

# CAPRI-LANDMARK URBAN CENTRE PLAN

Council Presentation – Plan Endorsement  
September 17, 2018



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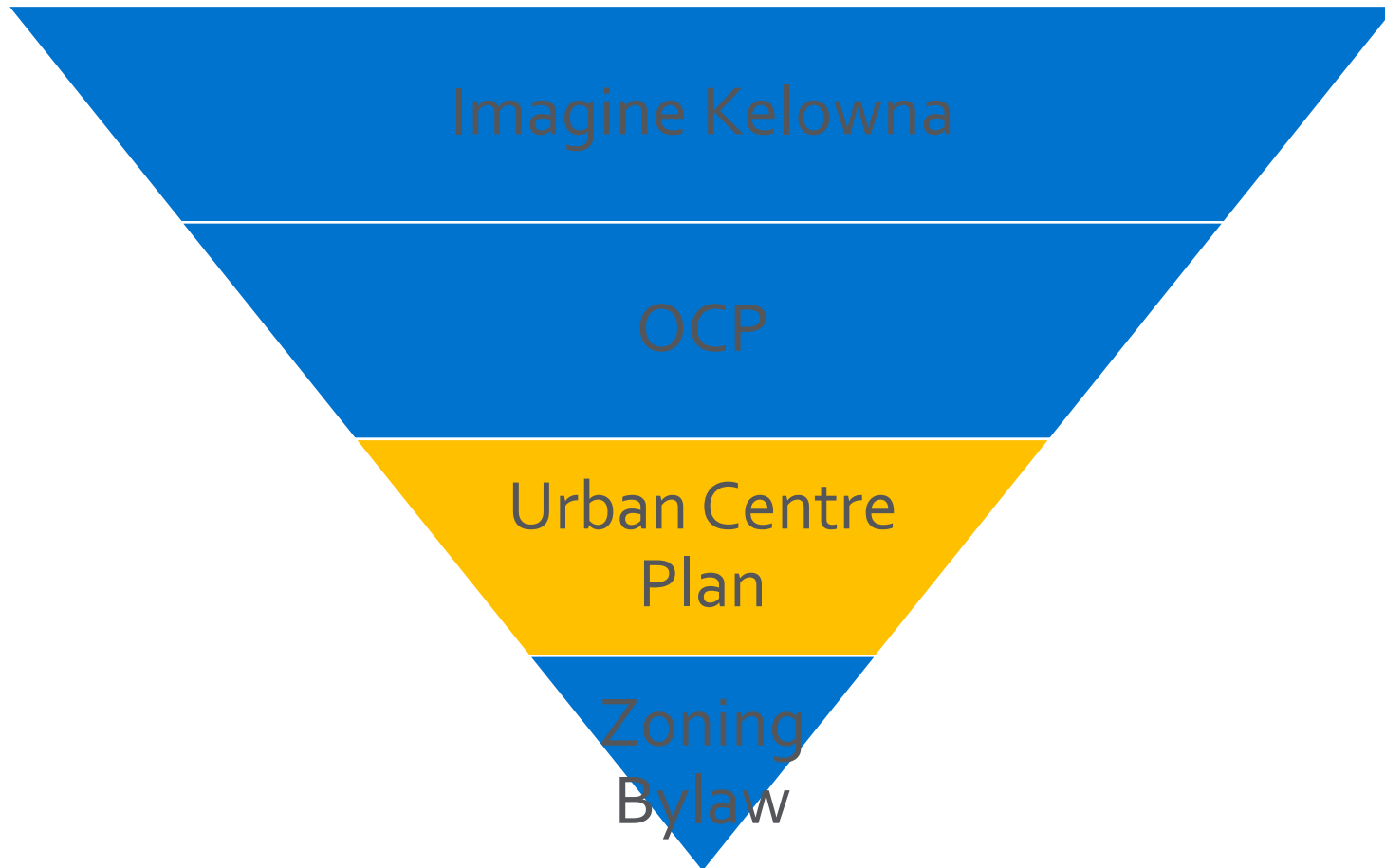
# Today: Hub of Kelowna



# Positioning Capri-Landmark for the Next Phase



# Hierarchy of Plans



# Evolution of Capri-Landmark Plan



August 2017

Direction to move forward with Concept 2

January 2018

Endorsed preferred Concept Plan

June 2018

Affirmed preferred Concept Plan & Implementation Approach



September 2018

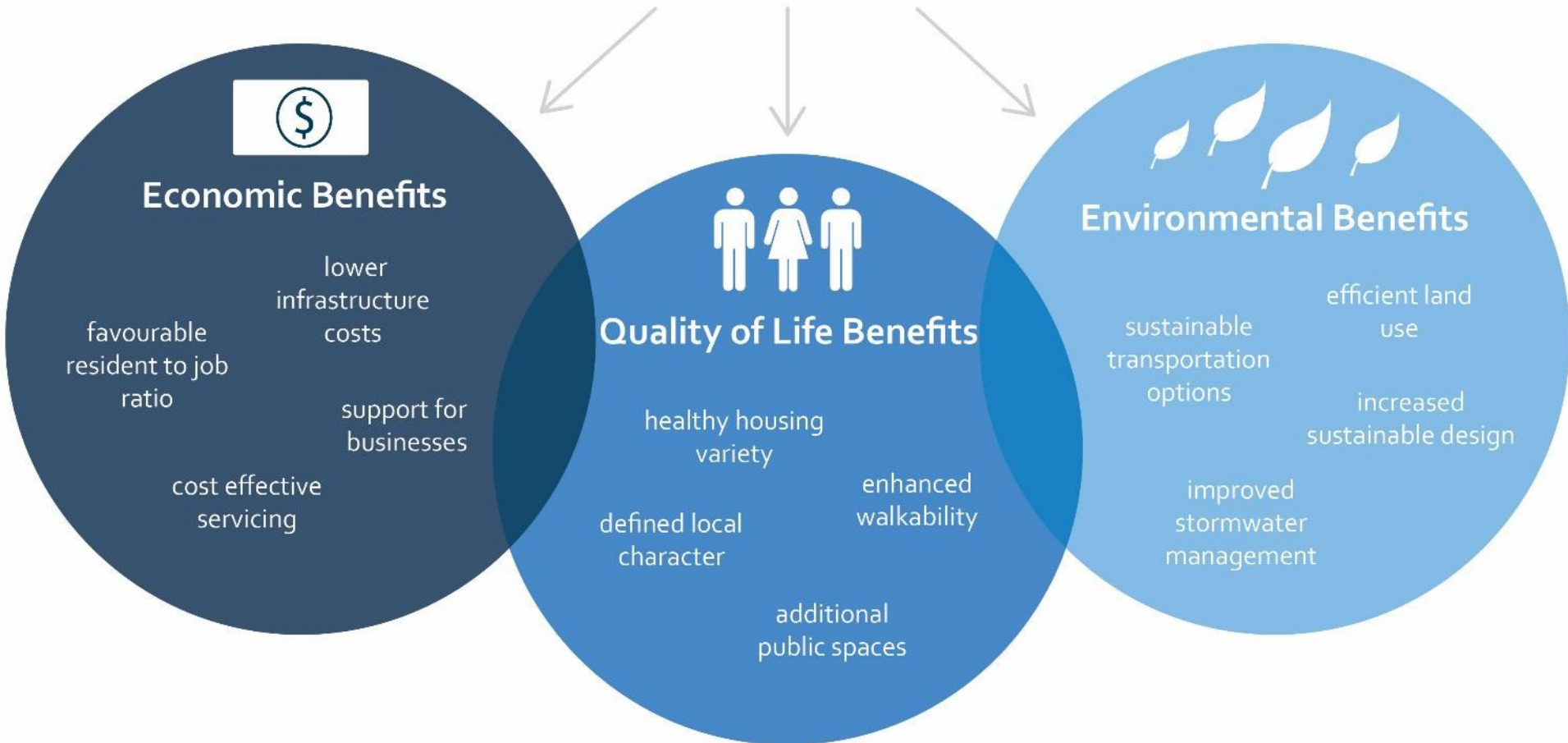
Council Endorsement of Final Plan

# Growth Management in Action



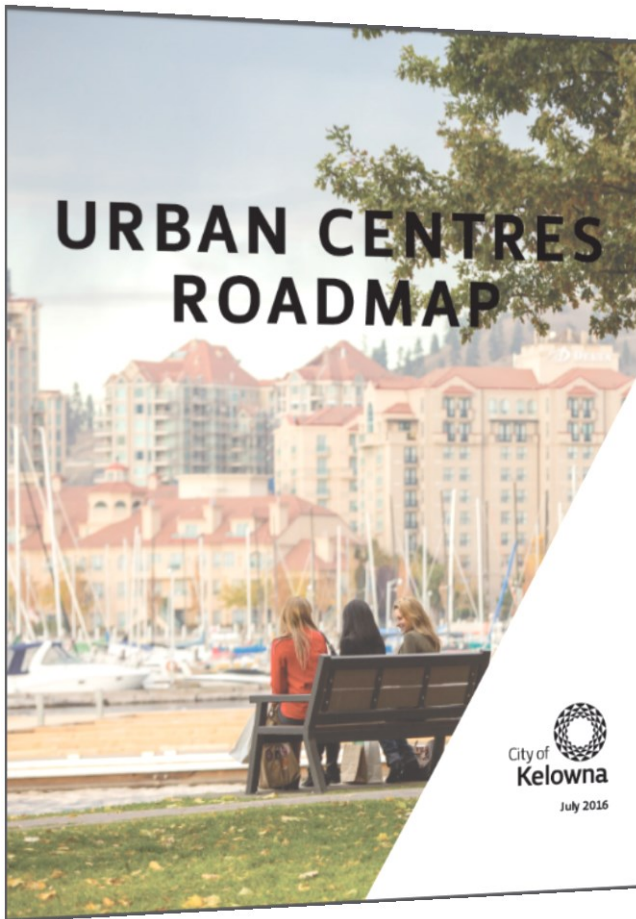
# Building Vibrant Urban Centres

Why urban centre revitalization?





# Best Practices for Urban Centre Development



- ▶ First Plan that follows *Urban Centres Roadmap*
- ▶ Ensure successful redevelopment of urban centres
- ▶ Principles & targets informed development of plan

# Urban Centres Roadmap Principles



**Make it Walkable**



**Places for People**



**Healthy Housing Mix**



**People First Transportation**



**Mix it Up**



**Going Green**



**Placemaking**



**Social Spaces**

# Need for Capri-Landmark Plan



**Citywide  
Recreation Asset**



**Major  
Employment  
Hub**

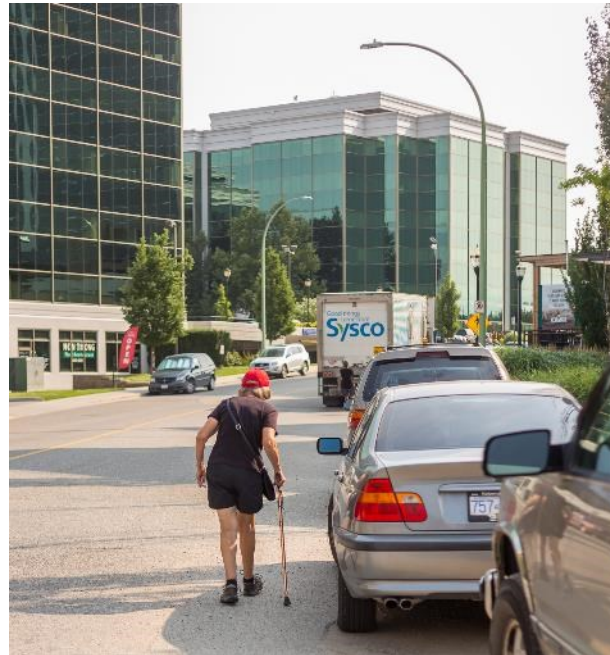


**Unique Natural  
Feature**

# Need for Capri-Landmark Plan



**Area  
Transportation  
Challenges**



**Area  
Infrastructure  
Deficit**



**Area  
Development  
Pressure**

# Timeline of Milestones



**April 2017**  
Postcard Mail Out &  
Drop-in Sessions



**August 28, 2017**  
Report to Council

**January 2018**  
Preferred Concept  
Presented to Council  
for Endorsement



**July 2018**  
Landowner  
Consultation

**March 27, 2017**  
Council Presentation

**June 2017**  
Community Workshops,  
Drop-in Session &  
Online Engagement

**November 2017**  
Landowner Session &  
Open House



**June 11, 2018**  
Council Endorsed  
Implementation  
Approach

**September 2018**  
Final Report  
Presented to Council  
for Endorsement



# Engagement by the Numbers

**2144**   
direct mail postcards were delivered at start of process

**200**   
**PEOPLE** attended 3 drop-in sessions in **APRIL 2017**

 **225**  
**PEOPLE** attended the **NOVEMBER 2017** open house

 **80** people participated at 3 engagement sessions in **JUNE 2017**

**2500**   
visitors accessed the project page online

 **750** subscribers for 8 online plan e-updates



# Engagement Outcomes

- ▶ Encourage mixed-use development
- ▶ Add high-density residential in key locations
- ▶ Ensure amenity with density
- ▶ Improve walkability, invest in sidewalks
- ▶ Strengthen cycling connections
- ▶ Improve transportation connectivity & traffic flow
- ▶ Maintain rental housing
- ▶ Develop Mill Creek & Ritchie Brook as natural assets to reduce flooding risks
- ▶ Strengthen connections to Parkinson
- ▶ Support businesses as the area transitions

# Big Moves for Capri-Landmark





# Key Land Use Directions

Create mid-rise Transition  
between Capri-Centre Mall  
& Five Bridges

High-density  
Mixed-use

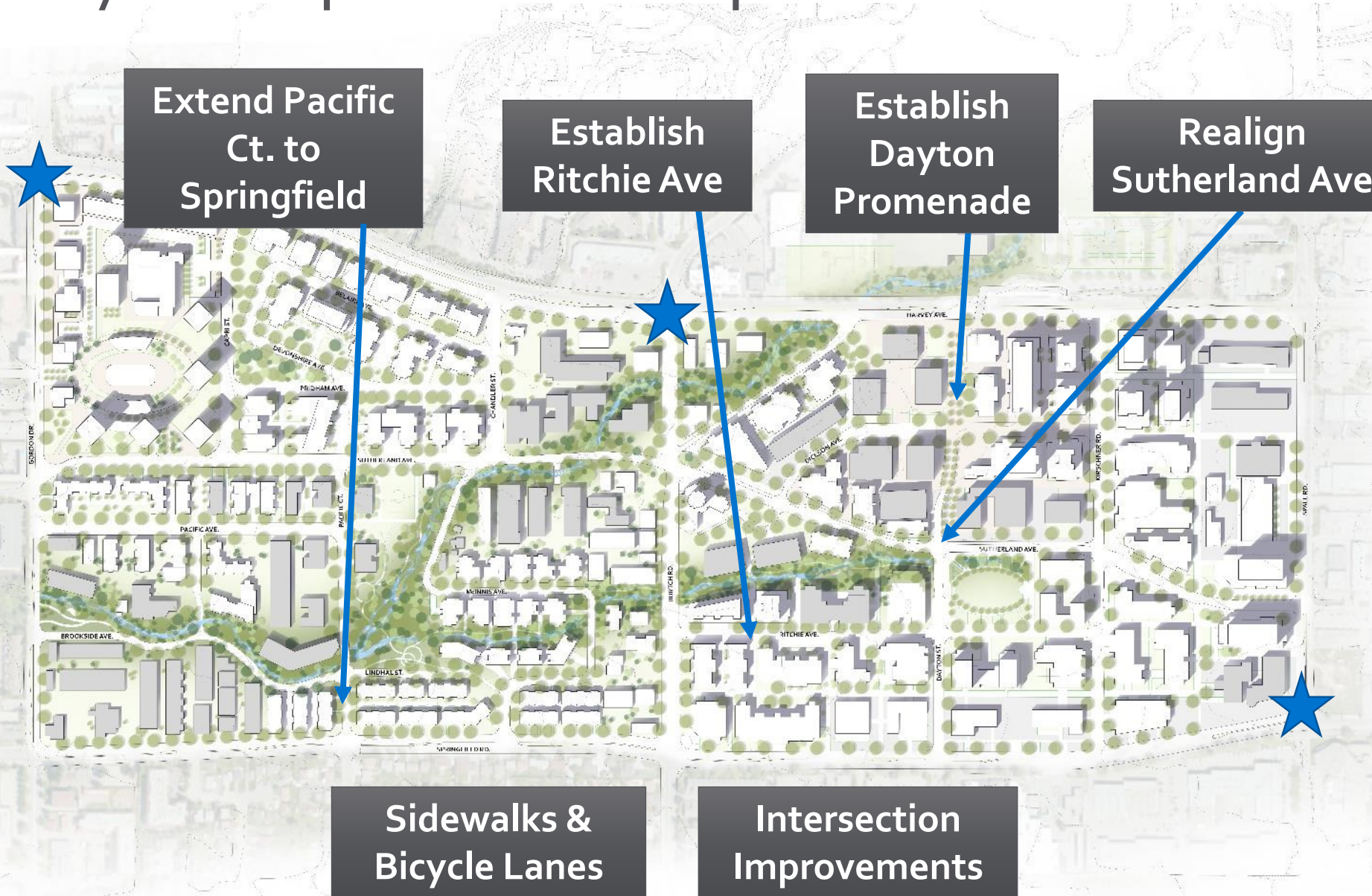
Main  
Street

Maintain Housing  
Diversity & Affordability

Maintain Service  
Commercial



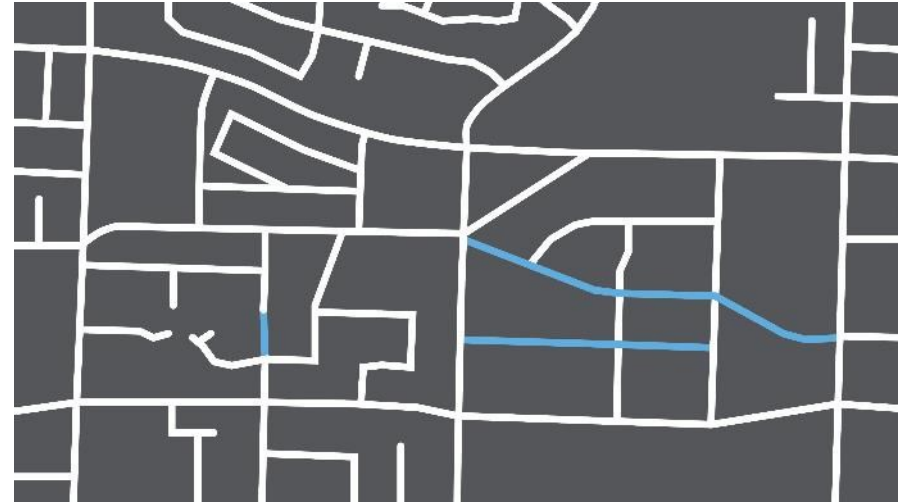
# Key Transportation Improvements



# Enhance Connectivity of the Transportation Network



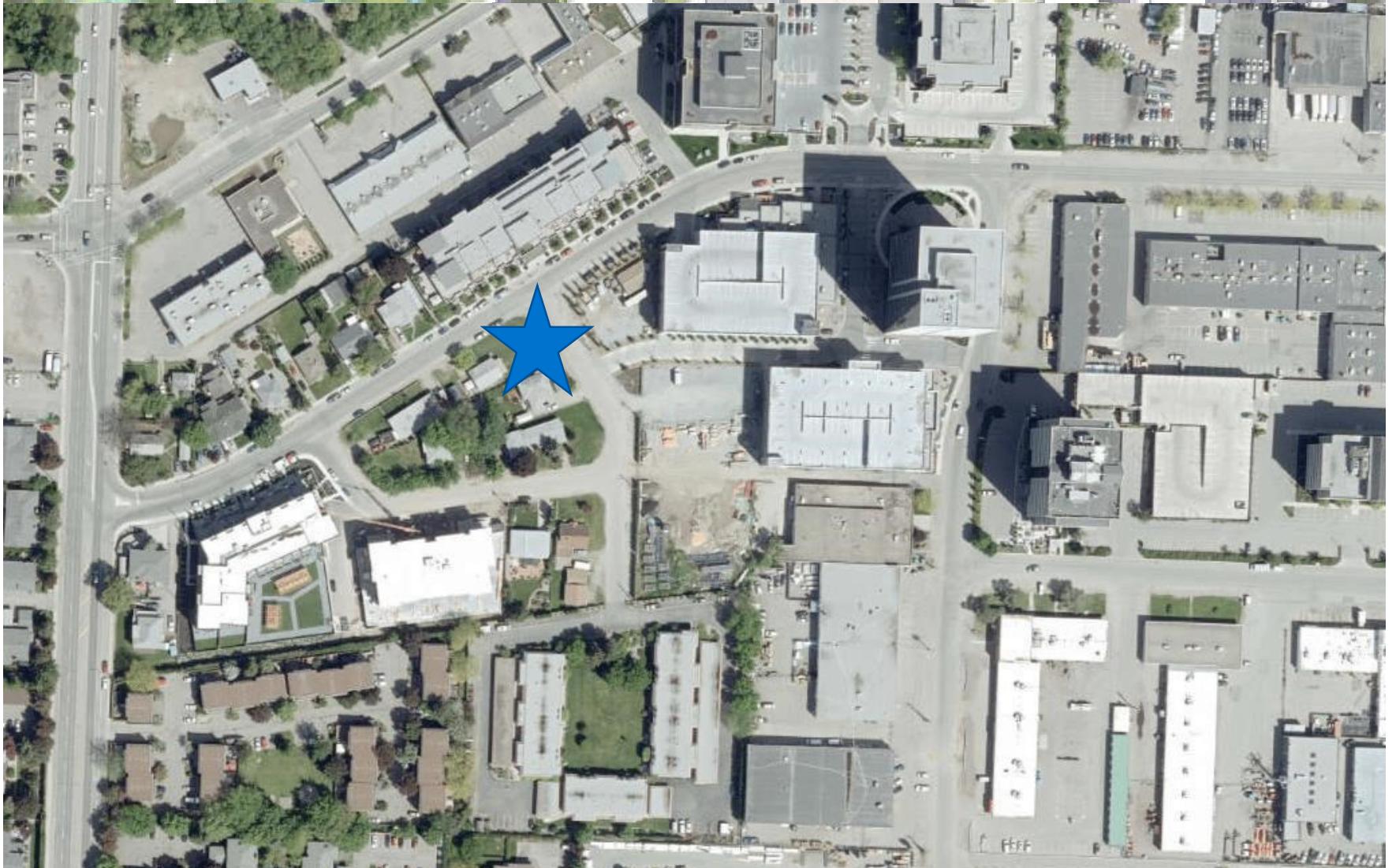
**Downtown Kelowna  
Street Network**



**Capri-Landmark  
Street Network**

# Embrace Transportation Options

Existing Right-of-Way Area



# Sutherland Avenue Complete Street



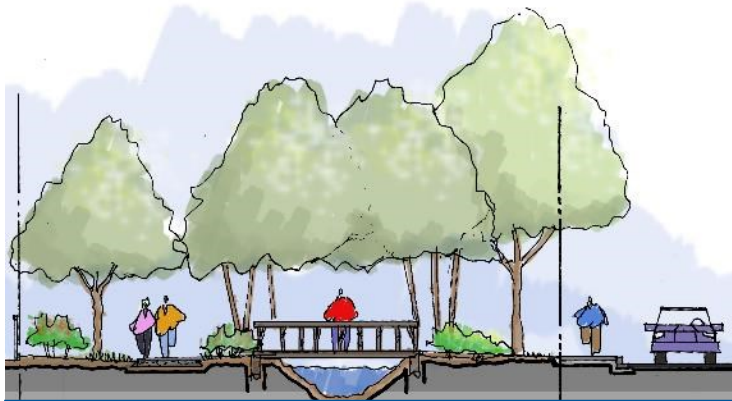
# Parks & Public Space Planning

*Target of 2.2  
Ha of Parks  
per 1,000 new  
residents*

- ▶ 2040 add roughly 8,000 new residents
- ▶ Translates to 8.0 Ha of new active parks



# Integrated Planning Approach



**LINEAR PARKS**



**STREETS AS PUBLIC SPACE**



**PLAN FOR INTENSIVE USE**



**POCKET PARKS**

# Parks & Public Space Key Directions

Mary Ann Collinson  
Expansion

Linear Parks  
(Mill Creek &  
Ritchie Brook)

Establish Landmark  
Plaza & Dickson Main  
Street



Establish  
Brookside Park

Pacific Park  
Expansion

Establish Ritchie  
Park

5-6 Ha



# Landmark Plaza



Existing



Future Vision



# Realizing the Plan's Vision



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## Early Stage (2020 - 2030)

The focus at this point will be to establish the physical structure to support the future densification in the area. Key actions at this stage of urban centre development will relate to establishing the transportation network, acquiring lands for parks and public space, and building a strong population base by encouraging medium and high-density residential development.

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## Developing Stage (2030 - 2040)

At this point the focus for urban centre planning and civic investment will relate to increasing population and employment density and making strategic investments in parks and public space. Also, further investments in the transportation network will enhance connectivity and ensure a range of transportation options as the residential population increases.

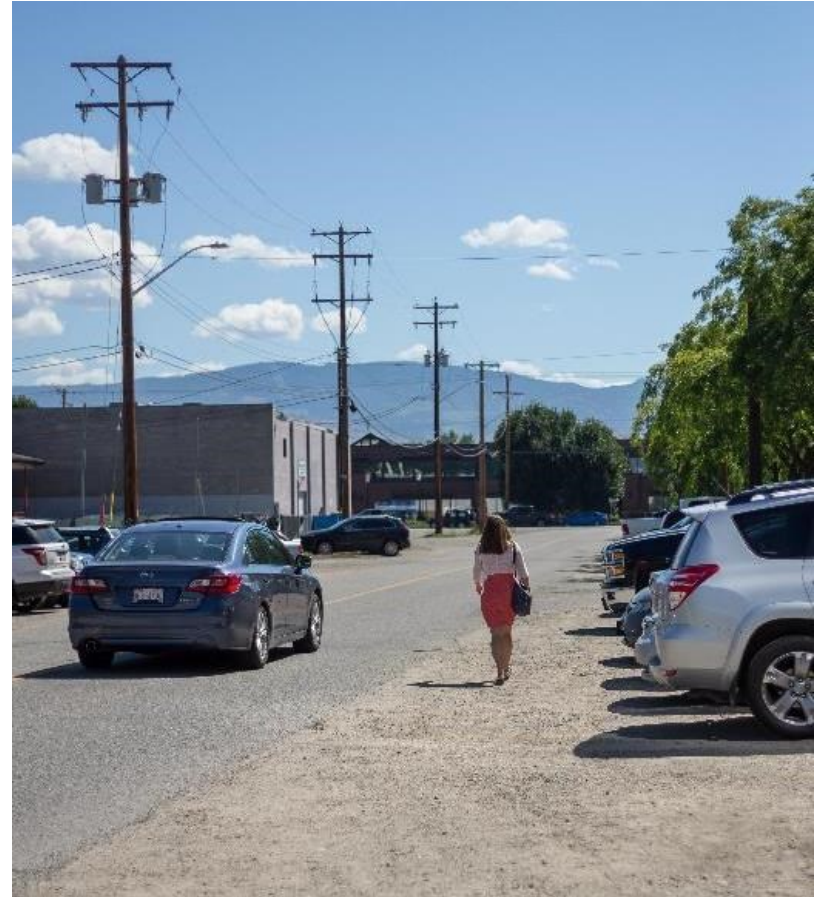
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## Mature Stage (2040 - 2050)

At this phase of urban centre development when population and employment densities are high the development of linear paths and other amenities will be of utmost importance. Further improvements to the transportation network and increased attention to the urban design of new development will also be required at this stage.

# Making Change

- ▶ Critical to Kelowna's growth management plan
- ▶ Position area for success
- ▶ Many different landowners
- ▶ Impact on existing uses
- ▶ Plan minimizes impact and maximize benefits



# Key Questions from Engagement



- ▶ **Level of engagement with impacted landowners**
  - ▶ **Plan Response:** Numerous individual / group meetings with impacted landowners since November 2017
- ▶ **Justification of realignment Sutherland Ave**
  - ▶ **Plan Response:** Critical piece of infrastructure need to support 8,000 new residents to area with congestion/connectivity challenges
- ▶ **Proposed realignment of Sutherland Ave**
  - ▶ **Plan Response:** Aligns with fixed elements (Kent, Dolphin etc) provides a secondary continuous corridor (MOTI), opens up redevelopment potential
- ▶ **Displacement of Service Commercial uses**
  - ▶ **Plan Response:** Maintains service commercial along Springfield/Spall (excluding eastern gateway) and allows for intensification of existing Service commercial sites

# Cost Estimates for Key Infrastructure

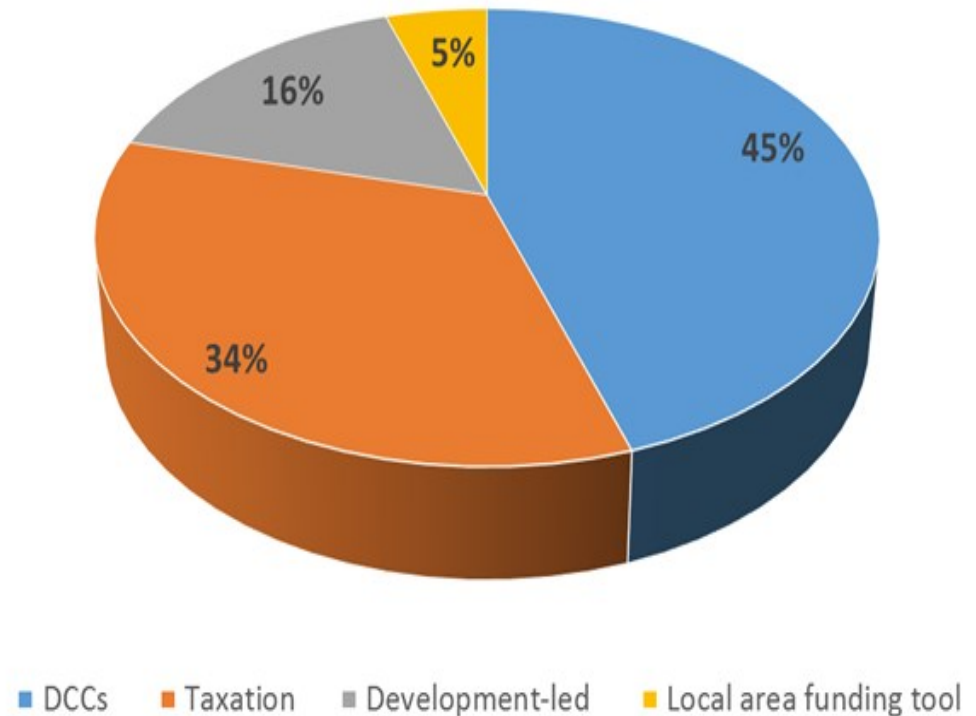
| Project Type             | Land Costs          | Project Costs       | Total               |
|--------------------------|---------------------|---------------------|---------------------|
| Parks & Public Spaces    | \$19,000,000        | \$16,000,000        | \$35,000,000        |
| Transportation           | \$18,500,000        | \$34,000,000        | \$52,500,000        |
| Utility & Infrastructure | TBD                 | \$8,000,000         | \$8,000,000         |
| <b>Total</b>             | <b>\$37,000,000</b> | <b>\$59,000,000</b> | <b>\$96,000,000</b> |

- ▶ Infrastructure is vital to long-term success of area
- ▶ Using BC Gov. CLIC tool, at least 3 times more expensive to service similar level of growth via greenfield development
- ▶ Investments support various city goals

# Approach to Deliver Infrastructure

- ▶ DCCs will be primary tool
- ▶ Infrastructure projects to be considered for inclusion in 2019-20
- ▶ Explore area DCC as part of 20-Year Servicing Plan update
- ▶ Significant role for private development
- ▶ Taxation component for DCC projects

## Proposed Funding Sources for Capri-Landmark



# Next Steps (subject to approval)

- ▶ OCP amendments
- ▶ 20-year servicing plan update
- ▶ C<sub>4</sub> zoning update
- ▶ Detailed implementation strategy
- ▶ Development applications
- ▶ Strategic acquisitions (5-10 years)



Realignment of Sutherland Ave

# Conclusion

- ▶ Major step toward vibrant urban centres
- ▶ Adding 8,000 new residents requires significant infrastructure
- ▶ Hub for economic development
- ▶ Cost-effective approach to growth
- ▶ Create an urban centre that advances many of the City's goals

