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## City of Kelowna

# MEMORANDUM

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**DATE:** December 17, 2003

**FILE:** 0710-20  
**TO:** City Manager

**FROM:** Director of Planning and Corporate Services

**SUBJECT:** "OLD KSS" Redevelopment Plans

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### **RECOMMENDATION:**

THAT staff be directed to organize an Open House to solicit public feedback on the "old KSS" site draft redevelopment objectives noted in Attachment #2 of the Planning and Corporate Services report dated December 17, 2003;

AND THAT the Urban Centres Implementation Committee be directed to provide guidance into the refinement of site redevelopment objectives after receiving public feedback;

AND FURTHER THAT staff report back to Council prior to issuing a 'Request for Qualifications/Expressions of Interest' for redevelopment of the "old KSS" site.

### **BACKGROUND:**

On September 30, 2002, the City assumed full ownership of the former KSS buildings and land (at 575 Harvey Avenue). The 13.5 acre site included the entire "old KSS" school (the 1939 brick structure, more recent additions, and the gym), the playing fields, and the Pettigrew House.

On May 6, 2003, the City contracted Napp Enterprises Ltd. to deconstruct most of the KSS buildings. The brick building (built in 1939), the gym, and the Pettigrew House were to be left standing pending Council's decision as to these buildings' long-term role on the site.

During the spring of 2003, a neighbourhood survey was distributed to 1483 households in the area immediately surrounding the "old KSS" site. In that survey, residents were asked to comment on what they would/would not like to see on the site. The responses were quite mixed and no clear consensus emerged. The most frequently cited suggestion was that there should be park space on the property (noted by 25% of respondents). Responses from the neighbourhood suggested that proximity to downtown was a clear advantage to the location. Cited disadvantages of living in the area related to the amount and speed of traffic and exposure to crime. Attachment #1 summarizes the input that was received.

After examining the survey results and considering guidance provided through various Council-endorsed planning documents (Official Community Plan, Downtown Plan, South Central Neighbourhood Plan etc.), the Urban Centre Implementation Committee suggested that

redevelopment on the site address a number of key objectives. Those objectives are detailed in Attachment #2.

### **DISCUSSION:**

The “old KSS” site presents one of the most significant development opportunities in the downtown core. It is therefore important that due consideration be given to development-related impact and potential. Site development must respond to both community objectives and market realities.

To assist in defining community aspirations, it is suggested that Kelowna residents be given an opportunity to comment on the draft objectives put forward by the Urban Centres Implementation Committee. To facilitate input, an Open House could be held at a location close to the “old KSS” site. Following the Open House, staff could report back to Council on the input received. On the basis of that feedback, and other information deemed pertinent, Council could then refine the city’s objectives as necessary.

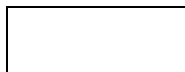
To assist in identifying market realities, it is suggested that a “Request for Qualifications/Expressions of Interest” be issued. From that process, the City could select a handful of potential developers who would be invited to prepare a detailed proposal for development of the “old KSS” site, as per previous Council-identified objectives. The City could then assess submissions on the basis of how well they respond to civic priorities.

A process such as that outlined above could, if started early in 2004, in theory, be concluded by the end of that year.

### **SUMMARY:**

It is recommended that the approach summarized in the Planning and Corporate Services report of December 17, 2003 be endorsed as the basis upon which to determine future land uses on the “old KSS” site.

Signe K. Bagh, MCIP  
Manager, Policy Research & Strategic Planning



Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Community & Corporate Planning

Attachments

cc: Manager, Community Development and Real Estate

## Attachment 1: “Old KSS” Neighbourhood Survey Synopsis

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### Background

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The purpose of the survey was to obtain information on what area residents think about their neighbourhood and how they feel the old KSS property could best be used in the future. The City, in April 2003, mailed a survey to residents located within the immediate vicinity of the 13.5 acre site located at 575 Harvey Avenue.

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### Survey Methodology

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A total of 1483 surveys were sent to residents living within the immediate vicinity of the old KSS property. The survey area extended roughly between Pandosy St. and Ethel St. and between Highway 97 and Cadder Avenue. Surveys were mailed to occupants of all housing units within the study area. Each housing unit received a stamped, addressed envelope for returning the survey.

Residents were asked about their neighbourhood experiences and their opinions on the future use of the old KSS property.

In total, 369 surveys were completed and returned, giving a response rate of 25%. This is a good response rate for a mail survey. Statistics generated from the completed survey will be accurate within a range of  $\pm 5\%$  at the 95% confidence level. Survey results will therefore be reflective of the opinions of the area's population within at least  $\pm 5\%$ , 19 times out of 20.

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### Highlights

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#### **Future development of the old KSS property**

Residents were asked if they had any suggestions for the type of uses that should or should not be considered as part of the future redevelopment of the KSS property.

**Responses indicate that approximately 25% of the area residents feel the site should be used for park related purposes.**

No other suggested uses stood out as being a dominant preference. Suggestions in this regard included using the site for: low income housing; retail / commercial purposes; a seniors centre; townhouses, apartments and high-rises; schools; a recreational centre; a combination of retail and residential; a centre for the disabled; a shelter for people in need; and a youth centre.

There were no suggested uses that stood out as being a dominant preference on what should not be developed. Suggestions in this regard included not using the site for: park related uses; low income housing; retail/commercial uses; and townhouses, apartments and high-rises.

## Things that people liked or disliked about their neighbourhood

Residents were asked **what they liked about their neighbourhood**. Responses show that:

- 40% of the respondents liked being close to downtown.
- 24% of the respondents liked living close to parks and nature.
- 13% of the respondents liked the homes in their neighbourhood.
- 13% of the respondents liked the quietness of their neighbourhood.

Residents were asked **what they disliked about their neighbourhood**. Responses show that:

- 22% of the respondents disliked the amount and speed of local traffic.
- 17% of the respondents disliked the neighbourhood due to crime and safety related issues.
- other respondents indicated that they disliked the amount of noise and dog droppings in the neighbourhood and the lack of green space, street parking and sidewalks.

Residents were asked **how the neighbourhood could be improved**. Responses show that:

- 14% of the respondents felt that improving sidewalk conditions would help.
- 9% of the respondents felt that increasing police enforcement and reducing crime related problems would help.
- 9% of the respondents felt that reducing traffic speed/noise and increasing on-street parking spaces would help.
- 7% of the respondents felt that adding parkland and trees would help.

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## Survey Results

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1. To what extent are the following types of services/facilities used by members of your household? (Daily = at least 5 times per week, weekly = at least once per week, monthly = less than once per week but more than occasionally)

a. Playgrounds

6% Daily      11% Weekly      6% Monthly      21% Occasionally      57% Never

Please specify which playgrounds your household uses: \_\_\_\_\_

b. Sportsfields

5% Daily      14% Weekly      3% Monthly      21% Occasionally      57% Never

Please specify which sportsfields your household uses: \_\_\_\_\_

c. Passive Parks (for walks, informal ball tossing, people watching etc.)

20% Daily      35% Weekly      9% Monthly      29% Occasionally      7% Never

Please specify which passive parks your household uses: \_\_\_\_\_

d. Gyms (Parkinson Rec. Centre, evening recreational activities at school gyms etc.)

6% Daily      16% Weekly      4% Monthly      23% Occasionally      51% Never

e. Downtown Retail Shops/Services

25% Daily      49% Weekly      8% Monthly      17% Occasionally      1% Never

f. Capri Centre Retail Shops/Services

11% Daily      46% Weekly      20% Monthly      22% Occasionally      1% Never

g. Kelowna Regional Transit/Handibus

10% Daily      9% Weekly      4% Monthly      20% Occasionally      57% Never

h. Bike Lanes/Paths

16% Daily      18% Weekly      7% Monthly      18% Occasionally      41% Never

i. Sidewalks

78% Daily      12% Weekly      2% Monthly      7% Occasionally      1% Never

j. Senior's Centres (Water Street etc.)

1% Daily      6% Weekly      4% Monthly      15% Occasionally      74% Never

k. Elementary School (School District #23)

7% Yes      93% No

l. Secondary School (including middle and senior levels) (School District #23)

8% Yes      92% No

m. Elementary School (Private)

3% Yes      97% No

n. Secondary School (Private)

2% Yes      98% No




2. Please indicate if there are members of your household currently in the labour force.

46% No (please skip to Question #4)

54% Yes ☐

3. If yes, how did those in the labour force get to work this past week? (please indicate how many household occupants used each form of transportation)

1. ☐ Drove alone (\_\_\_)
2. ☐ Drove with other members of household (\_\_\_)
3. ☐ Carpooled with people outside of household (\_\_\_)
4. ☐ Took public transit (\_\_\_)

5.  Walked (\_\_\_)
6.  Bicycled (\_\_\_)
7.  Other (\_\_\_)

4. Current City Transportation plans call for Richter St. and Water/Pandosy Streets to eventually become 2 to 3-lane one-way streets with widening at key intersections (Richter would be one-way north-bound, and Pandosy one-way south-bound). This is proposed in order to add road network capacity without the need to add an overpass at Richter St.(and the Highway) and without the need to make Richter St. as wide as the portion of Gordon Drive south of Harvey Avenue. Converting to one-way streets is expected to cost approximately \$20 to \$30 million less than alternative network expansions. What do you think about this?

48% Support

25% Don't Support

27% No Opinion

5. The old Kelowna Secondary School site (Richter St/Highway 97) is currently unoccupied. Do you have any suggestions for the types of uses that should or should not be considered as part of future redevelopment?

\_\_\_\_\_ see responses outlined in "Highlights" section

6. If you were telling a friend about what you like about your neighbourhood, what would you mention?

\_\_\_\_\_ see responses outlined in "Highlights" section

7. If you were telling a friend about what you don't like about your neighbourhood, what would you mention?

\_\_\_\_\_ see responses outlined in "Highlights" section

8. If you could ask the City to do ONE thing to improve your neighbourhood, what would you request?

\_\_\_\_\_ see responses outlined in "Highlights" section

9. How many years have you lived in your current home?

31% >0-2

25% >3-5

18% >6-10

26% >11 or more

10. Do you plan to move to another neighbourhood within the next two years?

11% Yes

63% No

26% Don't Know

11. Please indicate whether you rent or own your current home.

52% Rent

48% Own

12. Please indicate how old you are.

0% >0-19

25% >20-39

40% >40-64

35% >65 years or more

13. Please indicate how many people live in your household.

45% >1

40% >2

7% >3

6% >4

2% >5 or more

14. Please indicate the type of home you live in:

61% Apartment

23% House with no suite

7% Main part of a house that also contains a suite

5% Duplex

3% Townhomes

1% Secondary / Basement Suite

15. Please indicate where you live:

20% Sutherland Avenue

16% Rowcliffe Avenue

8% Buckland Avenue

8% Pandosy Street

6% Ethel Street

6% Leon Avenue

6% Richter Street

5% Rosemead Avenue

4% Saucier Avenue

4% Burne Avenue

4% Elliot Avenue

3% Dehart Avenue

3% Marshall Street

3% Ellis Street

1% Cadder Avenue

1% Highway 97 (Harvey)

1% Copeland Place

1% Keller Place

1% Stirling Place

0% Chapman Place

## **Attachment 2:**

### **“Old KSS” Site Redevelopment Objectives – Draft**

1. To showcase environmentally sustainable design;
2. To achieve a balance of land uses on the site so as to create as holistic and sustainable a neighbourhood as possible.
  - a. Uses that must be accommodated on the site include:
    - At minimum 2 hectares of on-site park to serve all age groups;
    - Housing units accommodating a diversity of household types;
  - b. Uses that are highly encouraged include:
    - Educational facilities;
    - Indoor recreational facilities;
  - c. Uses that would be supported on a limited scale:
    - Retail facilities complementing downtown retail (i.e., are limited to highway-fronting or neighbourhood-oriented uses)
3. To achieve buildings and open spaces that enhance the downtown’s identity as Kelowna’s principal Urban Centre;
  - a. To integrate the site with the adjoining single and multi-family neighbourhoods and downtown;
  - b. To provide for safe, convenient, and comfortable pedestrian movement through the site (including those portions of the site developed by the private sector);
  - c. To minimize impact of development-related traffic on surrounding neighbourhoods designated in the OCP for single/two-unit development;
  - d. To relate development on the site to the heritage character of the Central School and the Marshall St. Heritage Conservation Area. Retention of the brick school building may be supported through the provision of tax incentives.
4. To maximize value to the community at no further cost to the City of Kelowna;
5. To realize build out of the site in a timely manner.