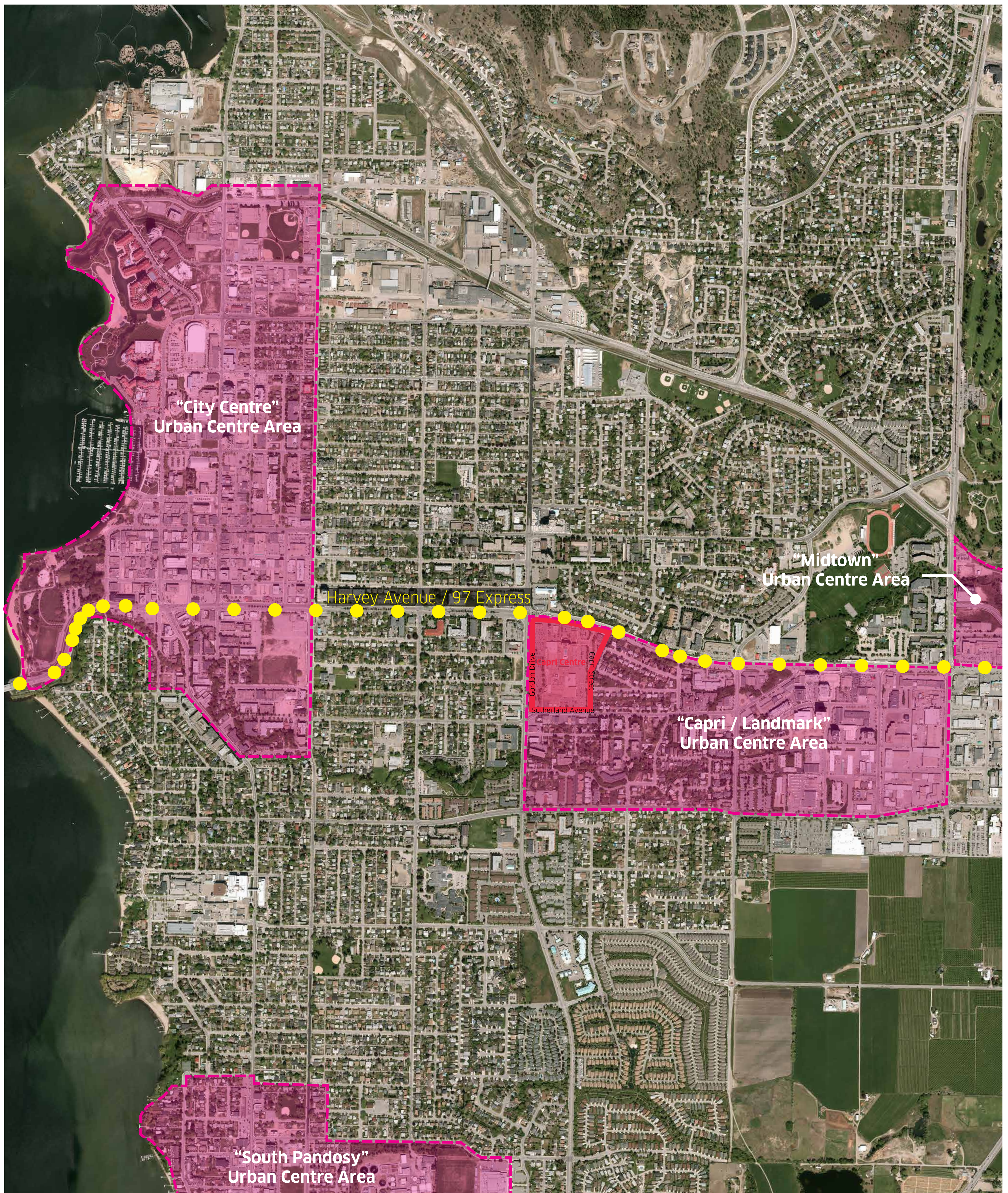


The Capri Centre site is located along the main thoroughfare of Harvey Avenue (Hwy. 97) in Kelowna, British Columbia. The two subject properties are located at 1835 Gordon Drive and 1171 Harvey Avenue. For the purposes of the desired development, the three properties have been amalgamated into one large development plan.

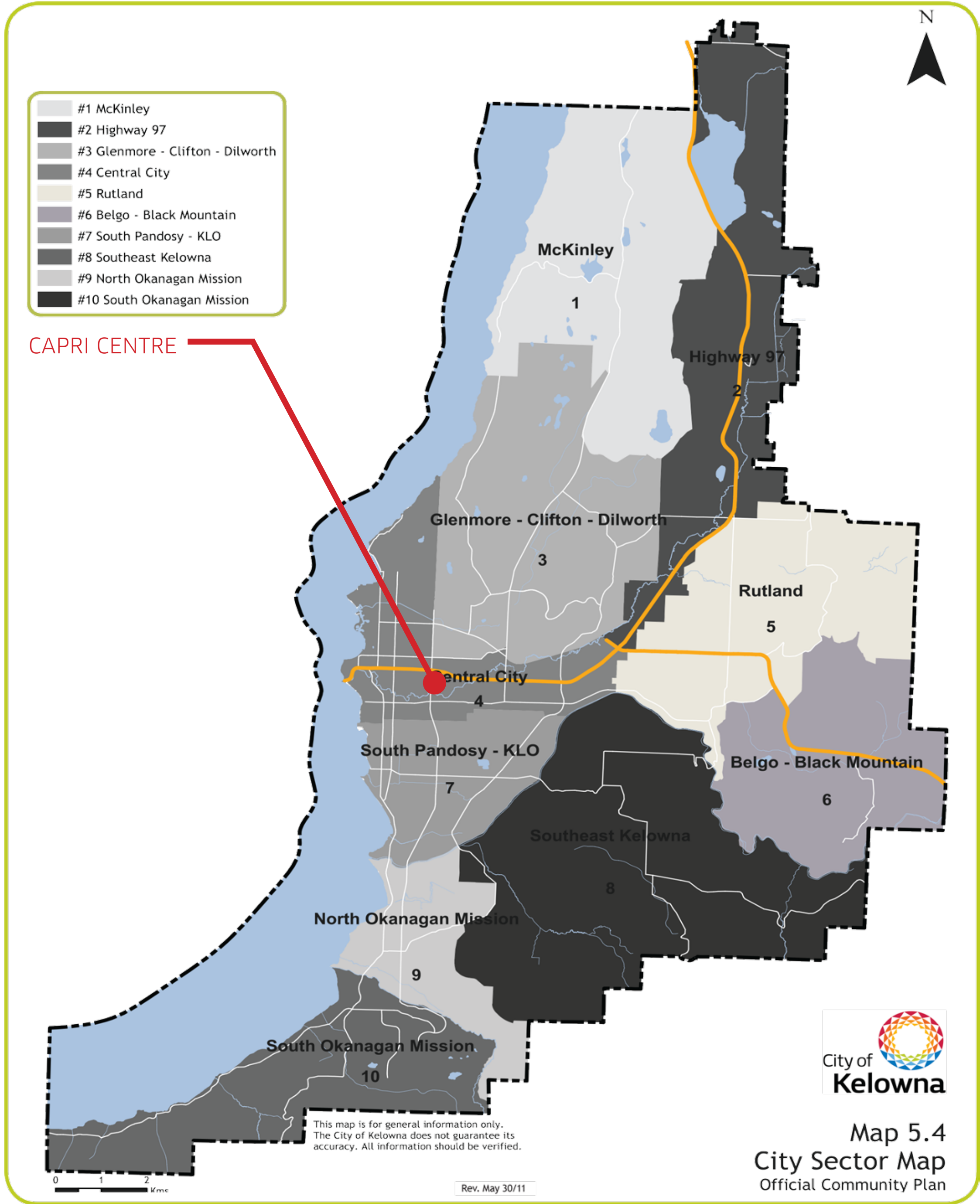
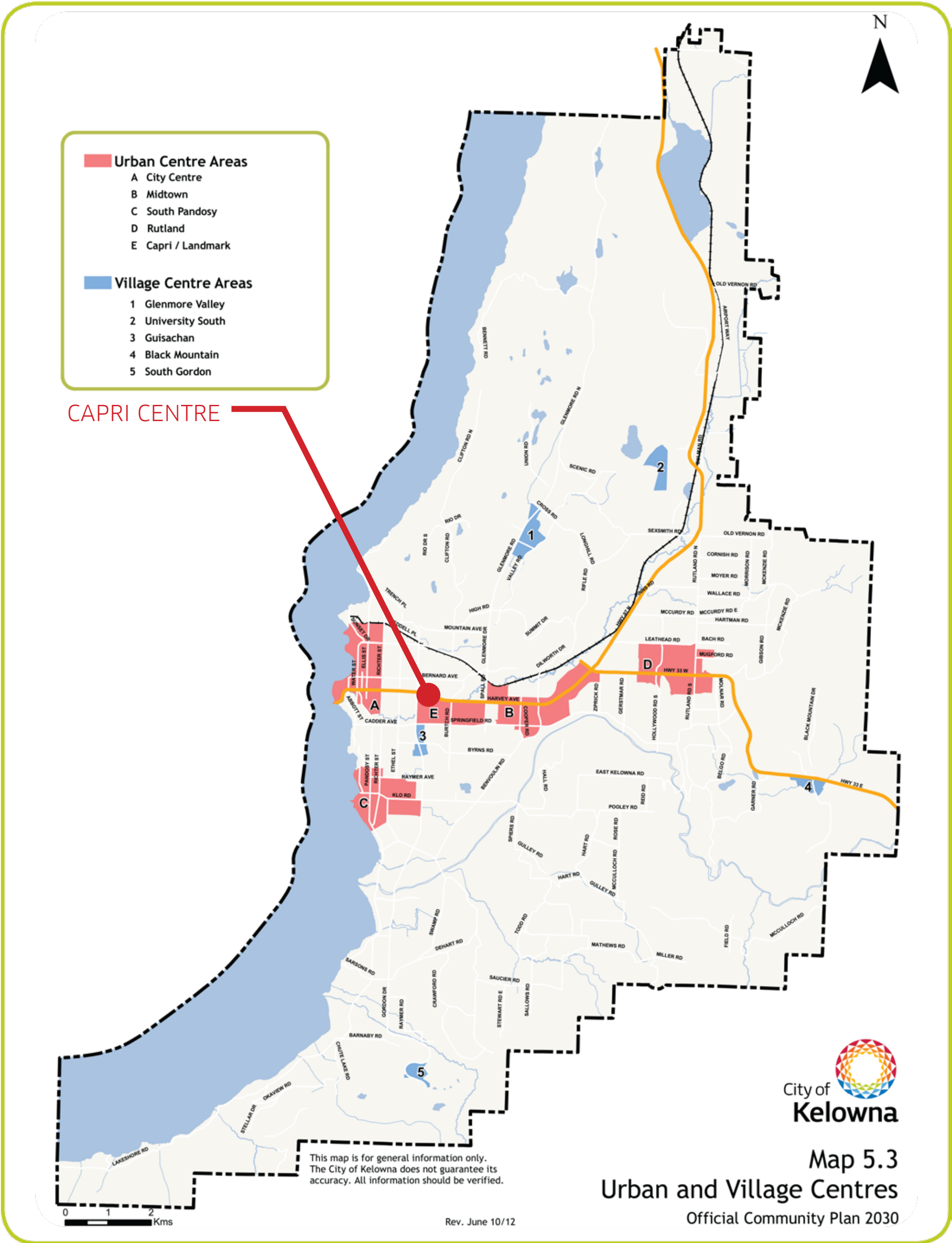
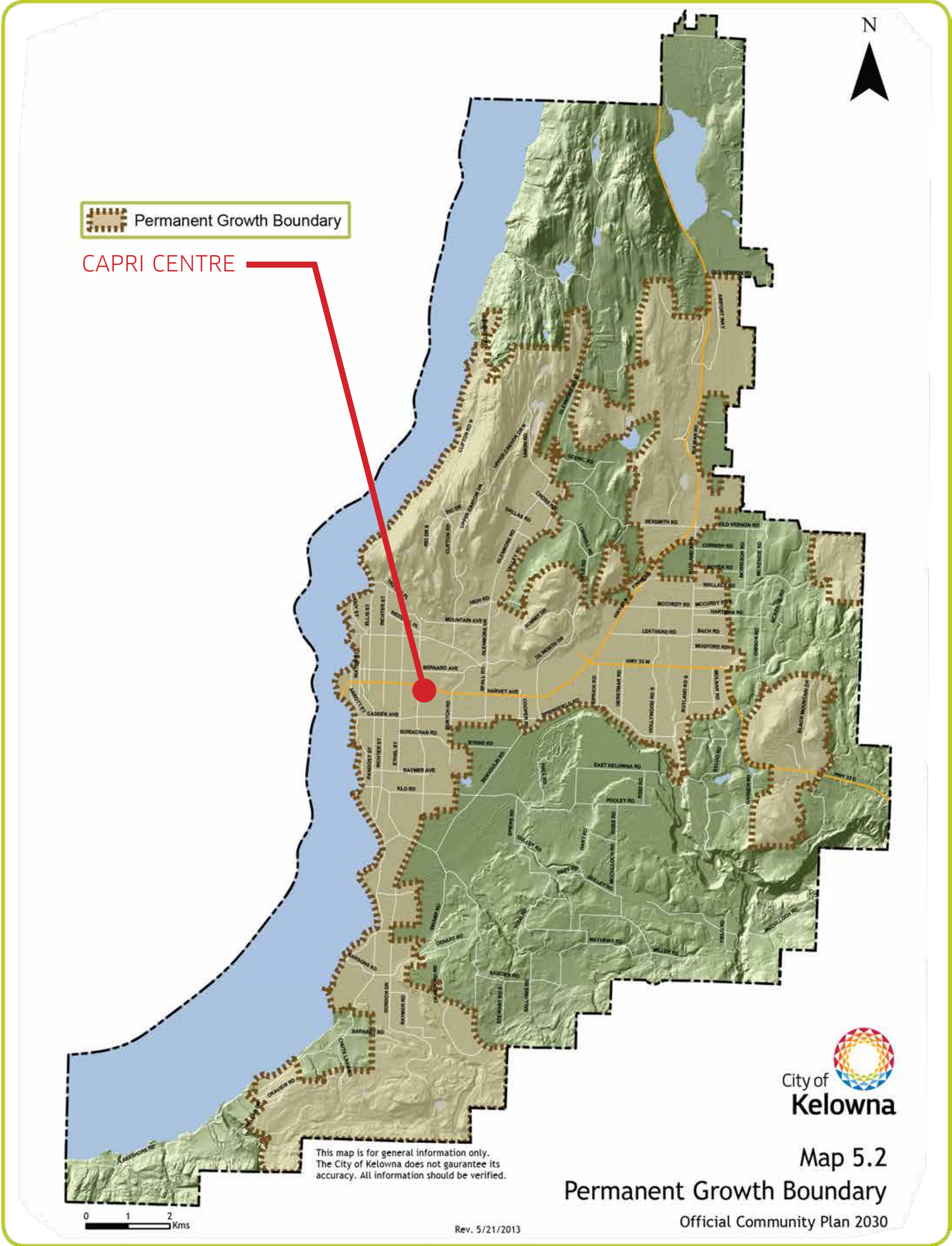
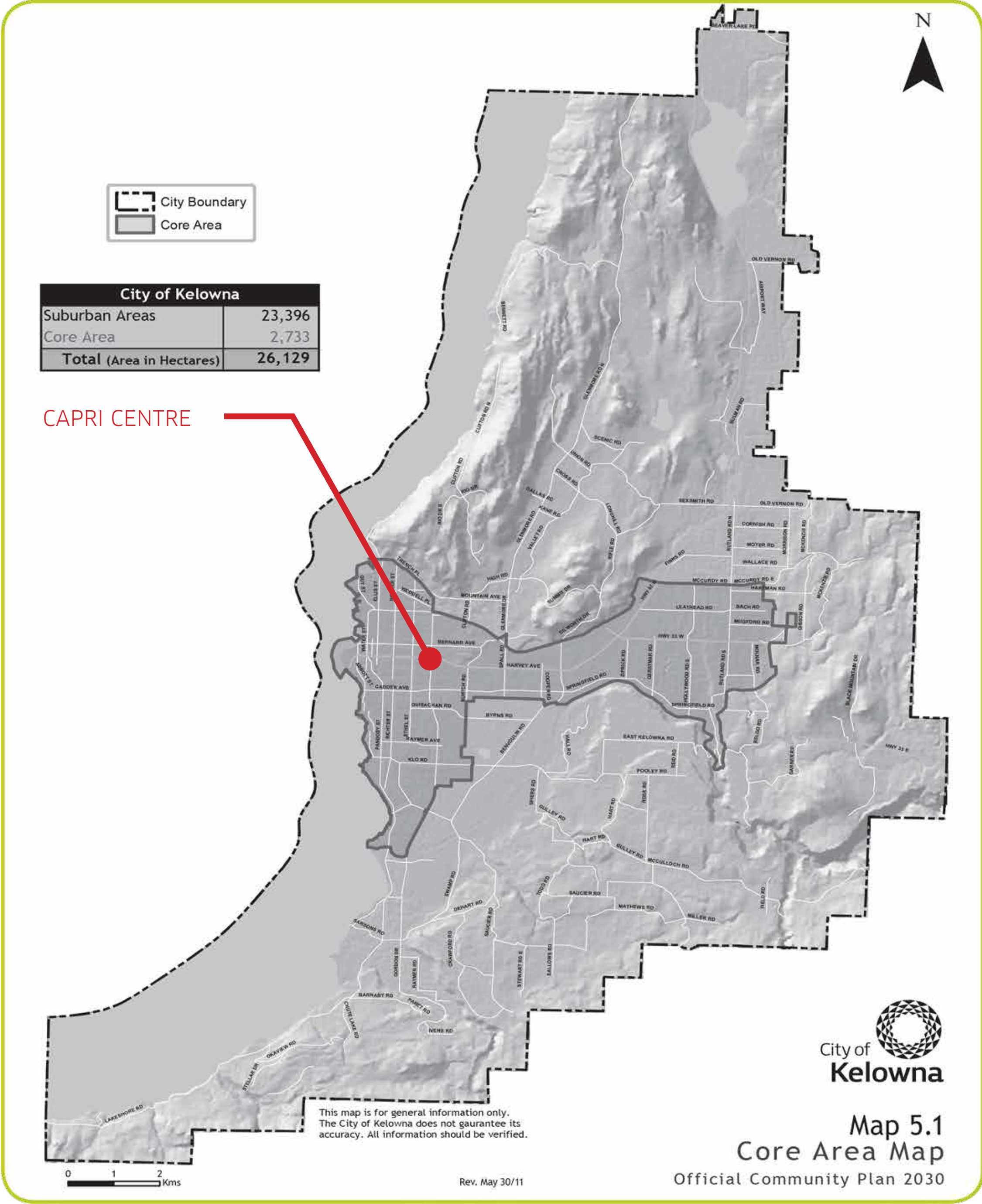
In total, the rezoning submission refers to **19.56 acres** of land on three lots.



The aerial image above indicates the location of 4 of Kelowna's 5 Urban Centre Areas identified in the "Kelowna 2030" Official Community Plan. The Capri Centre is located within the "Capri / Landmark" area and immediately adjacent to the Express Bus service (#97) along Harvey Avenue.



# CITY OF KELOWNA POLICY



The maps above are from Kelowna's Official Community Plan ("Kelowna 2030") and indicate the City's urban structure strategies on a citywide basis. These four maps illustrate that the Capri Centre is located within the "Core Area," within the "Permanent Growth Boundary," within one of only five designated "Urban Centre Areas," and within the "Central City" sector.





*The Capri Centre is envisioned as a central hub for the local and surrounding neighbourhood, offering a vibrant and exciting new mixed use community. As a village centre, it will provide a great opportunity for residential, retail, office, park, and community uses while encouraging the development of a sustainable place to live, work and play.*



# GUIDING PRINCIPALS

The following guiding principals informed the creation of a concept plan.



**A DISTINCTIVE  
NEIGHBOURHOOD**



**MEMORABLE  
PLACE MAKING**



**CONNECTED  
OPEN SPACE**



**SEASONAL  
EXCITEMENT**



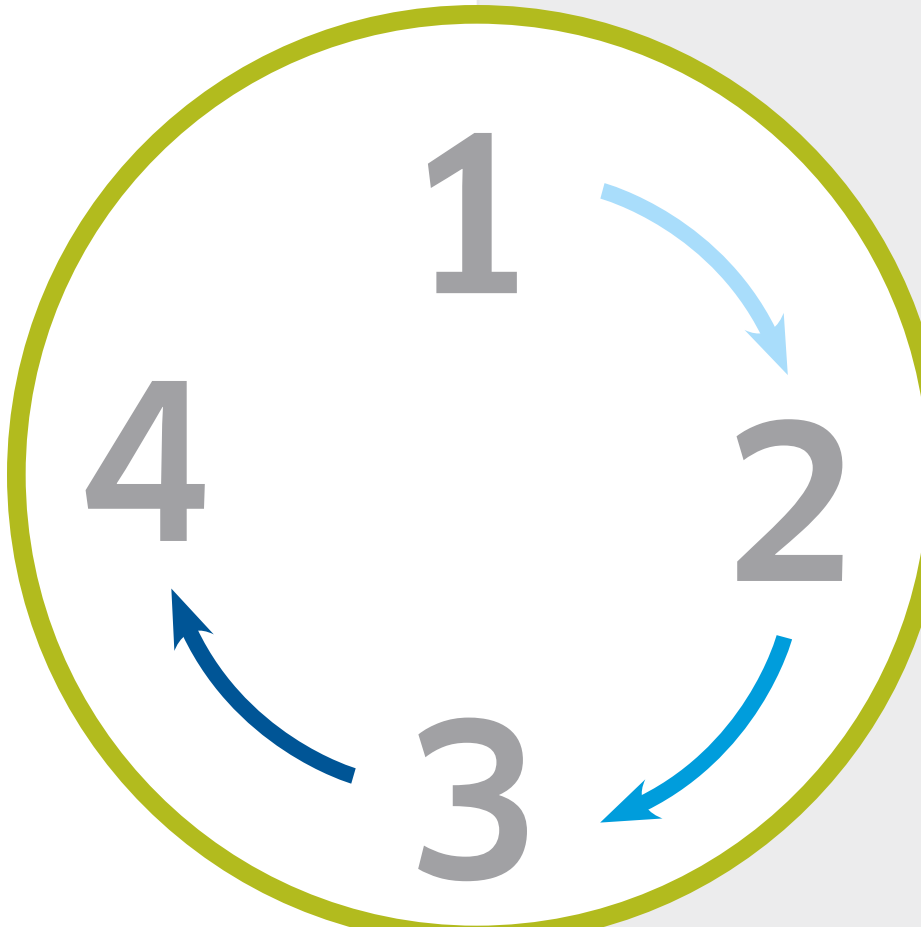
**PEDESTRIAN  
PRIORITY**



**YEAR-ROUND  
ACTIVITIES**



**STREET RELATED  
RETAIL**



**A PHASED  
DEVELOPMENT**



**A DIVERSITY OF  
HOUSING TYPES**



**A SUSTAINABLE  
PLACE**



# CONCEPT PLAN





# COMMUNITY BENEFITS

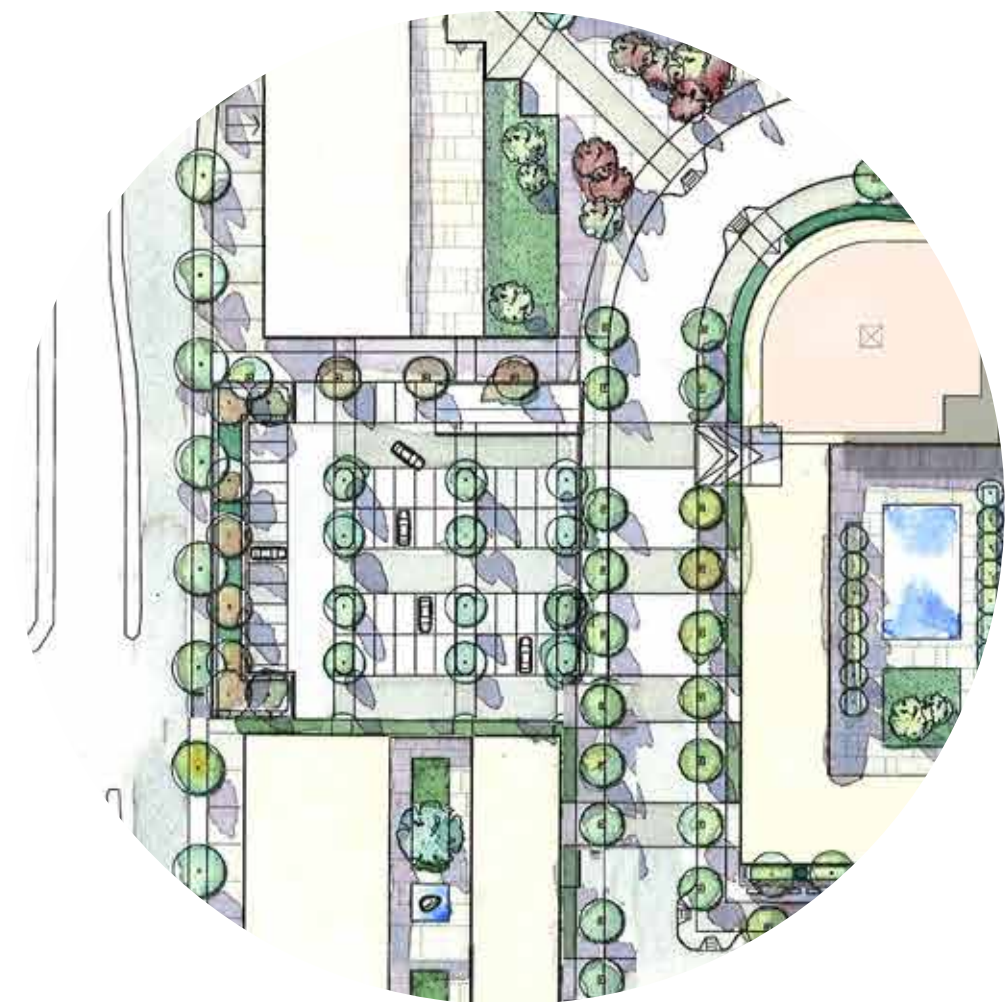
The following community benefits are proposed as a result of this zoning:



**1.** COMMUNITY PARK AND CRESCENT ON THE PARK



**2.** PEDESTRIAN LINKAGES



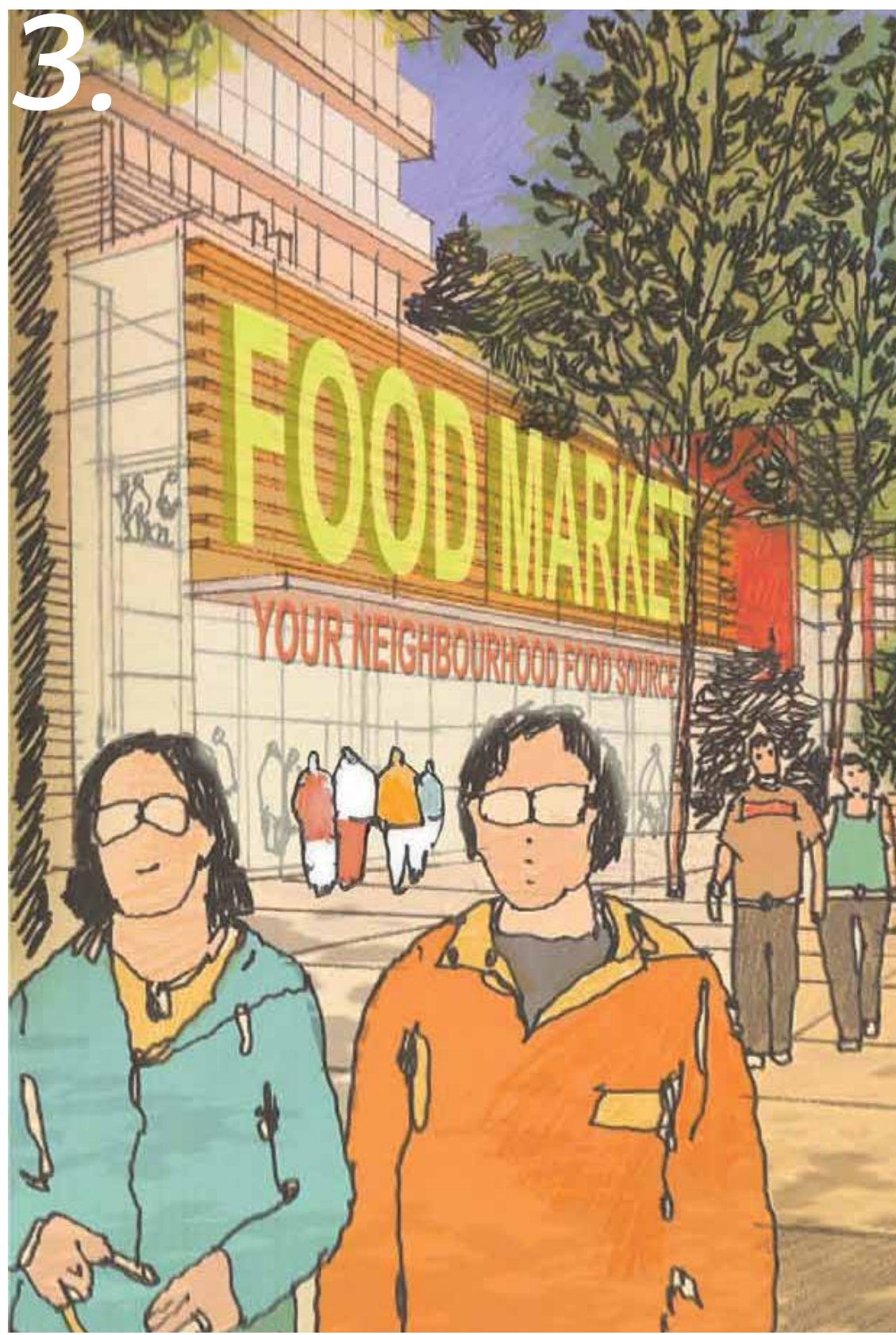
**3.** MARKET SQUARE



An outdoor community ice rink that is convertible to other uses outside of winter will enhance community life in and around the Capri Centre neighbourhood.



Linkages and pathways ensure that the site is permeable for pedestrians and cyclists and connects well with the surrounding community.

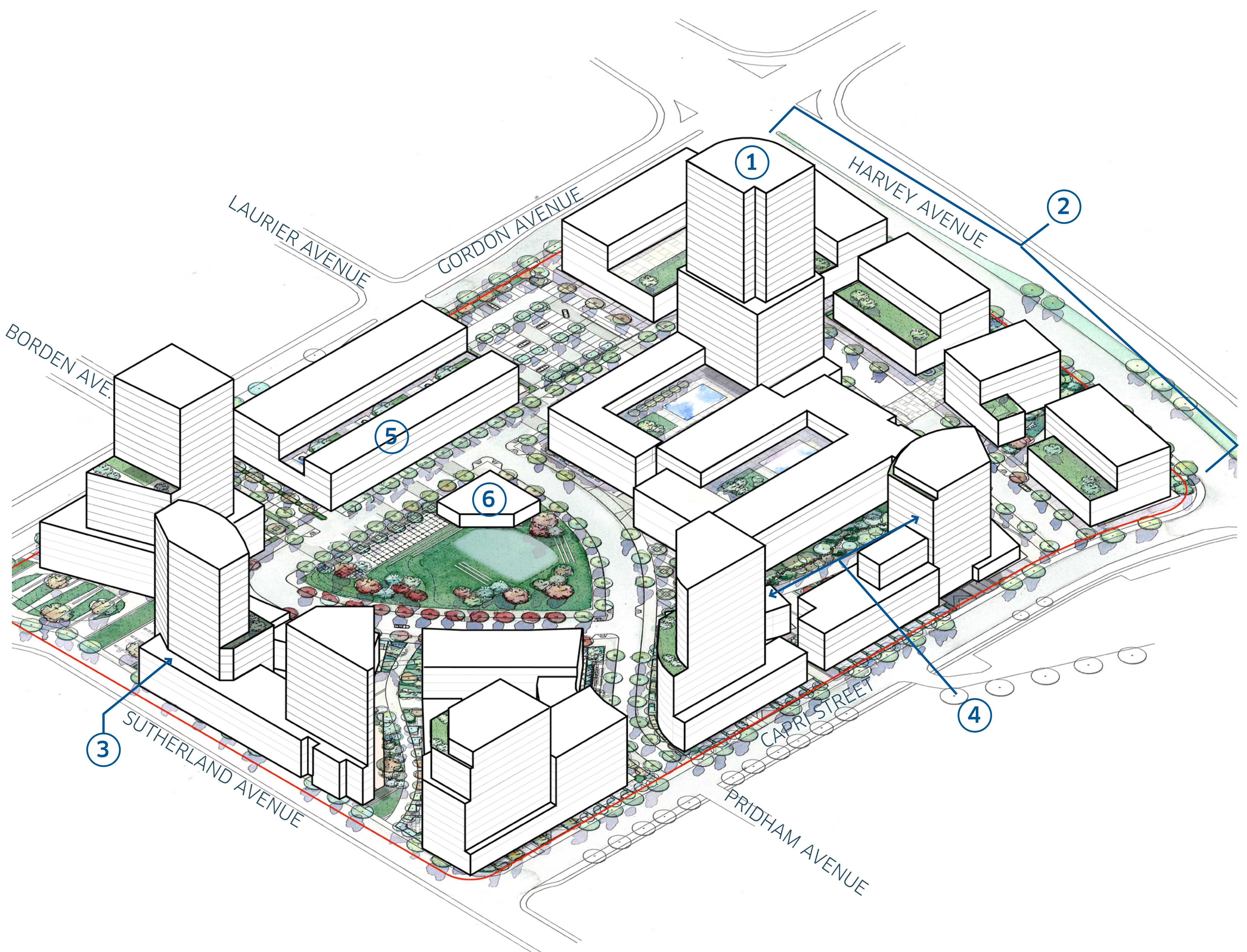


A mix-of-uses contribute to the vibrancy and sustainability of this neighbourhood village centre. Additionally, a development model with sufficient density and variety of uses enable enhanced transit service and minimize the need for daily trips outside of the neighbourhood.



# MASSING

- ① A landmark 26-storey tower is located central to the site. Other towers range in height to create an interesting skyline.
- ② 4 to 6 storey buildings create an urban edge to Harvey Avenue.
- ③ Buildings step back at upper levels.
- ④ Tower foot prints are slender and have a minimum separation distance of 30.5m between other towers.
- ⑤ Podium elements of buildings are oriented towards the central park area.
- ⑥ A small 1 to 2 storey building for community use or amenity may be incorporated into the central park.





# TRANSPORTATION: CIRCULATION PLAN



A key tenet of the proposed redevelopment is to include a variety of pedestrian access points and circulation routes in addition to generous sidewalks provided along vehicular streets. The plan above outlines these paths, linkages, and passages within the site relative to the illustrative concept plan. The actual linkages and their locations may ultimately vary, but conceptually illustrate the intention of developing a strong and accessible pedestrian/ cyclist network with a high level of connectivity to the surrounding neighbourhood.



# TRANSPORTATION: RECOMMENDATIONS

- 1

Add protected left turn phases to eastbound and northbound left turn movements (pre-development).
- 2

Pedestrian links to/ from future Bus Hub on Harvey Avenue's south edge (Phase 1).
- 3

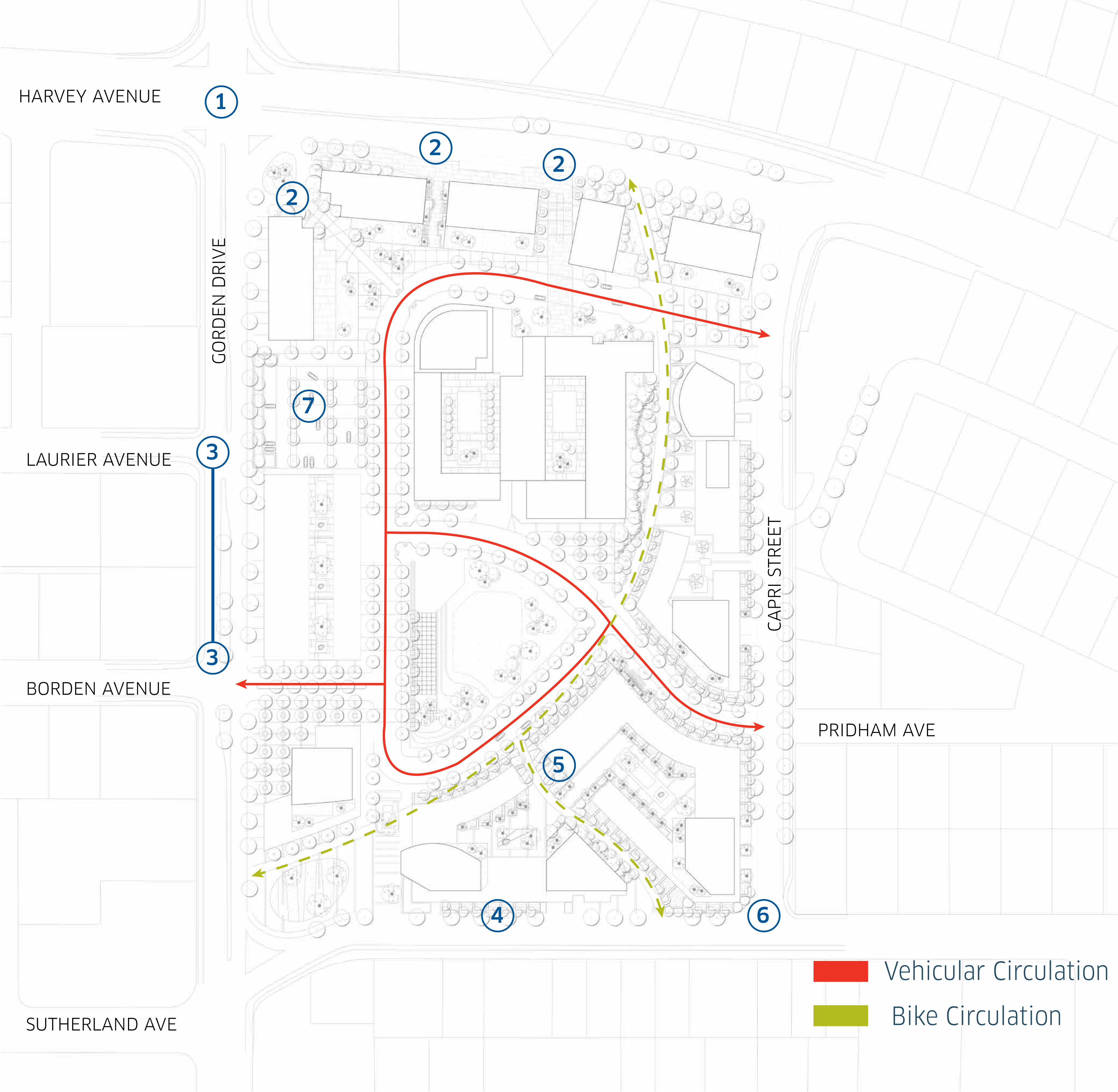
Align Gordon Drive Access with Bordon Avenue. Add traffic signal to maintain all movements at the intersection (Phase 3).
- 4

Remove vehicular access to/ from Sutherland Ave. to protect bicycle route (earliest of Phase 3 or Sutherland Avenue construction).
- 5

Augment adjacent cycling route on Sutherland with cycling connections to on-site buildings and to Transit hub on Harvey Avenue.
- 6

Add traffic signal at Capri Street & Sutherland Avenue intersection (earliest of phase 3 or Sutherland Avenue construction).
- \*

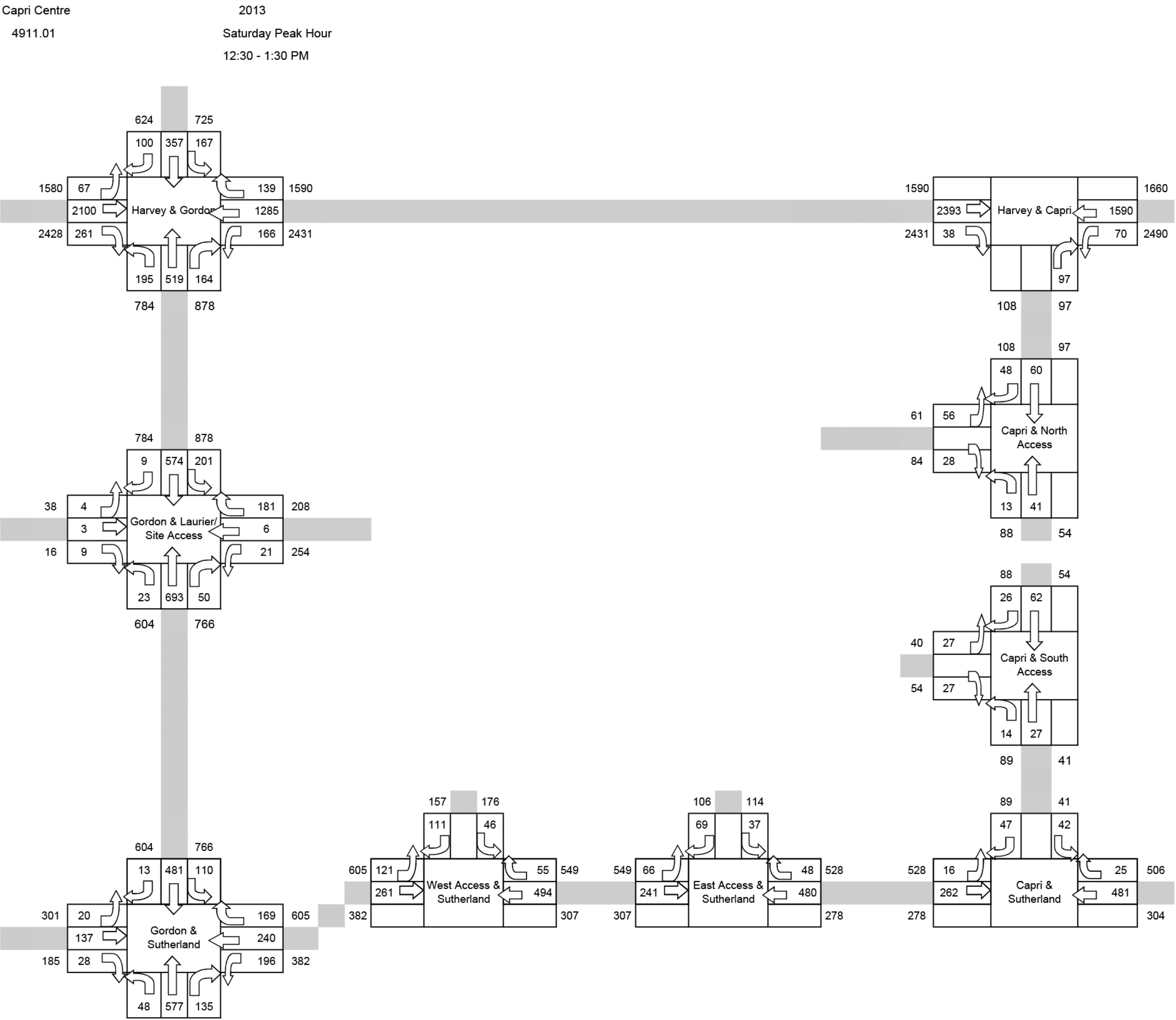
Development to provide adequate on-site parking supply to ensure parking demand does not spill over into adjacent residential neighbourhoods. Parking supply/ occupancy to be reassessed with each development phase.



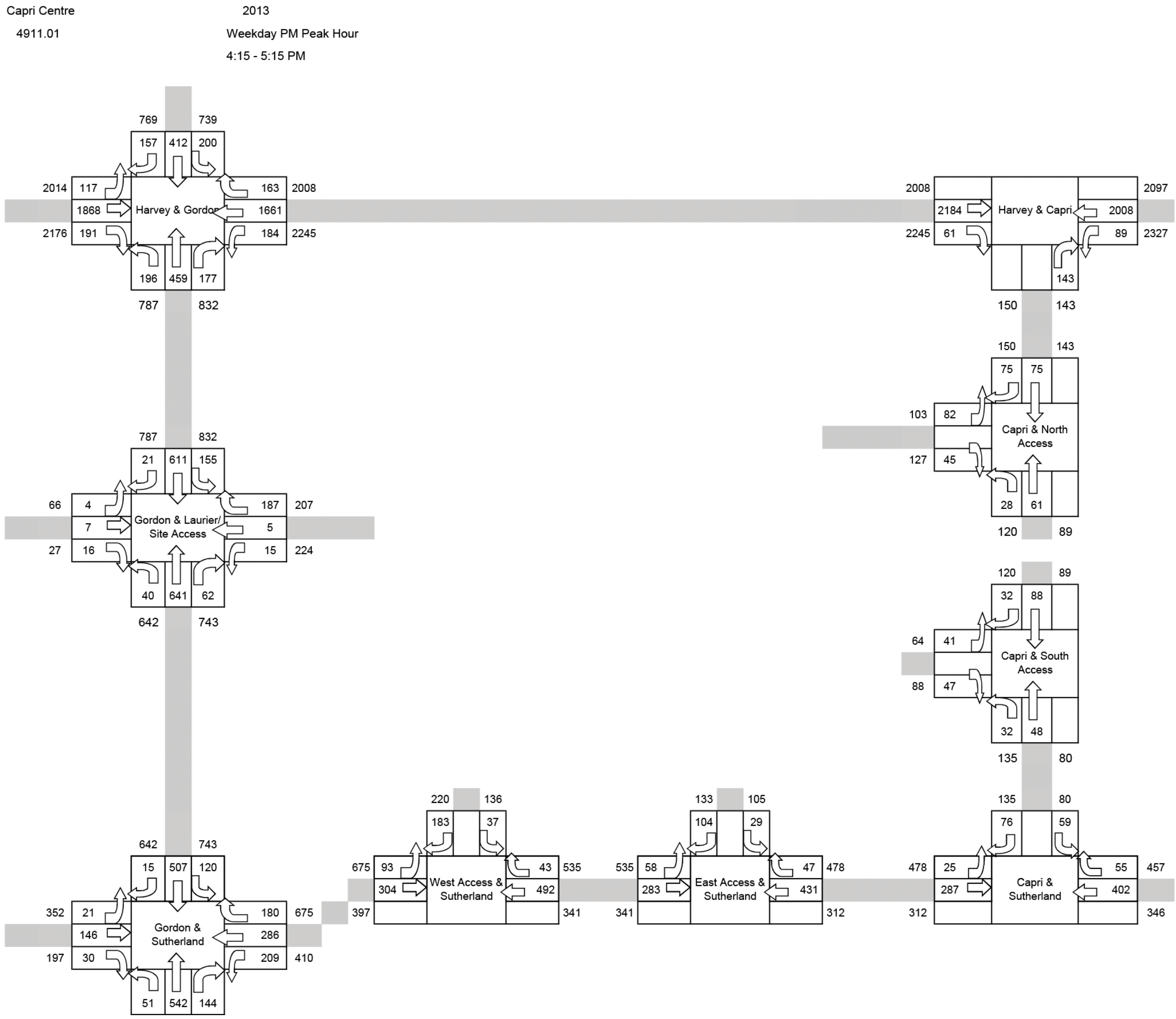


# TRANSPORTATION: CURRENT VOLUMES

## EXISTING SATURDAY VOLUMES



## EXISTING WEEKDAY PM VOLUMES

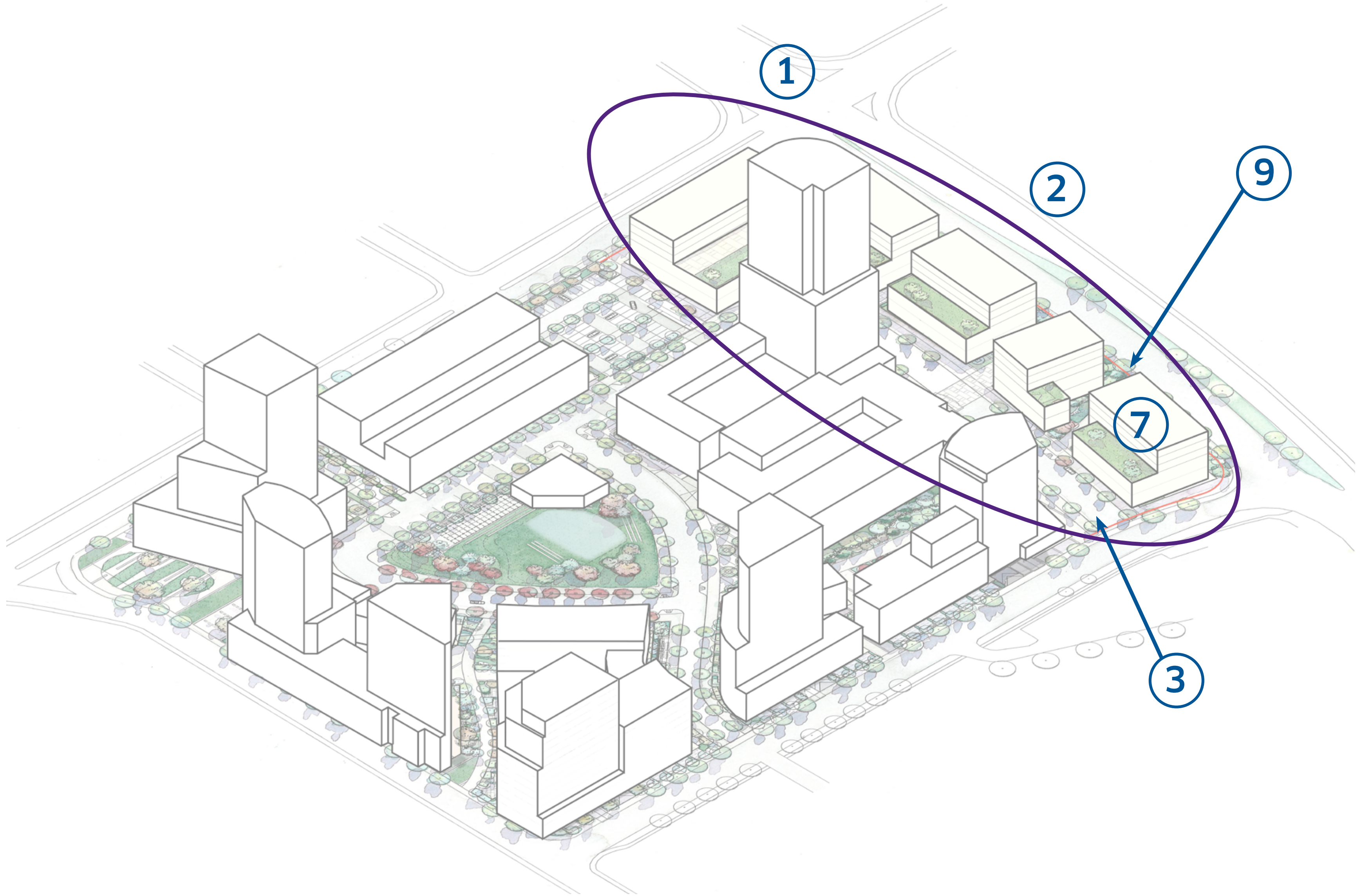




# DESIGN GUIDELINES

## Harvey Avenue Urban Edge

The “Harvey Avenue Urban Edge” character area creates an important urban interface between the Capri Centre and Harvey Avenue. A continuous streetwall condition will provide an edge to Harvey Avenue, helping to create a sense of enclosure along this broadly dimensioned corridor and define the public space. This character area will include lower form buildings and a range of retail, office, and residential uses. A portion of this area overlaps with the “Transit-Oriented Commercial Focus” character area.



### PUBLIC REALM

- ① Harvey Avenue Urban Edge will be defined by generous sidewalks and broad landscape areas.
- ② North/south pedestrian connections will be provided between buildings. Particular emphasis will be placed on mid-block connection that provides link to entry of hotel. Connections closer to Gordon Drive should emphasize ease of pedestrian movement, anticipating high volume moving between transit services. Connections located further east on the site closer to Capri Street should emphasize landscape elements and serve as an initial component of a green link towards the Central Park.
- ③ Parking shall be located underground and driveway access should be located off of an internal street to minimize visual impact.

### OCCUPANCIES

- ④ Street level and second level units should include commercial uses such as retail or office. Above level 2, buildings may include office or residential uses.

### BUILDING'S RELATIONSHIP TO THE STREET

- ⑤ A high level of transparency at ground level, achieved through extensive use of windows. Facades should incorporate vertical delineation every 8m to 12m in order to facilitate the inclusion of small scale tenants. Residential entries should be well lit and well-signed.
- ⑥ Weather protection shall be provided along retail in the form of fabric awnings or fixed, metal and glass canopies.

### BUILDING MASSING

- ⑦ Buildings up to 6 stories are anticipated in this character area.

### LANDSCAPE

- ⑨ Landscape design here should recognize the high volumes of pedestrian circulation. Range of surface material will denote traffic calmed area. Sight lines between Harvey Avenue and both the hotel and proposed landmark tower will be retained. Low level landscaping or columnar rather than canopy trees suggested.
- ⑧ Pathway linking Harvey Road and “Central Park” should unite park with crescent. Fruit trees are suggested.
- ⑩ Continuous street tree planting shall be provided.

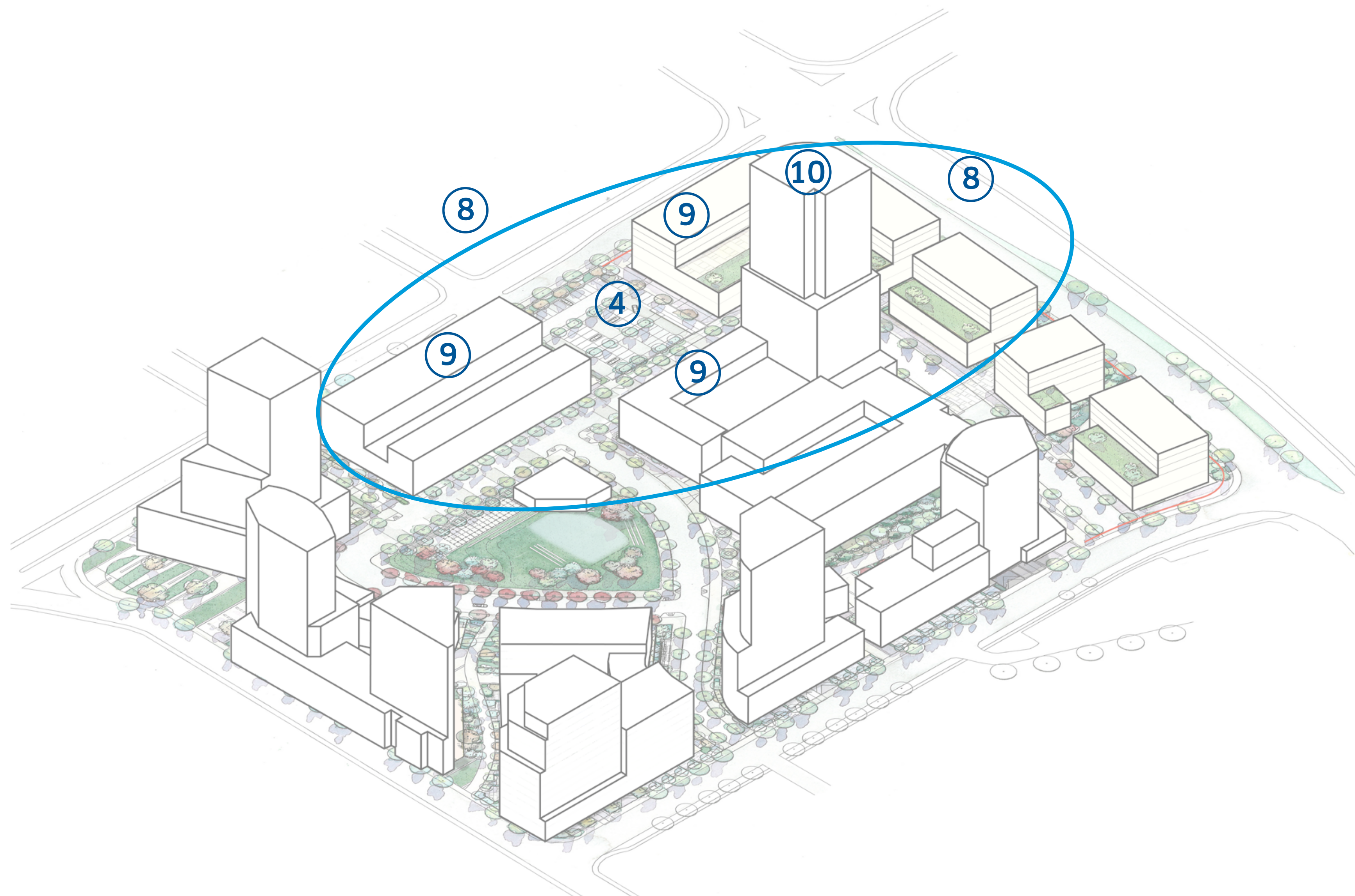
4, 5, 6, 8, 10 apply character area wide



# DESIGN GUIDELINES

## Commercial Core

The “Commercial Core” character area is the primary location for commercial shops and services at the Capri Centre. Commercial units ranging in size from supermarket to small-scale retail may be accommodated. Residential uses will also be present in this character area but, given the emphasis of commercial uses at street level, will largely be located at upper levels only. A portion of this area overlaps with the “Transit-Oriented Commercial Focus” character area.



### PUBLIC REALM

- ① Continuous street tree planting and generous sidewalk space should characterize the public realm. To provide adequate space for sidewalk cafe seating, the outdoor display of commercial goods, and higher volumes of pedestrian traffic, trees may be planted in tree wells and grates rather than boulevards.
- ② Sidewalk corner bulges, clearly demarcated crosswalks, and other pedestrian safety measures shall be incorporated to contribute to ease of movement for all ages and abilities.
- ③ Parking will be underground, and driveway will be off internal streets, to minimize visual impact.
- ④ A treed surface parking lot will be included to serve a large grocer. Use of pavers recommended over pavement. Electrical outlets will be provided to facilitate transformation to weekend market.

### OCCUPANCIES

- ⑤ Street level and second level units should include commercial uses such as retail or office. Above level 2, buildings may include office or residential uses. For buildings located more than 60m away from Harvey Avenue, street level residential is acceptable.

### BUILDING’S RELATIONSHIP TO THE STREET

A high level of transparency at ground level, achieved through extensive use of windows. Facades should incorporate vertical delineation every 8m to 12m in order to facilitate the inclusion of small scale tenants. Residential entries should be well lit and well-signed.

- ⑦ Weather protection shall be provided along retail in the form of fabric awnings or fixed, metal and glass canopies.
- ⑧ Buildings should be oriented toward street and located no more than 5m from the street edge to frame the public space, and to create sense of enclosure around the “market square” and “central park”

### BUILDING MASSING

- ⑨ Buildings up to 6 stories are anticipated in this character area.
- ⑩ One “landmark” tower of up to 26 storeys may be located in this area, preferably in the overlap with the “Transit Oriented Commercial Focus”. An additional tower - lower in height - may also be located in this character away from Harvey Road.

### LANDSCAPE

- ⑪ Landscape design here should recognize the high volumes of pedestrian circulation. Range of surface material will denote traffic calmed area. Sight lines between Harvey Avenue and both the hotel proposed landmark tower will be retained. Low level landscaping or columnar rather than canopy trees suggested.

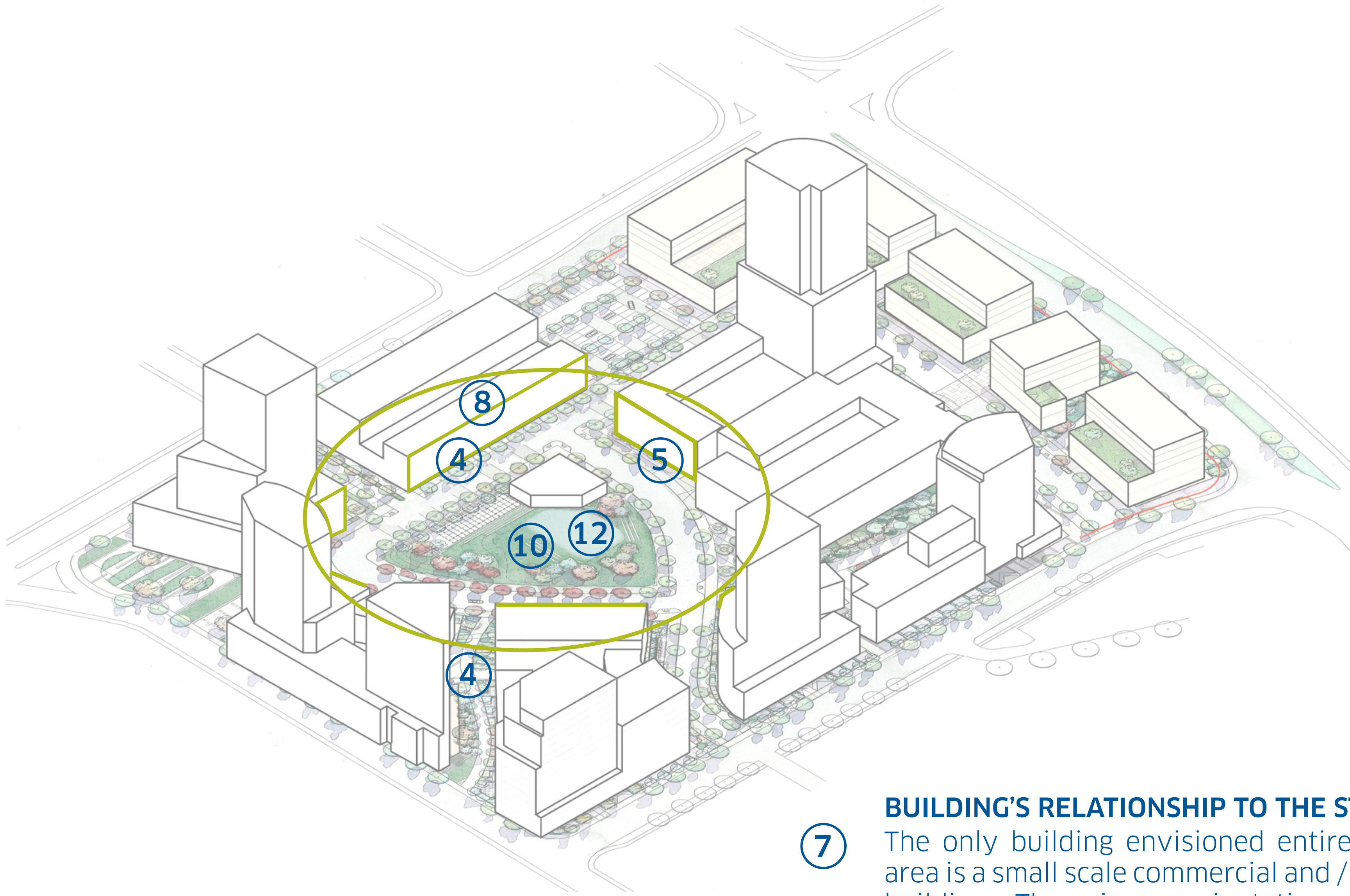
1, 2 ,3 ,5 ,6 ,7 ,11 apply character area wide



# DESIGN GUIDELINES

## Capri Central Park

The “Capri Central Park” character area is the proposed approximate location for a community open space to be used for gatherings and public events at all times of the year.



### PUBLIC REALM

- ① The public realm should be characterized by high quality and abundant landscape elements included in the park and ample pedestrian access.
- ② The park space shall be designed to accommodate a variety of passive and active uses and give consideration to encouraging use at all times of year. The notion of an outdoor ice rink (winter) that doubles as an amphitheatre (summer) is an example of suitable park design.
- ③ Subtle contours or mounds may be introduced to provide dimension to the space and create informal seating or play spaces.
- ④ The park shall be adjacent to the street on at least two sides to contribute to public access and high visibility.
- ⑤ A “Crescent” pedestrian linkage, incorporating similar landscape elements such as paving materials, street furnishing, and street trees, should extend from the Central Park north towards Harvey Avenue. Additional visual and pedestrian links will extend to nearby Capri Street, Sutherland Avenue, and Gordon Drive.

### OCCUPANCIES

- ⑥ Area will be neighbourhood scale public space. The inclusion of a small-scale commercial retail or community building is encouraged.

### BUILDING'S RELATIONSHIP TO THE STREET

- ⑦ The only building envisioned entirely within this area is a small scale commercial and / or community building. The primary orientation of the building shall be to the park space, though care should be taken to contribute to an interesting streetscape by minimizing the length of blank walls facing the streets and by providing a main entrance, well-lit and prominently addressed, towards one of the streets. Garbage and recycling facilities should be shared with a nearby building, if possible.
- ⑧ Residential buildings should be directly oriented to the park. This means that all ground level units should have direct access to the street. Balconies or juliet balconies are strongly encouraged along all podium elements of buildings that face the park.

### BUILDING MASSING

- ⑨ The Community building within the park shall be no higher than two stories. A portion of the second storey should be reserved as an outdoor patio.

### LANDSCAPE

- ⑩ Landscape should reinforce the role of the central park as a neighbourhood gathering space expected to attract people year round. Seasonal interest shall be considered in plant selection including fruit trees and plants with showy fall foliage. A selection of evergreen plants or plants with winter interest (bold branch structure, striking bark, or winter berries) shall also be incorporated.
- ⑪ Drought tolerant species are encouraged.
- ⑫ Though some hard surface areas are expected to facilitate outdoor seating, event space, or the ice rink, the emphasis on the park space should be on lush landscaping.

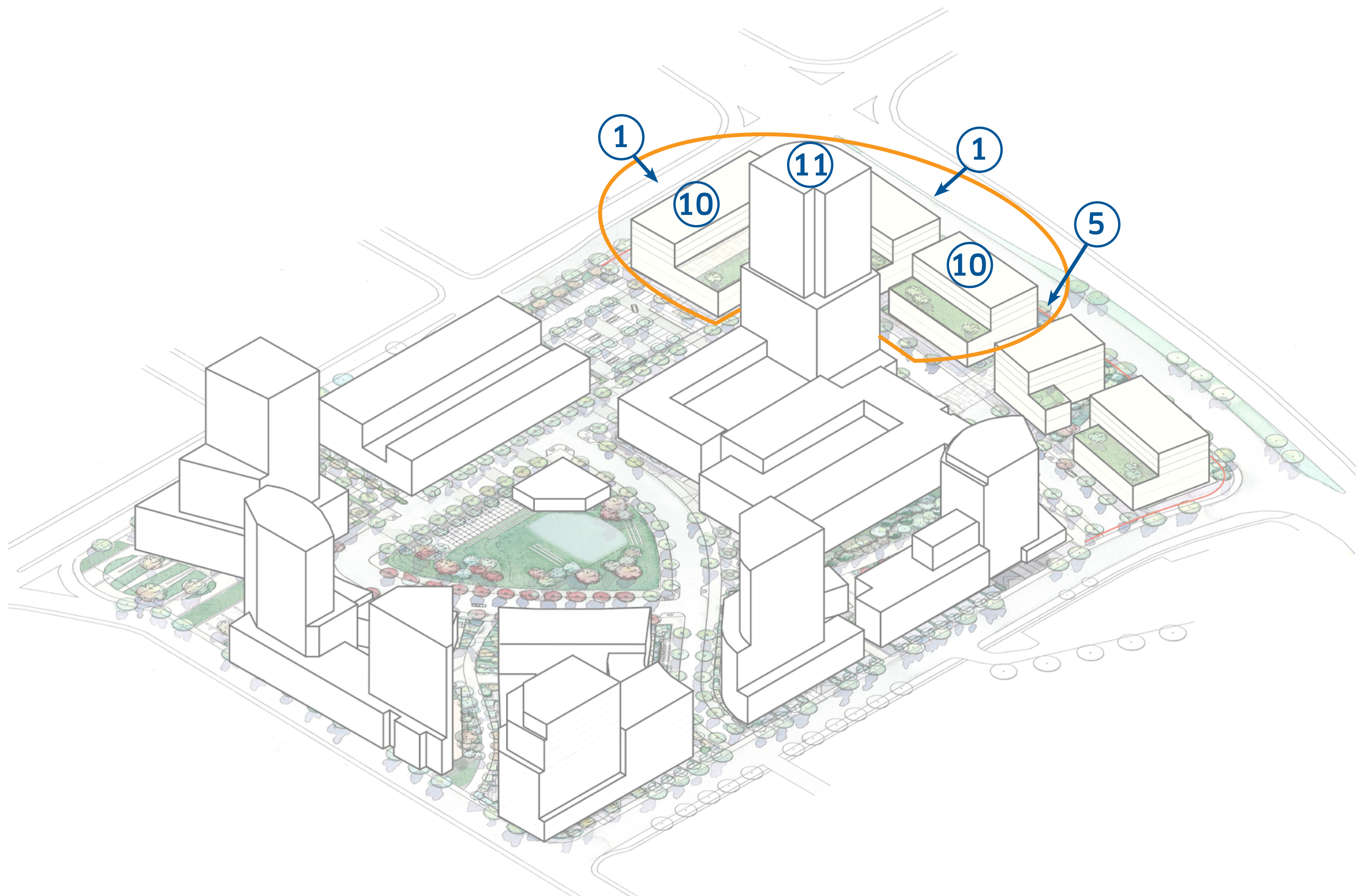
1, 2, 3, 6, 7, 11 apply character area wide



# DESIGN GUIDELINES

## Transit-Oriented Commercial Focus

The “Transit-Oriented Commercial Focus” character area overlaps with both the Harvey Avenue Urban Edge and the “Commercial Core” areas. The guidelines outlined in each of those character areas apply but these additional guidelines are meant to encourage finer grained retail and enhanced pedestrian circulation at a level commensurate with being a transit interchange between two significant bus / bus rapid transit routes. In the case of conflict between guidelines, these guidelines supersede.



### PUBLIC REALM

- ① The Harvey Avenue and Gordon Drive streetscape should be defined by generous sidewalks capable of handling both pedestrian movements and transit stations (approximately 4m to 5m). Broad landscape areas are proposed further east along Harvey Avenue, but are of secondary importance within this area. Maintaining ease of pedestrian movement - both connecting transit riders, local residents, employees, and shoppers - is of primary importance. Consequently, large areas of hard surfaces (such as stone, concrete pavers or concrete) are anticipated, punctuated by landscape elements.
- ② The prominence of the Harvey and Gordon intersection may warrant the placement of public art in this high visibility location.
- ③ Notwithstanding prioritizing pedestrian movements, space allocated adjacent to storefronts for the outdoor display of commercial products is encouraged.
- ④ The generous provision of seating areas is encouraged.
- ⑤ Pedestrian pathways connecting Gordon Drive or Harvey Avenue to the interior of the site should be designed to have clear site lines and meet CPTED guidelines in terms of lighting.

### OCCUPANCIES

- ⑥ Street level and second level units should include commercial uses such as retail or office. An emphasis should be placed on providing retail at street level and office above to contribute to a more interesting streetscape. Above level 2, buildings may include office or residential uses.

### BUILDING'S RELATIONSHIP TO THE STREET

- ⑦ A high level of transparency at ground level, achieved through extensive use of windows. Facades should incorporate vertical delineation every 8m to 12m in order to facilitate the inclusion of small scale tenants. Residential entries should be well lit and well-signed.
- ⑧ Robust weather protection shall be provided along building facades facing Harvey Avenue and Gordon Drive.
- ⑨ In this area, particular care should be given to contribute to a high level of transparency on all sides of buildings.

### BUILDING MASSING

- ⑩ Buildings up to 6 stories are anticipated in this character area. To create a strong streetwall condition, upper level step backs are not required on the north-side of the buildings, though buildings should incorporate some articulation or texture through the use of recessed patios, balconies, vertical articulation of the facade. Upper level step backs are encouraged on the south side of the building providing an opportunity for rooftop access and open space.
- ⑪ One landmark tower may be included in this area. Given its visual prominence, it should include a distinctive crown.

### LANDSCAPE

- ⑫ Continual street tree planting shall be provided.

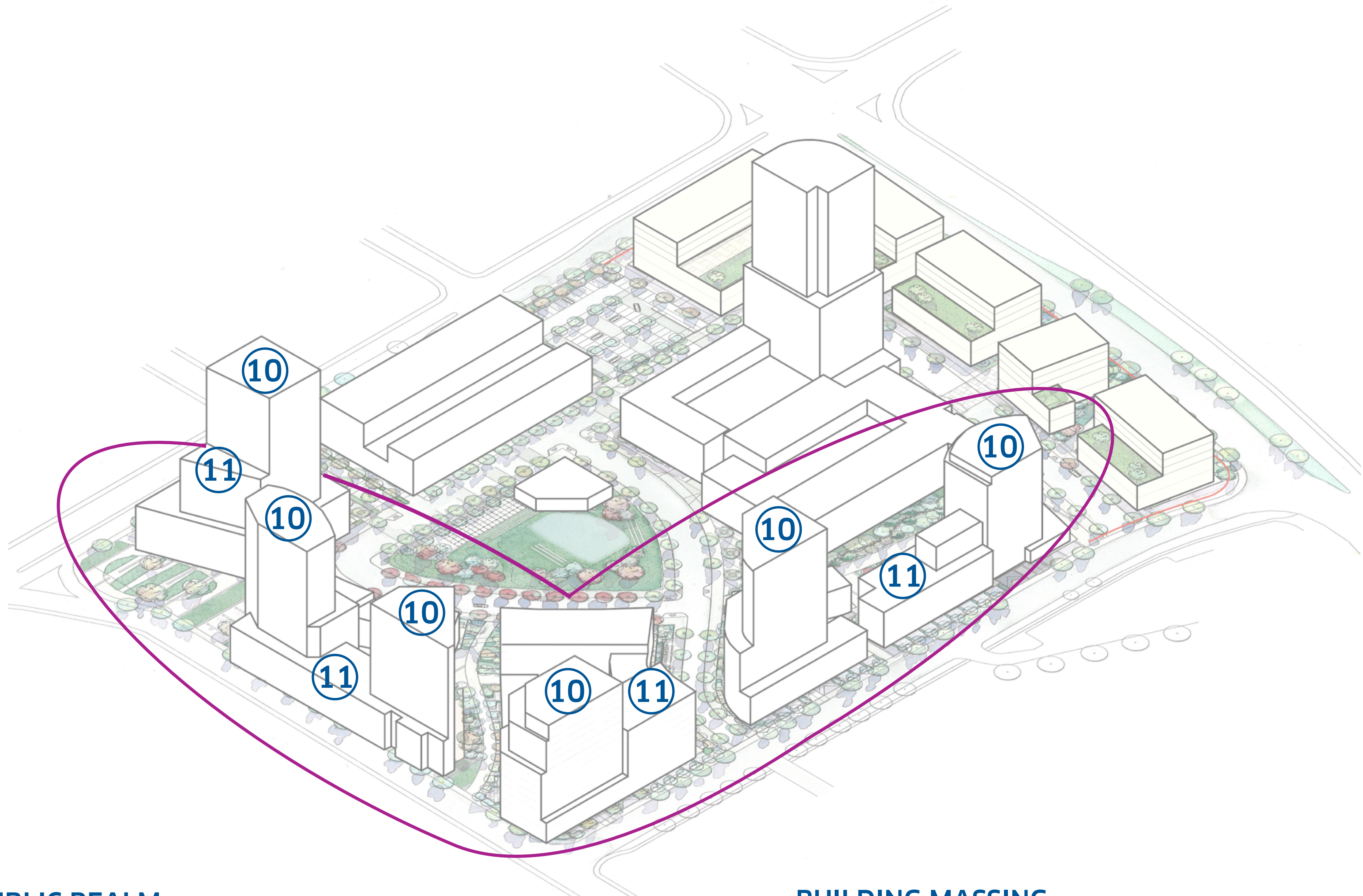
3, 4, 6, 7, 8, 9, 12 apply character area wide.



# DESIGN GUIDELINES

## Residential Focus

The “Residential Focus” character area is the primary location for residential-only development at the Capri Centre. In all cases commercial uses are permitted as part of a mixed-use development, but given the commercial focus at Gordon Drive and Harvey Avenue and the surrounding residential uses, this character area is envisioned as having a strong residential quality.



### PUBLIC REALM

- ① Continuous street tree planting and landscaped boulevards should characterize the public realm.
- ② Additional landscape areas between the sidewalk and building faces shall be provided.
- ③ Through-block pedestrian connections from Sutherland Avenue and Capri Street should have clear sight lines and visual access into the internal areas of the Capri Neighbourhood, particularly towards the park.
- ④ Additional consideration should be given to incorporating bicycle infrastructure along Sutherland Avenue.

### OCCUPANCIES

- ⑤ The majority of space in this area will be for residential uses including street-level “townhouse” style housing and condominium use in podium and tower forms. Allowance for small-scale neighbourhood serving retail along Sutherland Avenue is acceptable.

### BUILDING’S RELATIONSHIP TO THE STREET

- ⑥ A high level of transparency at ground level, achieved through extensive use of windows. Facades should incorporate vertical delineation every 8m to 12m in order to facilitate the inclusion of small scale tenants. Residential entries should be well lit and well-signed.
- ⑦ Weather protection shall be provided along retail in the form of fabric awnings or fixed, metal and glass canopies.
- ⑧ Buildings should be oriented towards the street and be located no more than 5m from the street edge to frame the public space and, in particular, create a sense of enclosure around the “market square” and “central park”.

### BUILDING MASSING

- ⑨ Smaller-scaled figurative elements shall be used at lower-levels to break up the massing of the building. Tower forms should have strong vertical elements to define upper levels and extensive glazing. Solar shading devices are acceptable.
- ⑩ Tower heights should range from 14 to 22 storeys while podium elements will range from 4 to 8 storeys.
- ⑪ Rooftop spaces of podium elements (less than 14 storeys) shall not be left bare but should be utilized as amenity space for residents of each building or should incorporate a green roof.

### LANDSCAPE

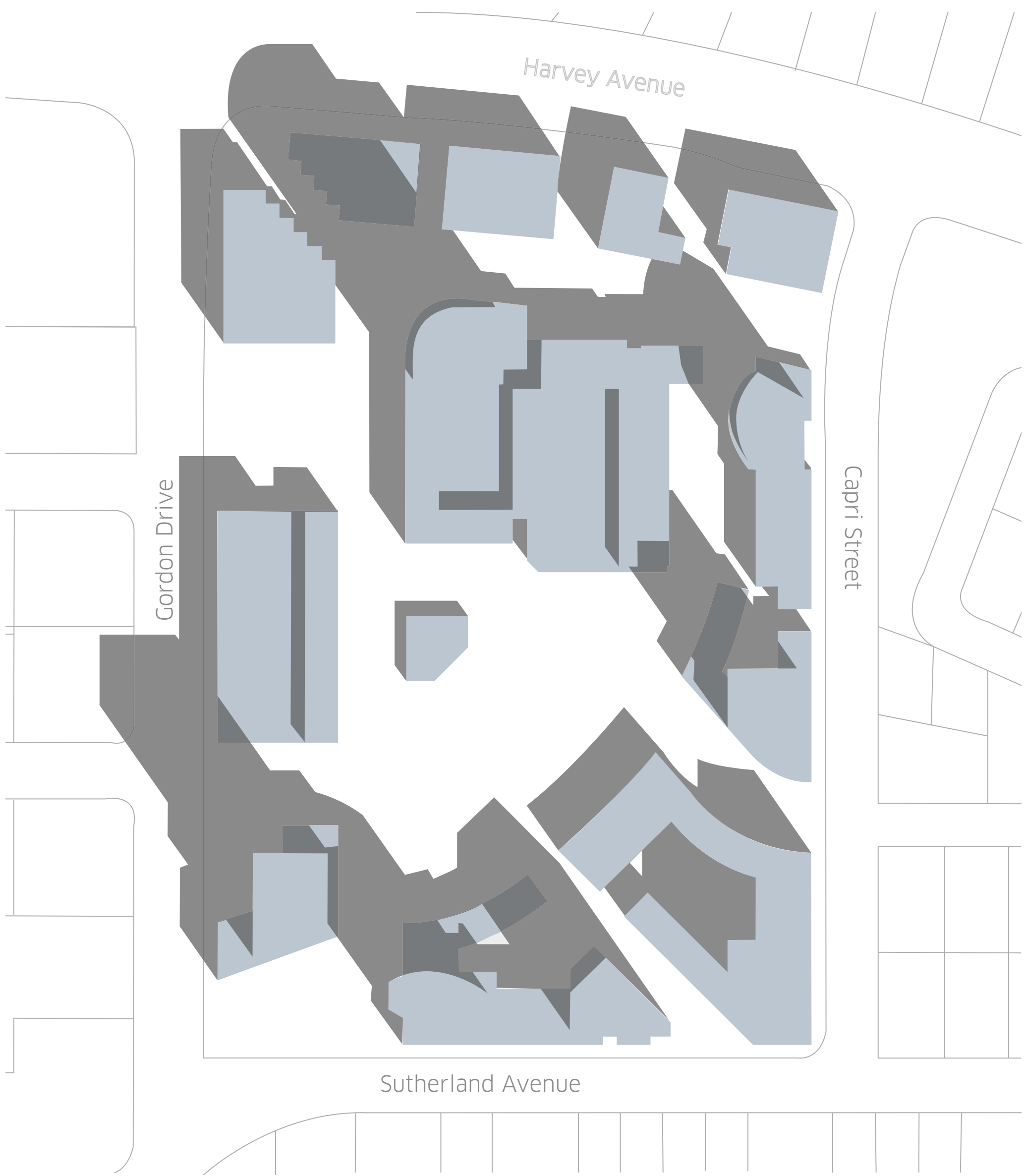
- ⑫ Landscape design in this area should employ a narrow range of species in order to unify the character area as a whole.

1, 2, 5, 6, 7, 8, 9, 12 apply character area wide





# SHADOW STUDIES



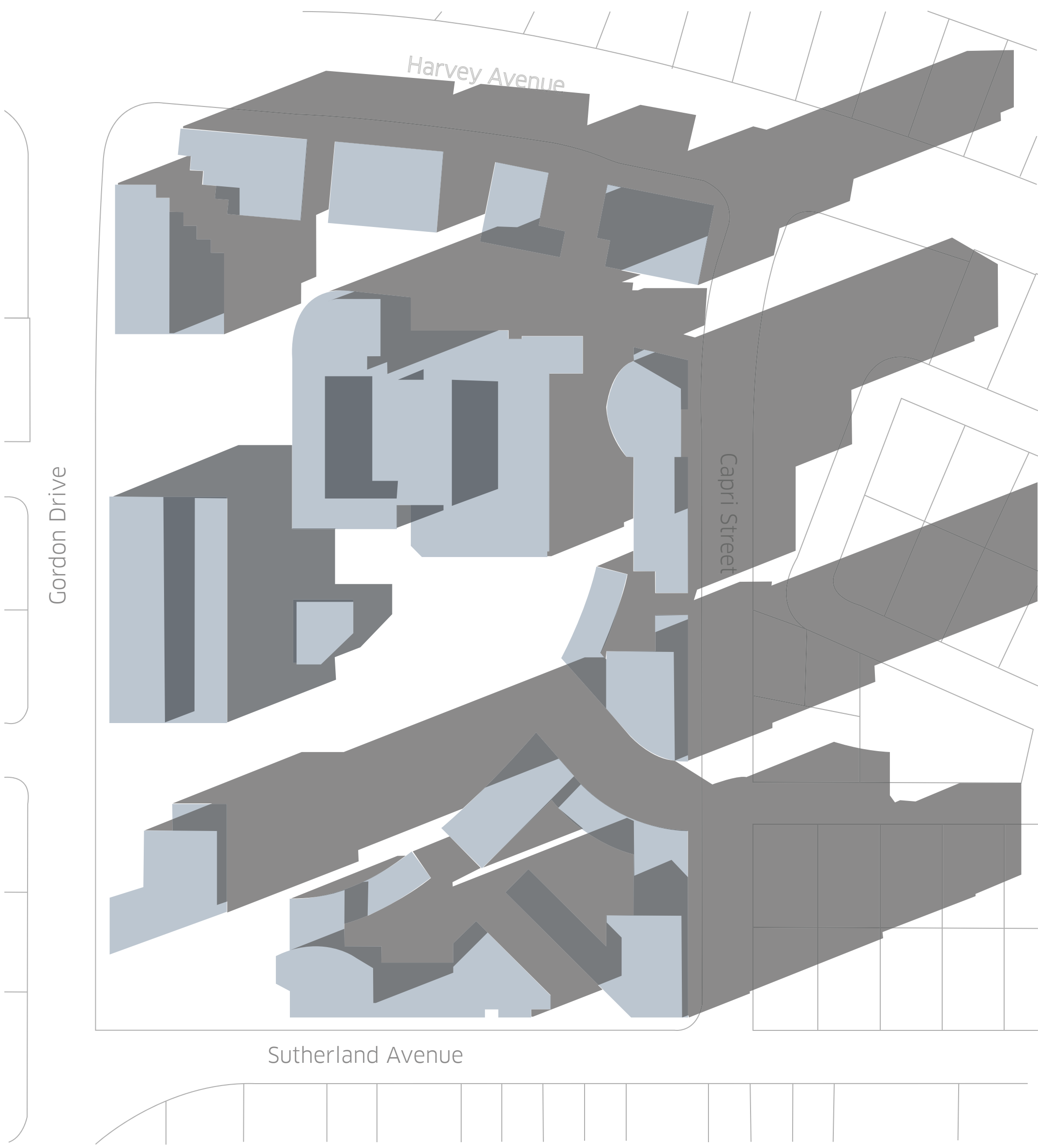
September 21- 10 am



September 21- 12 pm



September 21- 2 pm



September 21- 4 pm



# SHADOW STUDIES



June 21- 10 am



June 21 - 12 pm



June 21 - 2 pm



June 21- 4 pm



# The Capri Centre & Kelowna OCP

The Capri Centre site represents a major opportunity for Kelowna to develop a livable, amenity rich, compact, mixed-use community as envisioned in Kelowna’s OCP.

## KELOWNA 2030: GREENING OUR FUTURE

## THE CAPRI CENTRE PROPOSAL

*Policy 4 Complete Communities* - Support the development of complete communities with a minimum intensity of approximately 35-40 people and/ or jobs per hectare to support basic transit service - a bus every 30 minutes.

*Policy 2 Compact Urban Form* - Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

*Policy 1 DP Areas* - Require that sites designated as... Multiple Unit Residential ... obtain a DP prior to building permit issuance...

*Policy 1* - In determining appropriate building height, the City will take into account such factors as shadowing of the public realm, view impacts, and overlook and privacy impacts on neighbouring buildings.  
*Policy 3 CPTED Guidelines* - Require development proponents to demonstrate compliance with the principals of the City’s Crime Prevention Through Environmental Design (CPTED) Guidelines.

*Policy 1 Public Space* - Integrate safe, high-quality, human scaled, multi-use public spaces, such as parks, plazas and squares, as part of development or redevelopment within Urban Village Centres.  
*Policy 2 Streetscaping* - Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.)

**OBJECTIVE 5.2**  
DEVELOP SUSTAINABLY

The Capri redevelopment application incorporates a mix of uses on site and residential densities adequate enough to support transit.

**OBJECTIVE 5.3**  
FOCUSED DEVELOPMENT

The Capri application is identified as an Urban Centre Area and is serviced by existing infrastructure.

**OBJECTIVE 5.4**  
ADHERE TO GUIDELINES

Suggested urban design guidelines for the Capri Centre site are included as a component of this application. The application also responds to the Chapter 14 urban design guidelines of the OCP.

**OBJECTIVE 5.5**  
CONTEXT

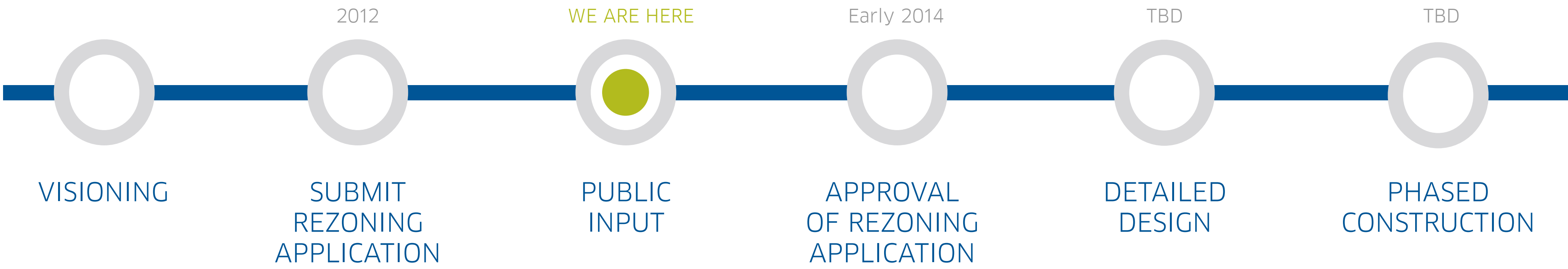
The application includes tower floorplates that are less than 7500 sq ft, are separated by at least 30.5m, have minimal shadow impact on key public spaces (demonstrated by shadow study), and maintain view permeability between towers.  
The proposal includes a high level of “eyes on the street”, achieved through directing lower level units, and especially ground level units towards the street.

**OBJECTIVE 5.6**  
QUALITY

The Capri Centre proposal is centered by a public park with seasonal ice-rink and support by multiple pedestrian pathways.  
Streets are envisioned to include a high level of amenities, including boulevards and street trees.



# NEXT STEPS



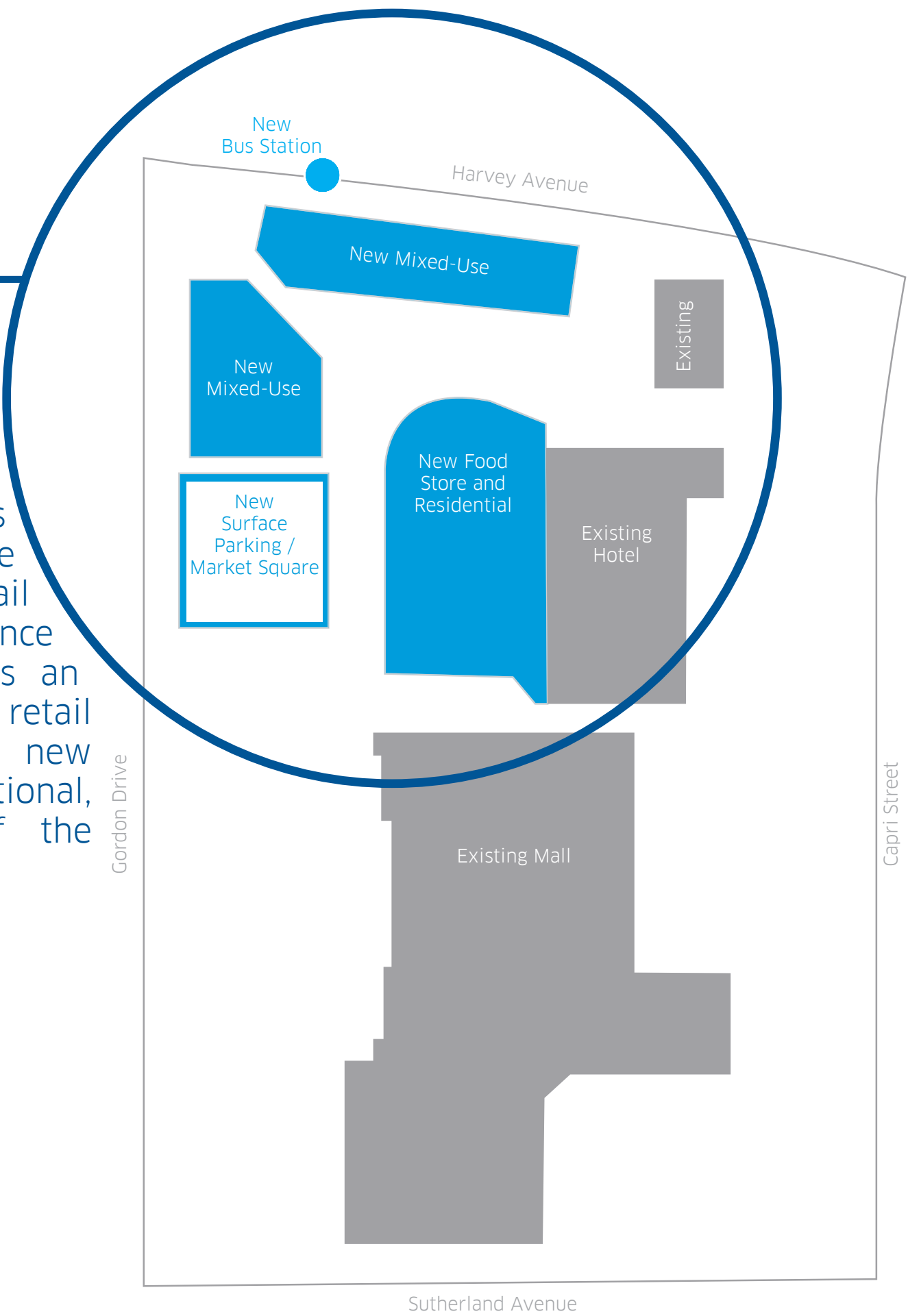
## PHASING CONCEPT

The vision for the Capri Centre neighbourhood would permit for phasing the development while retaining the major existing tenants. It is intended that the existing hotel be left intact and in a phased manor, redevelop the mall and the surrounding area. Phasing the development will allow current tenants to stay open during construction and move to their new locations as they are built with minimal disruption to current business.

The following diagrams represent a possible phasing scenario:

### PHASE 1

In this scenario, new Phase 1 buildings (shown in blue) are constructed near the northwest corner of the site. These buildings will likely be mixed-use with ground level retail opportunities. The presence of retail uses provides an opportunity for existing retail tenants to relocate to new buildings prior to additional, phased demolition of the existing mall.



### PHASE 2

In this scenario, new Phase 2 buildings (shown in yellow) are constructed near the northeast corner of the site. The building along Harvey Avenue is envisioned as mixed-use whereas the buildings along Capri Street will likely be residential. Additional demolition of the mall is anticipated in this phase.



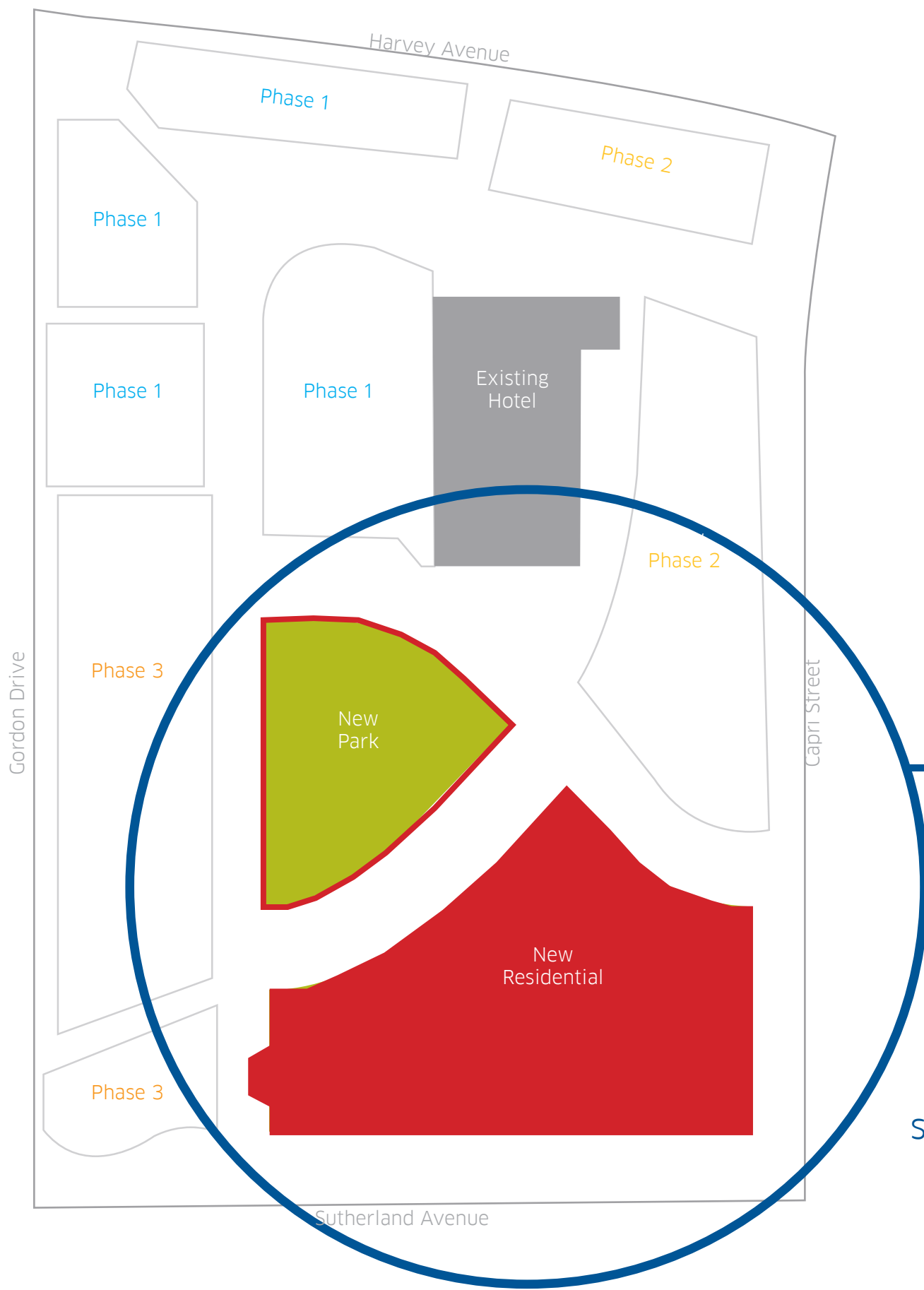
### PHASE 3

Phase 3 (shown in orange) includes new residential development in the southwest corner of the site as well as a new park at the corner of Sutherland Avenue and Gordon Drive.



### PHASE 4

The final phase of the Capri Centre redevelopment will include the construction of the central park with potential amenity building and additional residential in the southeast corner.





# WHAT DO YOU THINK?

Leave us a note....

