

Report to Council



Date: November 15, 2021
To: Council
From: City Manager
Subject: North End Planning Process Update – Phases 1 & 2
Department: Policy & Planning Department

Recommendation:

THAT Council receive, for information, the staff update on the North End Plan process, dated November 15, 2021;

AND THAT Council approve an adjustment to the 2021 Financial Plan for \$8,800, from the Capri-Landmark Urban Centre Plan budget to the North End Area Plan budget;

AND THAT Council directs staff to apply for grant funding for the North End Plan through the Federation of Canadian Municipalities (FCM) Green Municipal Fund Sustainable Neighbourhood Action Plan fund;

AND THAT Council support staff to execute all documents necessary to complete the grant, if successful;

AND THAT the City of Kelowna commits to develop the North End Plan and to include a sustainability vision, goals and targets in the plan;

AND FURTHER THAT, if the grant application is successful, the 2022 Financial Plan be amended to include the receipt of funds.

Purpose:

To update Council on the progress of the North End Plan process, and to provide an outline of the next steps in the process.

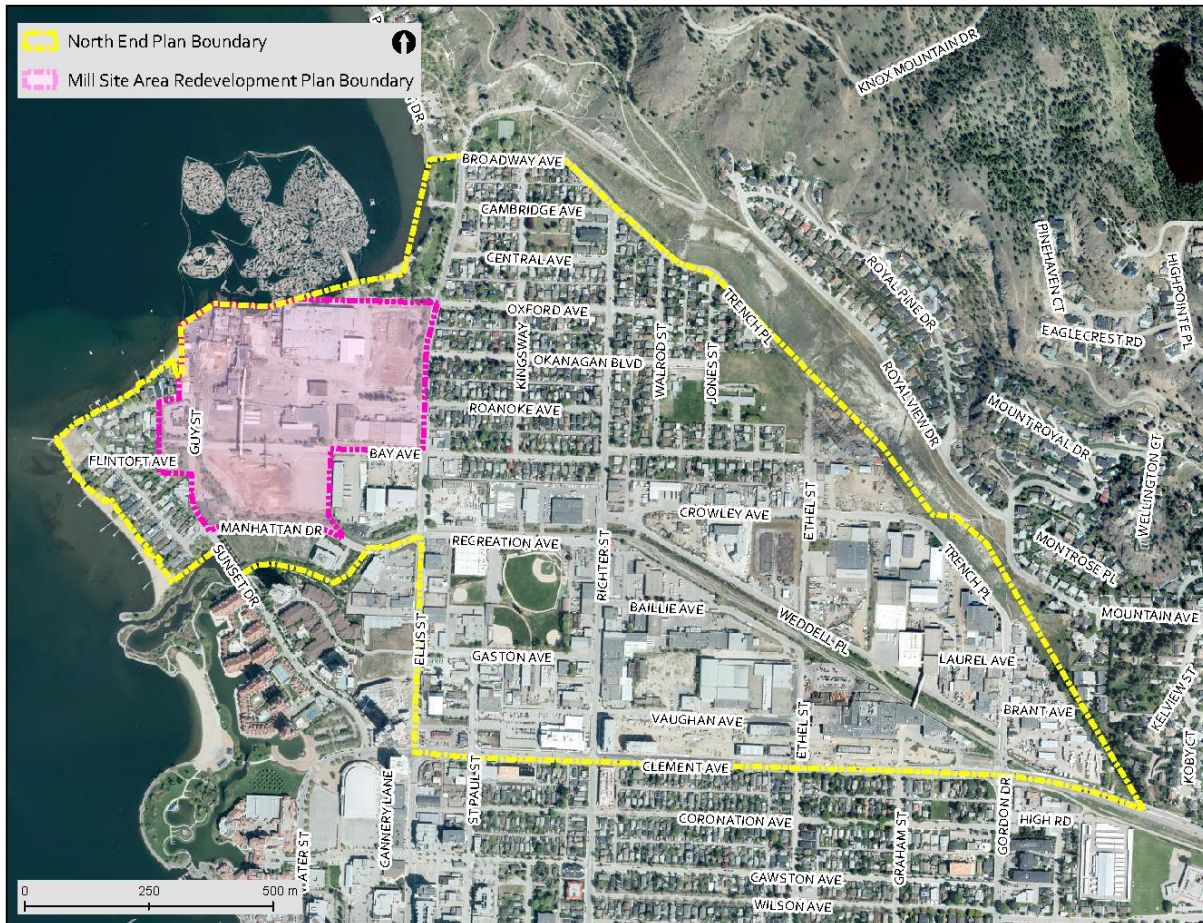
Background:

On July 12, 2021 Council directed Staff to launch the planning process for the North End Plan.

The North End Plan (NEP) is intended to guide and manage the evolution of the North End Neighbourhood (Figure 1) over the next 20 years or more. The Plan will identify the land use mix, housing approach, transportation network improvements, utilities, parks and public spaces, and

community amenities needed to ensure the neighbourhood evolves in a deliberate way that benefits both North End residents and the city as a whole.

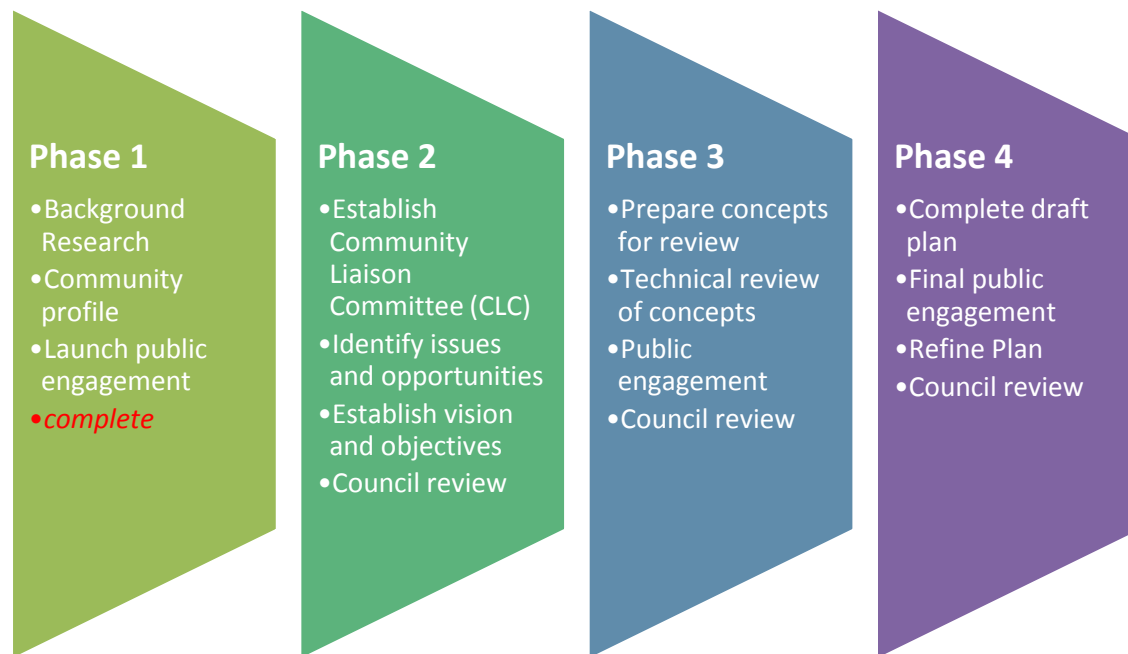
Figure 1. Plan Area Map



**Note: Mill Site included in the North End Plan Area is also to be addressed under a more detailed plan called the Mill Site Area Redevelopment Plan.*

The planning process is scheduled to unfold over approximately a year and a half and is divided into four phases, as summarized in Figure 2. Phase 1 of the North End Plan process has now been completed. This report includes an overview of the results of Phase 1 of the process, along with further detail about Phase 2.

Figure 2: North End Plan Process Outline



Discussion:

NEP Phase 1

In Phase 1 of the North End Plan process, Staff collected the background and context information needed to inform the process moving forward. This included an in-depth investigation of the neighbourhood, as well as additional preliminary considerations deemed important. Specifically, the following factors and considerations were investigated:

- The history of the area and how it has come to take the form it has today
- The demographics of the neighbourhood
- Existing land use—including residential; commercial and industrial; parks; and heritage profile
- Transportation infrastructure and preliminary traffic study
- Utilities infrastructure
- Review of existing City plans and policies as these relate to the North End
- Case studies and best practices review
- Preliminary considerations in establishing community amenities

The research and findings of Phase 1 have been summarized in a Background Report, included as Attachment A. Highlights from this Report are listed below:

People, Neighbourhoods, Parks, and Recreation

- North End residents tend to be younger, live in smaller households and are more likely to rent than Kelowna as a whole.
- Over 95% of the North End's two residential neighbourhoods is composed of single and two-dwelling housing – a far higher proportion than the city as a whole.

- Recreation Avenue Park and nearby sports facilities are a destination for the whole city, but the North End remains deficient in other forms of park space that serve the immediate and surrounding neighbourhoods.

Industrial Land and Employment

- The North End continues to be a major employment destination, with 165 businesses employing about 3,300 people. In addition, nearly 80 home-based businesses operate in the North End.

Transportation

- North End residents walk and bike more to get to work than the city as a whole, but less than residents of Downtown and other nearby neighbourhoods.
- The North End is separated from the rest of the city by Clement Avenue, making overall connectivity and transit network planning challenging.
- An estimate of the future transportation network carrying capacity has indicated that the network could support additional development in the North End.

Utilities

- Given the age and materials of existing water and sewer infrastructure, upgrades will be needed to accommodate both existing development and anticipated growth. The 20 Year Servicing Plan has identified many of these projects, but growth beyond 2040 will require further evaluation.

Community Needs

- Community Needs – the facilities, services and amenities that meet a range of social cultural and recreational needs – are vital to the livability of neighbourhoods.
- A clear process to identify and deliver on community needs will have to be established as part of the plan development. This process should be fair, transparent, responsive, flexible and feasible.

While the Background Study identifies these and other key themes, it is important to note that it does not aim to provide detailed recommendations on how the North End Plan will respond. That process will form the future phases of the North End Plan's development.

Over the course of Phase 1 of the process, Staff have also initiated public engagement. A 'Get Involved' webpage has been established where residents are able to mark a map of the neighbourhood with location-specific comments indicating what they enjoy about the area today, as well as what they hope to see in the future.

Staff are currently establishing a Community Liaison Committee (CLC) and are reviewing Expression of Interest submissions received via Get Involved. The purpose of the CLC is to facilitate sustained information sharing and dialogue between the project team and groups within the community. The committee will be comprised of representatives from the broader community, the local residential neighbourhoods, and local businesses and will provide regular touch points of dialogue with the planning team throughout the NEP process. This will help ensure a balance between sustained neighbourhood engagement and consideration of stakeholders' interests.

Next Steps: NEP Phase 2

Next steps include establishing the vision and objectives for the plan area. The vision will provide the high-level perspective on how the neighborhood will look, feel and function in the future and will include everything from land use, housing, transportation links, parks and public spaces, recreational and cultural facilities, heritage conservation and urban design. The objectives are intended to reflect the strategies and general approaches required to ensure the stated vision is achieved.

The vision and objectives for the plan area will be informed by the Background Study and input from residents, stakeholders and the CLC. Public engagement will use a range of tactics, including in-person opportunities as public health conditions permit.

Grant Opportunity

As the process moves forward, Staff has identified the potential benefits of a grant from the Federation of Canadian Municipalities (FCM) under their program that supports the development of sustainable neighbourhood plans. The grant opportunity and its focus on sustainability is well aligned with the City's objectives and the general approach of the North End Plan. A resolution from Council is required by FCM to advance the grant application process.

Conclusion

With the first phase of the North End Plan complete and the context established, attention can now shift to future visioning for neighbourhood as part of Phase 2. This sets the stage for discussions on issues, opportunities and objectives in the North End.

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Financial Planning
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Considerations applicable to this report:

Existing Policy:

Many existing policy documents, such as Imagine Kelowna, the Official Community Plan, the Transportation Master Plan and other key documents will provide guidance for the North End Plan process. Using their guidance, key areas for consideration will include:

- Housing diversity, supply and affordability;
- Industrial land protection and employment intensification;
- Downtown and Civic Precinct context;
- Parks and public space expansion and improvements;
- Cultural and community facilities;

- Inclusivity, equity and community health;
- Heritage protection;
- Improvements to community connections;
- Transportation diversity, choice and safety;
- Environmental protection and climate resiliency; and
- Incorporation of 10 Year Capital Plan improvements.

Financial/Budgetary Considerations:

A total of \$8,800.00 remains unused from the Capri-Landmark Urban Centre Plan process. Staff are recommending that these funds be transferred to support the North End Plan process.

Should Council support staff's recommendation, Staff will proceed to make a formal application to FCM for funding under the Green Municipal Fund Sustainable Neighbourhood Action Plan program. FCM will fund a maximum of \$175,000.00; however, the precise funding eligible for the North End Plan is still being determined.

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Approved for inclusion:



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