

An architectural sketch of a park or public space. The scene is framed by a large, stylized arch in shades of blue and green. The sketch depicts a wide, paved walkway with several people walking and sitting on benches. There are large, leafy trees on both sides of the path, and a building is visible in the background. The style is a loose, artistic line drawing with some color washes. The text "CIVIC PRECINCT PLAN" is written in large, bold, black capital letters, and "March 14, 2016" is written in blue capital letters below it.

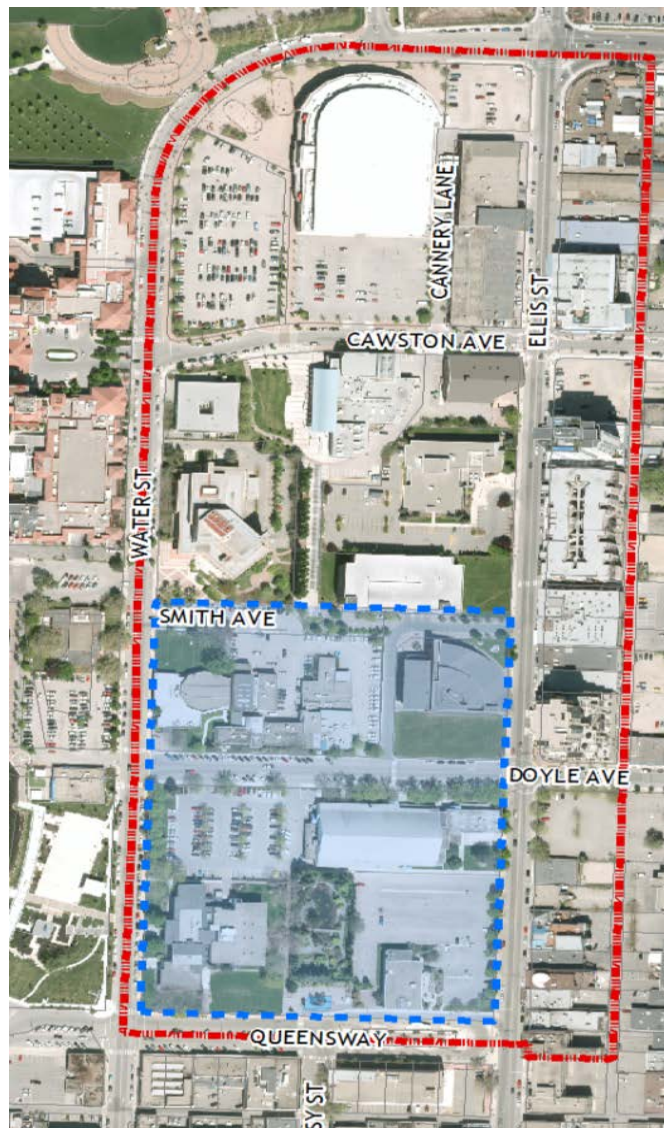
CIVIC PRECINCT PLAN

March 14, 2016

CIVIC PRECINCT PLAN GOALS

Deliver on Council's priorities & address local issues:

- 1. Create certainty for type and scale of growth
- 2. Provide diverse housing types and increase activity/vibrancy
- 3. Provide policy to guide future developments
- 3. Address transportation challenges
- 4. Prioritize new public realm improvements



LEGEND

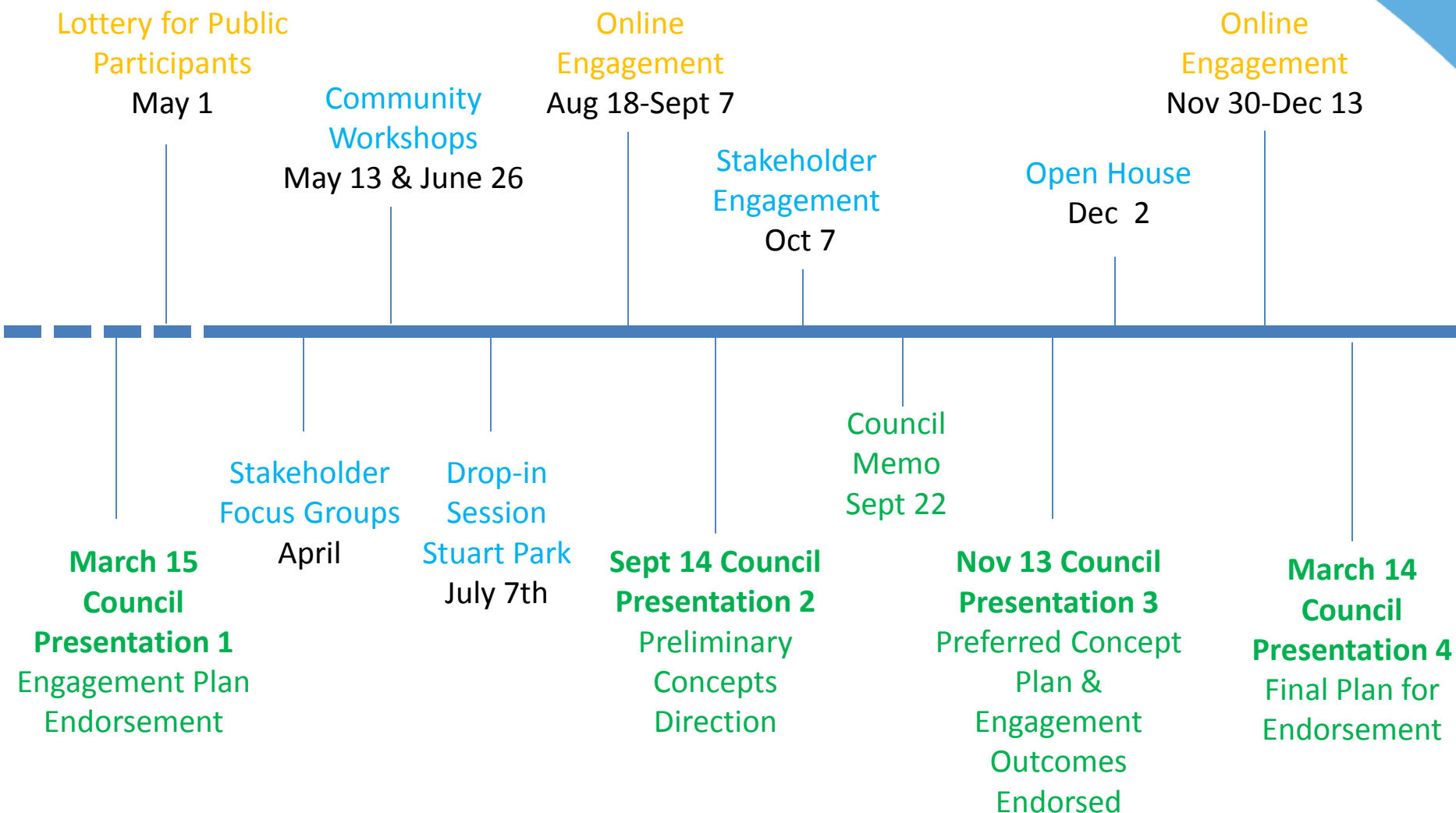


STUDY AREA



PRIMARY PLAN AREA

KEY PROJECT MILESTONES



CURRENT SNAPSHOT OF AREA

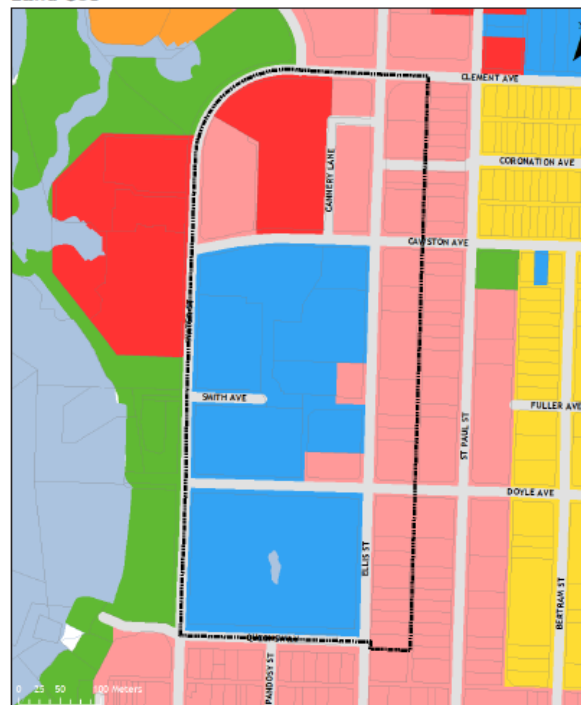
Downtown Plan
Area



100 Hectare Area which
is expected to add 5,000
new residents by 2030

Low population
densities Downtown
20-25 people/ha

Land Use



53% of Plan Area is
Designated for
Institutional



Growing number of
knowledge-based jobs
locating downtown
and
need to enhance street
presence of Cultural
District

COMMUNITY ENGAGEMENT PROCESS



Phase 1

Information Sharing & Awareness

The City Shared information and raised awareness through videos, reports, emails, the website, and media.

462 people viewed introductory video

- ☐ **863** visits to Civic Block website
- ☐ **1,100** people received each of the project email updates
- ☐ Over **15** articles or news stories
- ☐ **2** reports and **2** videos were produced



Phase 2

Community Workshops & Concept Development

The City involved key stakeholder groups and members of the public through face-to-face meetings and two workshops to develop planning principles and preliminary concepts.

- ☐ **4** stakeholder meetings hosted
- ☐ **27** stakeholder groups sent representatives
- ☐ **80** total participants at **2** Community Workshops



Phase 3

Draft Plan Consultation

As the concepts were developed they were shared with the public through a drop-in session and online survey.

- ☐ **75** attended a public drop-in
- ☐ **113** completed our online engagement survey
- ☐ Concept shared with Kelowna Museum Society, Tourism Kelowna & Delta Resort
- ☐ Presentation to DKA Board
- ☐ **20** stakeholders and workshop participants attended Plan update



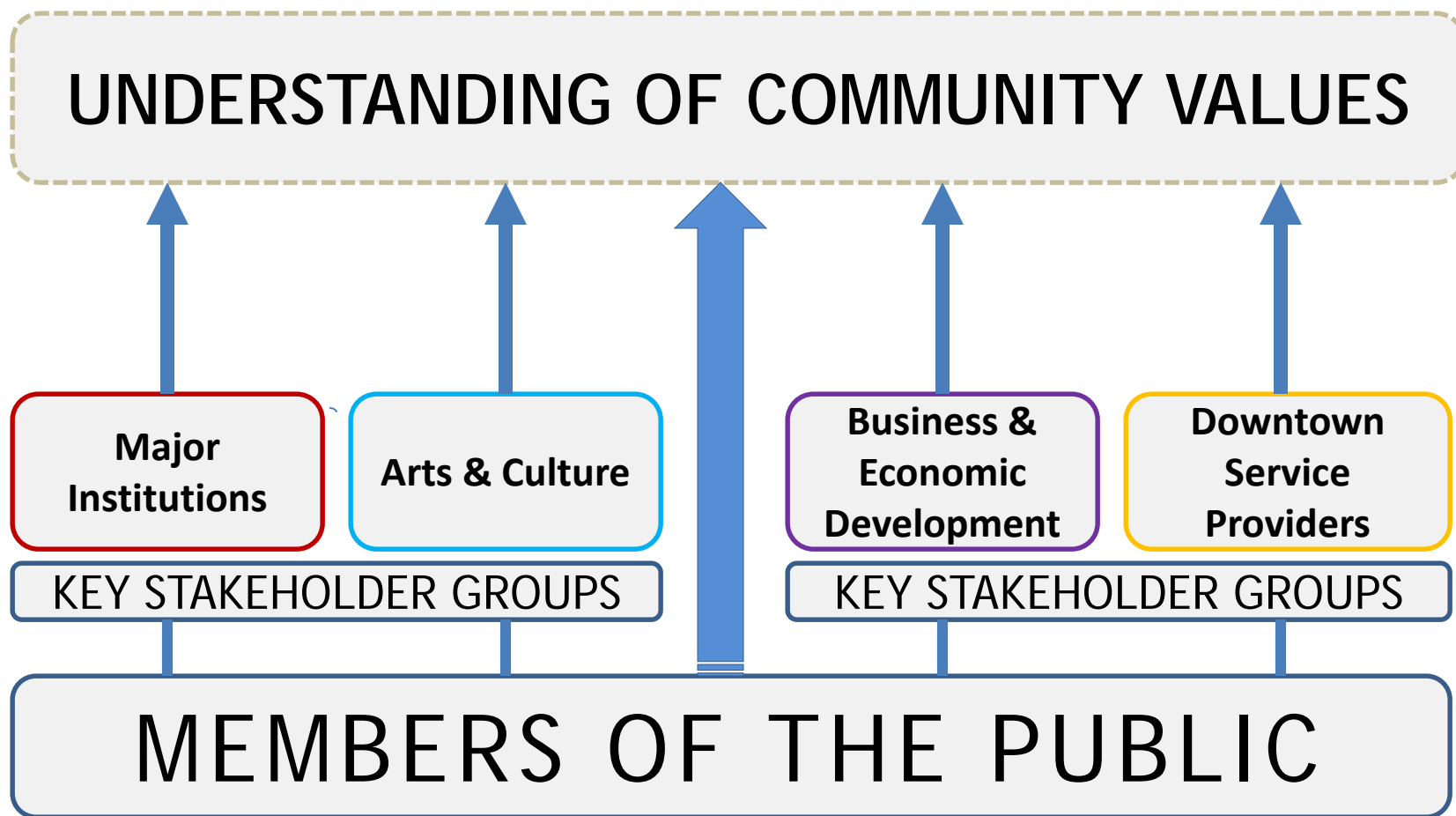
Phase 4

Inform Community of the Final Draft

The final draft of the concept was shared more broadly through an open house and City website.

- ☐ **63** people attended a Public Open House on Dec. 2
- ☐ **31** people provide their feedback on the Plan using the 'Get Involved Kelowna' website

PUBLIC ENGAGEMENT APPROACH



PUBLIC PROCESS THEMES

Support Downtown living

Bring more activity to the area

Minimize & disguise parking

Encourage pedestrian & cycling connectivity

Enhance the Artwalk

Maintain cultural facilities & enhance presence

Create a central public plaza

Finance creatively

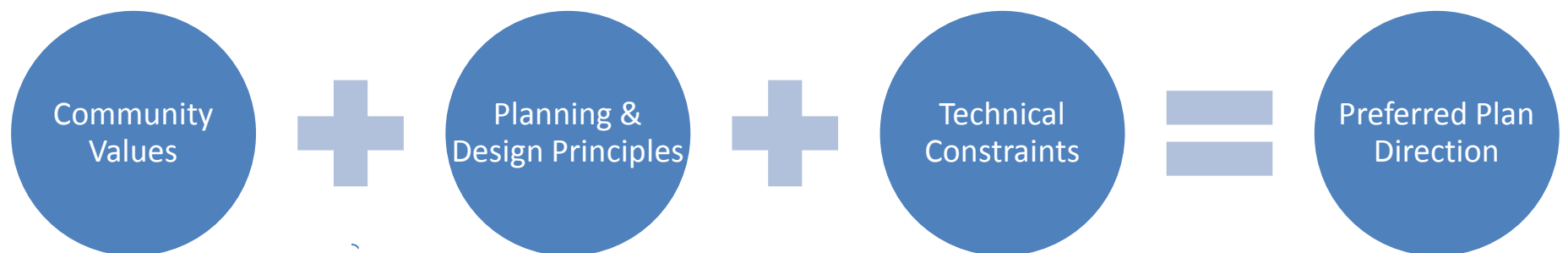


PLANNING & DESIGN PRINCIPLES

- ▶ *Encourage vibrancy through a broad mix of land uses and public spaces*
- ▶ *Make the area a distinct and diverse cultural precinct*
- ▶ *Restrict market residential developments*
- ▶ *Build on existing facilities and patterns of infrastructure wherever possible*
- ▶ *Create landmark public spaces that define future development*
- ▶ *Use public land for community amenities*
- ▶ *Look for partnerships with the private sector to benefit the community*
- ▶ *Consider the economic and financial impact of all proposals*
- ▶ *Enhance opportunities for a healthy and complete community*
- ▶ *Examine parking strategies holistically*
- ▶ *Be pedestrian oriented while still accommodating vehicles*



ANALYSIS PROCESS EXAMPLE



Values 1 & 2 :
Bring more activity to the Civic Precinct and support downtown living.

Principle 1:
Encourage vibrancy through a broad mix of land uses and public spaces.

Technical Analysis: Land development analysis indicated RCMP site is a viable mixed-use development site now

Plan Direction:
Amend future land use designation of former RCMP site at Doyle Ave to MXR to support housing.

FUTURE LAND USE PLAN

- ▶ New mixed-use sites to provide opportunities for additional housing units
- ▶ Create opportunities for public/private partnerships
- ▶ Maintain sites for future civic and cultural uses (concentrated in the Community Trust)
- ▶ Consider opportunities for infill to animate the area outside of traditional office hours

KELOWNA CIVIC BLOCK PREFERRED CONCEPT PLAN

Land Use Plan

LEGEND

- CIVIC
- MIXED USE (P3 sites)
- MIXED USE
- FUTURE MIXED-USE CD-5 ZONE
- COMMERCIAL/ LIVE-WORK
- COMMERCIAL
- PARK
- P PARKADE



NEAR-TERM OBJECTIVES (5-10 YEARS)

- ▶ RCMP Site redevelopment
- ▶ Art Walk extension
- ▶ Re-design Bennett Plaza
- ▶ Transit Security Pavilion
- ▶ Laurel Packinghouse Courtyard



LEGEND

FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic

ILLUSTRATIVE CONCEPT PLAN (5-10 YEARS)



LONG-TERM OBJECTIVES

- ▶ Redevelopment of KCT site as PAC
- ▶ Develop Civic Plaza as KCT redevelops
- ▶ Infill of Cawston Ave lots (Prospera site)
- ▶ Phase 3 of Art Walk Cawston Ave to Clement Ave



LEGEND

FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
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- Other Arts + Cultural

FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic

LONG-TERM PLAN OBJECTIVES

- ▶ Redevelopment of IH site on Ellis
- ▶ Consolidation of Museum facilities & redevelopment of existing museum site
- ▶ Redevelopment of Memorial site as Civic Use
- ▶ Redevelopment of City Hall Parking Lot as Civic Use



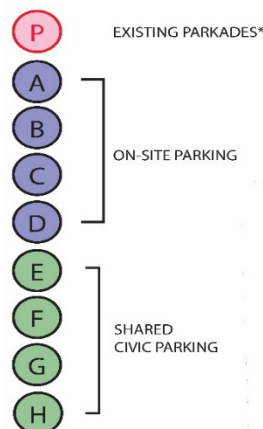
PARKING PLAN

- ▶ No stand alone parkade is recommended
- ▶ Relax requirements for mixed-use sites within 400m of Queensway Exchange
- ▶ Reduce on-site requirements for Civic Uses; encourage use of existing parkades
- ▶ Establish parking strategy to utilize shared facilities & optimize use throughout day

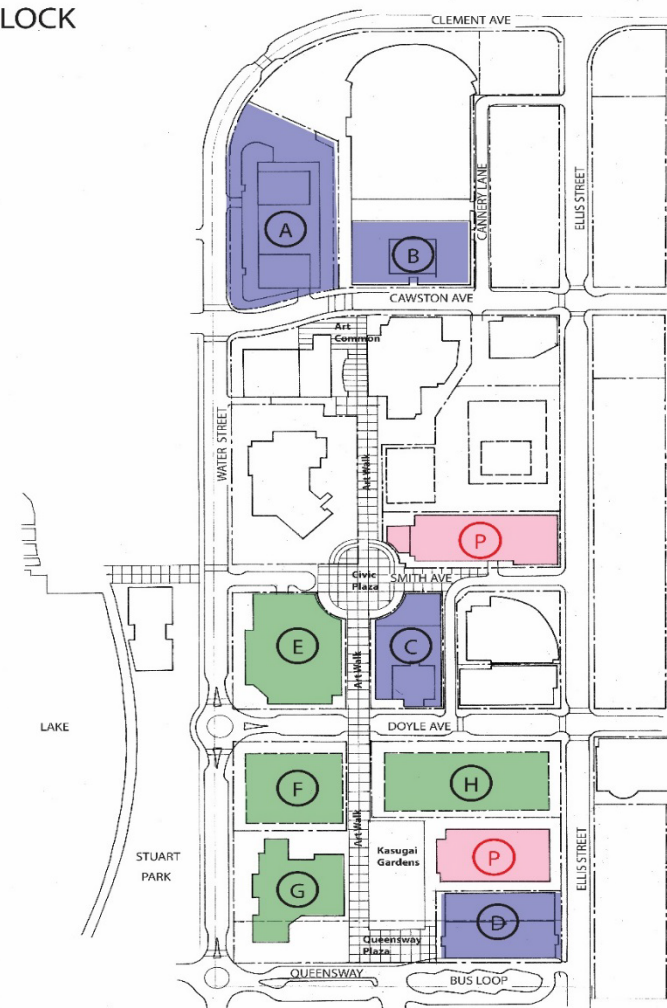
KELOWNA CIVIC BLOCK CONCEPT PLAN

Parking Plan

LEGEND



* Includes new Ellis Street Parkade currently under construction and expanded Smith Avenue parkade



ACTIVE TRANSPORTATION IMPROVEMENTS

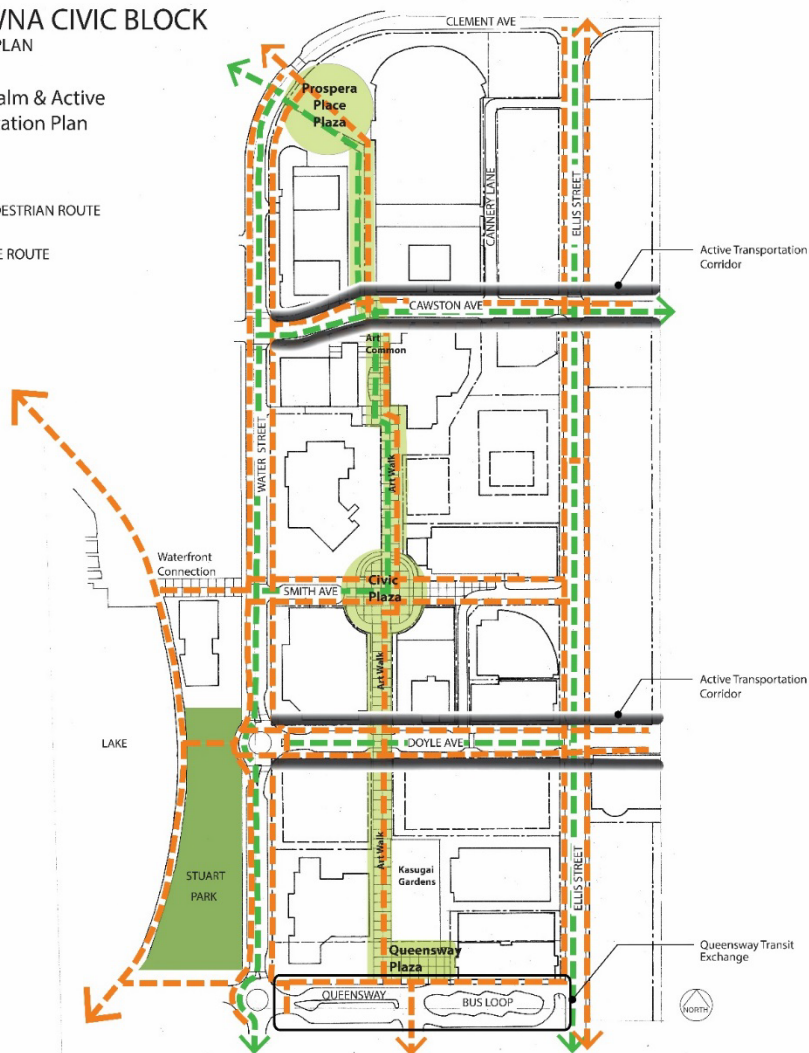
KELOWNA CIVIC BLOCK CONCEPT PLAN

Public Realm & Active Transportation Plan

LEGEND

PEDESTRIAN ROUTE

BIKE ROUTE



- Prioritize north/south connection via the Art Walk to the Queensway Transit Exchange
- Improve pedestrian connections and crossings through streetscaping
- Enhance and prioritize pedestrian/cycling routes

BUILDING HEIGHTS PLAN

- ▶ Reinforce the *My Downtown Plan* height profile
- ▶ Maintain low rise (6 storeys) profile along Water St
- ▶ Assign height strategically at several key sites (RCMP, IH on Ellis and Queensway) to encourage mixed-use occupancies

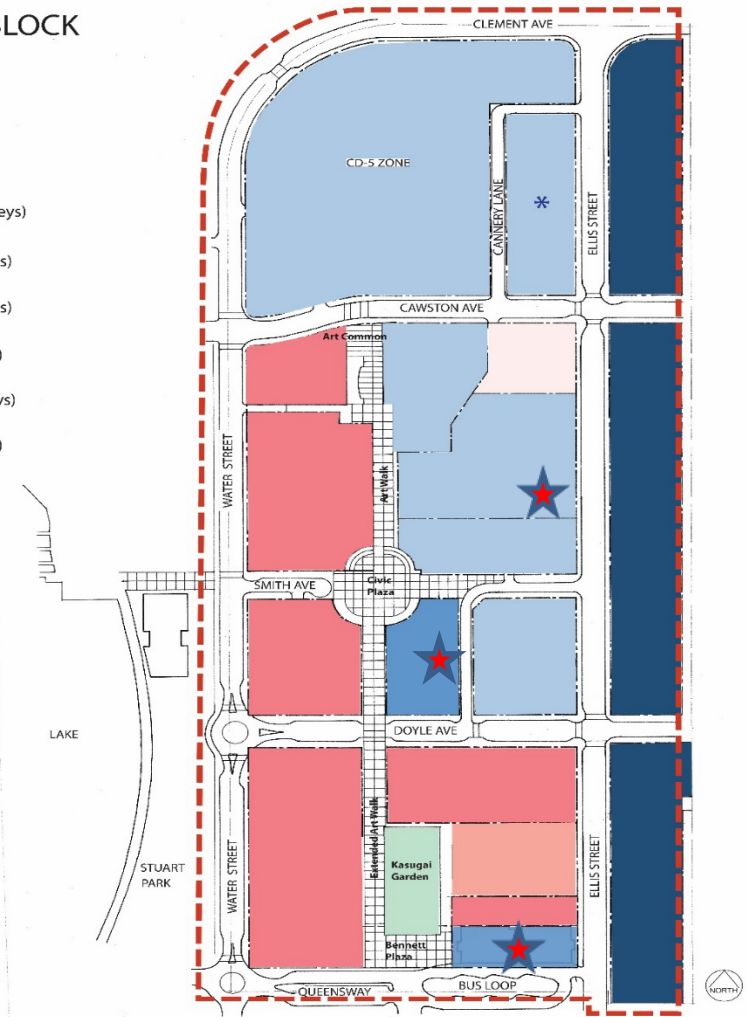
KELOWNA CIVIC BLOCK PREFERRED CONCEPT PLAN

Building Heights Plan

LEGEND

	76.5m (approx. 26 storeys)
	40m (approx. 13 storeys)
	37m (approx. 12 storeys)
	22m (approx. 6 storeys)
	18.5m (approx. 5 storeys)
	13m (approx. 3 storeys)
	PARK

* Heritage register status, subject to additional redevelopment considerations to encourage adaptive reuse.



CIVIC PRECINCT DESIGN GUIDELINES

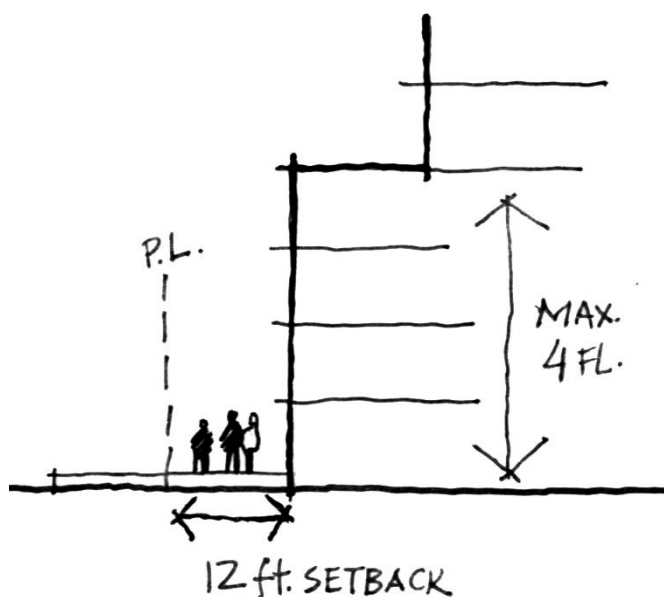
- ▶ What their role will be in the Plan moving forward



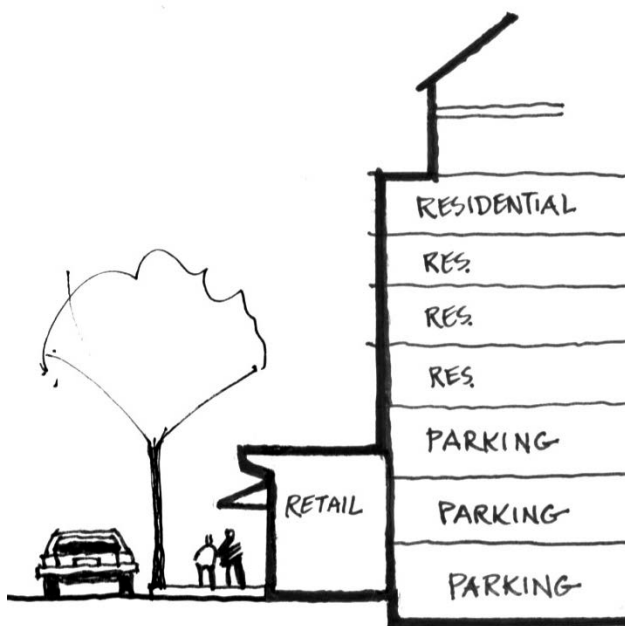
Doyle Avenue looking east from Water Street

Illustration by Huculiak Artist Designer

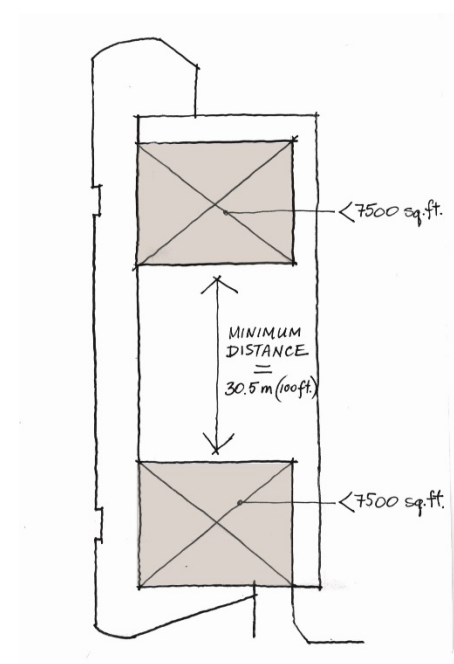
CIVIC PRECINCT DESIGN GUIDELINES



Setbacks provide space for
sidewalks and landscaping



Podium Design to
screen parking from
the Street



Tower Spacing
minimum
separation
distances

PLAN IMPLEMENTATION

- ▶ **Redevelopments:** Use new guidelines and by-law updates to guide future developments
- ▶ **Strategic Partnerships:** Secure partners to accelerate city owned sites
- ▶ **Public improvements:** Enhance area through on-going public space and local transportation enhancements
- ▶ **Programming:** Animate public spaces in near-term



IMPLEMENTATION TOOLS

- ▶ Long-term land leases for partnerships
- ▶ C7 Zoning updates
- ▶ Civic Precinct Design Guidelines
- ▶ 2030 Infrastructure Plan
- ▶ Cultural Plan Update
- ▶ Downtown Parking Strategy
- ▶ Pedestrian and Cycling Master Plan

KEY PLAN OUTCOMES

- ▶ Objectives for redevelopment of key City parcels (RCMP site on Doyle Ave)
- ▶ Secure placeholder sites for the Cultural Plan Update and future community facilities
- ▶ Establish landmark public spaces to support the growing Downtown population and workforce;
- ▶ Improve walking and cycling routes in the Downtown by extending Artwalk and strategic streetscape enhancements
- ▶ Determine community priorities for Infrastructure investments in Downtown



ENHANCING ACTIVITY IN THE AREA

Option for up
to 230
Affordable
Housing Units

Adding up to
550 Housing
Units

Adding up to
75,000 Sq. Ft.
of commercial

Protecting
5.5 hectares
for future
Civic Uses

LONG TERM COMMITMENT

- ▶ Staff to bring forward bylaw updates to translate Plan goals into City policy
- ▶ Near-term projects will serve as a foundation for long-term vision
- ▶ Civic Precinct warrants highest level of attention to design/architecture & public realm improvements
- ▶ Maintain long-term commitment to achieve the vision - “each decision contributes to the greater whole”

