

# Report to Council



**Date:** April 1, 2019  
**File:** 1200-70  
**To:** City Manager  
**From:** Ross Soward, Planner Specialist  
**Subject:** Capri-Landmark Urban Centre Plan – Final Endorsement

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## **Recommendation:**

THAT Council receives, for information the report, from the Planner Specialist dated April 1, 2019, with respect to the Capri-Landmark Plan;

AND THAT Council endorses the Capri-Landmark Urban Centre Plan as described in the report, from the Planner Specialist dated April 1, 2019.

THAT Council directs staff to move forward with updates to the Official Community Plan and Zoning Bylaw to support the redevelopment objectives of the Capri-Landmark Urban Centre Plan, as described in the report, from the Planner Specialist, dated April 1, 2019.

## **Purpose:**

To present the final Capri-Landmark Plan for Council endorsement.

## **Background:**

In September 2018, the Capri-Landmark Urban Centre Plan was presented to Council for endorsement. Council deferred endorsement of the final plan until a further review of the transportation network and parks plan was provided. On February 11th, 2019 staff presented a review of the transportation network options and parks plan, receiving direction from Council to prepare the final Capri-Landmark Plan for endorsement.

Subsequent to the meeting on February 11th, 2019 staff have incorporated recent direction on parks and transportation from Council and met with key landowners to ensure the final Plan will limit impacts to existing landowners in the Landmark area. The report presents the final Plan for Council

endorsement, positioning this urban centre for future change and representing a major milestone toward building vibrant urban centres.

The Capri-Landmark Plan aligns with Kelowna’s growth management strategy and supports the revitalization of an emerging urban centre. This Plan strategically integrates core community values with City policies and sound planning principles to guide and enable positive change for the Capri Landmark area over the next 20 years and beyond. The recently endorsed OCP growth scenario sets the target of focusing 48 per cent of future growth in Kelowna’s urban centres, reinforcing the significant amount of redevelopment and change anticipated within the five urban centres. More specifically, Capri-Landmark is expected to add 8,000 new residents over the next 20 years as older service commercial buildings and other properties are redeveloped to mixed-use residential apartments.

To support the redevelopment and transformation of the urban centre, strategic transportation investments are proposed that improve safety and make it easier for people to walk, cycle, drive or use transit in the area. Parks and public space investments are identified to encourage the transformation of the area as a desirable residential area and ensure that those living and working in the area are a short walk from a range of parks and public spaces. The Plan provides a framework to support the redevelopment of the area as a dynamic live-work hub that will drive innovation and economic investment.

*Planning Process*

Since early 2017, the City led an extensive public engagement process that invited local residents, landowners, community groups, and the general public to assist in determining the community’s values and long-term priorities for Capri-Landmark. The engagement plan followed the International Association for Public Participation’s best practices in an effort to provide meaningful opportunities for public involvement and to ensure transparency. The engagement and consultation opportunities were organized around four key phases. Staff made further efforts to engage with key landowners through additional workshops, meetings, and presentations. The graphic below highlights key activities over the four phases of the planning process and the various opportunities for the public and Council to provide input and feedback on the plan.

Phase 1	Phase 2	Phase 3	Phase 4
<ul style="list-style-type: none"><li>•Background research</li><li>•Public engagement sessions</li><li>•Concept planning</li></ul>	<ul style="list-style-type: none"><li>•Preliminary concept options</li><li>•Community workshops</li><li>•Online engagement</li></ul>	<ul style="list-style-type: none"><li>•Refining the preferred concept</li><li>•Open house and workshops</li><li>•Draft financing strategy</li></ul>	<ul style="list-style-type: none"><li>•Landowner consultation</li><li>•Transportation network assessment</li><li>•Final Plan development</li></ul>

Figure 1: Overview of Planning Process

## Big Moves of Plan

The concept plan (figure 2) illustrates the “big moves” proposed to support the transformation of Capri-Landmark as a live-work-play urban centre over the next 20 years and beyond.



Figure 2: Illustrative Concept Plan

The Big Moves of the Plan advance many of the strategic objectives established through the *Imagine Kelowna* process.

Imagine Kelowna Objective	Capri-Landmark Plan Response
<b>Grow vibrant urban centres and limit sprawl</b>	By directing 8,000 new residents to the area, existing infrastructure can be optimized and less development will be required at the edge of the city.
<b>Create Great Public Spaces:</b>	New parks and public spaces will ensure that the thousands of people living and working in the area are a short walk to a range of public spaces.
<b>Embrace Transportation Options</b>	The extension of Sutherland Avenue as a multi-modal corridor will make it easier for people to walk, cycle or take transit to the area.
<b>Take Action in the face of Climate Change</b>	New linear park corridors (Mill Creek & Ritchie Brook) will reduce flood impacts during major rain events, mitigating damage to stormwater systems and enhancing climate resilience.
<b>Build Healthy Neighbourhoods for All</b>	By maintaining existing rental housing stock and increasing housing diversity, housing options will be accessible to a range of ages and

	incomes.
<b>Support Innovation</b>	Strategic infrastructure investments will support further growth of the Landmark District as an important employment centre where significant clusters of the technology sector are concentrated.
<b>Nurture Entrepreneurship</b>	The addition of thousands of residents will result in a critical mass of people living and working in the urban centre to support a range of new walkable businesses and shops in the area.

### *Delivering Infrastructure Improvements*

The Capri-Landmark Plan will add roughly 8,000 new residents and add more jobs to what is a regional office employment hub in Landmark. The plan provides strategic direction for future capital investments that will support the revitalization of Capri-Landmark as a livable, healthy and sustainable community. Analysis has demonstrated that at least two thirds of the cost for key infrastructure will be borne by development, while ensuring Capri-Landmark remains an affordable area for development compared to many suburban locations in the city. There is also a major opportunity to reduce the costs of infrastructure by coordinating with landowners as redevelopment occurs in the area over the next 20 years. At the same time, the proposed amenities such as future parks, public spaces, and the Sutherland Avenue Multi-Modal Corridor will cater to both the local area and deliver citywide quality of life benefits to Kelowna residents. Overall, analysis confirms the feasibility of integrating the proposed improvements into the City's capital planning processes over the next 20 years.

### *Capital Planning Costing Estimates*

<b>Project Type</b>	<b>Land Costs</b>	<b>Project Costs</b>	<b>Total</b>
<b>Parks &amp; Public Spaces</b>	\$17,500,000*	\$12,000,000*	\$29,500,000*
<b>Transportation</b>	\$20,000,000	\$34,000,000	\$54,000,000
<b>Utilities</b>	N/A	\$8,000,000	\$8,000,000
<b>Total</b>	\$37,500,000	\$54,000,000	\$91,500,000

*\*Approximately \$15,000,000 of parks costs are already included within the City's existing capital plans.*

### **Next Steps**

Should Council choose to endorse the Capri-Landmark Plan, there are a number of key actions that will be triggered moving forward. Staff will begin work on a package of OCP future land use amendments to ensure alignment with the Capri-Landmark Plan. Also, the 20-year Servicing Plan and 10-year Capital Plan updates in 2020 will consider inclusion of the Capri-Landmark Plan infrastructure projects. Other important actions will relate to an update of the zoning bylaw to support the redevelopment of key sites in Landmark in accordance with the objectives of the Plan.

Staff anticipate that within the next 5 years a series of redevelopment applications will come forward, providing opportunities to advance the various land use, urban design, and transportation objectives of the plan. Overall, the implementation of the plan will be the cumulative result of policy updates, civic investment, and redevelopments projects in Capri-Landmark over the next 20 or more years. Over the lifespan of the Plan, the City will look for opportunities to work with local businesses and landowners to deliver infrastructure as redevelopment applications come forward.

## **Conclusion**

The plan is the outcome of a comprehensive four step planning process that included extensive community engagement. It represents a major step toward focusing growth in the Urban Core to create complete communities where residents can live, work, shop and play, while enhancing the city's long-term financial sustainability. It also serves as the first major Urban Centre Plan to deliver on the spirit of the Urban Centres Roadmap, creating livable urban centres by aligning land use and transportation and strategic civic investments. The Capri-Landmark Plan will serve as a transformative and progressive model for urban centre revitalization that aligns with citywide growth management goals. The plan positions the urban centre to evolve into a complete and dynamic community that leverages the organic growth underway and ensures Capri-Landmark will become one of Kelowna's most exciting urban centres.

## **Internal Circulation**

Divisional Director, Community Planning and Real Estate  
Department Manager, Policy and Planning  
Department Manager, Community Planning  
Manager, Urban Planning  
Manager, Integrated Transportation Department Manager  
Manager, Transportation Engineering  
Manager, Infrastructure Engineering  
Manager, Development Engineering  
Manager, Parks & Buildings Planning  
Manager, Communications Manager  
Director, Strategic Investments

## **Financial/Budgetary Considerations:**

Should Council endorse the Capri-Landmark Plan, the significant capital infrastructure will be considered as part of the 20-Year Servicing Plan update and will be funded through the DCC program. This update is being done concurrent with the 2040 OCP update. It is anticipated that the 20-Year Servicing Plan update will be complete in 2020. Some small-scale public infrastructure projects will be considered as part of the 10-Year Capital Plan process.

Submitted by:

Ross Soward, Planner Specialist

**Approved for inclusion:**



James Moore, Manager of Long Range Policy & Planning

Attachment A – Capri-Landmark Urban Centre Plan