



CONCEPT PLAN

The concept for this site focuses on drawing people in, creating a dynamic pedestrian focused public realm and creating a transition from the urban throughfare of Harvey to the residential neighbourhood to the North. The concept makes connection with Parkinson Recreation Centre, a major community amenity, however, respects the intended placement of premier league sports fields by and will take into consideration limiting pedestrian connectivity between the two sites.

This plan is responsive to key policy direction coming from the 2040 Official Community Plan, the Capri-Landmark Urban Centre (CLUC) Plan, Healthy Housing Strategy, and the 2023 Housing Needs Assessment. Alignment with existing policy is explored on pages 9, 10, 12. As the project moves into more detailed design and development, more specific details can be given about how this plan would support housing policy and objectives for the City of Kelowna.

4.1 Concept Plan

COMMUNITY STAGE

A STRETCH OF GREEN TO THE HEART OF COMMUNITY



A Launching Place:

The term “community stage” signifies emphasis on public realm and pedestrian priority. It also signifies the how the site design serves as a connector of Parkinson Recreation and Capri-Landmark.

Retail Fronted Park Space:

The Side Park is designated for smaller and more frequent on-site events, providing a venue for activities like night markets and community events. The retail frontage is designed to complement and support the happenings in the park.



A Site of Connection:

This idea creates an inviting entrance to the development, connecting it with the residential community at the rear while preserving density along the edges of Harvey Avenue. Walking paths seamlessly link all the spaces together

Responding to the Communities Aspirations:

This plan seeks to create a vision for future development which will benefit and augment the existing community. Careful consideration has been given to existing policy directives from 2040 Official Community Plan, the Capri-Landmark Urban Centre (CLUC) Plan, Healthy Housing Strategy, and the 2023 Housing Needs Assessment. The plan also aligns with Council Priorities 2023 - 2026, such as those outlined within the Transportation and Climate and Environment categories.

This includes designing to emphasize green connections to key community amenities such as Mill Creek and Parkinson Recreation Park, plugging in to a City-wide Parks and Open spaces network and strategy. It also includes aligning with strategic transportation planning directives, including responding to the rapid bus route on Harvey, and emphasizing the pedestrian realm within the site itself and making consideration for the Rail Trail.



4.1.1 Core Idea

The central theme of the preferred concept is to encapsulate the shift from a bustling urban thoroughfare to a residential neighbourhood. This concept is an evolution of Concept #2, which was presented as part of three concepts in the first submission of this ARP Process. Through engagement with the public and the City of Kelowna, feedback was received that gave direction to reconsider podium heights and permeability between Burtch/Harvey and Parkinson Recreation, specifically potential conflict by pedestrian connections that might encourage short cutting across the future planned sports fields. As a direct result of this feedback, podium heights were reduced to 4 storeys and consideration was given to the alignment of potential connections with Parkinson Recreation.

The resulting final concept includes blocks near Harvey Avenue that are more substantial and less permeable, while those situated to the north become more linear and porous.

In this concept, given the site's location at the periphery of a green open space network there is an intentional consideration of the connectivity to this network that is also sensitive to potential conflict between pedestrian cut-throughs and future planned premier league sports fields to the east. The site also responds to Mill Creek and the need for a buffer to protect the ecological function of this important creek.

The site is planned to be pedestrian oriented, with retail to activate the internal high street.

Figure 4-38 Concept Core Idea Diagram



Legend

- - - Site
- Green Open Spaces
- 15m OCP Setback
- Mill Creek
- Major Access
- Pedestrian
- Vehicular
- Natural

4.1.2 Illustrative Massing

The concept takes a more intentional approach to blending with Parkinson Recreation Park and the forthcoming OCP Corridors situated along the eastern periphery of the site.

The arrangement of towers and density aligns with Concept 1, gradually reducing towards the northern residential neighborhood.

By situating retail spaces near the suggested green areas, it enlivens the eastern boundary and fosters an inviting atmosphere for community gatherings and events.

Figure 4-39 Concept Illustrative Site Plan



4.1.3 Illustrative Massing

In this concept, the high street takes on a more community-oriented character, meandering east to west at the heart of the development.

Primary retail hubs align along this high street, strategically positioned at the major access point on Harvey Avenue to draw people into the development.

The highest density is concentrated on the southwestern border along Harvey Avenue, gradually decreasing towards the east and north.

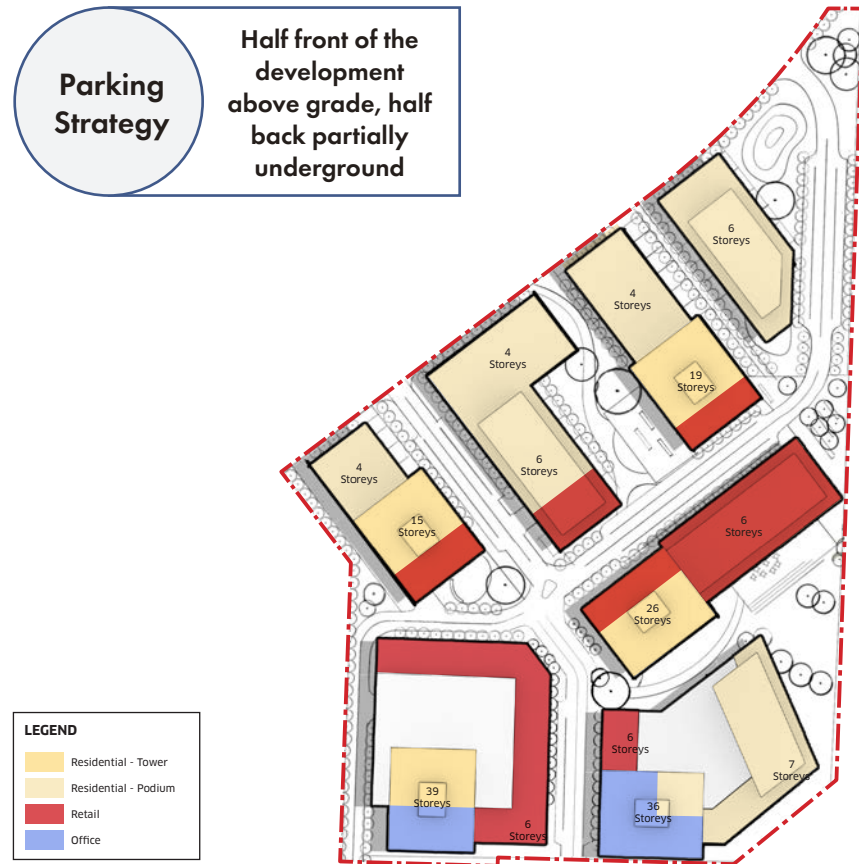


Figure 4-40 Concept Landuse Diagram

	Area Break Down								
	Area in sqft	Resi Podium (sqft)	Resi Podium Percentage	Resi Tower (sqft)	Resi Tower Percentage	Retail (sqft)	Retail Percentage	Office (sqft)	Office Percentage
Total Site Area	296,687								
Total Net Floor Area	1,171,768	303,092	26%	814,694	70%	31,544	3%	22,437	2%
FAR (Floor Area Ratio)	3.95								

Estimate Number of Units:	1,627
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Estimate Number of Parking Stalls:	690
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Tower Floor Plate as Shown:	750 sqm
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	1 - 4 Storeys	Above 4 Storeys
Podium Floor Plate Depth as Shown:	10 m (Single Loaded Corridor) - 22 m (Double Loaded Corridor)	16 m (Double Loaded Corridor)

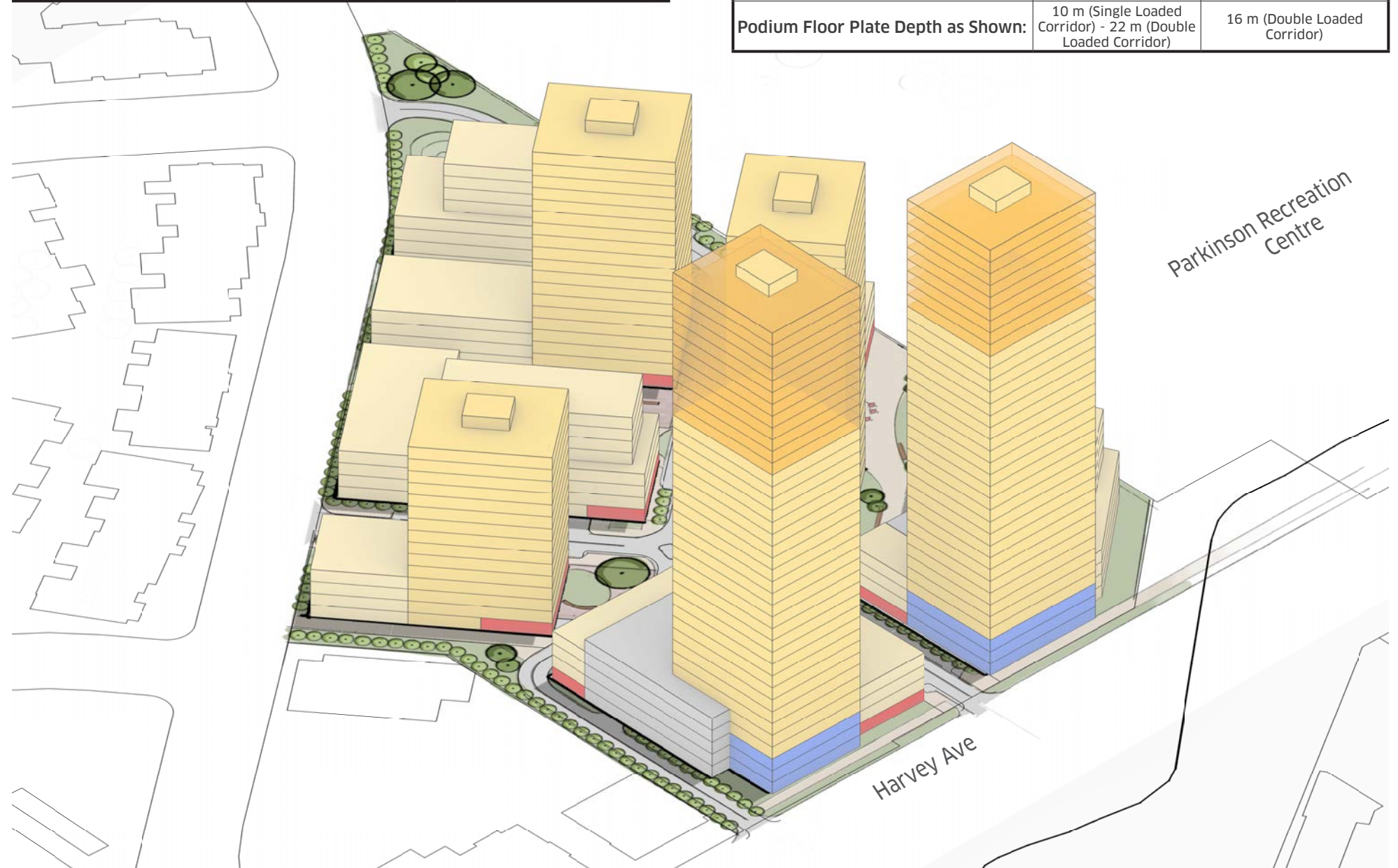


Figure 4-41 Concept Massing Diagram

4.1.4 Illustrative Elevation Analysis

The proposed concept for Burtch / Harvey aims to align with the ongoing and approved developments in the City of Kelowna, including the approach to tall buildings and building heights.

The following diagram provides a visual comparison of the potential proposed height on the site with the Capri-Landmark development across the highway and other developments in the downtown area.

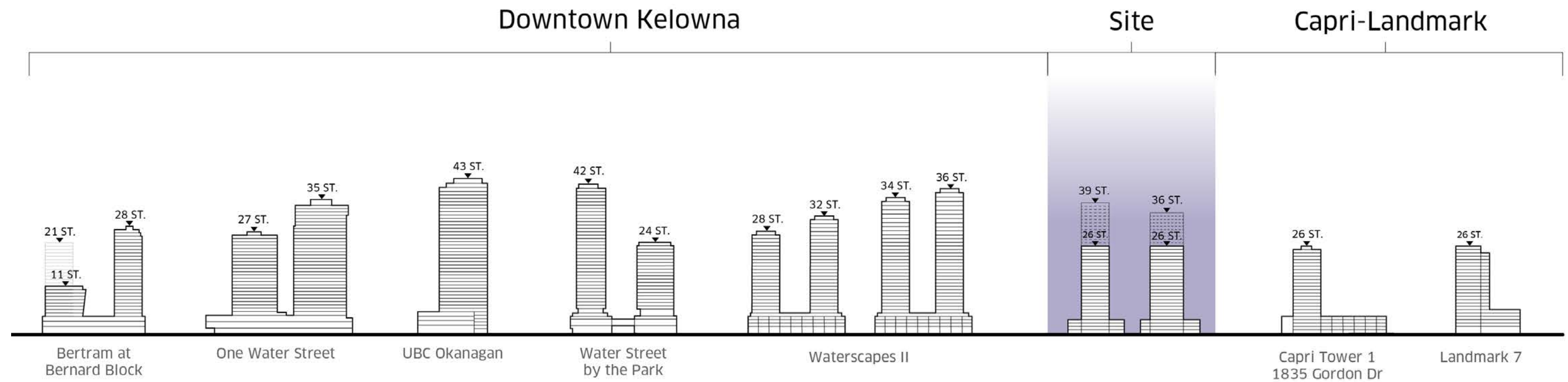
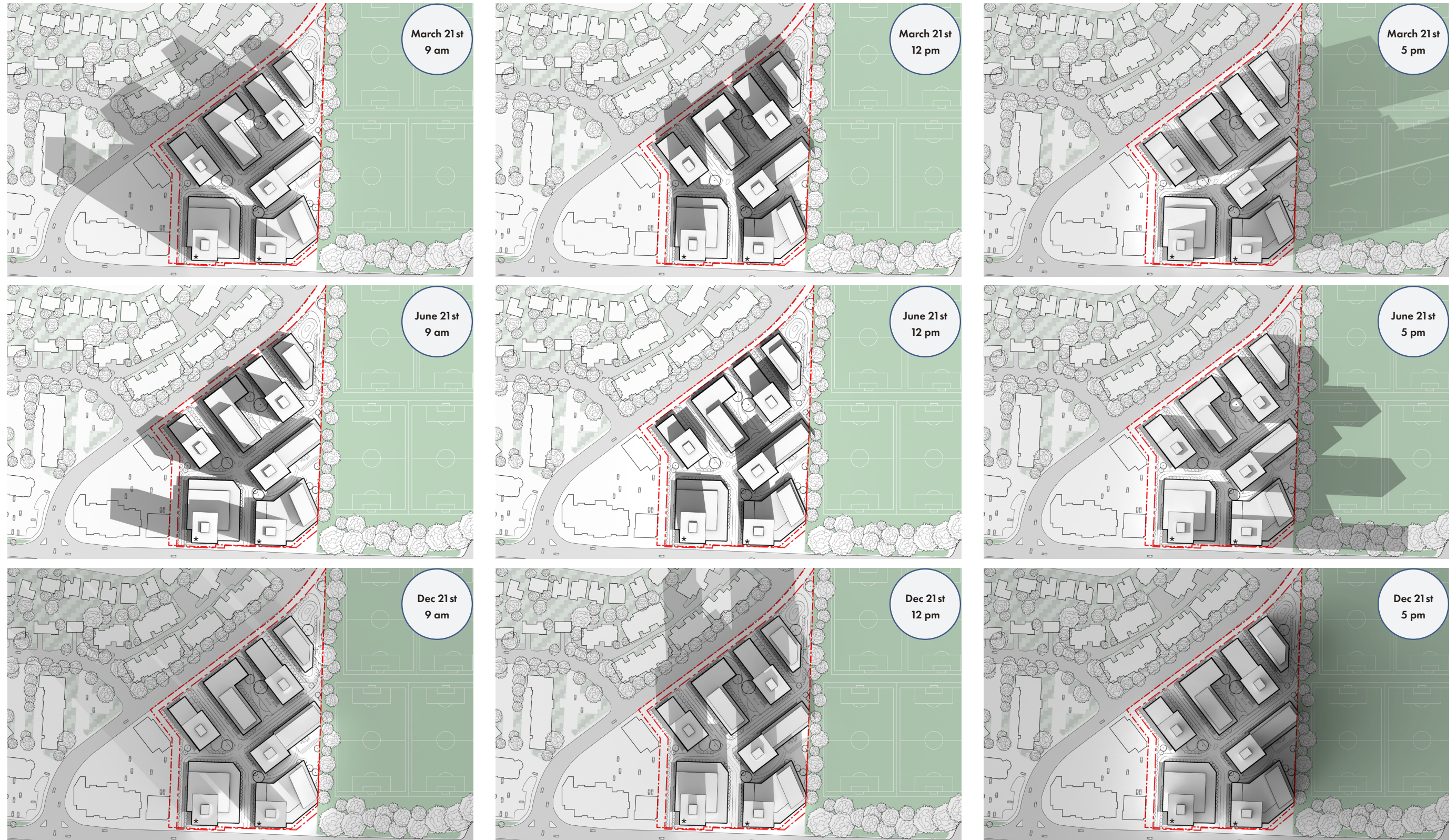


Figure 4-42 Proposed concept height comparison to Kelowna's approved/under construction developments

4.1.5 Illustrative Shadow Analysis



* Shadows are calculated based on a height of 26 storeys along Harvey Ave.