

Report to Council



Date: March 27, 2017
File: 1200-70
To: City Manager
From: Ross Soward, Planner Specialist
Subject: Capri-Landmark Plan Kickoff

Recommendation:

THAT Council endorses the initiation of the Capri-Landmark Plan as outlined in the report from the Planner Specialist, dated March 27, 2017.

THAT Council endorses the public engagement phases as outlined in the report from the Planner Specialist, dated March 27, 2017.

Purpose:

To present the scope, timeline and engagement approach for the Capri-Landmark Urban Centre Plan and to receive council authorization to move forward with this long-range planning initiative.

Background:

The on-going transformation of Kelowna's five urban centres requires comprehensive long-range planning that considers future land use, while determining long-term transportation and community infrastructure needs. Kelowna's Official Community Plan (OCP) has a goal of accommodating 44 per cent of future residential growth in the City's urban centres. Building on this goal, the Council endorsed *Urban Centres Roadmap (UCR)* established the key ingredients for Kelowna's urban centres to deliver a high quality of life to future residents and employees. The *UCR* principles outline the key values associated with great urban centres and the targets to apply to encourage successful urban centres. The Capri-Landmark Plan is the first planning process where these new principles and targets can be tailored to a specific urban centre.

Capri-Landmark has become one of the city's major employment centres and is also quickly becoming an attractive area for new multi-unit housing. However, as the area has evolved, key infrastructure in the form of roads, sidewalks, public space and other amenities has not been developed, resulting in a significant infrastructure deficit. At the same time, there is significant development pressure and the

area lacks a clear plan for future growth, transportation and amenities. Overall, the Capri-Landmark urban centre plan will be critical in positioning the area for success by directing future growth and planning for the amenities and infrastructure needed to support that growth.

Planning Objectives

The Capri-landmark plan will establish a 20-25-year vision and strategy to align growth and investment in the area. Staff have identified the following planning objectives and outcomes for the planning process:

- Re-examine future land use strategy for area
- Determine transportation network enhancements to support all modes of transport
- Identify future public spaces and parks to support growing number of residents and workers
- Establish a main street to focus commercial and urban design in the area
- Determine long-term infrastructure and servicing requirements to support growth
- Create an implementation strategy to support key public improvements

Plan Area Context

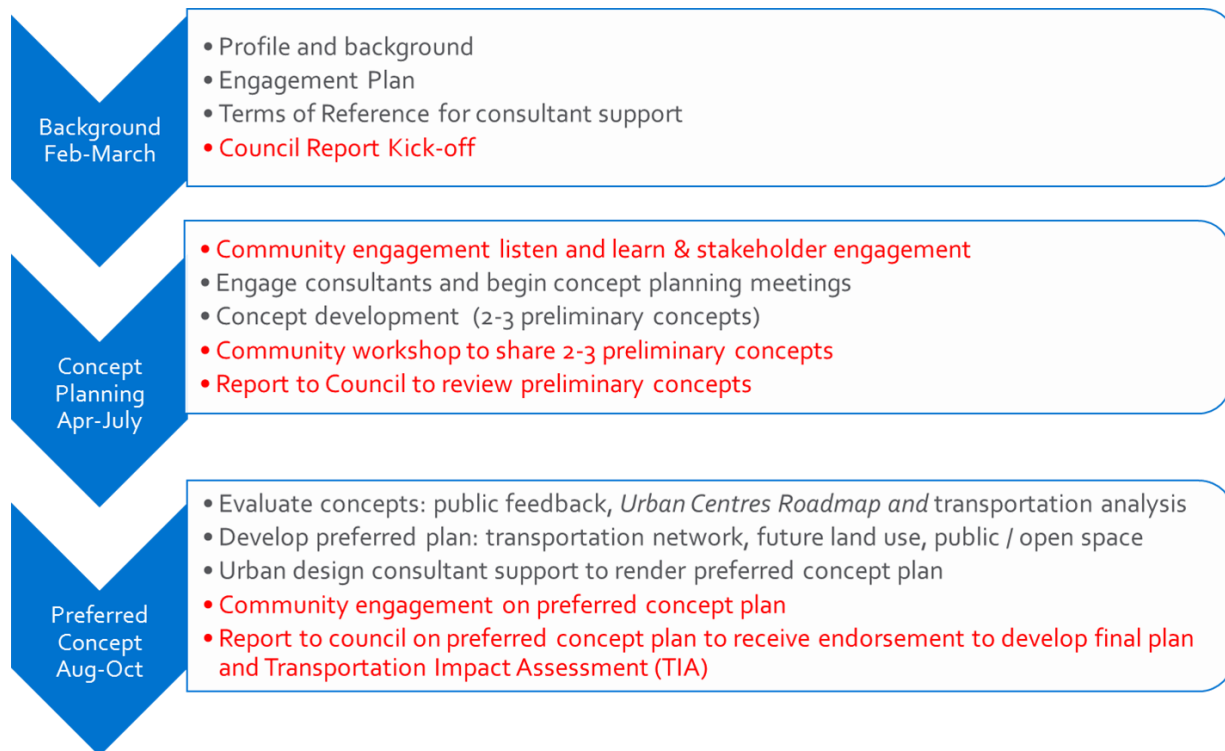
The Capri-Landmark urban centre (map below) has a population 2,386 residents within an area of approximately 94 hectares. The plan area is a major employment centre, with approximately 8,000 jobs in the area as well as several established residential areas. There are two distinct sub-areas within the plan boundaries, each of which is characterized by its own centre of activity. In the Capri area (west of Burtch Rd.), the node is the Capri Centre, a major service and employment hub. To the east of Burtch Rd., the Landmark area is defined by the concentration of office towers at the corner of Dickson Ave. and Dayton St. The Capri area has a greater amount of established residential, while much of the aging commercial buildings east of Dayton in Landmark are expected to be redeveloped within the next 20 years.

Capri-Landmark Plan - Study Area Map



Project Description

Over the next twelve months, staff will involve key stakeholders and members of the public in a multi-step planning process. Throughout the planning process, future land use goals, transportation enhancements and long-term public and open space needs will be determined. The Plan will be addressing both the infrastructure and amenity deficit that exists today, as well as the long-term needs for the area, given the significant growth anticipated to occur. The plan will outline future development and transportation goals for the Capri-Landmark urban centre, providing clarity to the community and council as individual development projects come forward. The planning process is broken into four key phases of work that are described below.



The key outcome of phase 3 (Preferred Concept) will be a Council Report where the preferred concept plan is presented for endorsement. Once Council selects its preferred land use and transportation direction, the project will move forward to the final phase, which will have two parallel streams of work taking place as described in the graphic below.

Draft Plan & Implementation Strategy Stream A (Nov-Feb)	Transportation Impact Assessment Stream B (Nov-Jan)
<ul style="list-style-type: none">• Plan document and supporting content (visuals, text, policy etc)• Detailed planning on public realm identity and main street concept within Landmark area• Implementation strategy and costing with key funding mechanisms for public improvements• Draft Plan consultation• Finalize plan and prepare final Council report	<ul style="list-style-type: none">• TIA based on preferred land use & transportation network• Define detailed improvements with associated costing• Bring forward for approval as part of final plan council report

At the end of the Draft Plan & Implementation Strategy phase a final plan will be completed for the study area that will include the following deliverables:

- Future land use plan with supporting land use targets
- Policy directions on key theme areas (transportation, environment, public space and parks etc)
- Sub-area policies with specific land use, transportation and public space direction
- Designated main street with preliminary streetscape concept
- Multi-modal transportation plan with major network improvements
- Public amenities and open space plan with concept plan for Daylighting of Ritchie Brook
- Servicing and infrastructure recommendations to support growth targets
- Implementation strategy outlining key actions and funding mechanisms to support plan
- Transportation Impact Assessment (TIA) with major and minor transportation improvements identified and costed based on the land use goals

Engagement Strategy for the Capri-Landmark Plan

Based on the principles of the City's *Engage Program* the following engagement goals were identified:

- I. To educate the community of City's goals for urban centre development
- II. To involve the public and key stakeholders to understand key strengths and issues of the area
- III. To involve key stakeholders in the concept development and evaluation of the plan
- IV. To build support for redevelopment and transportation enhancements in the plan area
- V. To ensure public understanding of the final plan

Capri-Landmark Plan Engagement Activities	
<i>Information Sharing and Building Awareness (March-April 2017)</i>	<ul style="list-style-type: none"> • Establish project webpage to help community understand project scope, staff contact, timeline and upcoming public engagement opportunities • Meet with key stakeholders to build awareness of process and to gather thoughts on key strengths and issues in area
<i>Community Workshop and Concept Development (April-October 2017)</i>	<ul style="list-style-type: none"> • Listen and learn opportunities to identify current strengths and weaknesses of project area • Involve public and stakeholders in defining local identity for area • Involve key stakeholders on development of concept options and key criteria for plan evaluation • Consult public and key stakeholders on transportation plan options • Consult all stakeholders on refined, preferred concept
<i>Draft Plan Consultation (November-January)</i>	<ul style="list-style-type: none"> • Inform community of draft plan direction • Involve public and stakeholders in implementation strategy
<i>Informing Community (February-March 2018)</i>	<ul style="list-style-type: none"> • Inform community and stakeholders of implications of adopted plan

The Plan will provide a variety of opportunities for in-person and online public engagement to allow local residents, landowners, community organizations and key stakeholders to provide input on the future planning of the area.

More information about the project is available at kelowna.ca/planningprojects under Capri Landmark

Conclusion

This project builds on the recently adopted *Urban Centres Roadmap* setting the standard for planning excellence to support the development of vibrant urban centres in Kelowna. The Plan process will set the long-term vision for future growth and civic investment to ensure development and investment transforms Capri-Landmark into an area that delivers a high quality of life for future residents and employees.

Internal Circulation

Divisional Director, Community Planning and Real Estate
Manager, Long Range Policy and Planning
Department Manager, Community Planning
Manager, Urban Planning
Manager, Integrated Transportation Department Manager
Transportation Engineer Planning & Development
Design Technician, Utility Planning
Communications Consultants, Corporate
Engineering Technical Support Coordinator

Existing Policy

2030 Official Community Plan

Objective 5.3 Focus development to designated growth areas

Policy .2: Compact Urban Form.

Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3).

Urban Centres Roadmap

Principles for Urban Centre Development

- Principle 1: Promote Vitality Through a Mix of Land Uses
- Principle 2: Encourage Building and Street Proportions that are Inviting for People
- Principle 3: Ensure a Diversity of Housing Types
- Principle 4: Establish Flexible Public Spaces that Promote Social Interaction
- Principle 5: Promote Local Character and Sense of Place
- Principle 6: Design for Environmental Resilience
- Principle 7: Prioritize Alternative Transportation Options and Connections
- Principle 8: Create Streets and Blocks that are Walkable and Comfortable for all Pedestrians

Council Priorities

Focus Areas

Clean drinking water
Building vibrant urban centres
Ensuring a healthy, safe, active & inclusive community
Delivering a balanced transportation network
Acting as a catalyst for business
Providing strong financial management
Housing diversity
Homelessness
Focus area public safety
Focus area preserve agricultural land

Financial/Budgetary Considerations:

Professional and Consulting Budget = \$146,700

Personnel Implications:

1455 hours of staff time

Submitted by:

Ross Soward, Planner Specialist

Approved for inclusion:



James Moore, Manager of Long Range Policy & Planning

cc:

Divisional Director, Community Planning and Real Estate
Manager, Long Range Policy and Planning
Department Manager, Community Planning
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Transportation Engineer Planning & Development
Design Technician, Utility Planning
Communications Consultants, Corporate
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