podium street wall height (four floors before stepback) to 85.0 ft street width including setback)

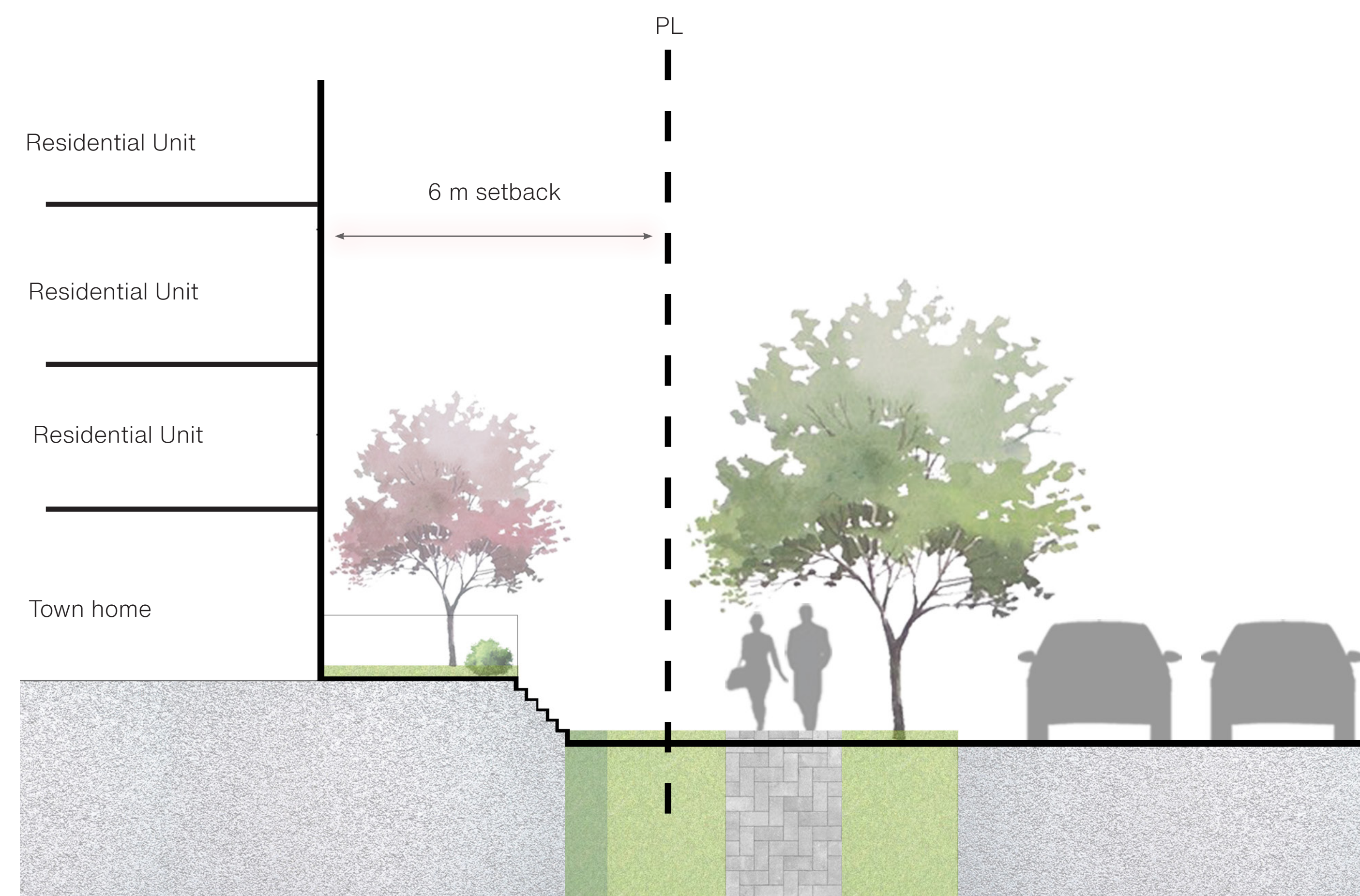


Figure 1-33: Typical frontage section along Ellis Street

2.1.2 Scale and Massing

- ✓ Transition building heights to shorter buildings within and with surrounding developments, in this case, shorter buildings towards Ellis Street and taller buildings towards the water to maximize views and minimize shadows at street level
- ✓ Break up perceived mass of large buildings with visual breaks in facade such as balconies, window frames, pillars and cladding
- ✓ 10 ft stepback at top level of residential podium along Ellis Street to minimize shadows on public spaces and allow sunlight onto outdoor spaces of majority of ground floor units during winter solstice

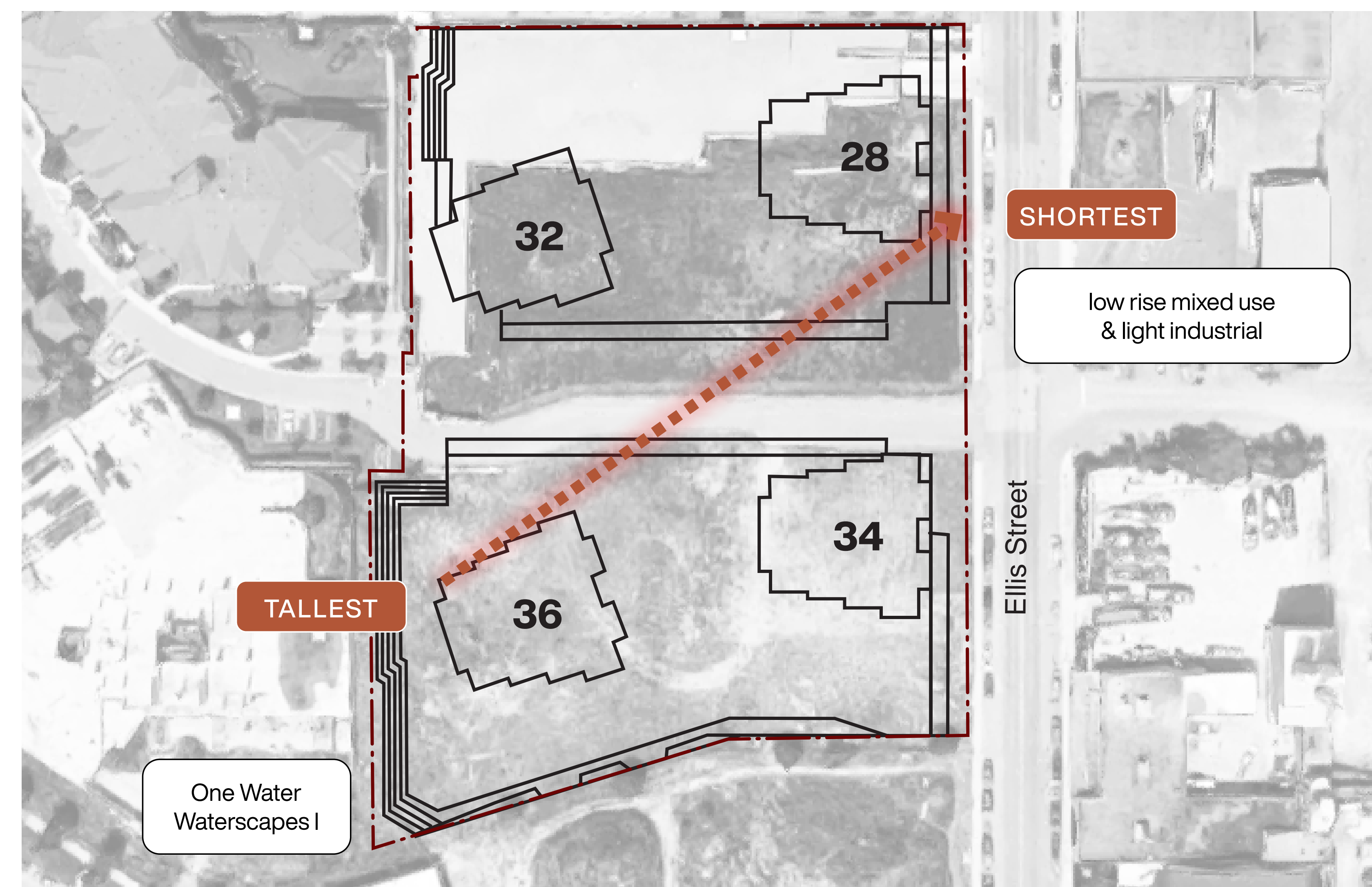


Figure 1-34: Tower height rationale

GENERAL RESIDENTIAL & MIXED USE GUIDELINES

2.1.3 Site Planning

- ✓ Respond to unique site conditions - in this case, completion of the Ellis Street block, tower set back and rotated tower alignment, optimized views, east-west connection, and arranged towers in a logical pattern proportion with a proportionate transition with the podium to respond to the surroundings
- ✓ Crime Prevention Through Environmental Design principles included are enhanced lighting, unobstructed entrances, natural surveillance, and clear sight lines for pedestrians
- ✓ Traffic calming measures include crosswalk, convenience parking bays
- ✓ Universal design features at primary building entrances, sidewalks, lighting, and stairs or ramps as necessary



Figure 1-36: Site planning rationale

2.1.4 Site Servicing, Access and Parking

- ✓ Off-street parking, utility areas, and back of house uses away from public view
- ✓ Five levels (and one half below grade level) of parkade are provided due to high water table constraints, which are wrapped in active residential uses on Ellis Street and Private Street sides to create an attractive and engaging frontage along Ellis Street
- ✓ Roof of parking podium is an active, landscaped amenity deck
- ✓ 1,625 near & long-term bicycle parking stalls provided
- ✓ Clear lines of sight to parking, site servicing, utility areas for CPTED from public streets and areas
- ✓ Consolidated parking access point, minimal curb cuts
- ✓ Parking ramps/entrances include high quality finishes, screening, lighting, landscaping

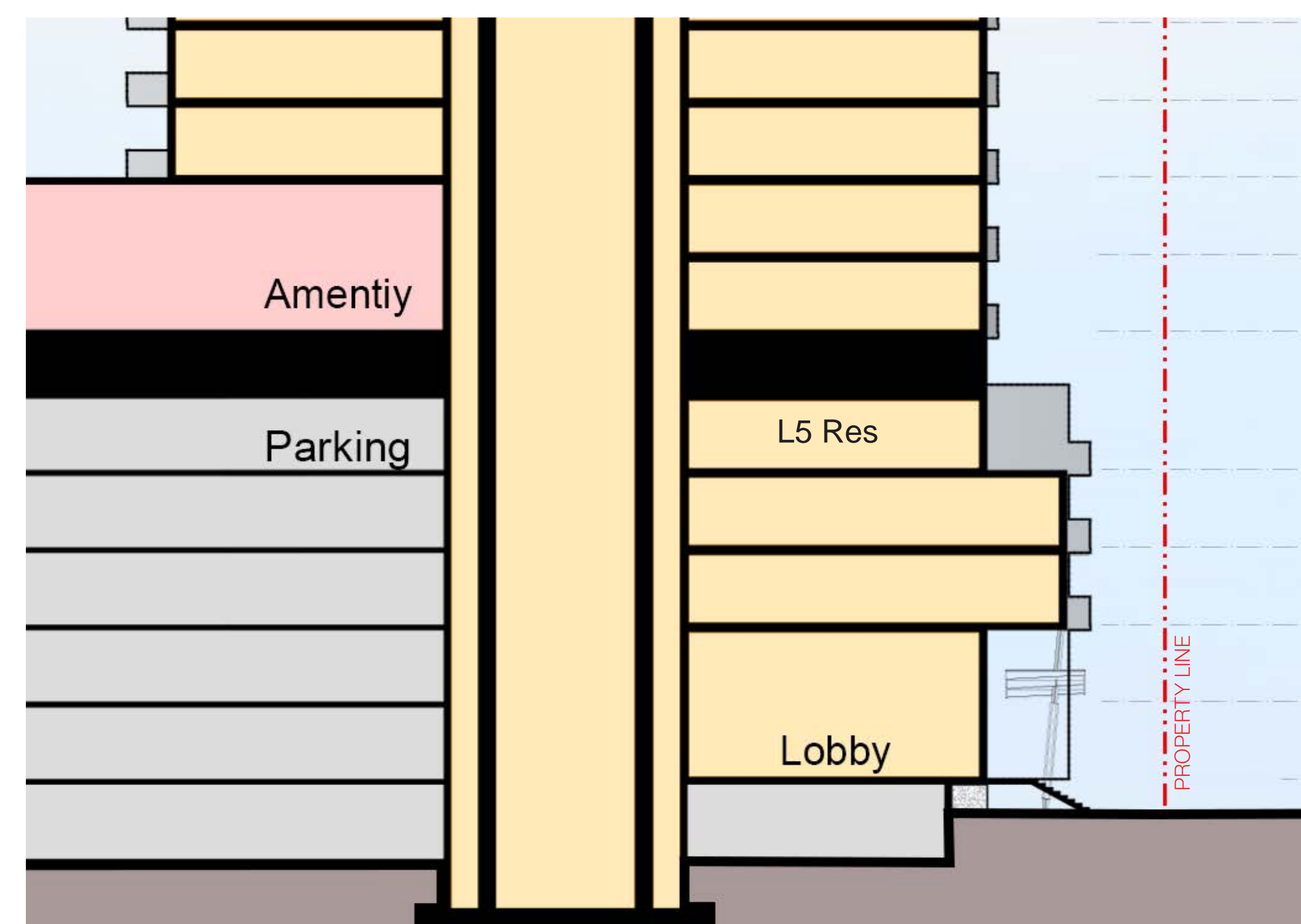


Figure 1-35: Parking podium section

GENERAL RESIDENTIAL & MIXED USE GUIDELINES

2.1.5 Streetscape, Landscape, Public Realm Design

- ✓ Trees, shrubs, and plantings maintain appropriate sight lines and circulation
- ✓ Attractive, engaging, functional on-site open spaces with high quality, durable and contemporary materials, colours, lighting, furniture, and signage (refer to Landscape Plan for details)
- ✓ Favorable microclimate includes outdoor spaces with ample sunlight year-round, minimal heat absorption, mix of evergreen and deciduous trees, wind buffering
- ✓ Landscape softens built form
- ✓ Native, durable, drought-tolerant trees for local climate and site conditions
- ✓ Stormwater management maintains pre-development flows through water capture and infiltration
- ✓ Minimal water use for irrigation
- ✓ Multifunctional landscape elements
- ✓ Trees, shrubs, and plantings maintain appropriate sight lines and circulation
- ✓ Low maintenance, sustainable, recycled materials and furnishings
- ✓ Exterior lighting is directional, cuts off light pollution, and maintains safety and visibility at night

2.1.6 Building Articulation, Features, and Materials

- ✓ Unified architectural concept with varied facade treatments
- ✓ Visual interest with windows, balconies, corner features, entries, canopies, overhangs
- ✓ Design promotes residential privacy and protects from light trespass and noise
- ✓ Architectural character reflects residential use
- ✓ Substantial natural building materials are used
- ✓ Building address is identified through signage
- ✓ Durable building design for the local climate and region



Figure 1-37: Building articulation, features, and materials diagram

ACHIEVING HIGH PERFORMANCE

2.2.1 High Performance Buildings

- ✓ Building minimizes envelope heat loss through simplified massing
- ✓ Facade is articulated through simple shifts in massing and changes to colors and textures
- ✓ Use of appropriately designed exterior shading that don't obstruct welcome winter sunlight
- ✓ The project will implement high performance heating and cooling systems
- ✓ Low flow water fixtures and water saving measures
- ✓ Reduced heat island effect with planting areas on terracing and amenity roofs



Figure 1-39: Green amenity roof

HIGH-RISE RESIDENTIAL & MIXED USE

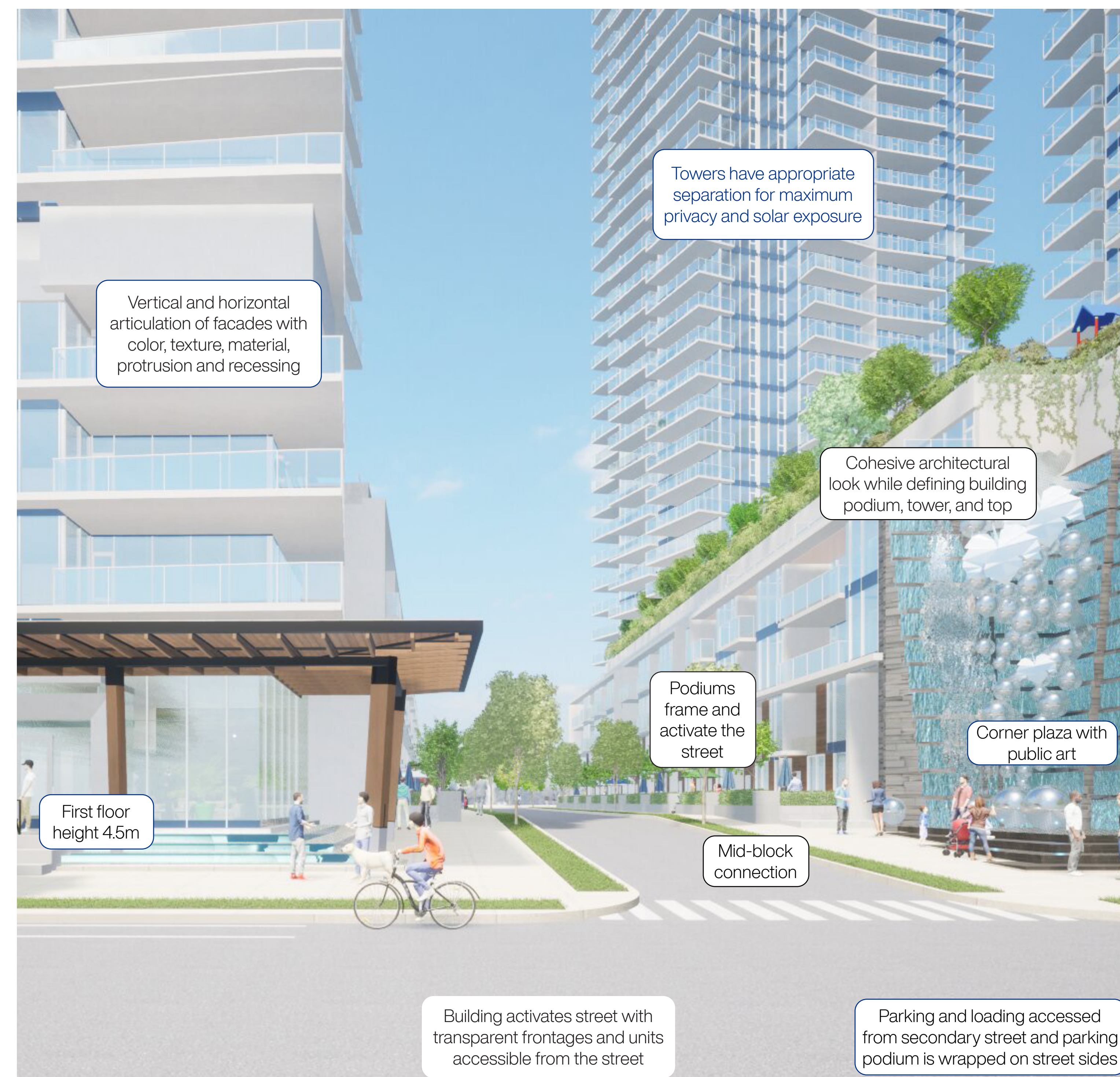
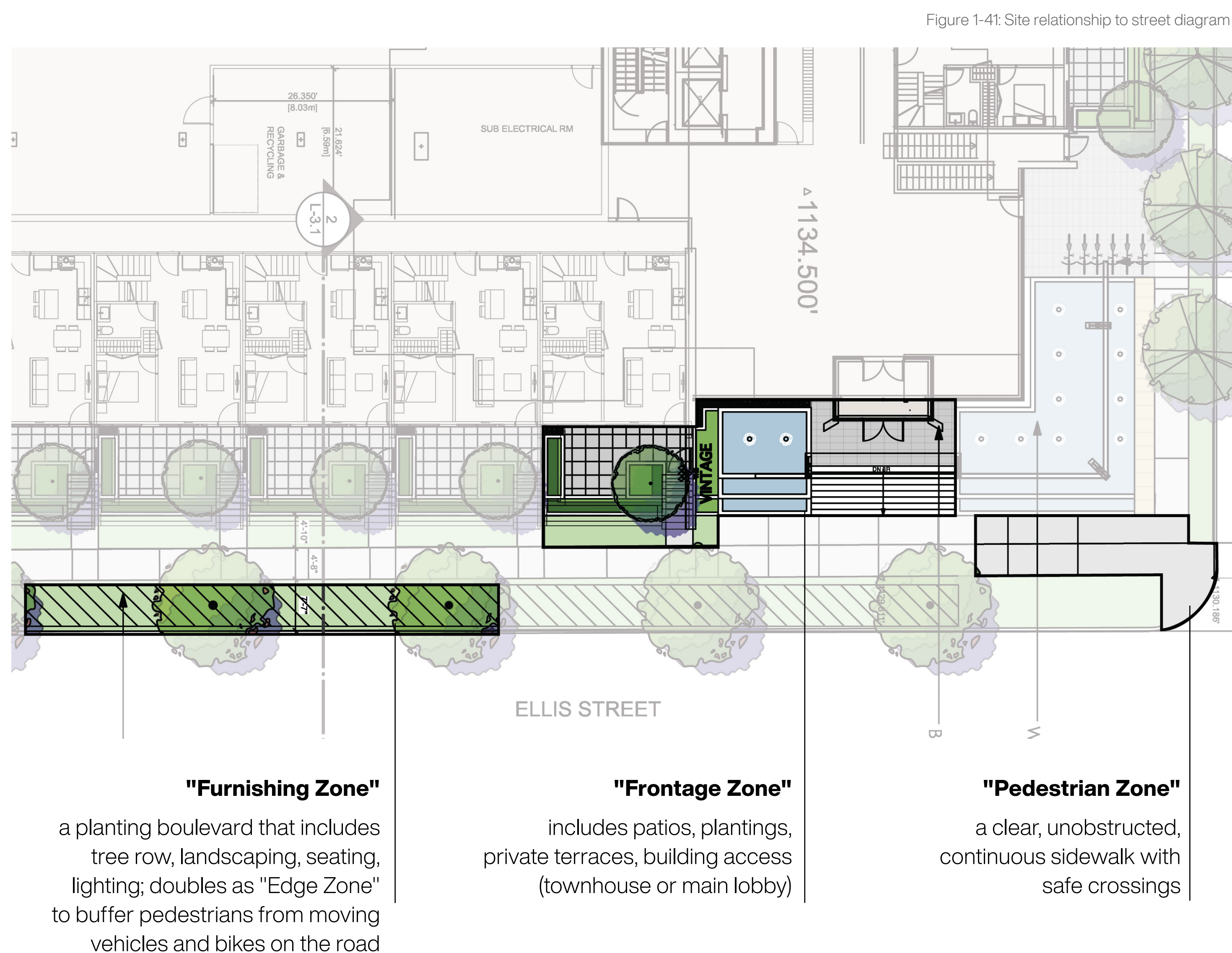


Figure 1-38: High-Rise Residential Guidelines General Characteristics Diagram

HIGH-RISE RESIDENTIAL & MIXED USE

5.1.1 Relationship to the Street

- ✓ Townhouses and entrances provide active frontages and eyes on the street
- ✓ Canopies provide weather protection
- ✓ Clearly visible, universally accessible, well-defined primary entries/lobby
- ✓ Private amenities are not located along Ellis Street
- ✓ Defined zones along the streetscape



5.1.2 Scale and Massing

Podium

- ✓ Min. 4.5 first floor height
- ✓ Podium height responds to adjacent street ROW width
- ✓ Site corner respects opposite side

Tower Middle

- ✓ Towers oriented North/South direction
- ✓ Maximum 4 towers per block with staggered spacing

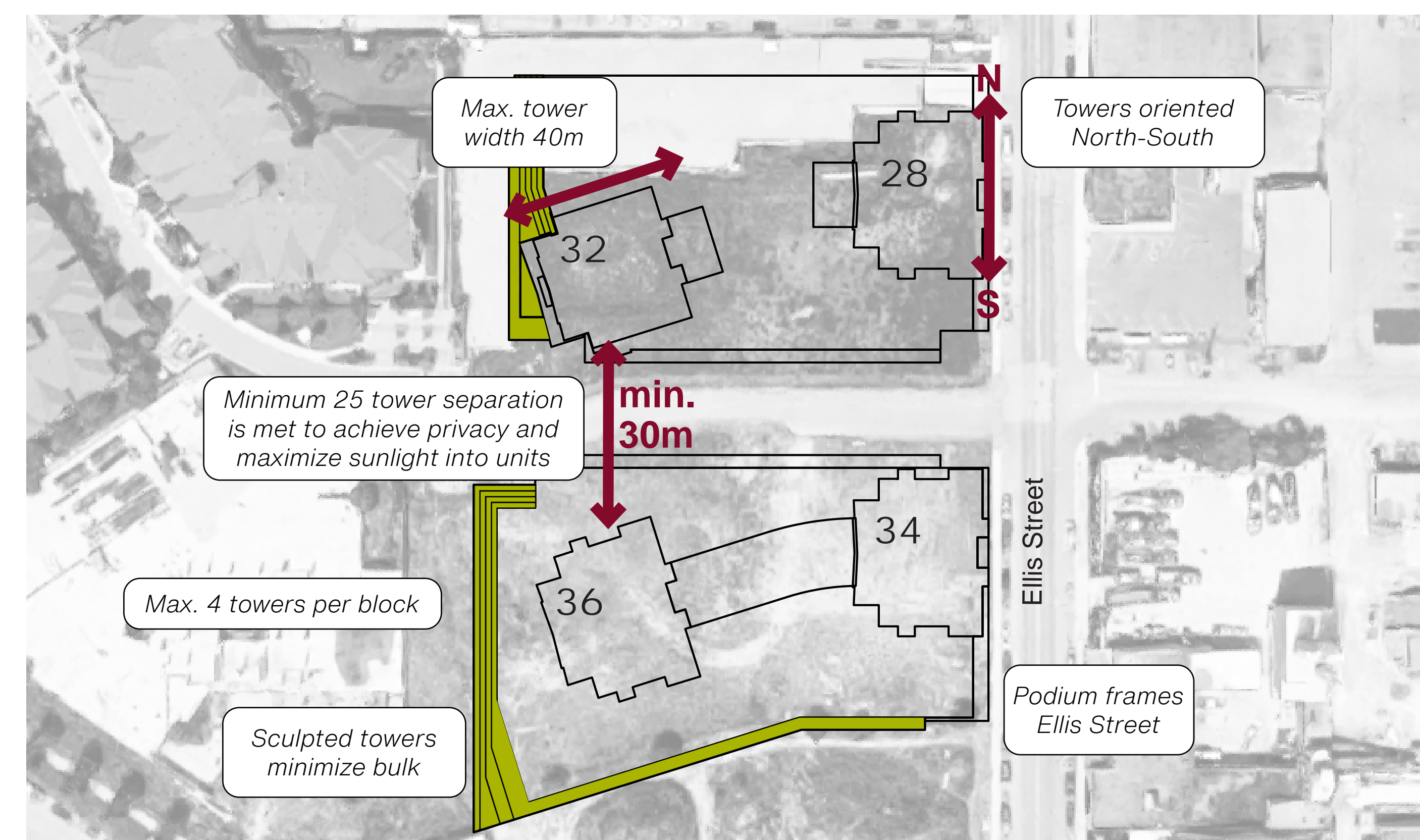
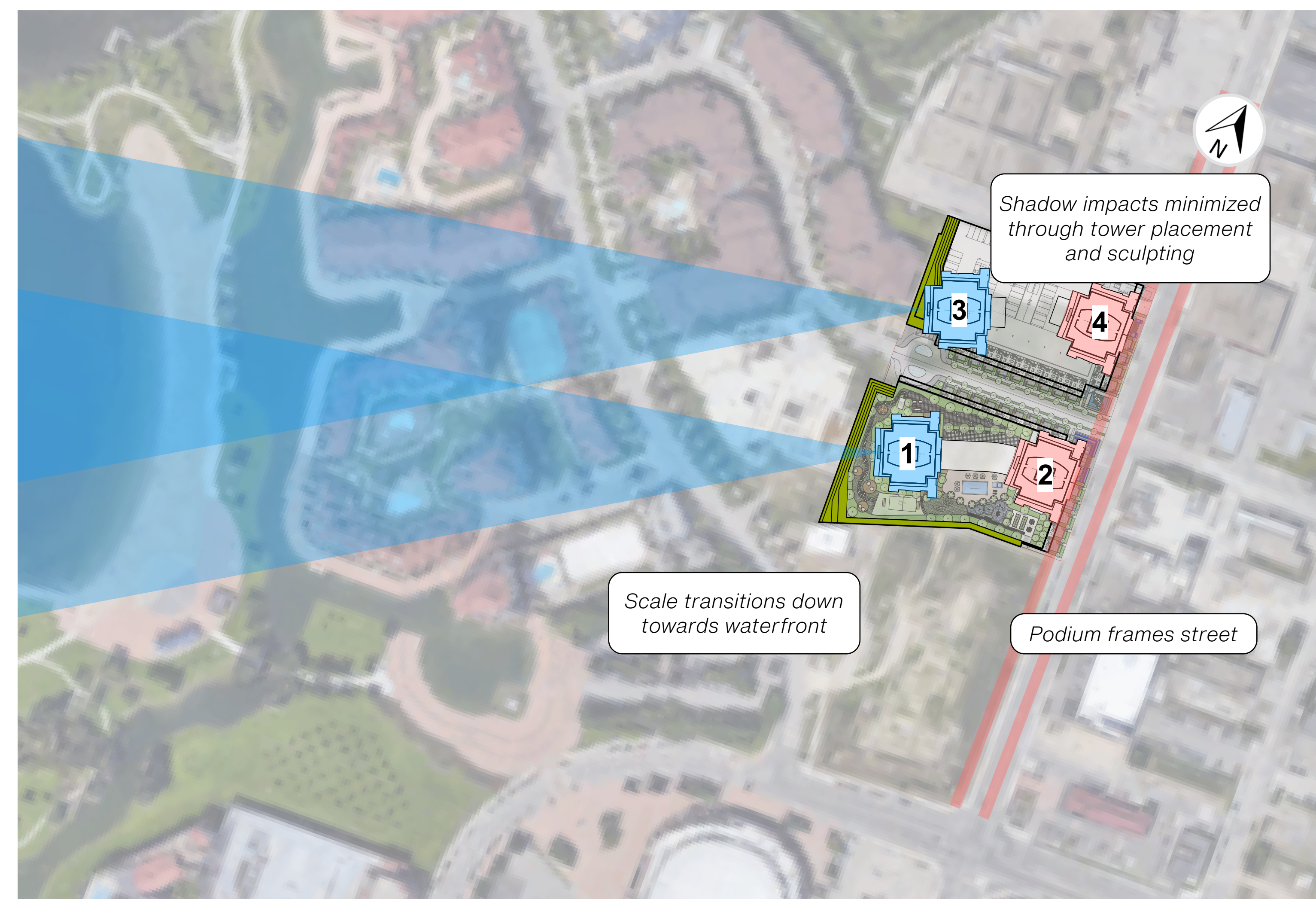


Figure 1-40: Tower scale and massing rationale

HIGH-RISE RESIDENTIAL & MIXED USE

5.1.3 Site Planning

- ✓ Consistent streetwall is established by podium
- ✓ Towers are set back from street wall
- ✓ Triangular setback at corners
- ✓ Minimum 25m tower separation is met
- ✓ Towers are away from streets and open space to reduce visual impact
- ✓ Setback and stepback limit shadow on street
- ✓ Scale transitions to open spaces through angular setback



- ✓ Tower heights step down from southwest to northwest
- ✓ Towers frame view of important features and create a visual arc in skyline

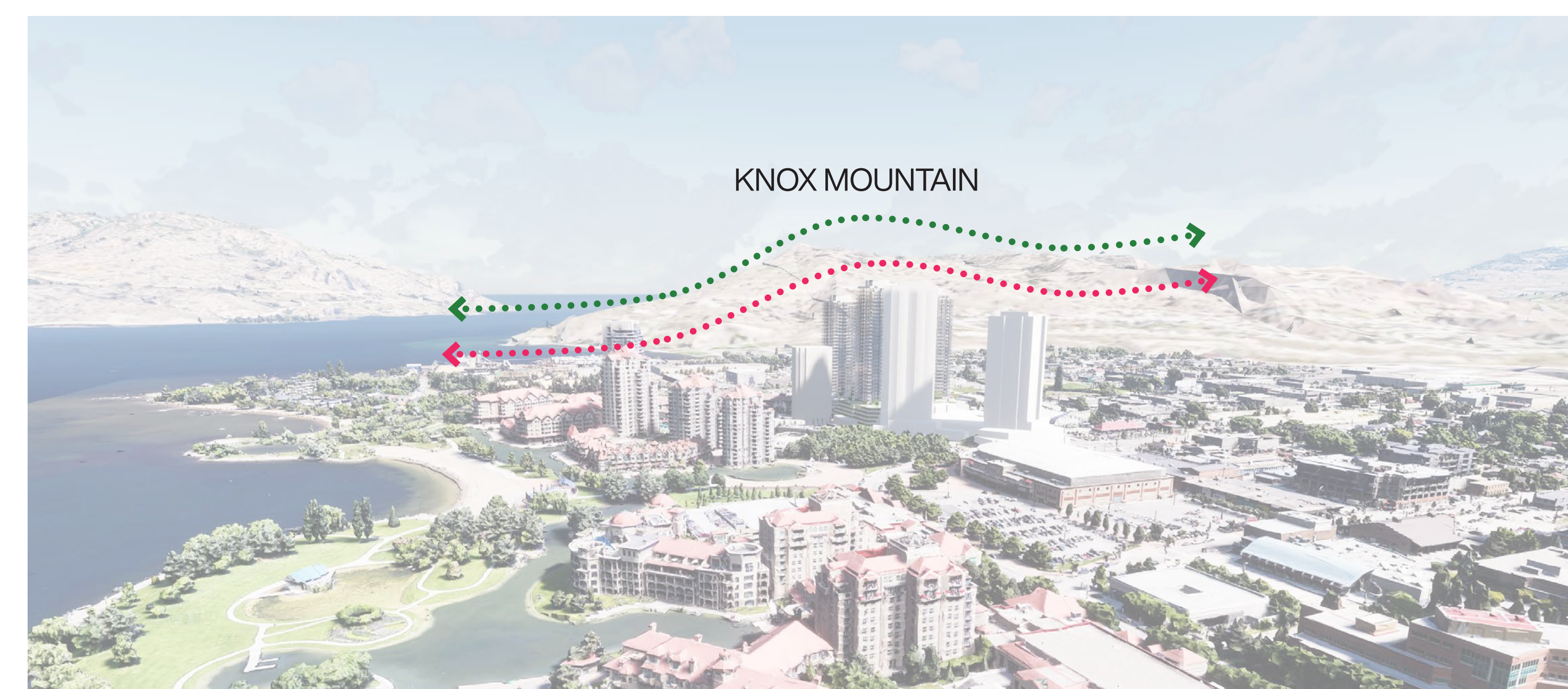


Figure 1-42: Tower heights against Kelowna's mountain landscape

HIGH-RISE RESIDENTIAL & MIXED USE

5.1.4 Site Servicing, Access, and Parking

- ✓ Parking access and site servicing is provided from secondary street
- ✓ Parking structure is screened with residential units
- ✓ Garage doors are recessed and minimized
- ✓ Drop-off areas are provided in a central roundabout

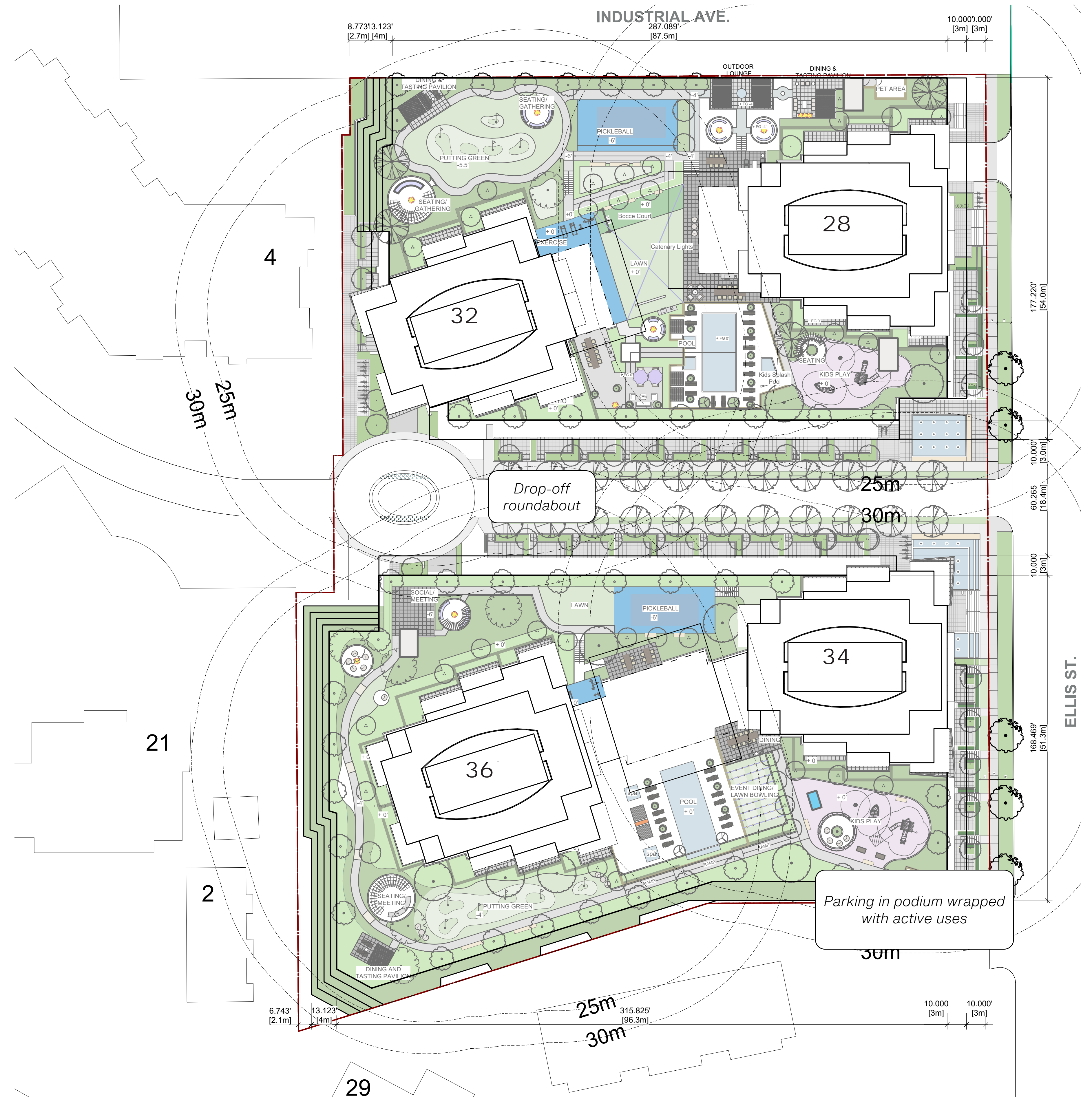
5.1.5 Publicly-Accessible and Private Open Spaces

Publicly Accessible Open Spaces

- ✓ Plaza, landscaped setbacks, courtyard, and mid-block pedestrian connection are all provided
- ✓ Podiums are portioned to adjacent open space
- ✓ Open space maximizes sunlight and provides weather protection to encourage year-round use
- ✓ Public open space provides complementary activities to the available active and passive uses already established in the neighborhood
- ✓ Safety, comfort, amenities, and accessibility are all prioritized
- ✓ Programming includes a range of passive and active uses that include seating and gathering spaces for flexible use



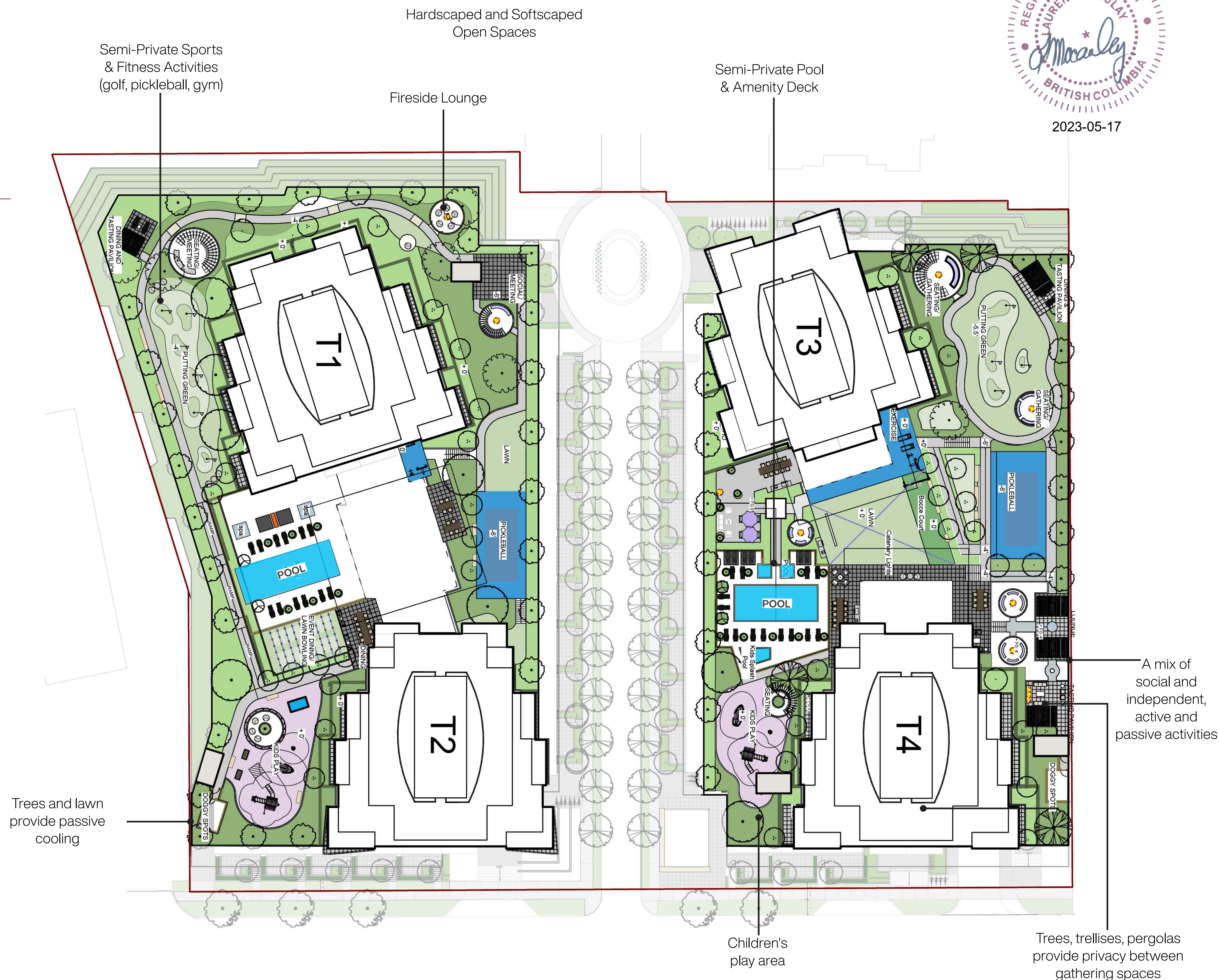
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HIGH-RISE RESIDENTIAL & MIXED USE

Private Open Space

- ✓ Private outdoor amenity space —putting green, sports courts, outdoor entertaining and dining areas, social gathering areas, wellness-oriented amenities including pool, walkway, and open green— is provided to promote a healthy, active, and family-oriented lifestyle.
- ✓ Shared private outdoor space maximizes sunlight and minimizes noise, odor and visual impacts from site servicing
- ✓ Seating, lighting, trees, shade and weather protection are provided
- ✓ Private patios and gardens are buffered by landscaping and trees to provide a sense of enclosure and privacy
- ✓ Rooftop amenity space has a degree of privacy screening through the use of pergolas or covered areas, fencing, and landscaping
- ✓ Private balconies are large enough to be usable outdoor space
- ✓ Indoor social, fitness, and wellness amenities are adjacent to outdoor shared areas



HIGH-RISE RESIDENTIAL & MIXED USE

Public Art

- ✓ Public art water feature generates interest and reflects the identity of Kelowna
- ✓ Public art incorporates adequate setbacks to be viewed and experienced
- ✓ Artwork is located at public plaza
- ✓ Hardscaped pocket park
- ✓ Water feature has attractive year-round design



Figure 1-44: Public Art representation

5.1.6 Building Articulation, Features & Material



Tower Top

- Distinguished from middle, the building top makes a statement within the skyline
- Upper floor setback

Tower Middle

- Cohesive architecture between towers with variations to provide visual interest
- Balconies limit increase in visual mass of building, rather are an extension of interior living space

Podium

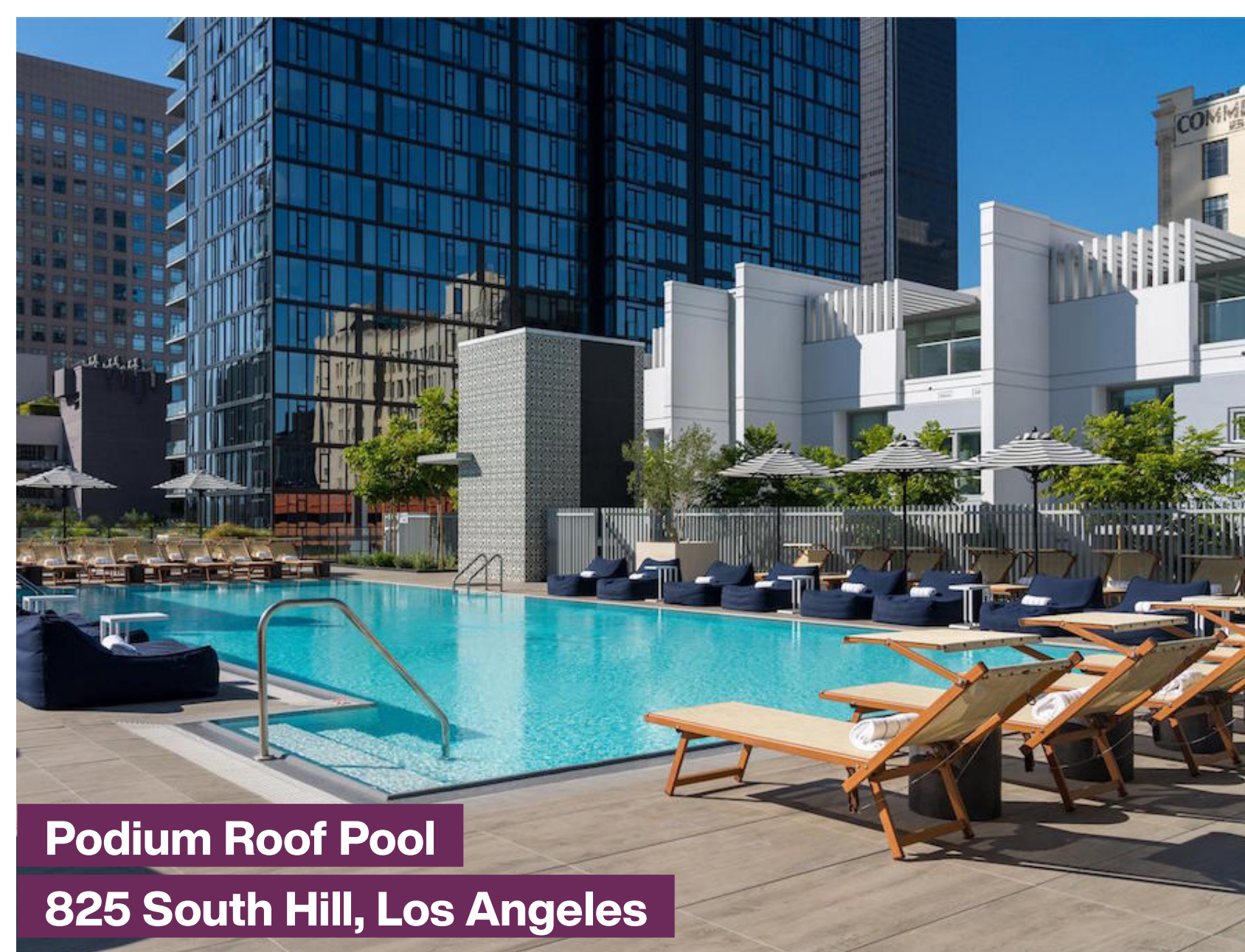
- Architectural expressions different from tower
- Attractive and welcoming entrances with canopy
- Durable, high-quality materials
- No public facing blank walls
- Human scaled

Figure 1-43: Tower top, middle, and bottom diagram

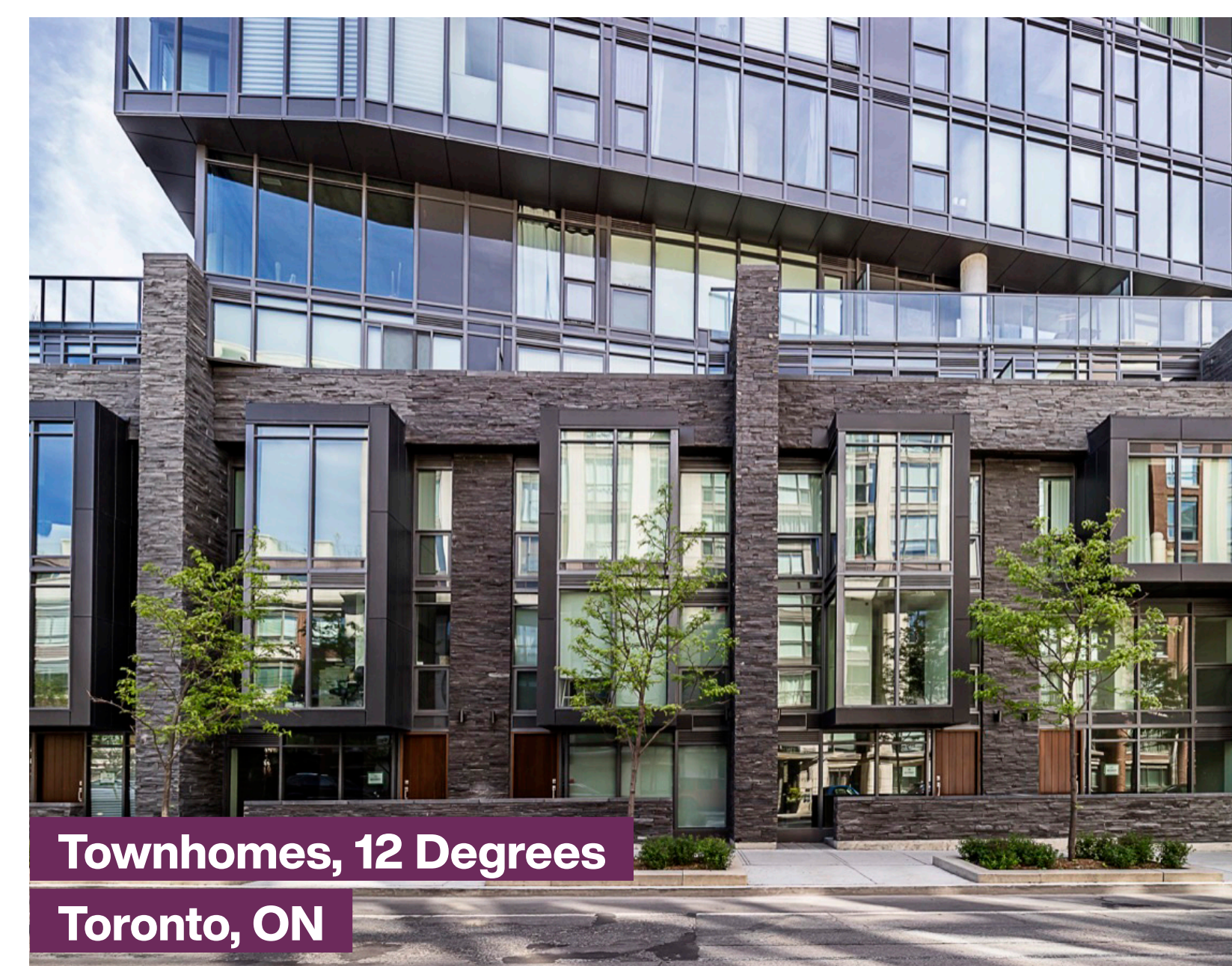
7.2 Urban Design Precedents



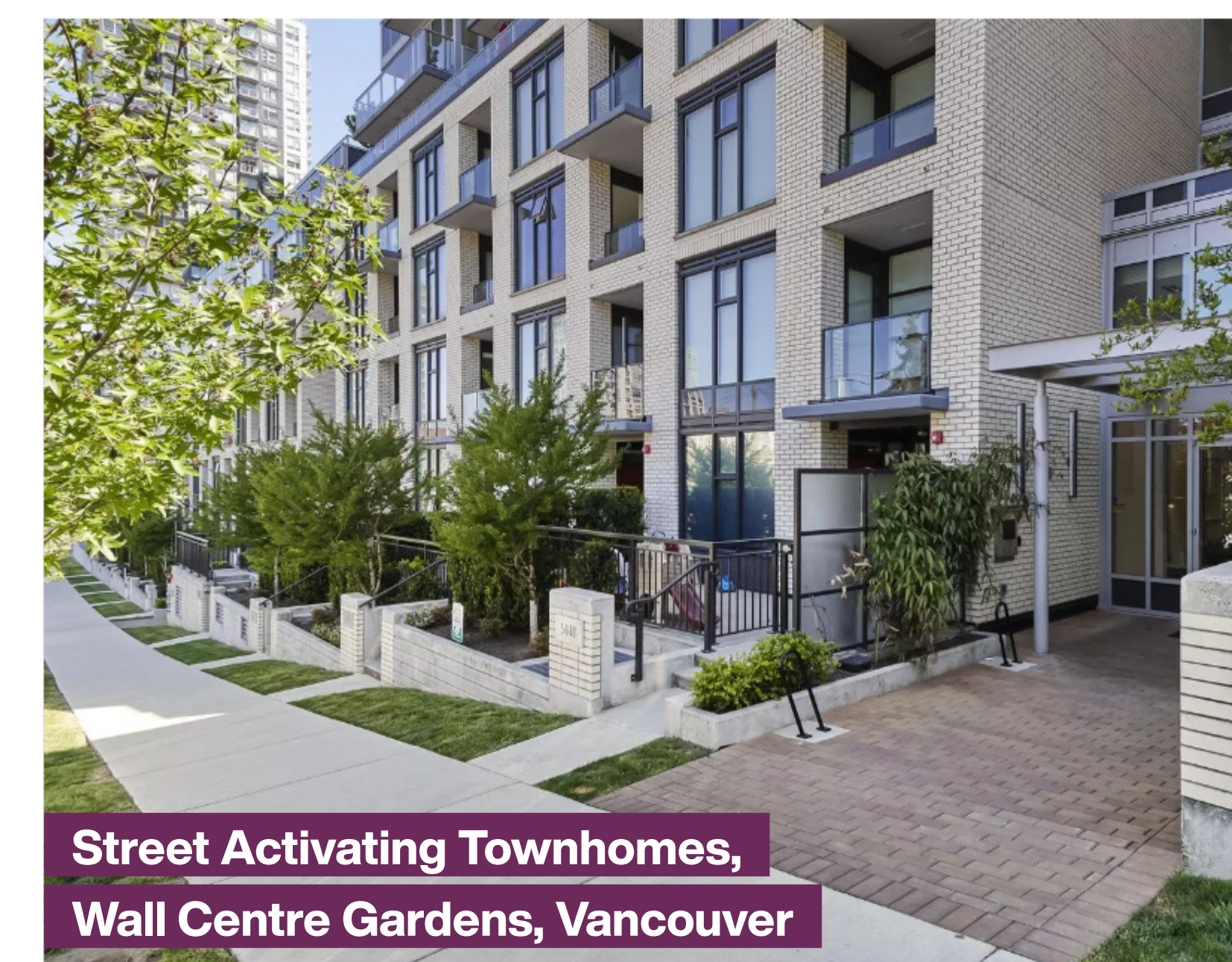
Podium roof amenity deck
Pendry Residences, West Hollywood



Podium Roof Pool
825 South Hill, Los Angeles



Townhomes, 12 Degrees
Toronto, ON



Street Activating Townhomes,
Wall Centre Gardens, Vancouver



Podium amenity deck
Hubbard Place, Chicago



Podium Roof Deck
Water Club Condos, Toronto



Podium townhome details
UBC, Vancouver



1133 Hornby Street townhomes
Vancouver, BC

PODIUM AMENITY DECKS

GROUND-ORIENTED TOWNHOMES

Urban Design Precedents Continued



Precidia, Coquitlam



Azure at Southgate, Burnaby



Escala, Burnaby BC

TOWERS



LEDINGHAM McALLISTER