

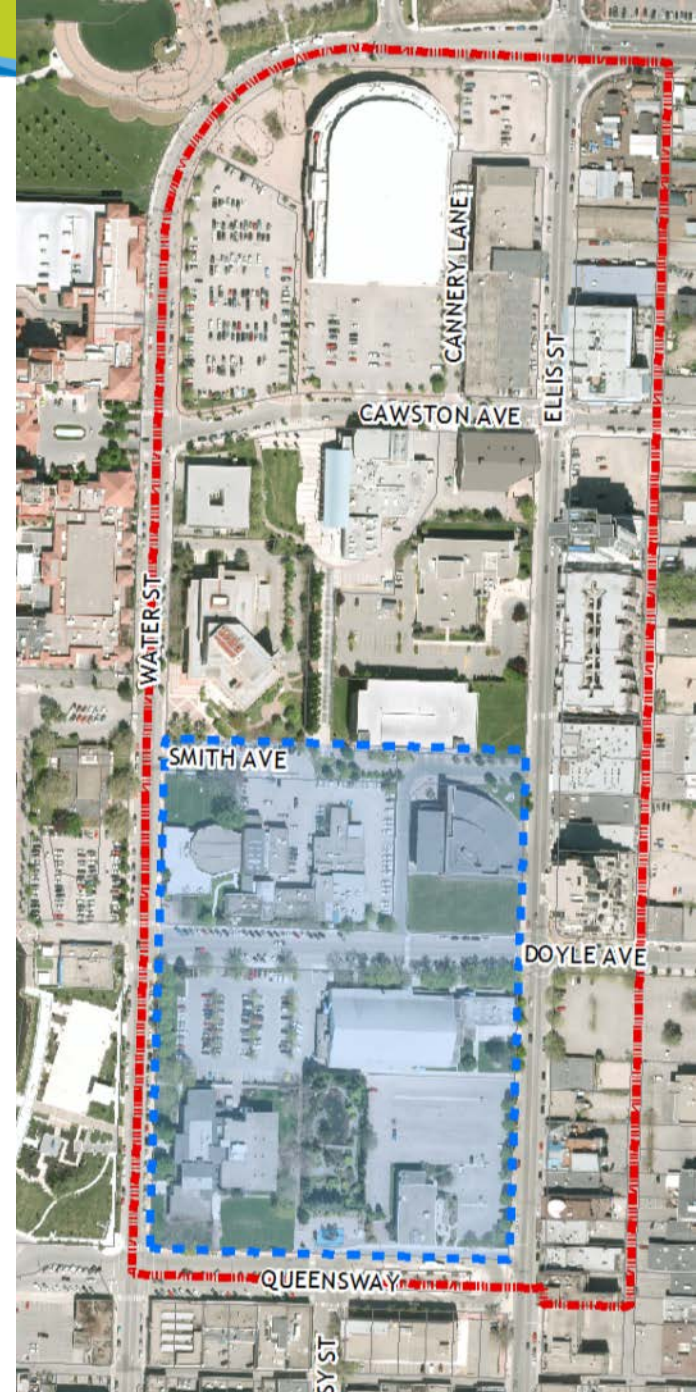


# **CIVIC BLOCK PLAN UPDATE**

November 2, 2015

# CIVIC BLOCK PLAN GOALS

- ▶ Land uses, including identification of sites for future civic facilities
- ▶ Policy direction to guide future developments (public / private)
- ▶ Opportunities to enhance public space
- ▶ Funding approach to support future public improvements



## COUNCIL DIRECTION (SEPT 14, 2015)

- ▶ AND THAT Council directs staff to prepare a preferred concept plan for Council that consolidates the majority of the ideas described in the Mixed-Use Concept with select key elements of the Single-Use Concept as described in the next steps section of the report from the Planner Specialist dated September 14, 2015 and report back to Council.

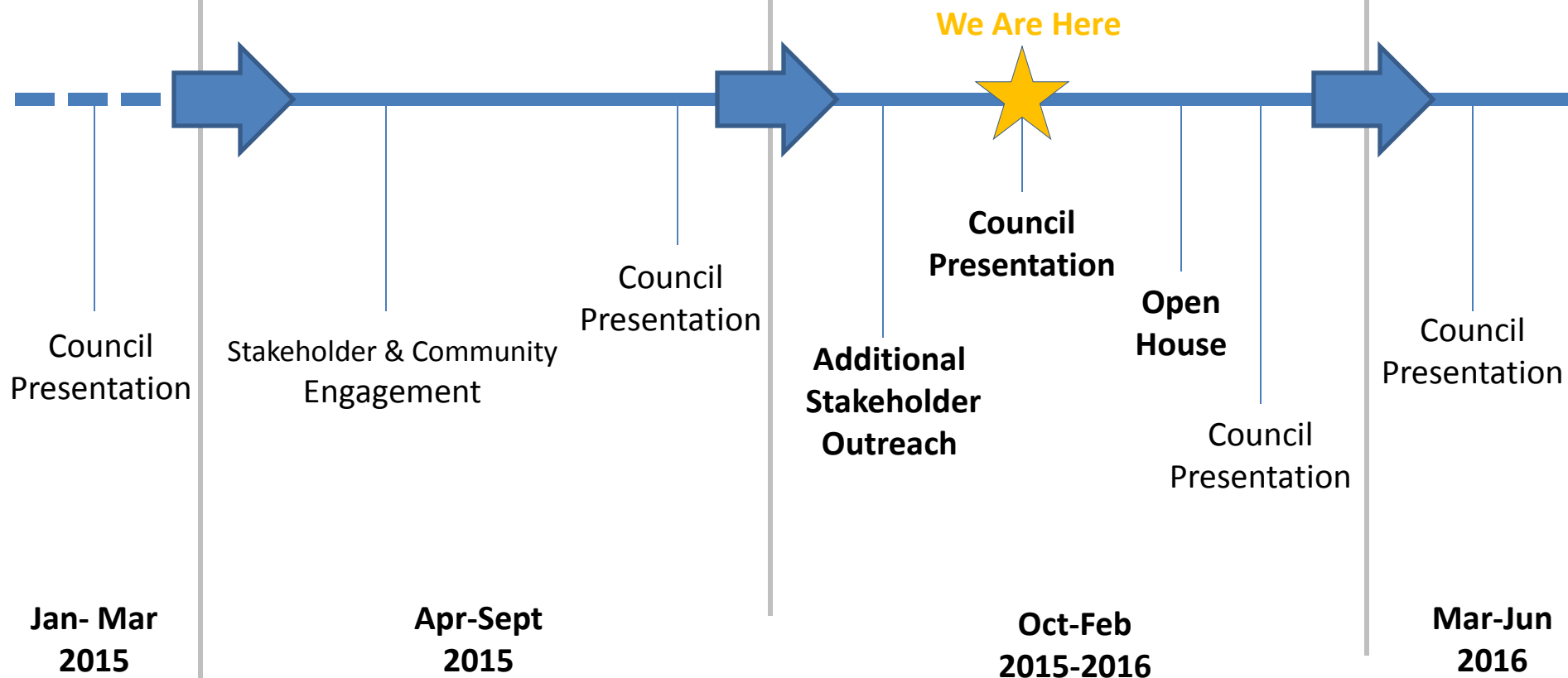
# PROCESS TO DATE

## Research & Launch

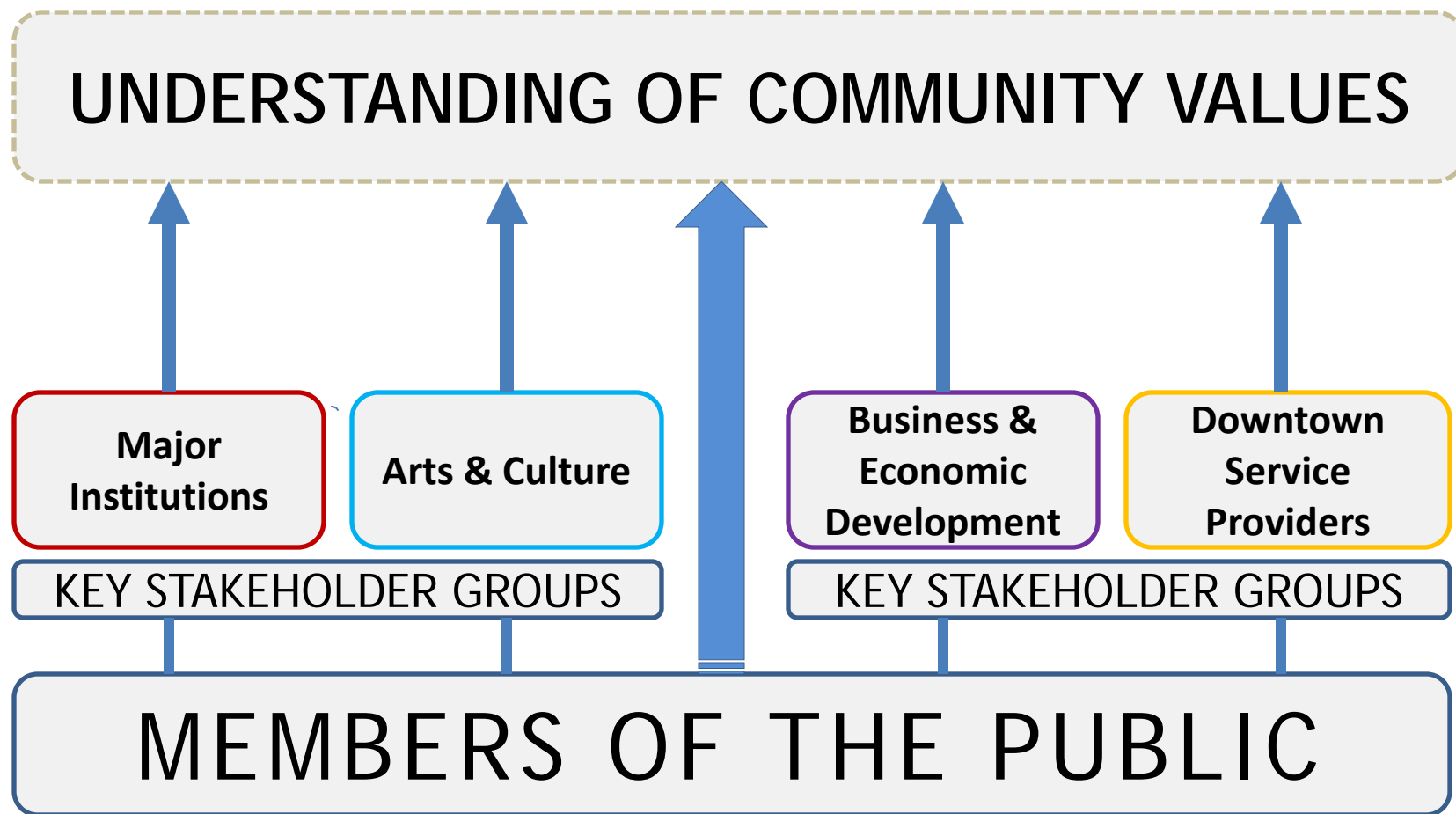
## Engagement & Concept Development

## Plan Refinement & Document Development

## Plan Approval



# ENGAGEMENT APPROACH





### Phase 1

#### Information Sharing & Awareness

- ❑ 462 people viewed introductory video
- ❑ 863 visits to Civic Block website
- ❑ 1,100 people received each of the project email updates
- ❑ Over 15 articles or news stories
- ❑ 2 reports and 2 videos were produced



### Phase 2

#### Community Workshops & Concept Development

- ❑ 4 stakeholder meetings hosted:
- ❑ 27 stakeholder groups sent representatives
- ❑ 80 total participants at 2 Community Workshops



### Phase 3

#### Draft Plan Consultation

- ❑ 75 attended a public drop-in
- ❑ 113 completed our online engagement survey

- 3 meetings to share the draft plan with Kelowna Museum Society, Tourism Kelowna & Delta Resort\*
- Presentation to DKA Board\*
- 20 stakeholders and workshop participants attended update\*

*\*Activities since Council Direction on Sept. 14.*



### Phase 4

#### Inform Community of the Final Draft

- ❑ A Public Open House is tentatively planned for week of Dec. 2
- ❑ A final video will be produced and promoted to tell story of Plan

# KEY STAKEHOLDERS ENGAGED



## Arts & Culture Groups

- Festivals Kelowna
- Kelowna Art Gallery
- Rotary Centre for Arts
- Kelowna Community Theatre
- Kelowna Actors Studio
- Opera Kelowna
- Ballet Kelowna
- Kasugai Gardens
- Okanagan Symphony
- Okanagan Heritage Museum



## Institutional Groups & Landowners

- Interior Health
- Shared Services BC
- Okanagan Regional Library
- Provincial Courthouse



## Downtown Service Providers

- Partners for a healthy downtown
- RCMP Police Services
- Community Food Bank
- Gospel Mission
- Metro



## Business & Economic Development

- Downtown Kelowna Association
- Chamber of Commerce
- Urban Development Institute
- Okanagan Centre for Innovation
- Accelerate Okanagan
- Economic Development Commission
- Tourism Kelowna
- Delta Grand Resort

# NEAR-TERM CONCEPT 5-10 YEARS

- ▶ RCMP site redeveloped
- ▶ Art Walk extended to Doyle Ave
- ▶ Develop Civic Plaza
- ▶ Redesign Bennett Plaza



## LEGEND

### FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

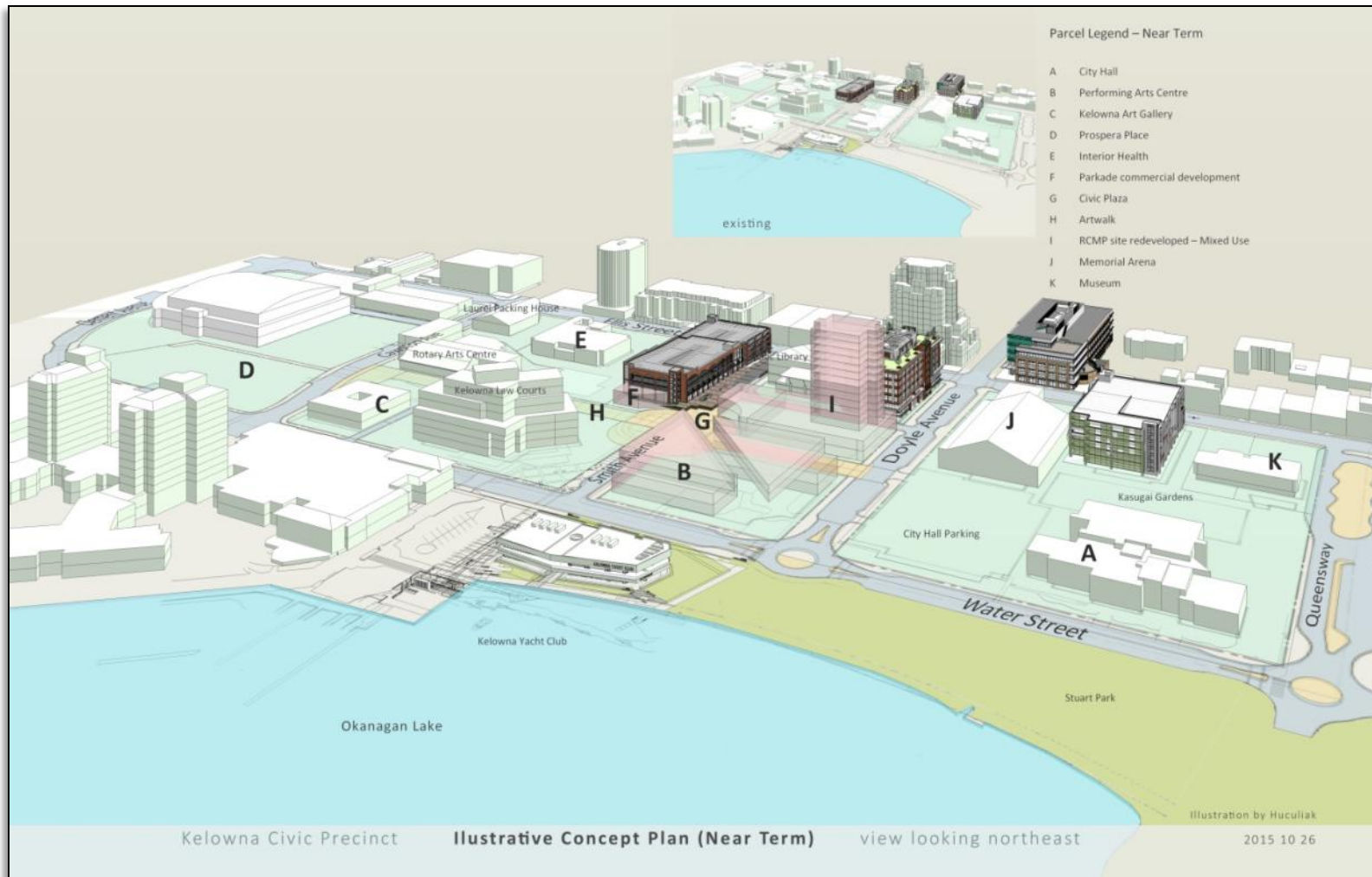
### FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic





# NEAR-TERM CONCEPT MASSING



## NEAR-TERM IMPLICATIONS (RCMP SITE)

### *Flexible*

- ▶ Mix of uses (residential, community centre, commercial)
- ▶ Building height range (6-13 storeys)

### *Fixed*

- ▶ Parking the site
- ▶ Active facades
- ▶ Art Walk integration
- ▶ Doyle improvements/setbacks
- ▶ Relationship to Civic Plaza

View Looking toward the Lake on Doyle



# LONG-TERM CONCEPT (20-25 YEARS)

- ▶ KCT site redeveloped as performing arts centre
- ▶ Prospera lots redeveloped (Mixed-Use)
- ▶ Museum consolidation
- ▶ Queensway site redeveloped (Mixed-Use)
- ▶ Memorial site redeveloped (Civic Use)
- ▶ City Hall Parking Lot site redeveloped (Civic Use)
- ▶ Art Common site developed
- ▶ Art Walk extended to Queensway
- ▶ Doyle Ave streetscaping



## LEGEND

### FUTURE CIVIC USE

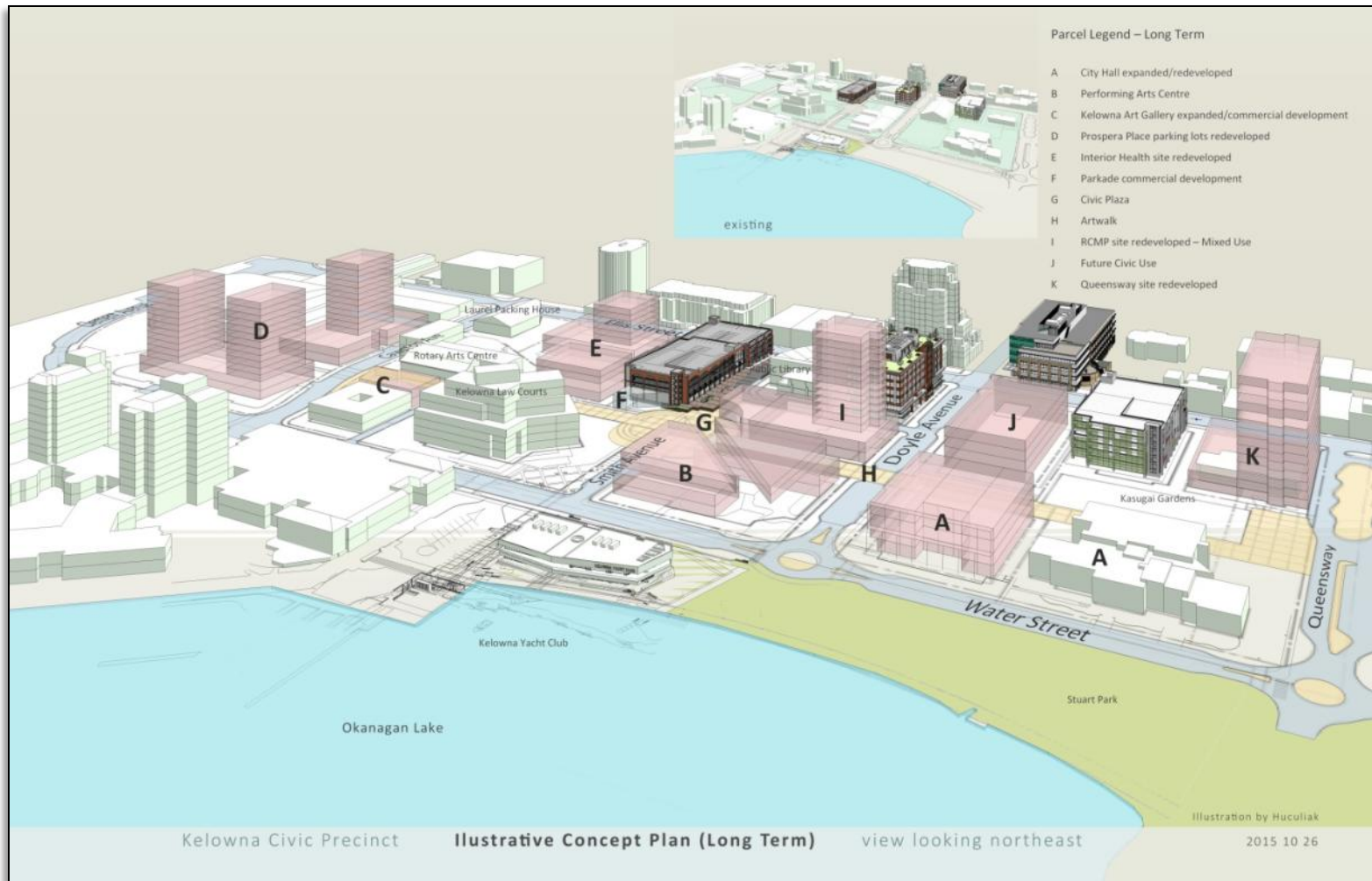
- New/Expanded City Hall
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### FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic



# LONG-TERM CONCEPT MASSING



Planning & Design Principles	Integration of Principles in Concept Plan
<i>Encourage vibrancy through a broad mix of land uses and public spaces</i>	Increased opportunities for living and working
<i>Make the area a distinct and diverse cultural precinct</i>	Protect sites for future cultural facilities
<i>Restrict market residential developments</i>	Majority of residential is proposed on Cawston and Ellis
<i>Build on existing facilities &amp; patterns of infrastructure if possible</i>	Extend Art Walk; consolidate Museums and consider expansion of Art Gallery
<i>Create landmark public spaces that define future development</i>	Civic Plaza will define KCT & RCMP sites.
<i>Use public land for community amenities</i>	Long-term leases to support market/affordable housing (RCMP, Cawston, Queensway).
<i>Look for partnerships with the private sector to benefit the community</i>	Partnerships for development of key sites (RCMP, Cawston, and Queensway)
<i>Consider the economic and financial impact of all proposals</i>	Market uses on several sites to generate revenue and reduce reliance on Capital Plan.
<i>Enhance opportunities for a healthy and complete community</i>	Active transportation routes, public space & affordable housing sites.
<i>Examine parking strategies holistically</i>	Optimize existing facilities; shared parking, reduce parking requirements near transit
<i>Be pedestrian oriented while still accommodating vehicles</i>	Redesign for Doyle Ave; encourage multi-modal transport and reduced parking

What we heard from Council	Plan Response
<p>Maintain flexibility on location of <u>future</u> civic /cultural facilities and ensure <u>existing</u> civic/cultural uses remain within the civic block</p>	<p>Each of the existing civic uses and future possible new civic/cultural uses may be accommodated on the identified sites in the plan (Museum, Art Gallery, City Hall Expansion, Community Centre and other cultural facility).</p>
<p>Ensure flexibility for future developments</p>	<p>Maintain some discretion on design elements allowing for innovative designs</p>
<p>Further outreach with the community</p>	<p>Closed the loop with workshop participants, met with DKA, Delta Grand, Tourism Kelowna, &amp; Museum Staff</p>
<p>Explore alternative sites for KCT</p>	<p>Community Trust will limit the viability of any site on City Hall Block, Prospera site is possible but lease runs till 2028</p>

# PLAN IMPLEMENTATION POTENTIAL PHASING

## Next 5 Years

Policy / Bylaw Updates

RCMP  
Redevelopment  
& Art Walk  
Extension

Cultural  
Plan  
Update

## 6-10 Years

Cultural  
Facility  
Feasibility  
Planning

Capital  
Plan  
Update

Private  
Development  
(Ellis)

Public Space &  
Streetscape  
Improvements

## 10-20 Years

KCT  
Redevelopment  
Opportunity

Cultural  
Facility  
Investment

Private  
Development  
(Ellis)

RG /  
Prospera  
Lease  
Expires  
2028

## 20-25 Years

Parking Lot /  
Memorial  
Redevelopment  
Opportunity

Cultural  
Facility  
Investment

## NEXT STEPS

- ▶ Plan Refinement (Nov 2015)
- ▶ Supporting plan materials (Nov 2015-Dec 2015)
  - ▶ Design guidelines
  - ▶ Zoning bylaw updates
- ▶ Draft Document (Nov 2015-Feb 2016)
- ▶ Open House (Dec 2015)
- ▶ Council Report (Jan-Feb 2016)
- ▶ Implementation strategy (Feb 2016-Apr 2016)



## CIVIC BLOCK OUTCOMES

- ▶ Guide private development
- ▶ Inform goals for future partnerships
- ▶ Inform priorities for future civic investments
- ▶ Set the stage for future cultural facility planning
- ▶ Establish strategy for funding public improvements

# CONCEPT PLANNING CONSIDERATIONS

Key Constraints or Assumptions	Impact on Preferred Concept
KCT and Memorial Arena will have 20% FCI in next 10 years	These sites will be redeveloped within the lifespan of plan (~20-25 years)
Community Trust will not be amended	Future Performing Arts Centre would be severely limited on a site within the Trust Lands
Due to costs, IH site on Ellis St is not a priority for acquisition	This site will not be considered for future civic/cultural use, controlled through zoning/OCP
Need to maintain flexibility at RCMP site to encourage creative proposals	Will ensure key design guidelines are adhered to, but will support mixed-use and 6-13 storeys
Reduce Reliance on Capital Plan	Create opportunities for market uses to offset costs of public improvements
Increase activity in area beyond 9-5	Introduce housing and other complementary uses
Promote and enhance Cultural District	Ensure placeholder sites for future civic uses to position the cultural plan for success