



ASP13-0001

(S OF) Redstem St., (S OF) Hewetson Ave., (S OF) Kuipers Cr., 5300 South Ridge Dr., 5265 Upper Mission Dr.

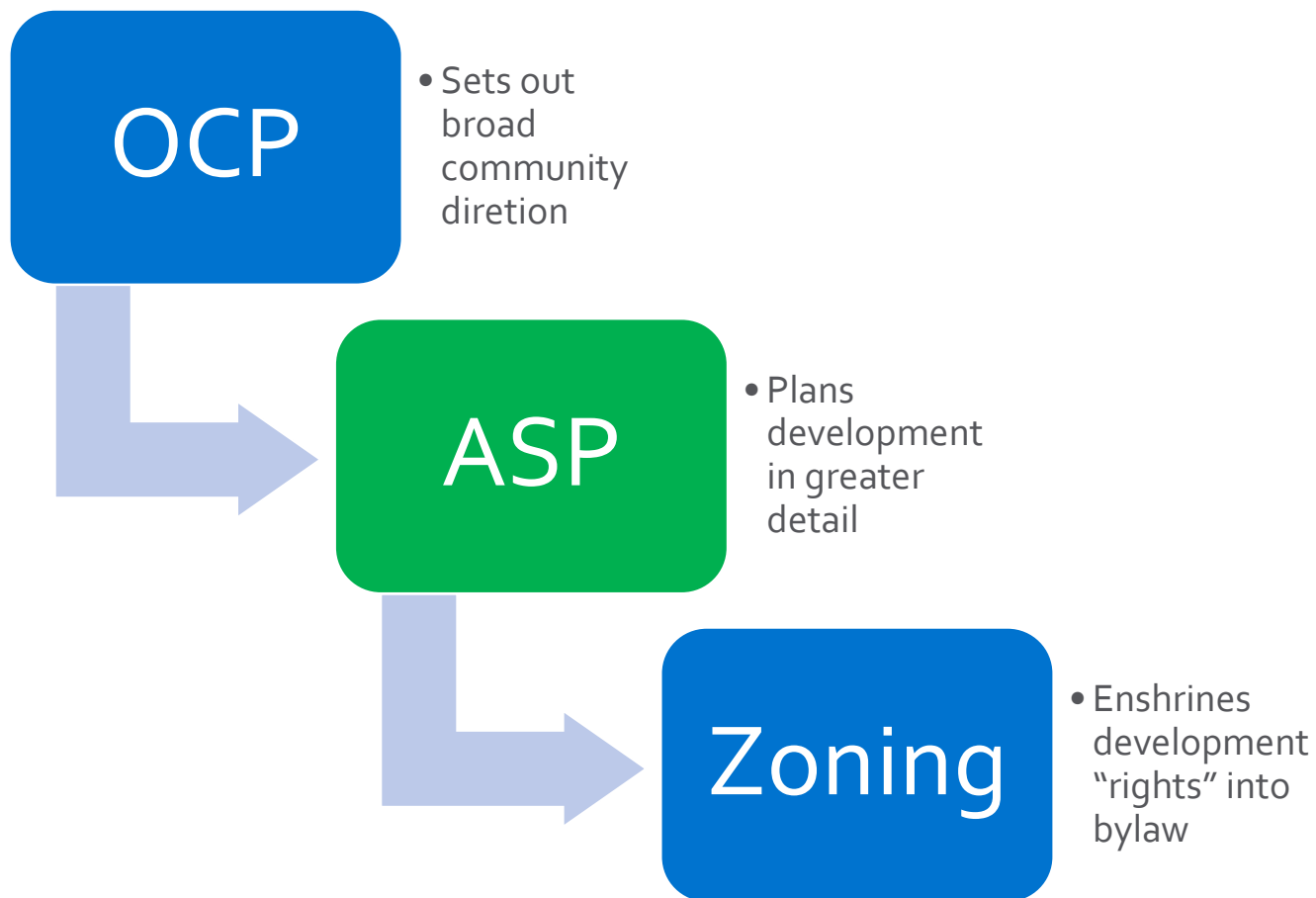
Thomson Flats Area Structure Plan



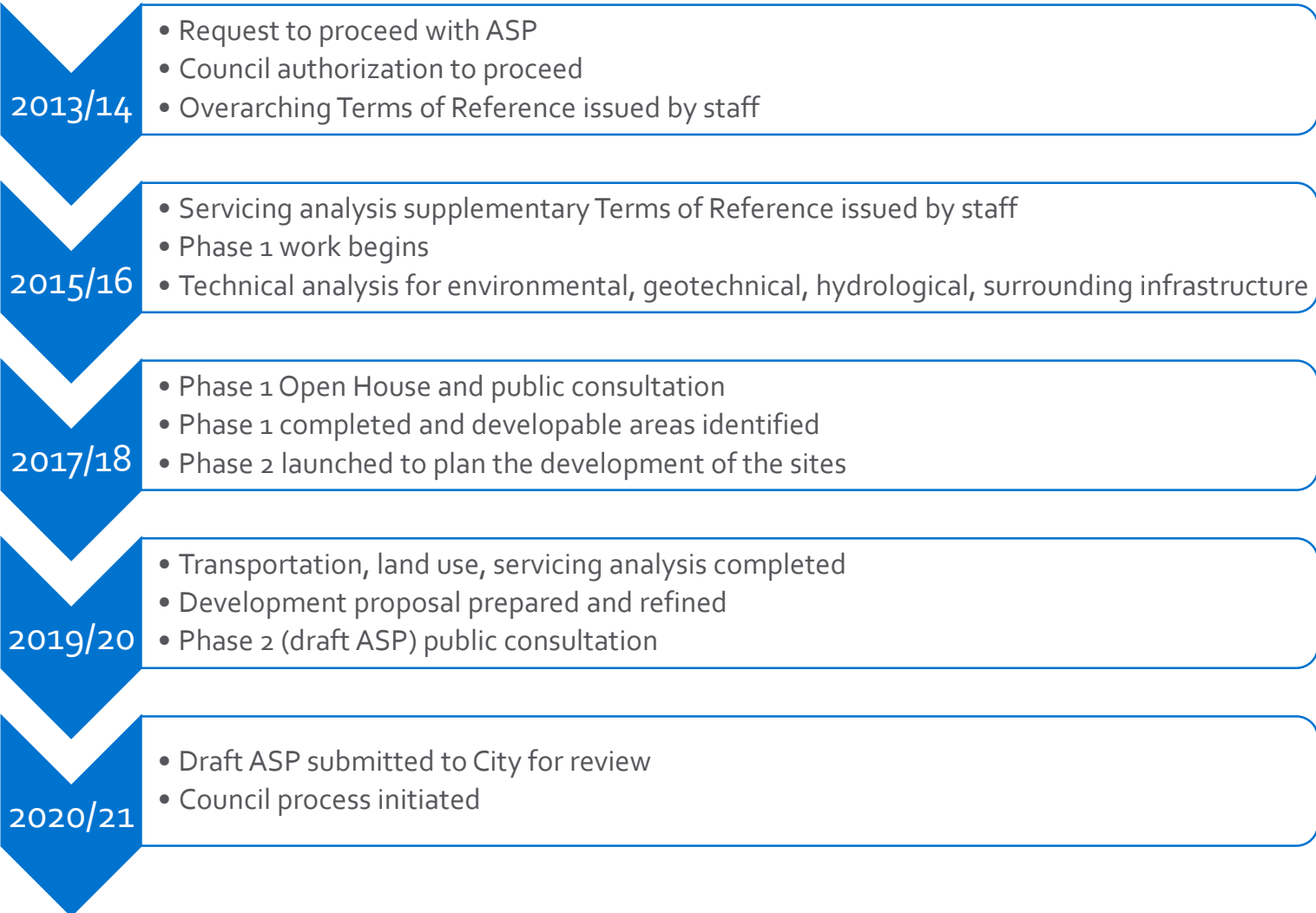
Proposal

- ▶ Consider the draft Thomson Flats ASP
- ▶ Long-term development potential of up to 1,200 units of low-density hillside development

Role of an ASP



Development Process



Public Engagement

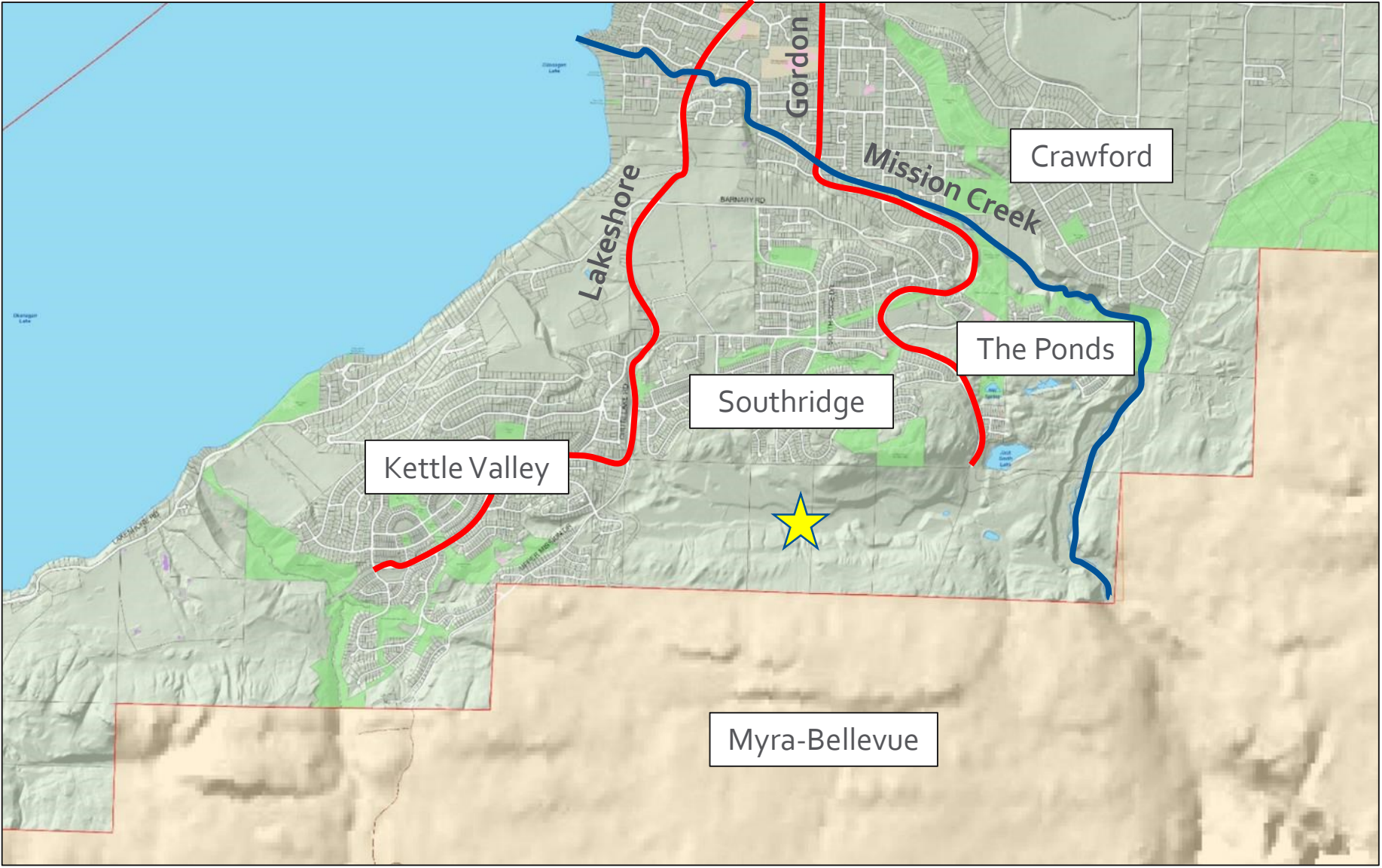
- ▶ Phased public engagement led by the applicant
 - ▶ Phase 1 Open House
 - ▶ Phase 2 Open House
 - ▶ Transportation-specific engagement (online)
 - ▶ Website
 - ▶ Online survey
 - ▶ Paper survey

Public Engagement

- ▶ Public Engagement Themes:
 - ▶ Environmental protection
 - ▶ Trails and parks
 - ▶ Transportation connection

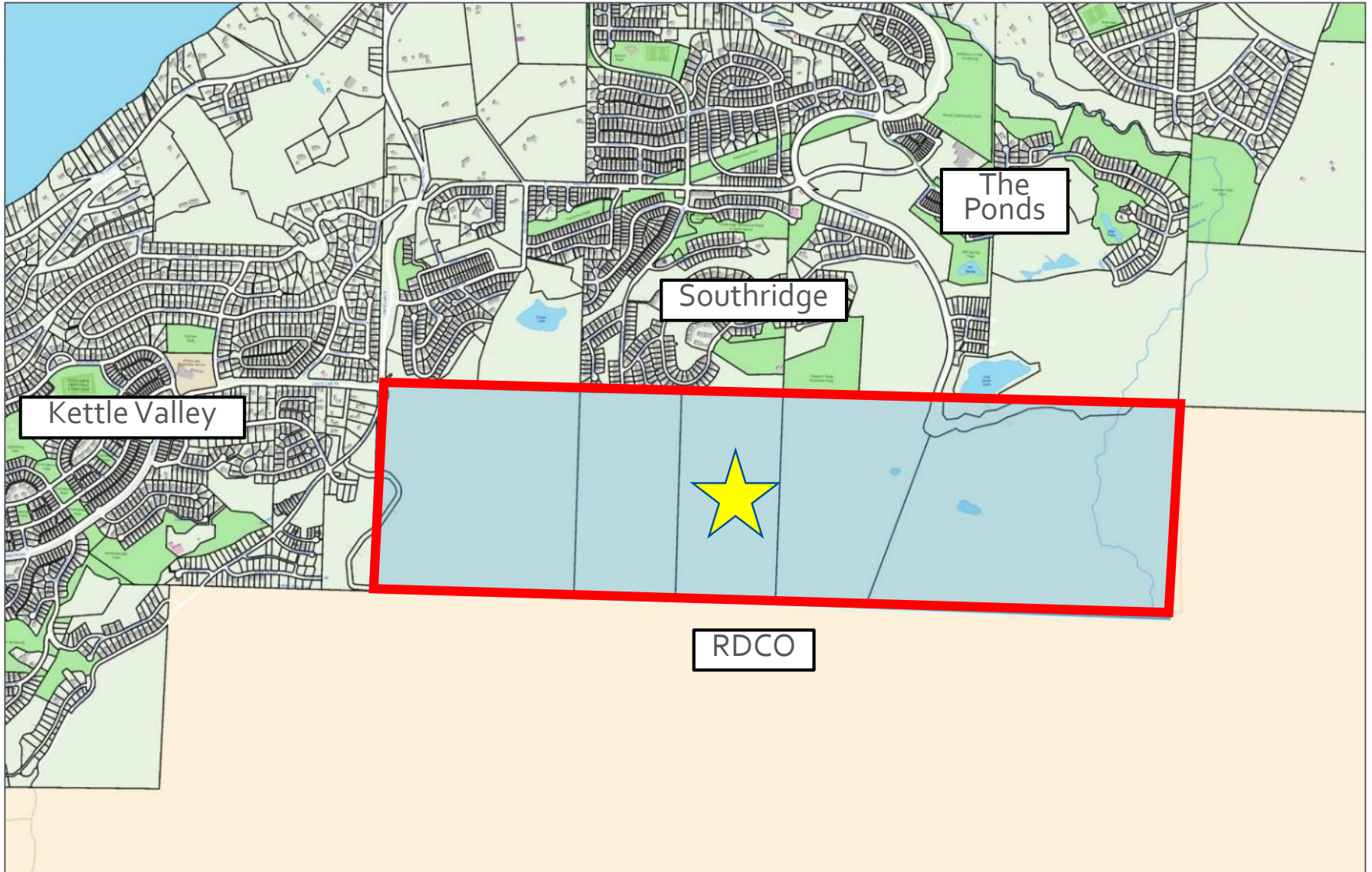
- ▶ Overall, 66% of survey respondents do not support the ASP, 34% support

Context Map

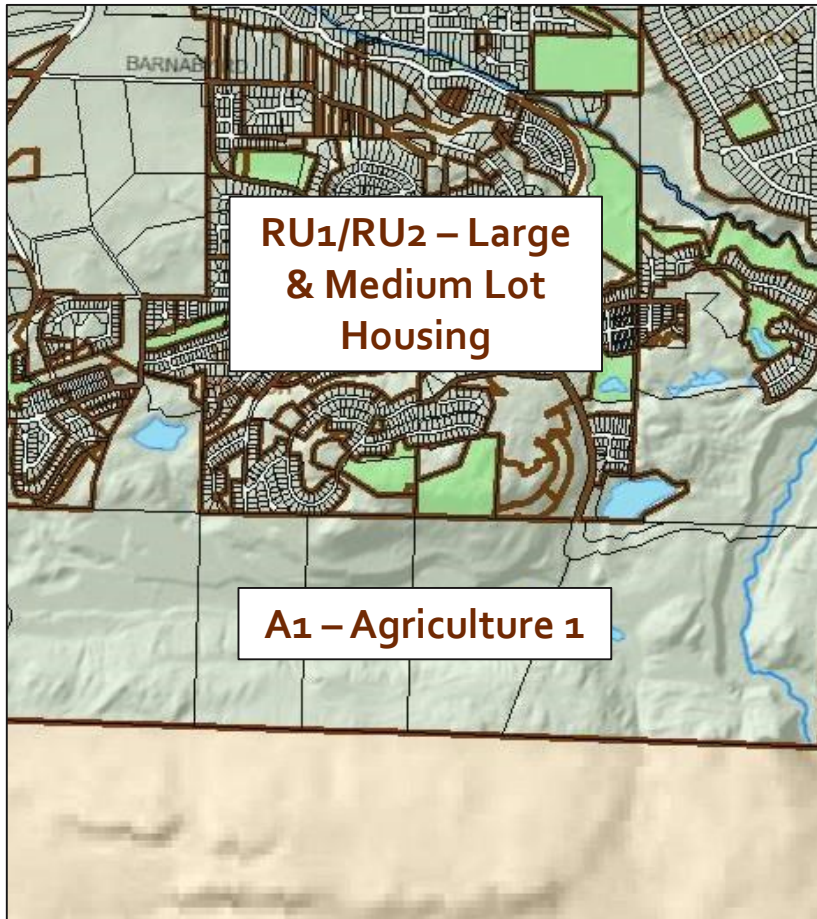


City of Kelowna

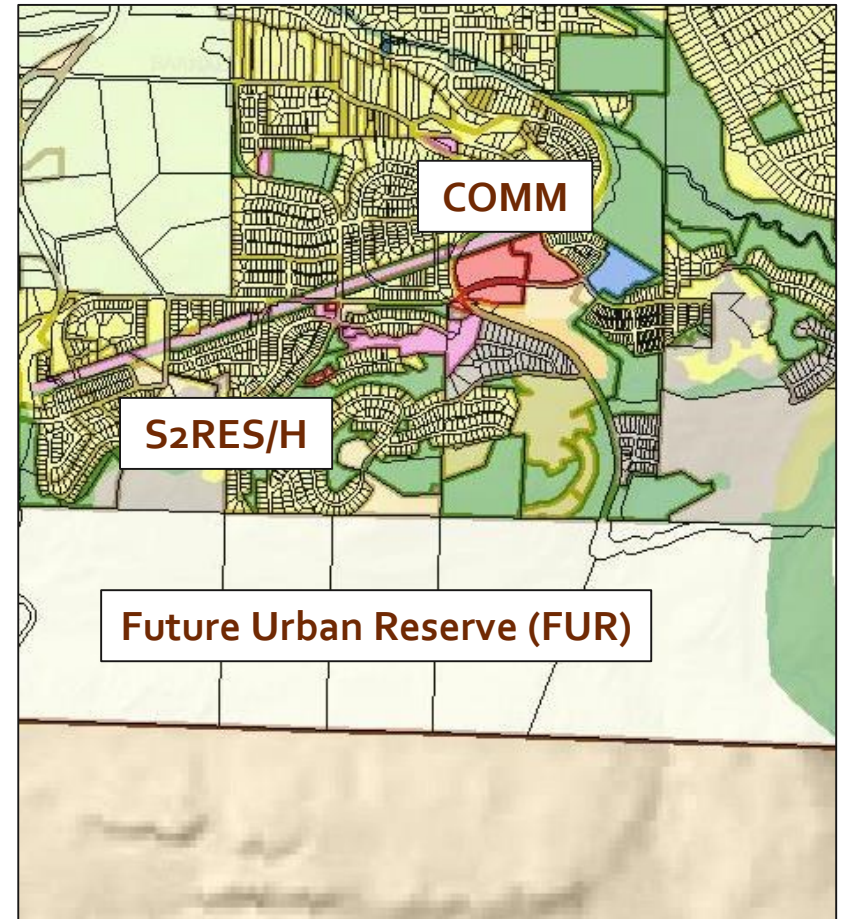
Subject Property Map



OCP Future Land Use / Zoning



Zoning



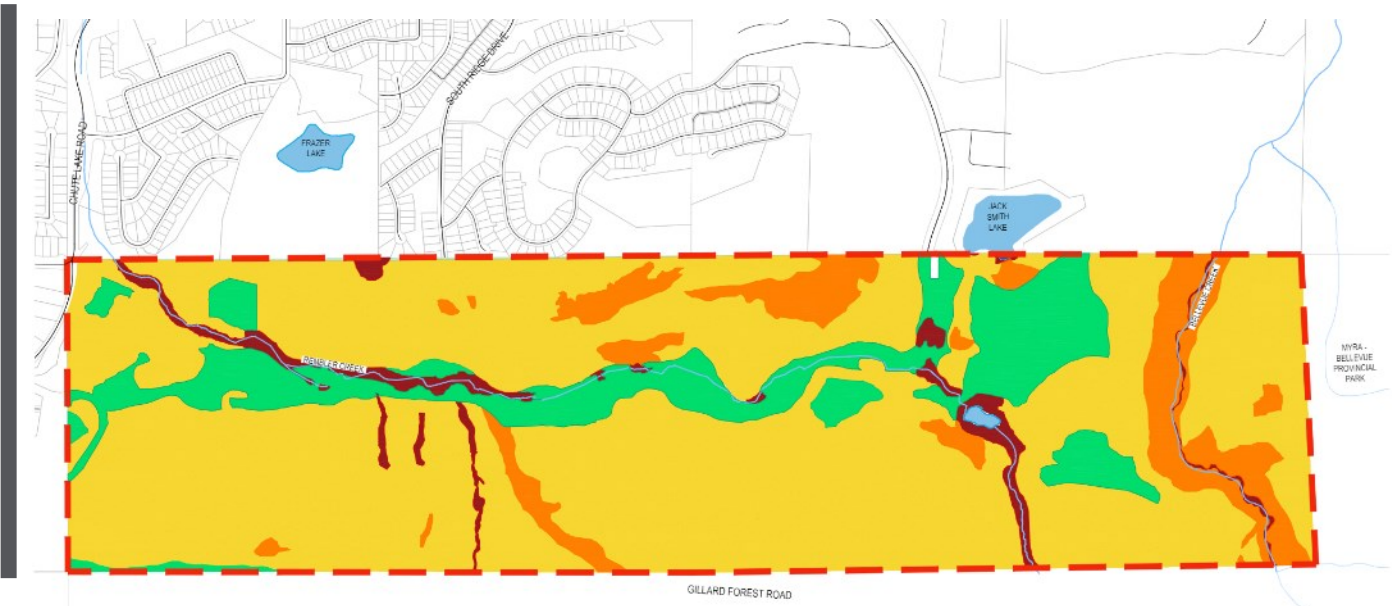
OCP Future Land Use

Project/technical details

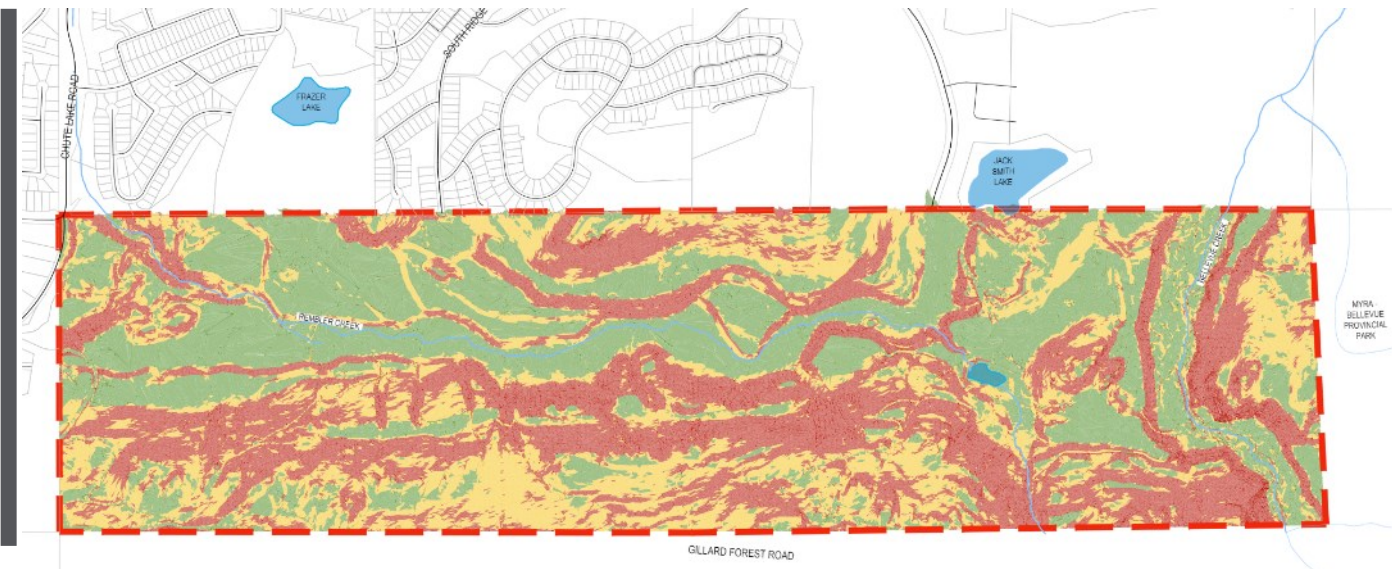
- ▶ Long-term phased development
- ▶ Approximately 1,200 units
- ▶ Mostly single detached housing

Site Plan

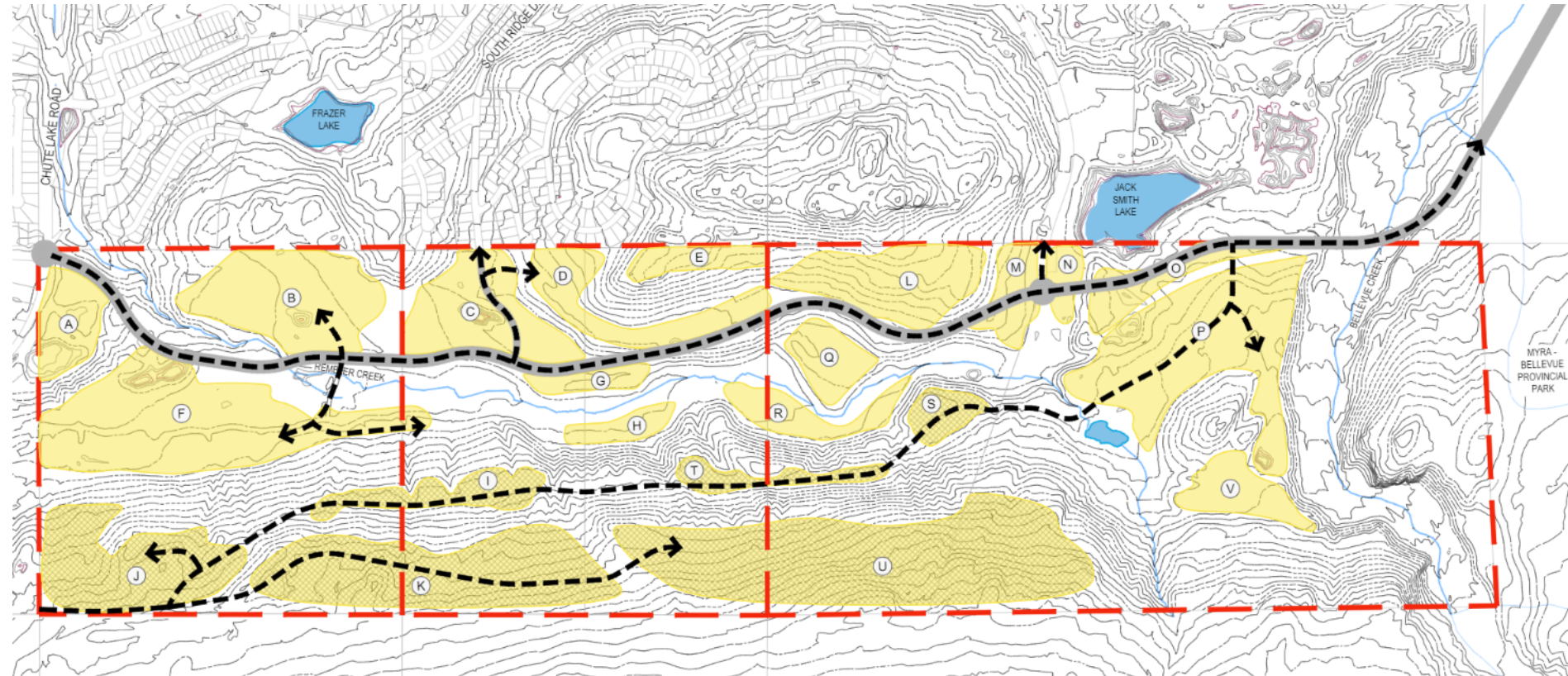
Environmental Analysis



Geotechnical Analysis

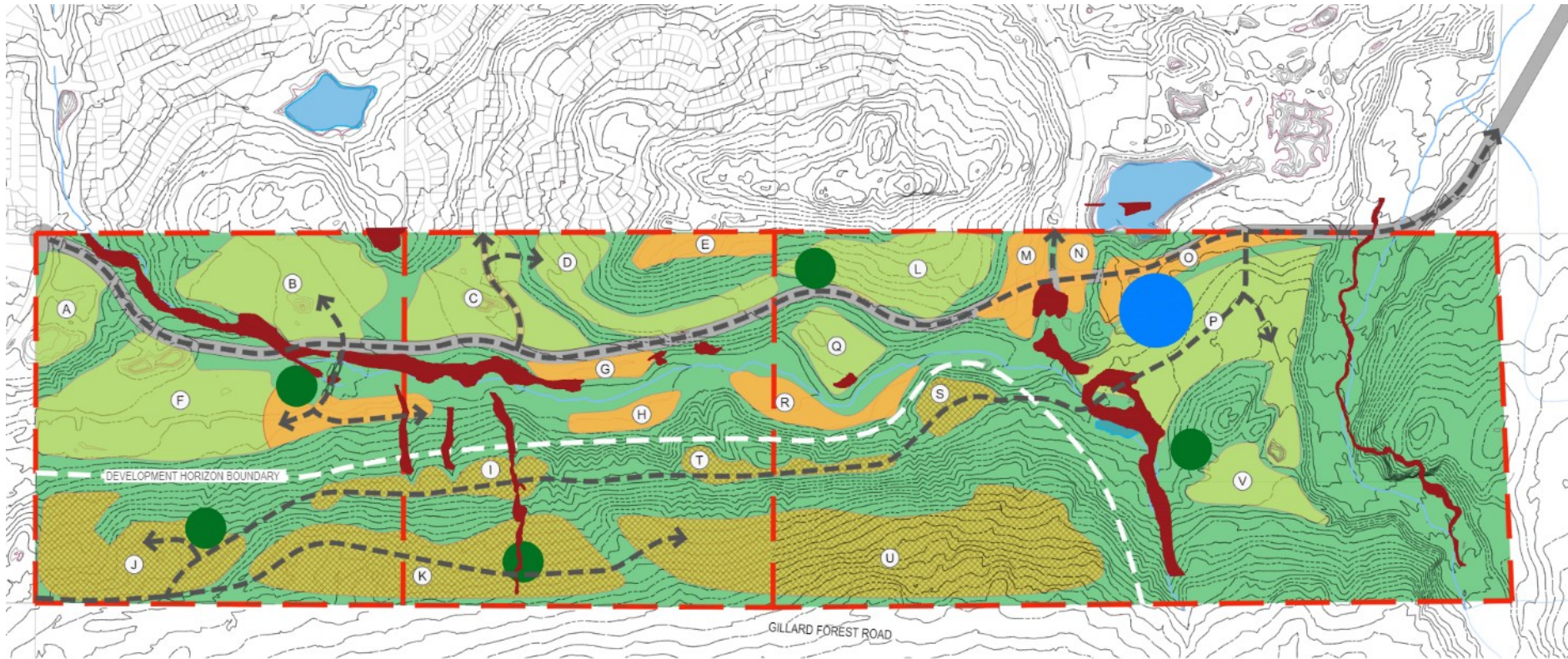


Site Plan



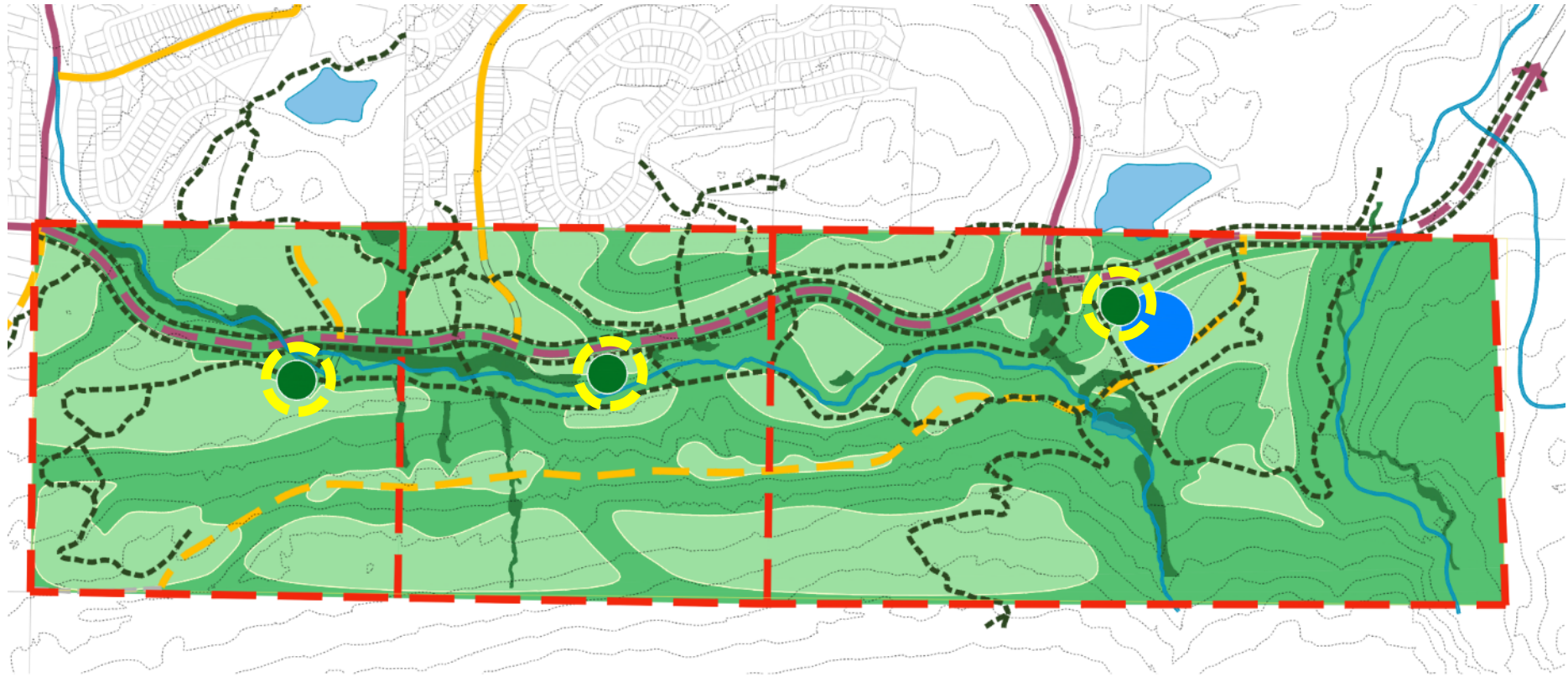
- ▶ Development pockets
- ▶ Connected by local roads
- ▶ Arterial road bisects site

Site Plan



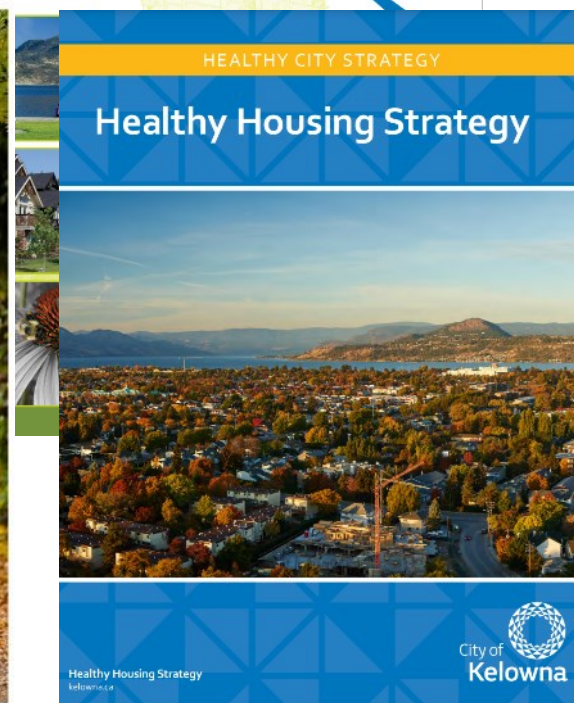
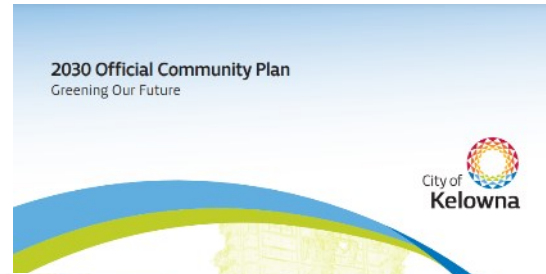
- ▶ Mostly single detached housing
- ▶ Pockets of low-density multi-dwelling housing
- ▶ School site
- ▶ Future development area

Site Plan



- ▶ 3 neighbourhood parks
- ▶ Restored Rembler Creek
- ▶ Trail network

Policy Context

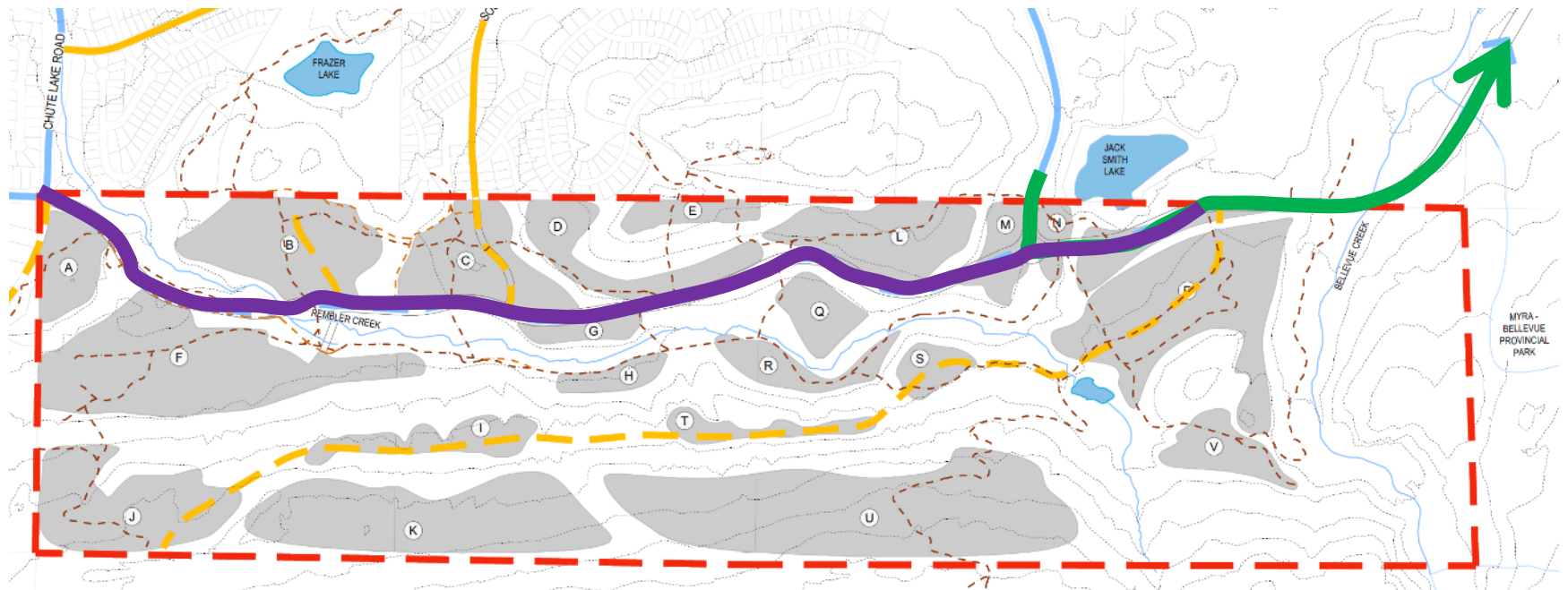


- ▶ Move towards more compact, sustainable, urban development

Policy Context

- ▶ Healthy Housing Strategy
 - ▶ Build the Right Supply
 - ▶ housing forms that meet the needs of local residents and which they can afford to rent or to own.
 - ▶ encouraging housing in the urban core, near employment and sustainable transportation options, to reduce household transportation costs.
 - ▶ Avg. price of new detached homes \$1M+
 - ▶ Not affordable for most local families

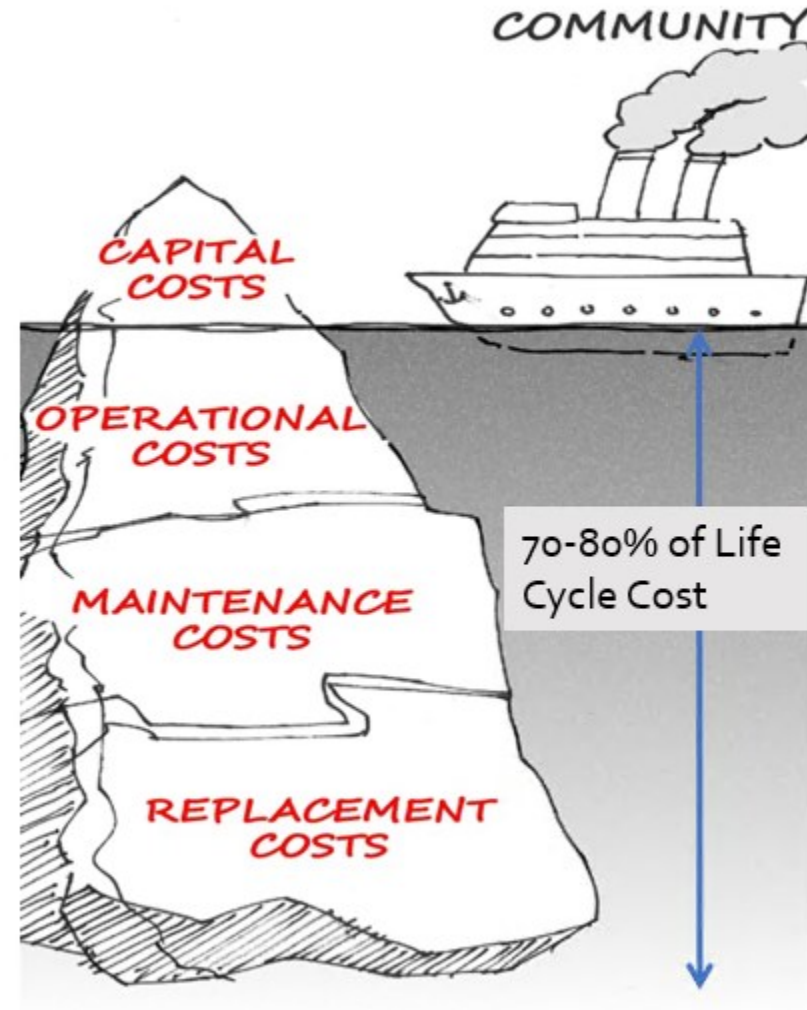
Transportation Infrastructure



- ▶ Arterial connection
- ▶ Draft TMP impacts
- ▶ Broader network impacts

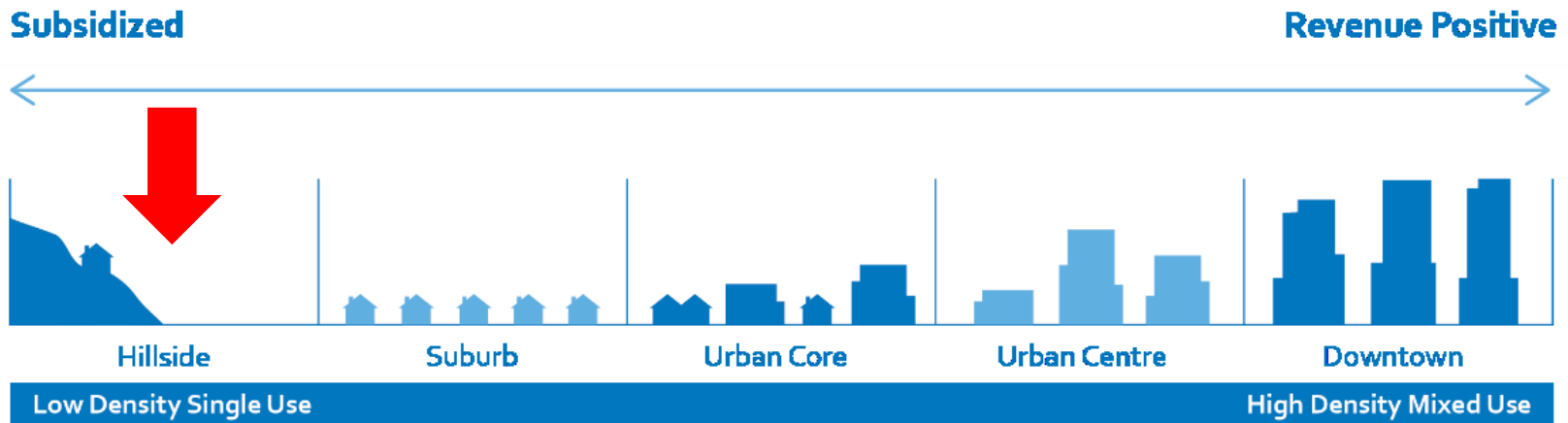
Infrastructure Costs

- ▶ Linking asset management and land use
- ▶ Shifting to long-term thinking



Infrastructure Costs

- ▶ Linking asset management and land use
- ▶ Shifting to long-term thinking
- ▶ ModelCity Infrastructure (MCI) analysis



Staff Recommendation

Policy Analysis + Transportation Analysis + Financial Analysis = **Non-Support**

- ▶ Staff recommend that Council NOT support the draft Thomson Flats ASP
 - ▶ At odds with broad array of City policy
 - ▶ Will make the transportation system more fragile and vulnerable
 - ▶ Contribute to worsening the infrastructure deficit
 - ▶ Opportunity cost



Conclusion of Staff Remarks