

# URBAN CENTRES ROADMAP

Final Report

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# TRANSFORMING KELOWNA'S URBAN CENTRES



**EXISTING**

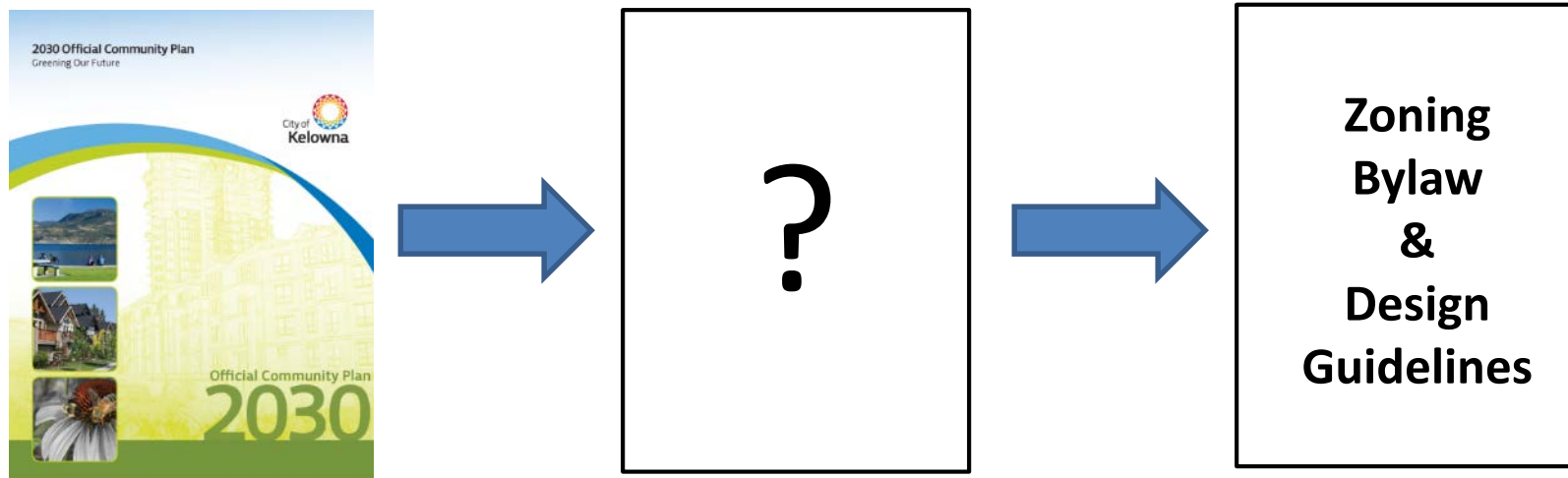
**EARLY-STAGE URBAN CENTRE**



**FUTURE**

**ESTABLISHED URBAN CENTRE**

# GAP IN PLANNING FOR URBAN CENTRES



## Result

In the absence of detailed plans for urban centres areas such as Capri-Landmark, Rutland and Midtown are changing in an ad-hoc manner as individual projects come forward

# A FRAMEWORK FOR CENTRE PLANNING

## Urban Centres Roadmap

- Community Profiles
- Principles and Targets for Urban Centre Plans
- Urban centre best practices
- Land inventory and incentive strategy
- Prioritization matrix

Capri /  
Landmark  
Development  
Plan

City Centre  
(Downtown)  
Development  
Plan

Midtown  
Development  
Plan

Rutland  
Development  
Plan

South Pandosy  
Development  
Plan

# PROCESS FOR ROADMAP

## Phase 1 Background Research

- Best practices scan for urban centre development
- Profiles of the five urban centres
- Demographic & development trends review

## Phase 2 Engagement on Principles & Targets

- Two Interactive stakeholder workshops with subject area experts from development and design community, public health, local business community, UBCO and Okanagan College attended
- Input from key City departments

## Phase 3 Review & Refinement of Principles & Targets

- Peer Review of draft principles & targets by SSG Consultants
- Council endorsed principles and targets
- Staff & stakeholder reviewed final principles and targets

## Phase 4 Finalization of Report

- Council reviewed interim elements of report
- Development of final report
- Review of final report by City departments

# URBAN CENTRES BACKGROUND RESEARCH

## ▶ Best Practices Scan

- ▶ Opportunity for density to support complete centres
- ▶ Importance of access to amenities
- ▶ Critical to integrate land use and transportation

## ▶ Profile of Urban Centres

- ▶ City Centre is premier urban centre
- ▶ Low population densities but significant growth potential in urban centres
- ▶ Capri-landmark and Midtown facing amenity deficits
- ▶ Walkability and access to sidewalks is a major challenge

## URBAN CENTRES ROADMAP KEY DELIVERABLES

- ▶ Planning principles that will build consensus
- ▶ Performance targets that will
  - ▶ guide future urban centre planning,
  - ▶ inform priorities for future capital planning
  - ▶ enhance development application review

# URBAN CENTRES ROADMAP TOOLS: PHASES OF CHANGE

- ▶ What is the stage of development?

Early

Developing

Mature



What are the relevant actions or priorities?



# PHASES OF CHANGE

- ▶ Stage of development for Kelowna's Urban Centres

Early

Developing

Mature



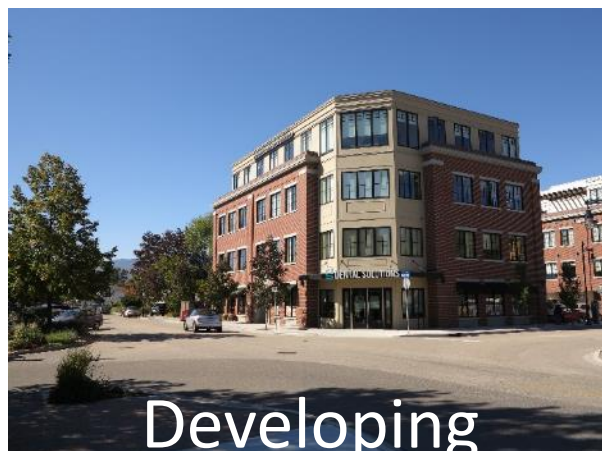
Midtown

Capri-Landmark

Rutland

South Pandosy

City Centre

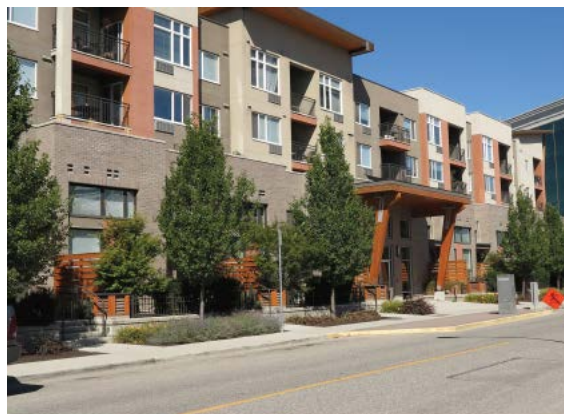


# URBAN CENTRES ROADMAP TOOLS: DEVELOPMENT TOOLKIT

- ▶ What is the scale and size of development?
- ▶ What is the stage of development for the centre?



Infill



Mid-sized



Game-changer

# URBAN CENTRES ROADMAP TOOLS: PLANNING PRIORITIZATION

Urban Centre	Degree of Change & Development Pressure Expected	Need for Community Amenities	Need to Define Civic Investment Priorities	Age of Existing Planning
City Centre	High	Low	Low	2012, 2016
Capri-Landmark	High	High	High	N/A
Midtown	High	High	High	1997
South Pandosy	Medium	Low	Low	1995, 1997, 2013
Rutland	Medium	Medium	Medium	2005, 2009

## NEXT STEPS & IMPLEMENTATION

- ▶ First Urban centre plan (Capri-Landmark)
- ▶ Anticipated OCP review
- ▶ Development projects
- ▶ Civic investment



## FINAL THOUGHTS

- ▶ Opportunity to transform urban centres
- ▶ Urban Centres will be engines of cities
- ▶ Planning is critical to transformation of centres
- ▶ Roadmap is key tool to encourage livable urban centres

