

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



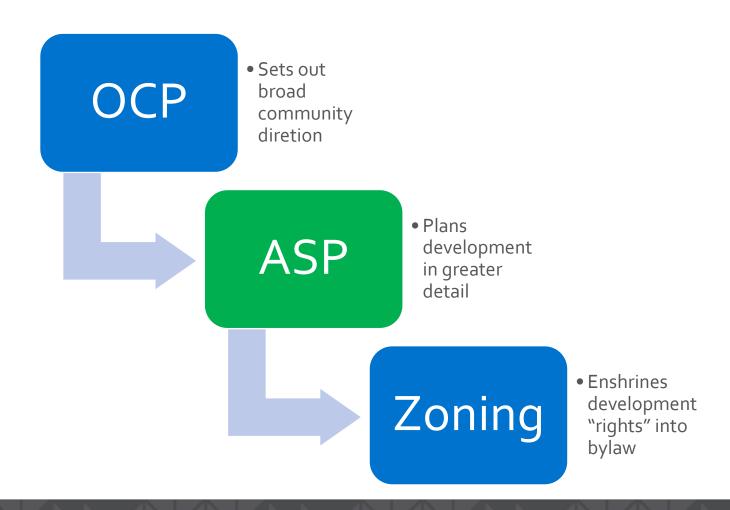


Proposal

- ► 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



2013/14

- Request to proceed with ASP
- Council authorization to proceed
- Overarching Terms of Reference issued by staff

2015/16

- Servicing analysis supplementary Terms of Reference issued by staff
- Phase 1 work begins
- Technical analysis for environmental, geotechnical, hydrological, surrounding infrastructure

2017/18

- Phase 1 Open House and public consultation
- Phase 1 completed and developable areas identified
- Phase 2 launched to plan the development of the sites

2019/20

- Transportation, land use, servicing analysis completed
- Development proposal prepared and refined
- Phase 2 (draft ASP) public consultation

2020/21

- Draft ASP submitted to City for review
- Council process initiated



Public Engagement

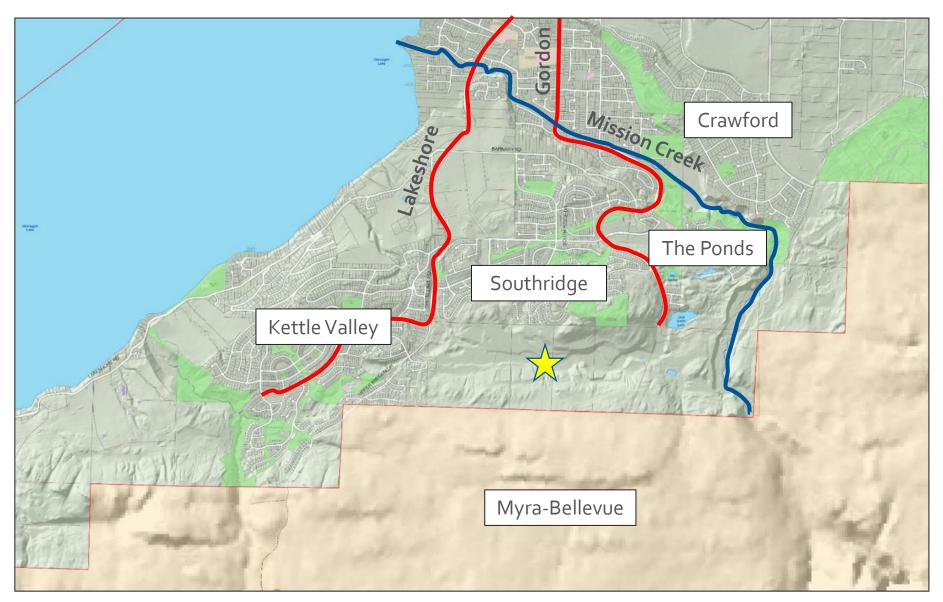
- ▶ Phased public engagement led by the applicant
 - Phase 1 Open House
 - ▶ Phase 2 Open House
 - ▶ Transportation-specific engagement (online)
 - Website
 - Online survey
 - Paper survey



Public Engagement

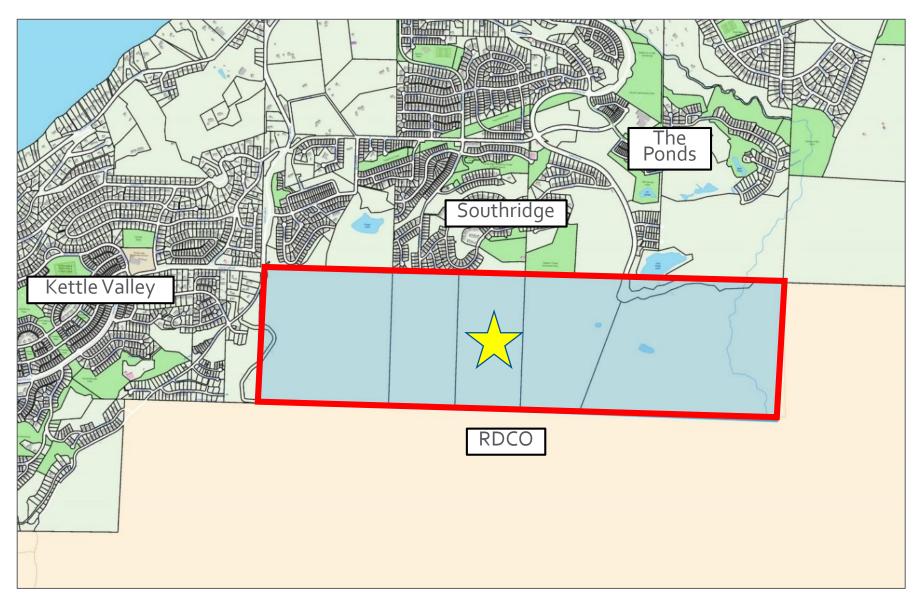
- ▶ Public Engagement Themes:
 - Environmental protection
 - ► Trails and parks
 - Transportation connection
- ➤ Overall, 66% of survey respondents do <u>not</u> support the ASP, 34% support

Context Map

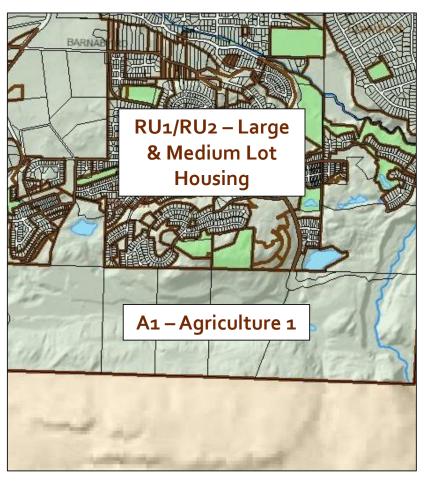


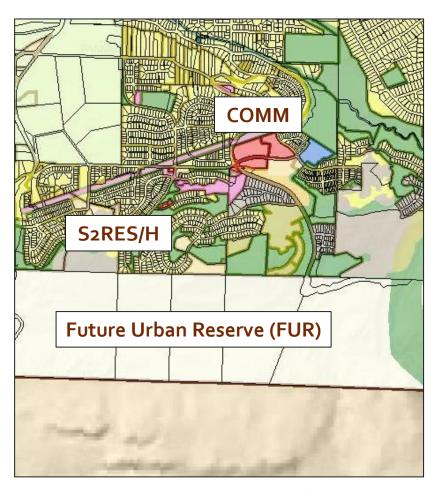
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Subject Property Map



OCP Future Land Use / Zoning





Zoning

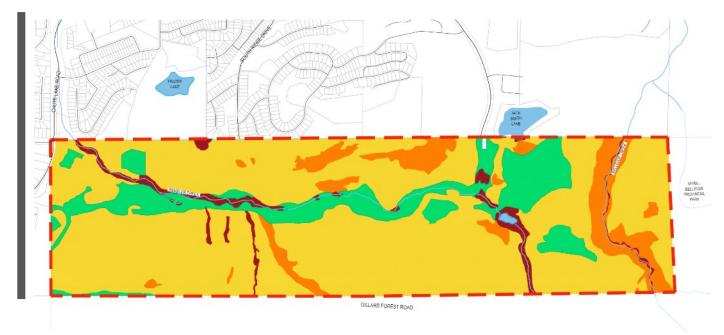
OCP Future Land Use



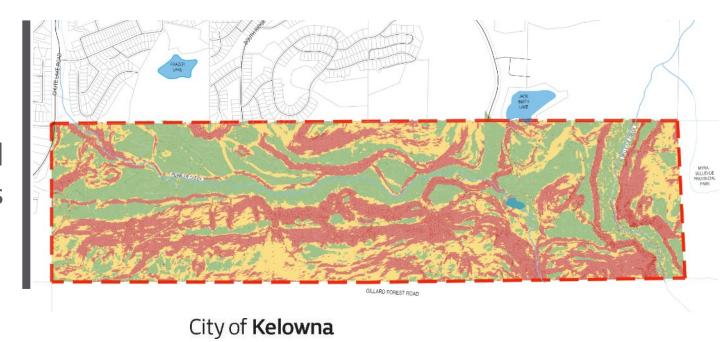
Project/technical details

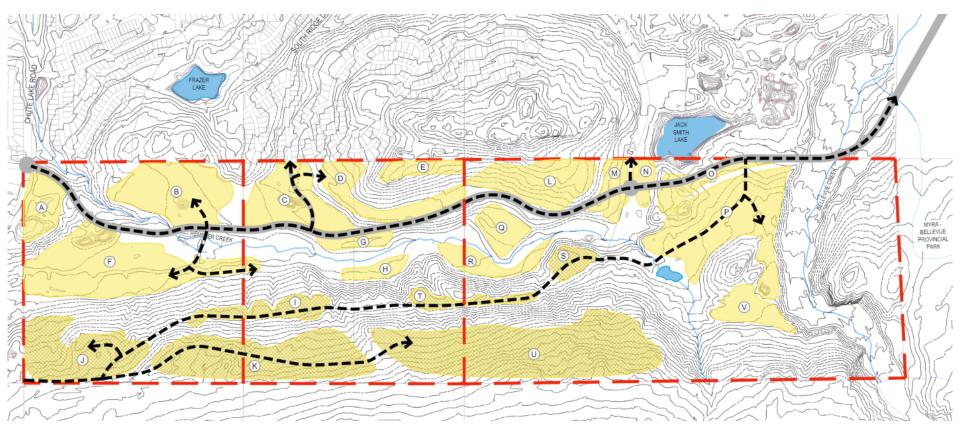
- ► Long-term phased development
- ► Approximately 1,200 units
- Mostly single detached housing

Environmental Analysis

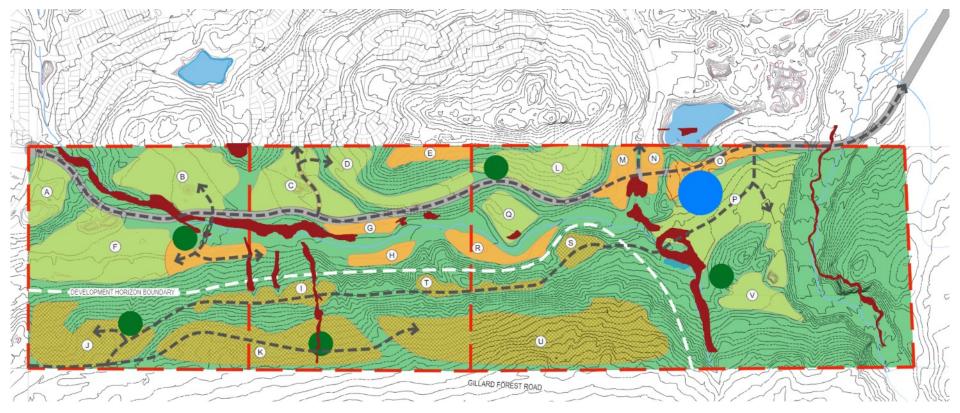


Geotechnical Analysis



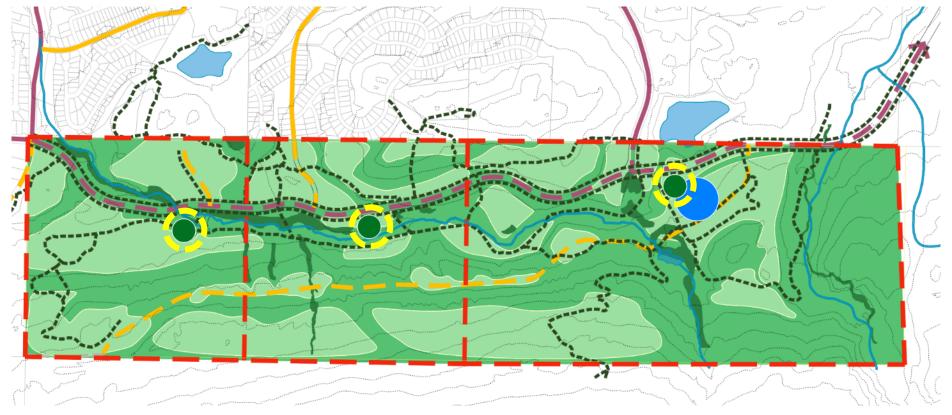


- ▶ Development pockets
- ► Connected by local roads
- ► Arterial road bisects site



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

City of Kelowna



- ▶ 3 neighourhood parks
- ► Restored Rembler Creek
- ► Trail network



Policy Context



 Move towards more compact, sustainable, urban development

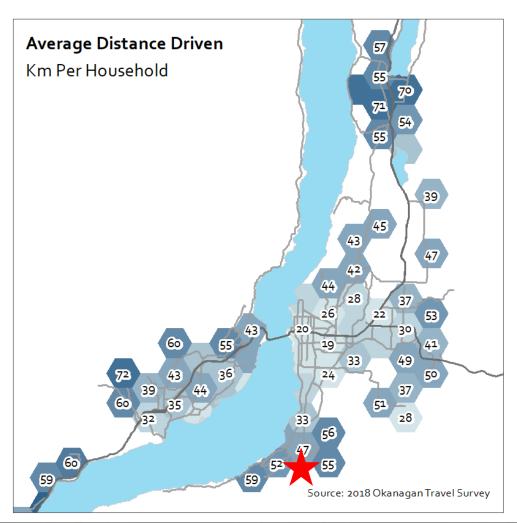


Policy Context

- ► 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



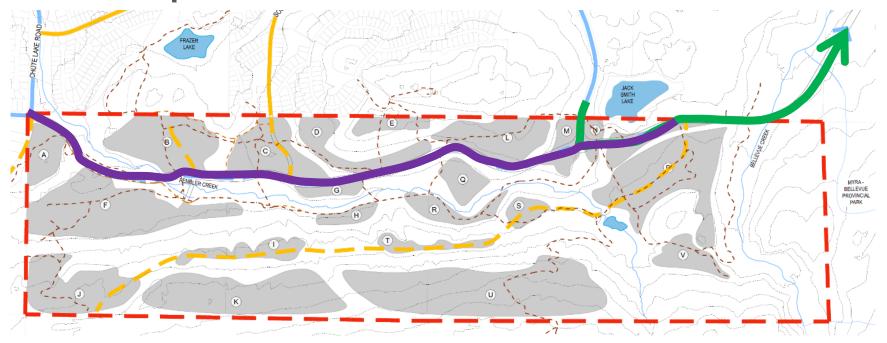
Transportation & Land Use



- Location faces major congestion challenges
- ► Car-captive few other options
- Results in 2-6x more driving



Transportation Infrastructure

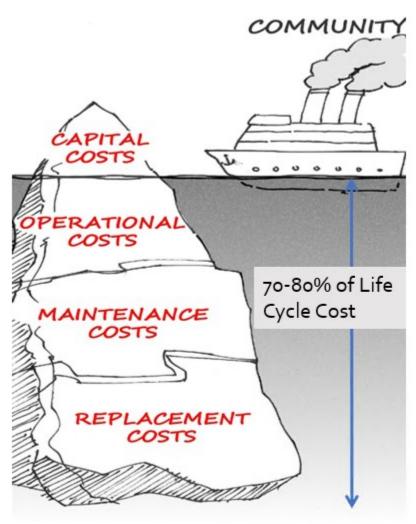


- ► Arterial connection
- ▶ Draft TMP impacts
- ▶ Broader network impacts



Infrastructure Costs

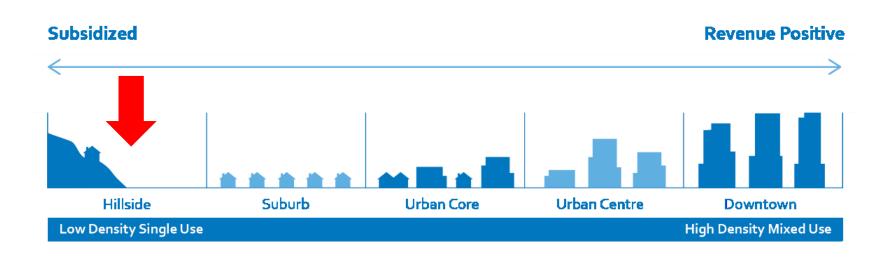
- Linking asset management and land use
- Shifting to long-term thinking





Infrastructure Costs

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





Staff Recommendation

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