



350 Doyle Avenue

Redevelopment



350 Doyle Avenue



Agenda

- ▶ RCMP Detachment & Demolition
- ▶ Civic Precinct Plan
- ▶ Kelowna Community Theatre
- ▶ Disposition Update

Civic Precinct Plan Objectives

In anticipation of the disposition of the RCMP parcel on Doyle Ave the following objectives were identified:

- ▶ Identify land uses, including identification of sites for future civic facilities
- ▶ Provide policy direction to guide future developments (public & private)
- ▶ Identify opportunities to enhance public space



Public 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



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

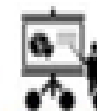


Phase 3

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



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

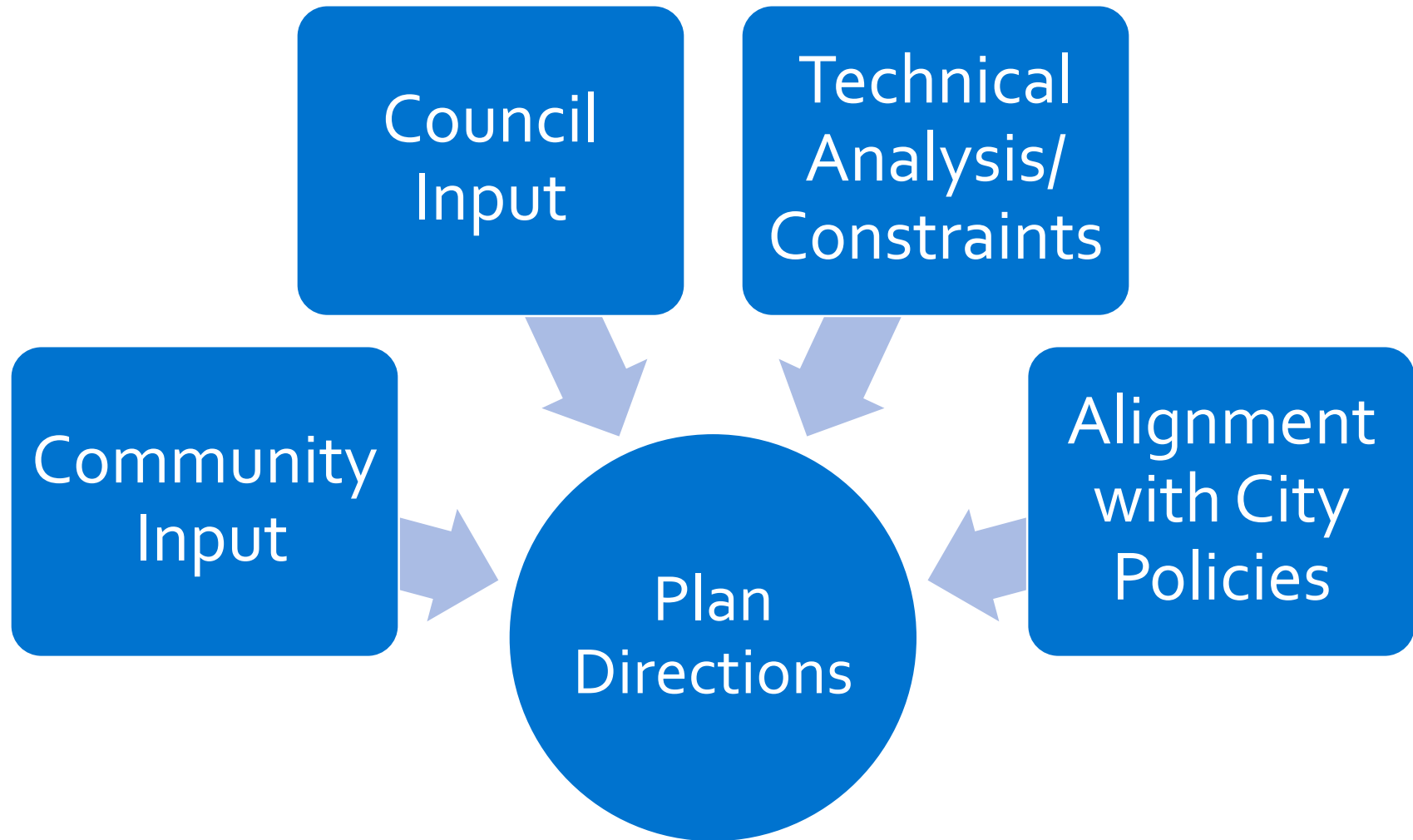
What We Heard from the Public



- ▶ Bring activity to area
- ▶ Enhance the Artwalk
- ▶ Create a central public plaza

- ▶ Maintain cultural facilities & enhance presence
- ▶ Finance creatively
- ▶ Minimize & disguise parking

Developing the Plan Directions



Major Policy Directions of Plan



Rendering of Doyle Ave
(Looking East)

- A. Enhance activity in area via mixed-use projects
- B. Create new public spaces in Cultural District
- C. Protect for future community & cultural amenities
- D. Make area more walkable & bicycle friendly

Goals for Redevelopment of RCMP Site

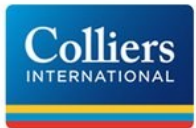
- ▶ Bring vibrancy to area
- ▶ Add residents to downtown
- ▶ Extend Artwalk
- ▶ Create a central public plaza
- ▶ Deliver new cultural / community amenity space
- ▶ Improved streetscape on Doyle Ave



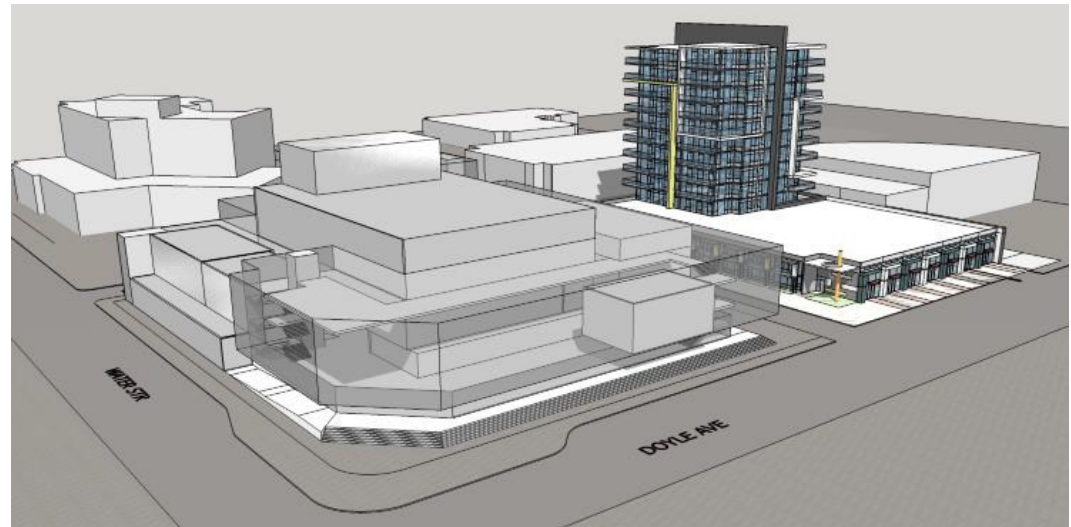
(Looking East) Rendering of Doyle Ave

Kelowna Community Theatre

- ▶ Colliers Report (2018)
 - ▶ Market demand
 - ▶ Feasibility
 - ▶ Site suitability



Colliers
Project Leaders

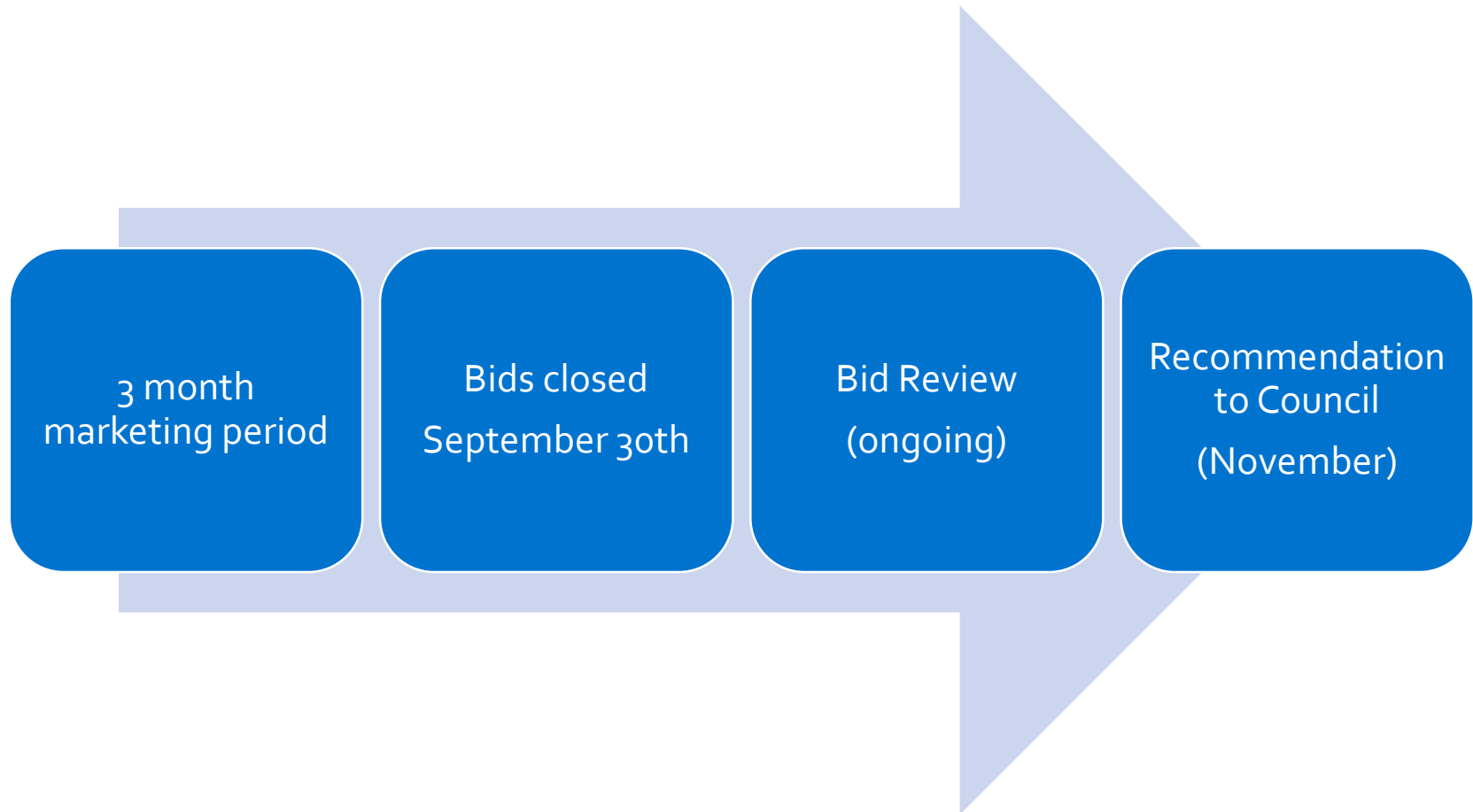


Disposition Update

- ▶ Marketing
- ▶ Requirements
- ▶ Submissions
- ▶ Process



Marketing



Marketing

- ▶ List Price - \$6.5 Million
- ▶ Term – 80 Year Land Lease
- ▶ Community Amenity
 - ▶ Artwalk Construction
 - ▶ Community Space (6000 Square Feet)
 - ▶ Cultural Hub

Site Requirements

- ▶ 80 year land lease
- ▶ Repurchase option
- ▶ Development covenant:
 - ▶ Residential use above grade
 - ▶ Commercial use at grade
 - ▶ Minimum number of residential units (100)
 - ▶ 13 story (40m) maximum height requirement
 - ▶ LEED certified standard
- ▶ Civic Precinct Plan: Site Specific Design Guidelines

Selection & Development Process

