

Kelowna Downtown

Rethinking, Remaking, Reinventing

WORKBOOK for
City Council Workshop
March 17, 2008



Into the Future

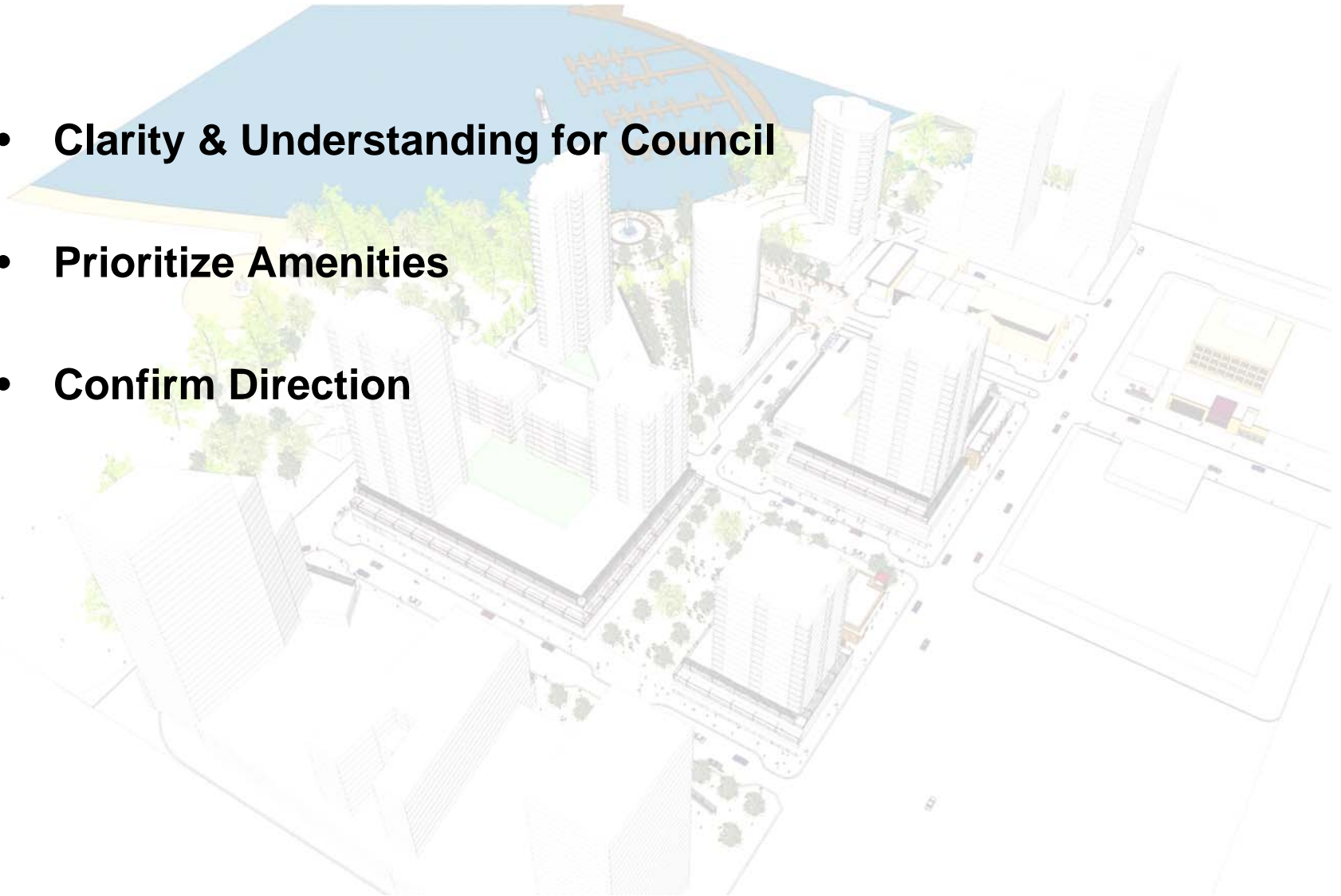
Where We Are Now

Previous Council Endorsements:

- August 20, 2007 - Proceed with creation of CD Zone
(unanimous)
- December 10, 2007 - Proceed with land dispositions relative to CD Zone
(unanimous)
- December 17, 2007 - Public survey results received
- February 11, 2008
 - Endorsement of amenities
 - Proceed to final public open house
 - Proceed with a zoning bylaw text amendment
 - **Subject to a Council workshop**(unanimous)**
- March 17, 2008
 - Council workshop (a.m.)
 - Stake holder workshop (p.m.)

Workshop Goals

- **Clarity & Understanding for Council**
- **Prioritize Amenities**
- **Confirm Direction**



Where We're Going

- **Public Rezoning Process:**

- ~ Public Open House –

- ~ APC –

- (subject to completion of rezoning package)

- ~ Initial Consideration & 1st Reading -

- ~ Public Hearing -

April

May

June

July

Council Questions:

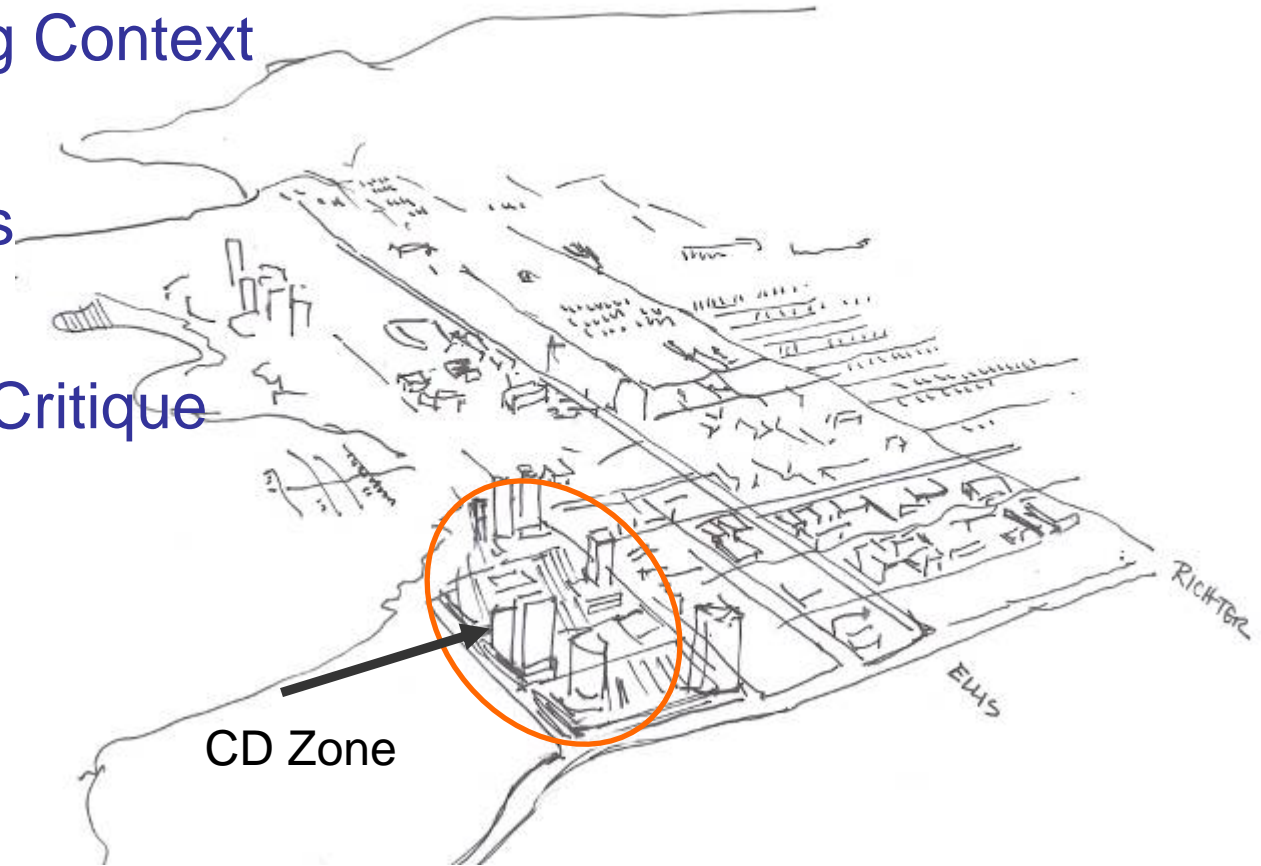
1. City Context & Impacts
2. Heritage Integration
3. Analysis of 2-Way & 1-Way Streets
4. Amenities & Costs
5. Urban Design Response
6. Property Transfer & Compensation
7. Affordable Housing Policy
8. Land Use Distribution
9. Limiting Use Capabilities

Q: City Context and Impacts

a. Today's Planning Context

b. Dynamic impacts

c. Downtown Plan Critique



The Planning Context

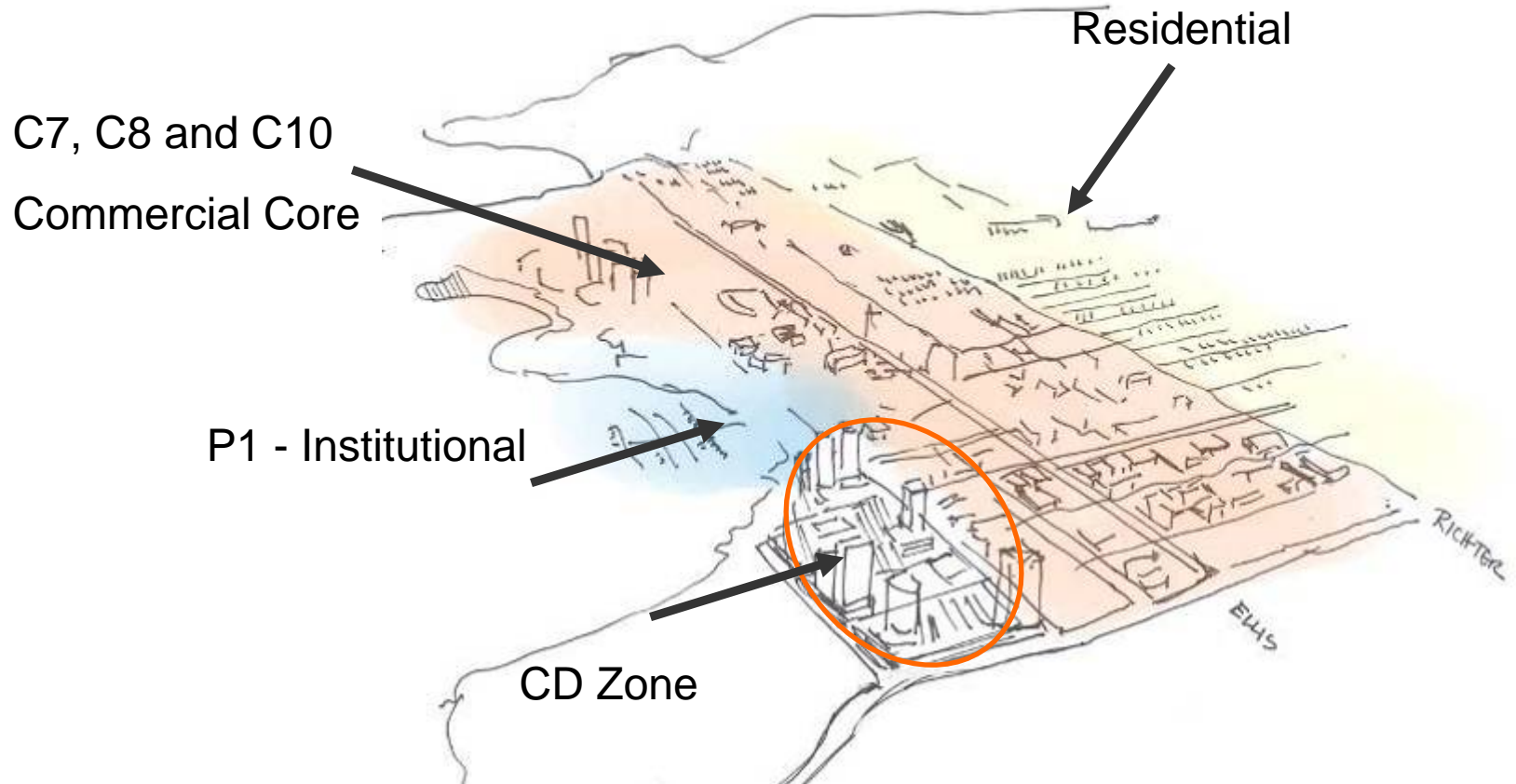


a. Local Planning Context — OCP and Downtown Plan

Existing Downtown Planning Goals (OCP) Urban Centres

- Response to physical context
- Compact Urban Form
- Pedestrian Oriented Streets
- Community Identity and A Sense of Place
- Promote a Mixed-Use Environment
- Increased Residential Density and Housing Choice
- Affordability Component
- Sustainability
- Encourage a High Level of Urban Design Quality
- Heritage Preservation
- New Regional Parks

a. Local Planning Context — Zoning



a. Broad Planning Context — “Real Urbanism”

“start with a Festival to get to a Wednesday in February”

Jan Gehl,

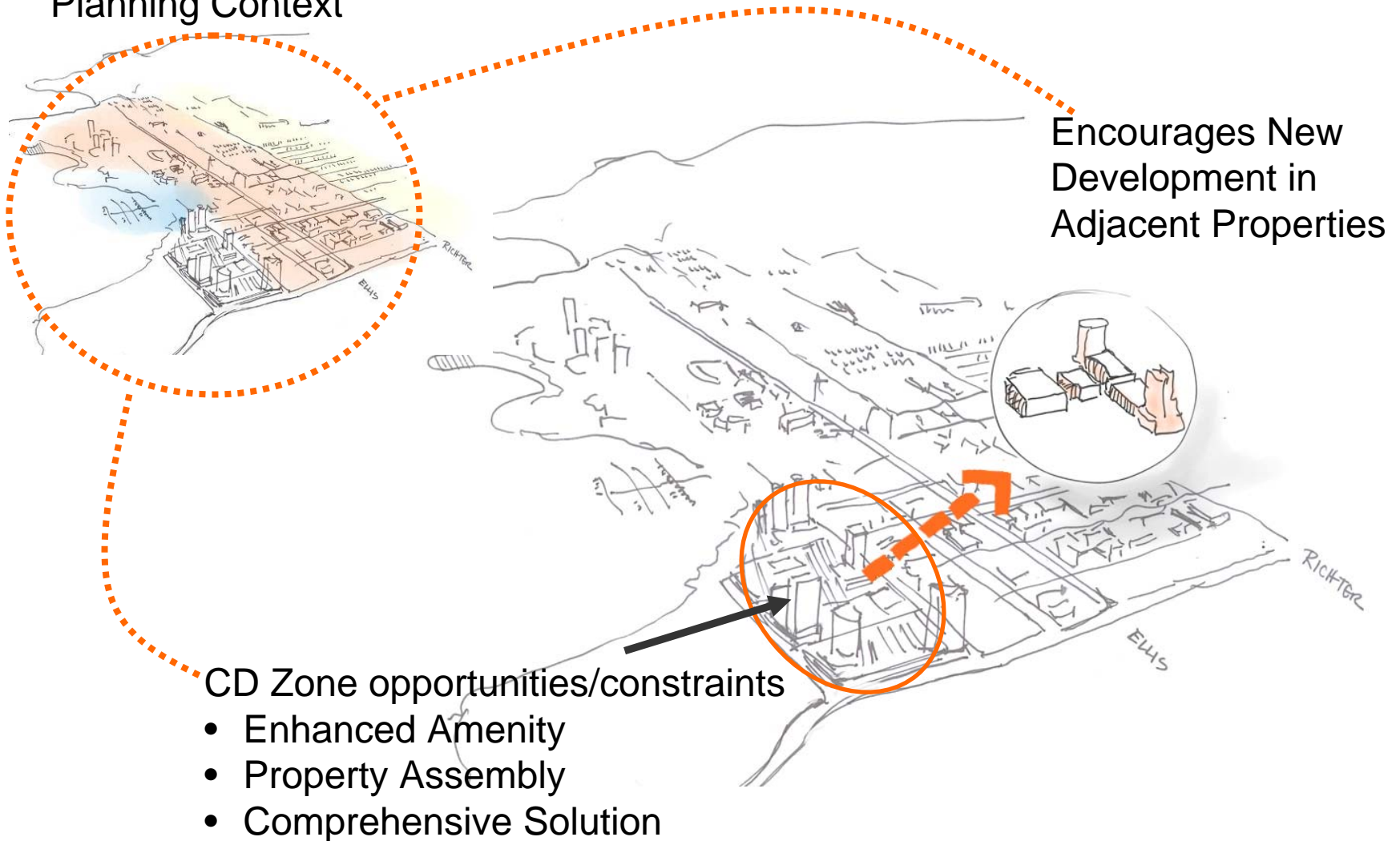


- A clear plan for the creation of place - pedestrian streets and an active, downtown retail environment can help bring populations back downtown.
- Kelowna is competing regionally to attract new investment



b. Anticipate Consequences

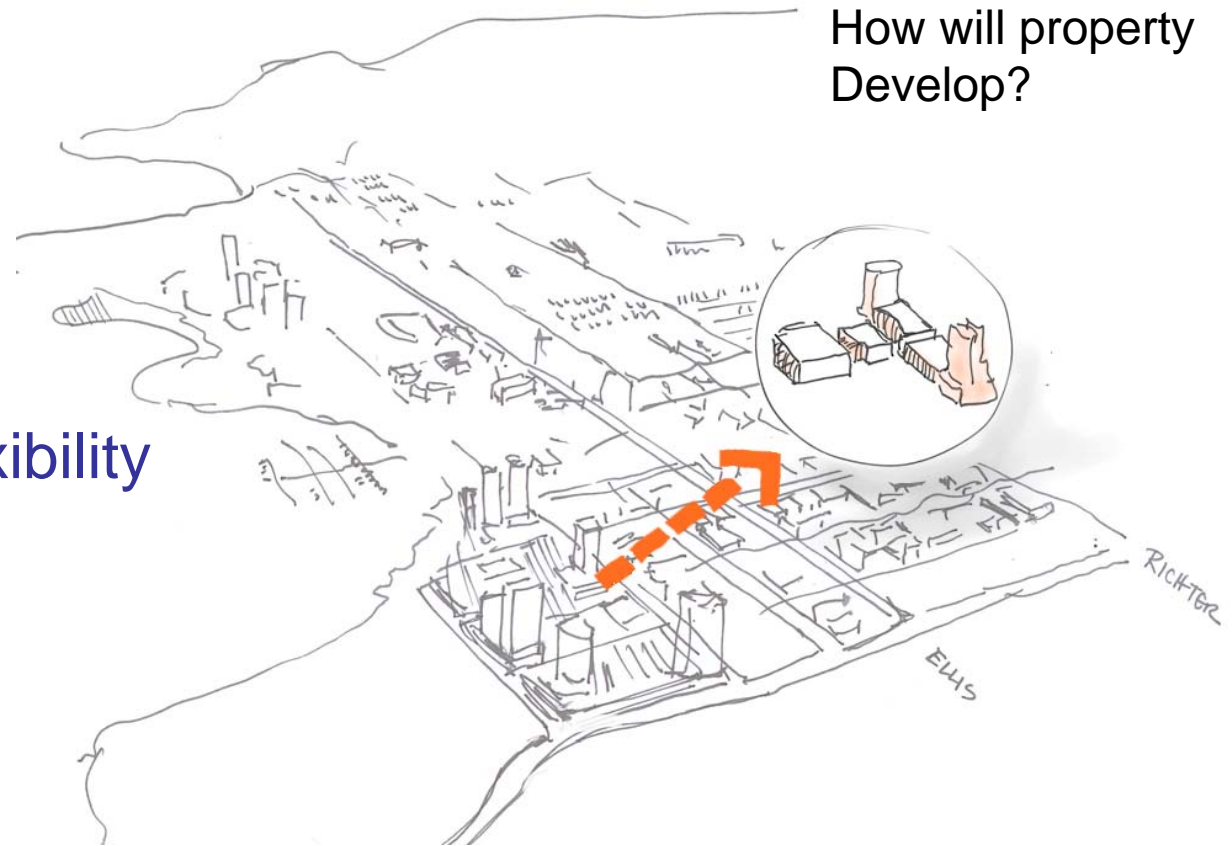
Planning Context



b. Anticipate *unintended* Consequences

balance

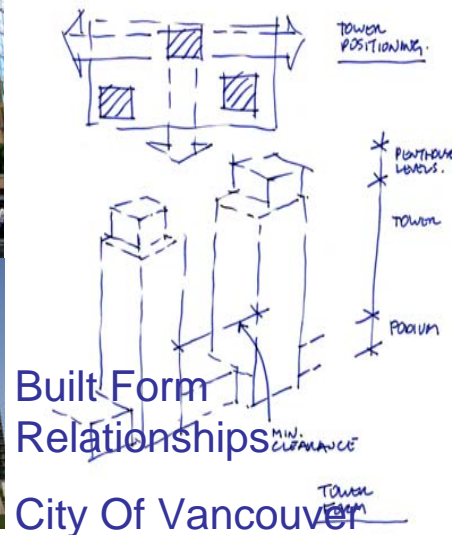
structure and flexibility



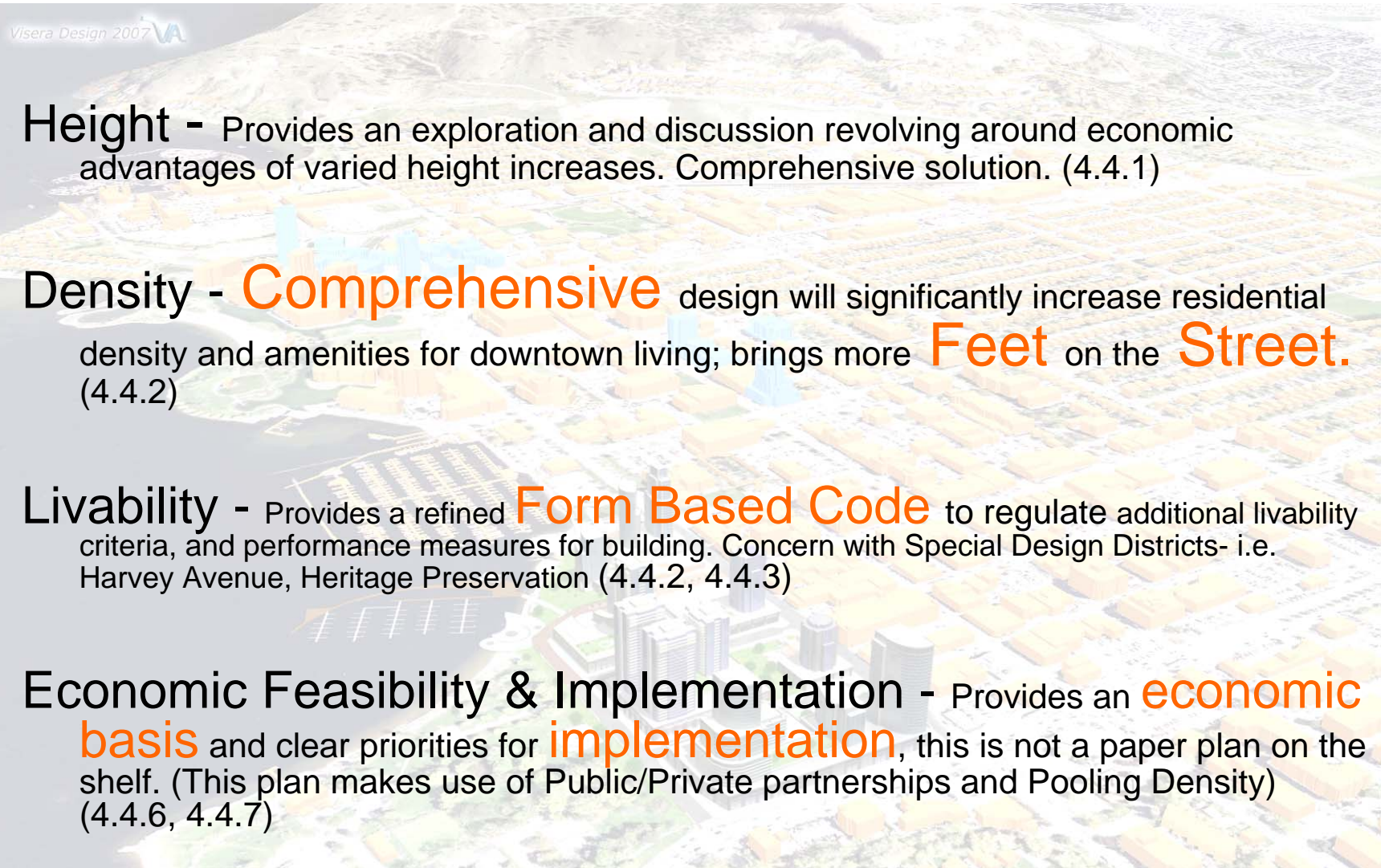
b. Expanding Success — Sub Area Planning

Adjust expectations from adjacent Commercial Core to reflect good urban form and livability

- refine parking
- spacing between buildings
- amenity provisions
- urban streetscape standards



c. Downtown Plan - Spaxman Critique



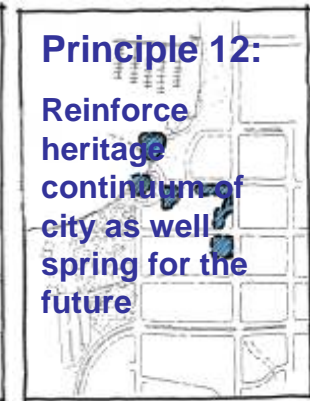
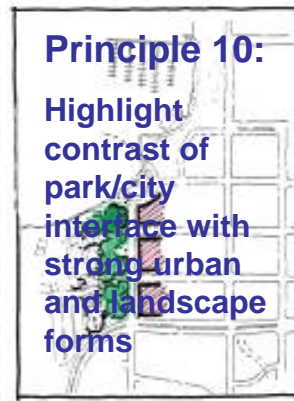
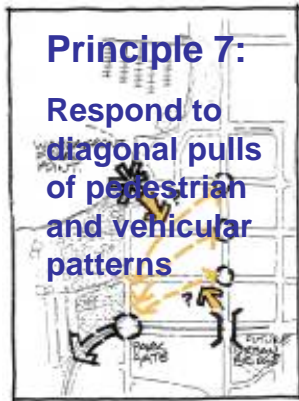
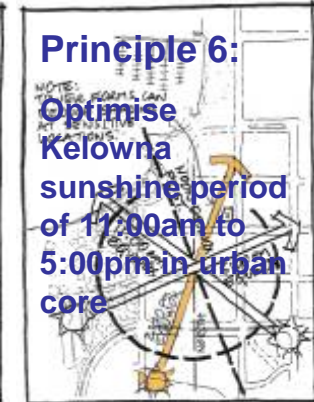
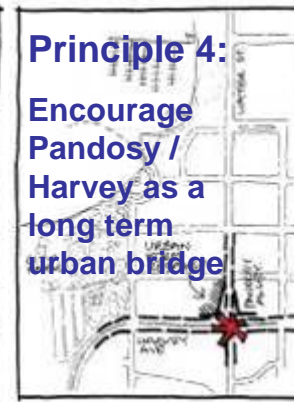
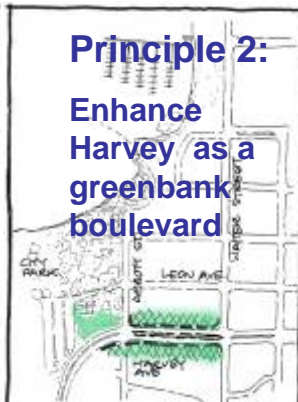
Height - Provides an exploration and discussion revolving around economic advantages of varied height increases. Comprehensive solution. (4.4.1)

Density - **Comprehensive** design will significantly increase residential density and amenities for downtown living; brings more **Feet** on the **Street**. (4.4.2)

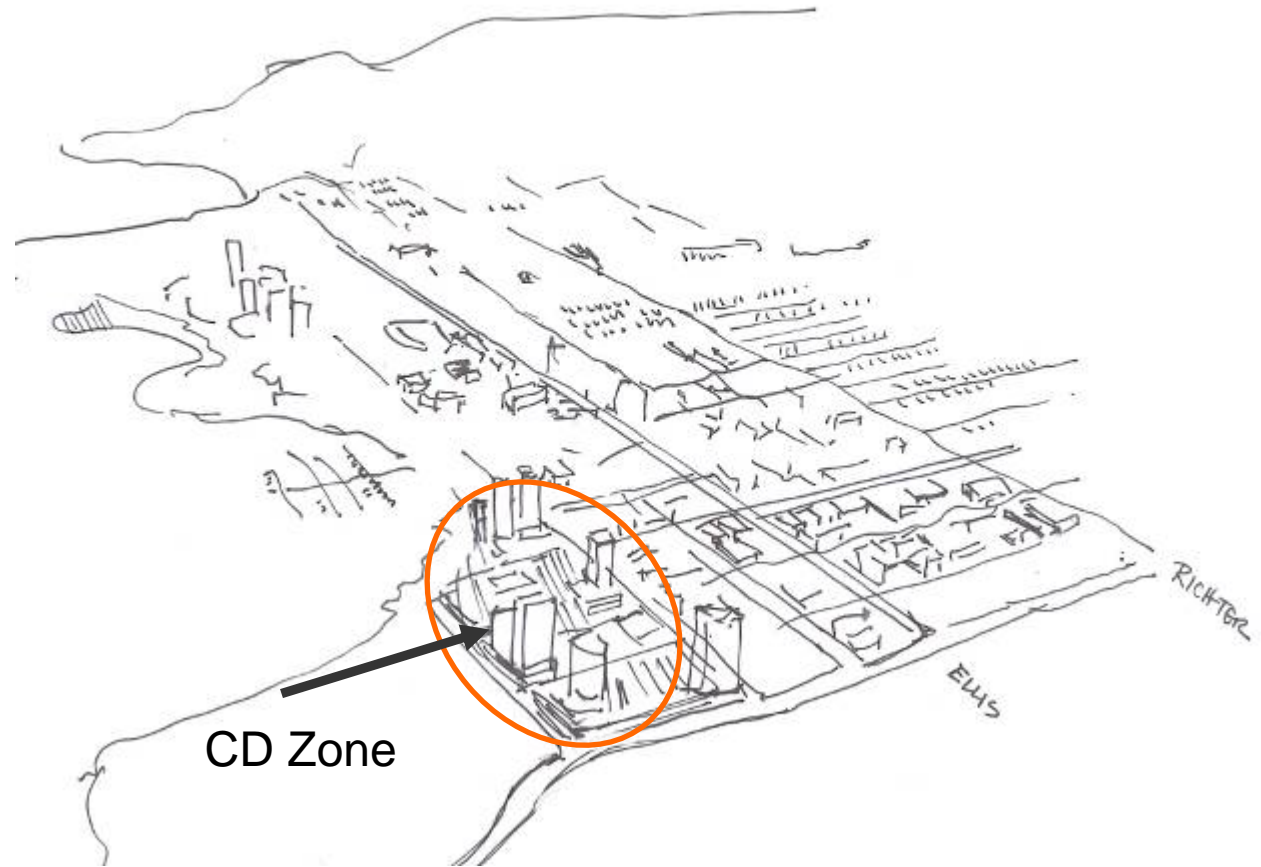
Livability - Provides a refined **Form Based Code** to regulate additional livability criteria, and performance measures for building. Concern with Special Design Districts- i.e. Harvey Avenue, Heritage Preservation (4.4.2, 4.4.3)

Economic Feasibility & Implementation - Provides an **economic basis** and clear priorities for **implementation**, this is not a paper plan on the shelf. (This plan makes use of Public/Private partnerships and Pooling Density) (4.4.6, 4.4.7)

c. Set of Urban Design Principles



Q: City Context and Impacts



Q: Heritage Integration

- Development of Downtown Heritage Policy; collaboration with Kelowna Heritage Foundation.
- What is the TRUE condition of existing facades on Bernard & Water?
- What is the City's aspiration?



Bernard Avenue under C7



Range of alternative precedents



Infill set back



Transfer density



Contrasting overbuild



Contrasting overbuild

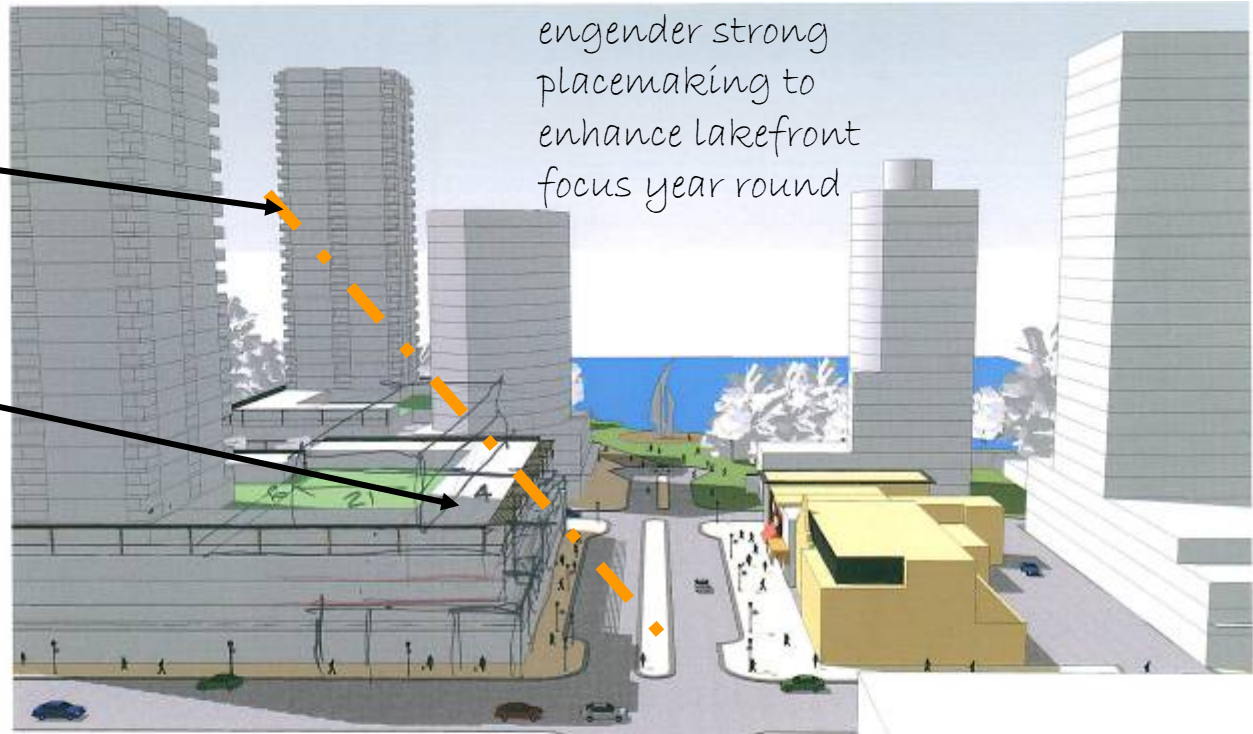
Special Considerations: BERNARD AVENUE HERITAGE

45 degree angle
allows good
sunlight
penetration.

Streetwall
Setback: 9
meters from
Heritage Façade.

parking
relaxation
reflects existing
condition and
encourages
retention.

engender strong
placemaking to
enhance lakefront
focus year round



**working notes excerpts —
balance of urban design and
economic realities**

Special Considerations: BERNARD AVENUE HERITAGE

Option 12 B **CD**



Existing Zoning **C7**



Special Considerations: BERNARD AVENUE HERITAGE



Heritage Tools

General

- City to mandate material treatment of facades.
- Recommend a formal Design Review process.
- General Streetscape Guidelines for Pedestrian Environment.
- Waive parking for commercial ground level - these retail spaces are not primary trip generators, and do not have existing parking.

C7 Existing Zoning Fire Hall Corner Lawrence and Water

Option 12 **CD**



Heritage Tools

Sub Area 3B

- Make Heritage building focal point of neighbourhood amenity space
- Enhance Fire Hall by enabling associated development.
- Increase & pool residential density to south half of block
- Locate Tower form to optimise solar access to Fire Hall and adjacent landscaped amenity



Heritage Tools

Sub-Area 2B

- Adjacent infill sited to preserve visual scale of Historic street enclosure
- Tower sited on Lawrence frontage
- Improve upon C7 sunlight access to north side of the street
- Provide incentive compensation for retention of historic streetscape
- Increase & pool residential density to south half of block
- Waive parking for commercial ground level



Heritage Tools

Sub Area 2A

- Sub Area 2A tower 360° landmark & setback from street
- Lane enlarged and upgraded to significant public r.o.w. connector

Sub-Area 1

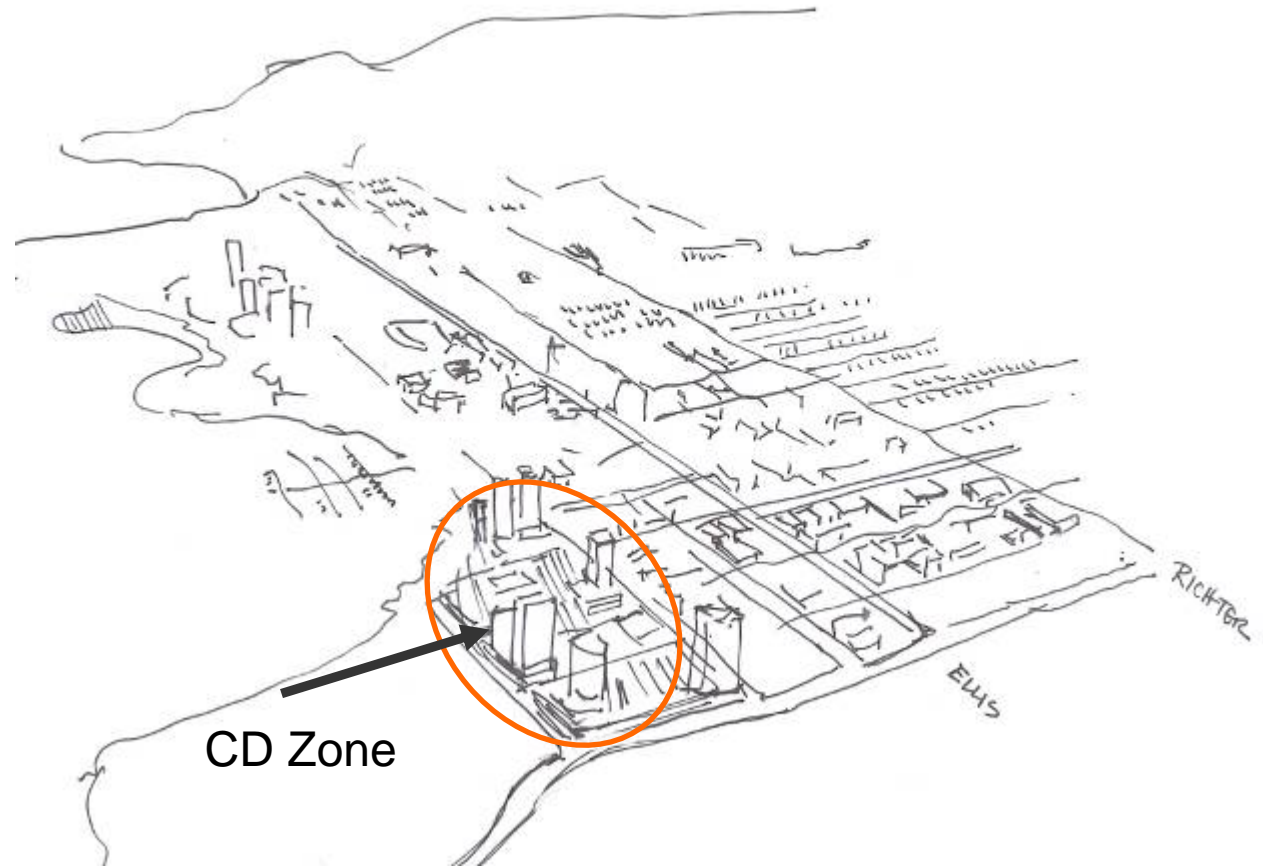
- Public activity anchor at Mill St corner creates connectivity to waterfront amenity



Heritage at the Foot of Bernard



Q: Heritage Integration



Q: Analysis of 2-Way & 1-Way Streets

- **Provincial Commitment**
- **Traffic Volume impacts of 2-Way Streets**
- **Traffic Study**



Earlier Road Layout



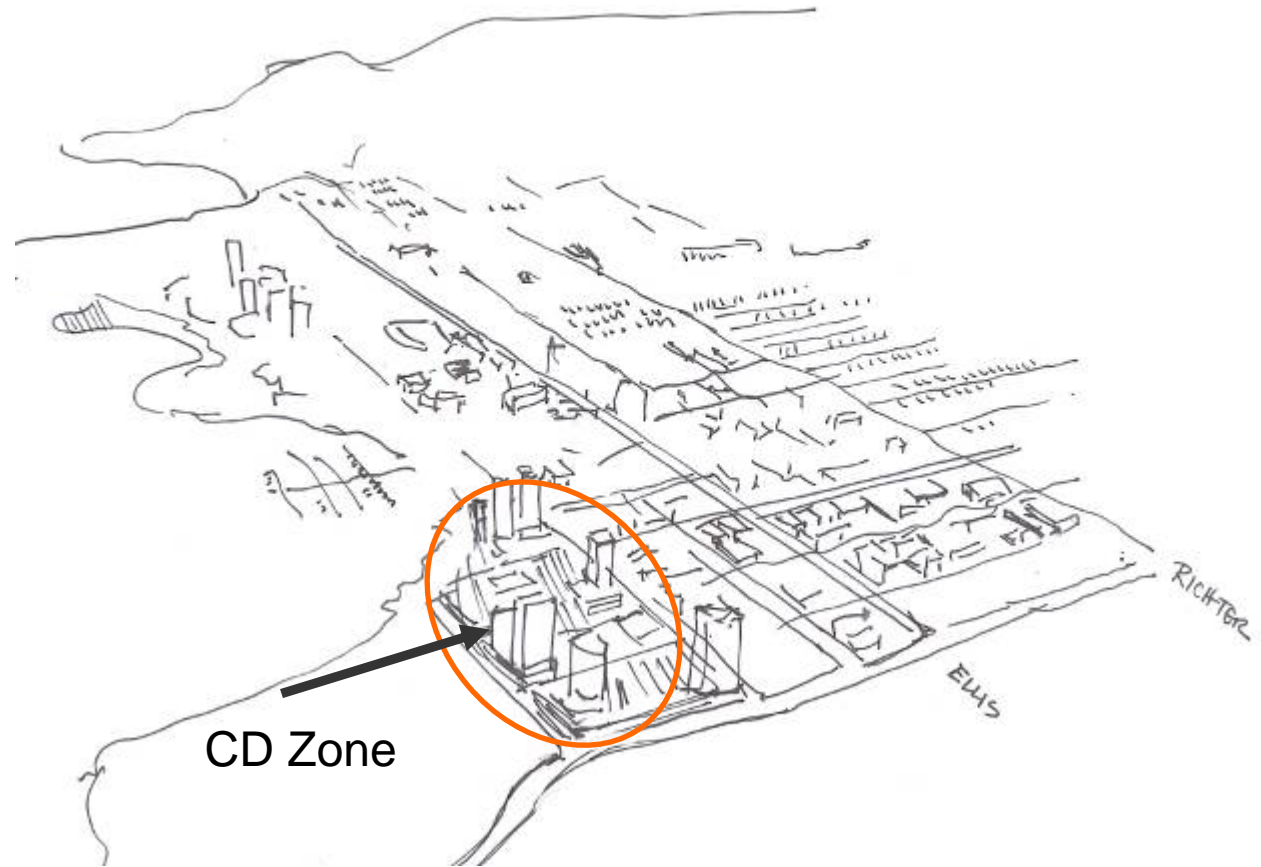
C7



CD



Q: Analysis of 2-Way & 1-Way Streets



Q. Amenities & Costs

1. Streetscape Construction
2. Plaza Construction
3. Public Washrooms
4. Affordable Housing
5. Public Art
6. Indoor Civic Amenity Space:
 - a.) Daycare
 - b.) Multi-use facility
7. Public Pier
(**A portion to be allocated to CD Amenity)
8. Children's Playground
(Hard costs and land/space)

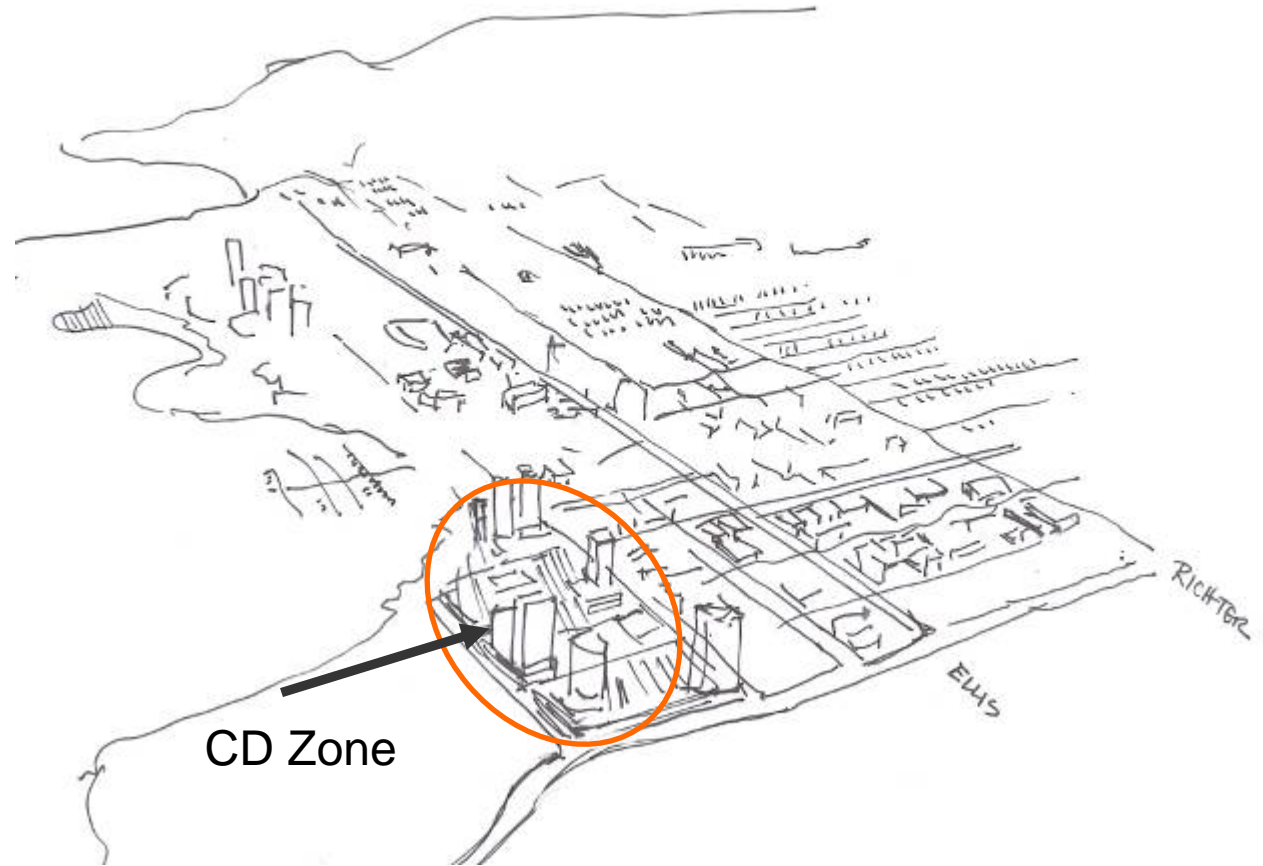
Q: Approx. Amenity Costing

1. Streetscape Construction ~ \$7,750,363
2. Plaza Construction ~ \$1,585,540
3. Public Washrooms ~ \$ 300,000
4. Public Art ~ \$ TBD
5. Indoor Civic Amenity Space:
 - a.) Daycare \$1,710,000
 - b.) Multi-use facility \$3,420,000

Q: Amenity Costing CONTINUED

6.	Public Pier ~ (*20% of \$6,750,000 to be allocated to CD Amenity ??)	\$1,350,000
7.	Children's Playground ~ (Hard costs and land/space)	\$1,666,050
8.	Affordable Housing ~ (Option #2 – 114 units @ 750 sq ft avg. & \$3,000,000)	<u>\$ 3,000,000</u>
Total		\$20,781,953

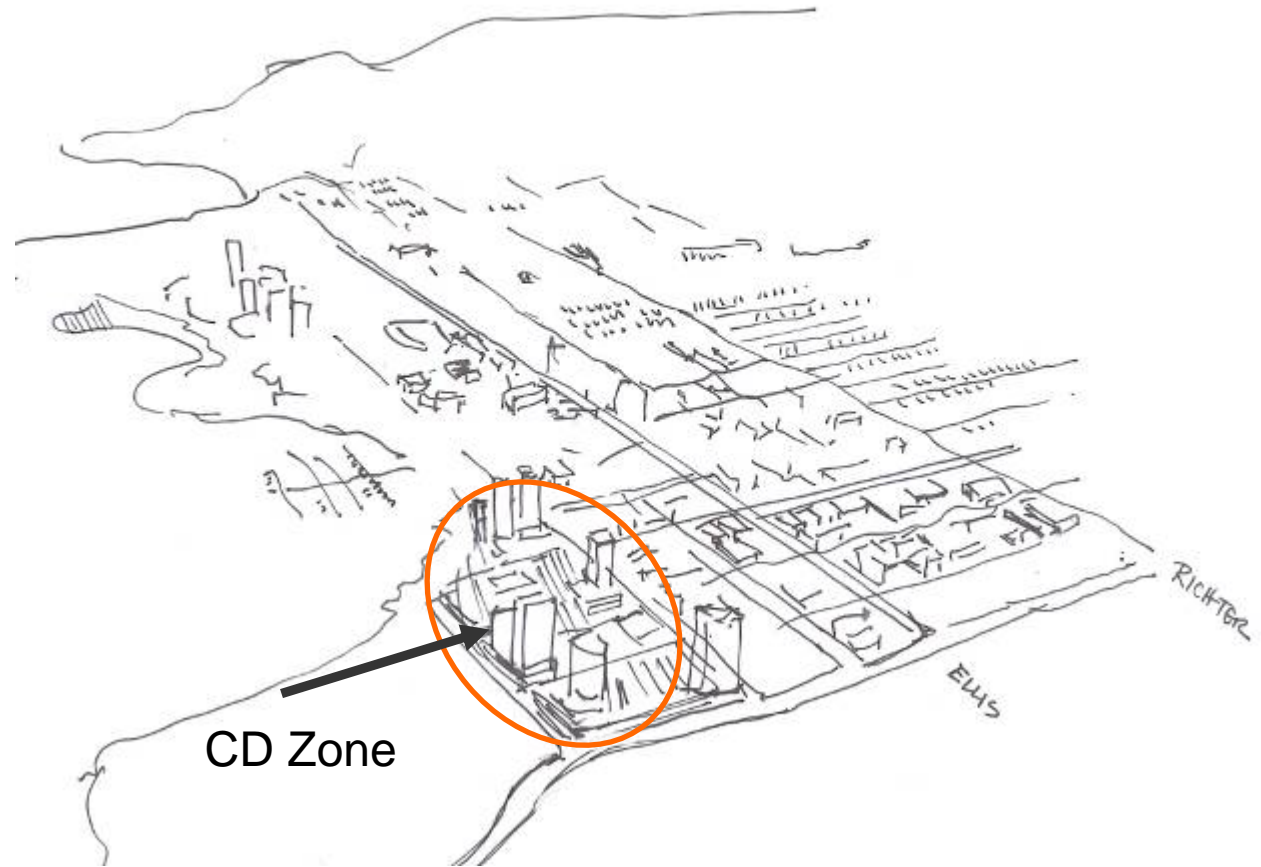
Q: Amenities & Costs



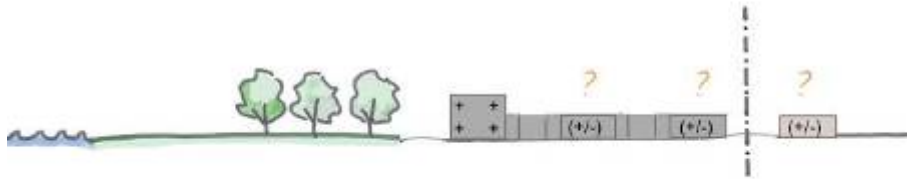
Q: Property Transfer & Compensation Arrangement

- Transfer of Open Space, Plaza or Park or Provision of other "on-site" amenity earns secondary bonus equal to the bonus assigned to the amenity
- Transfer of amenity and bonus achievement occurring only after parcel consolidation.

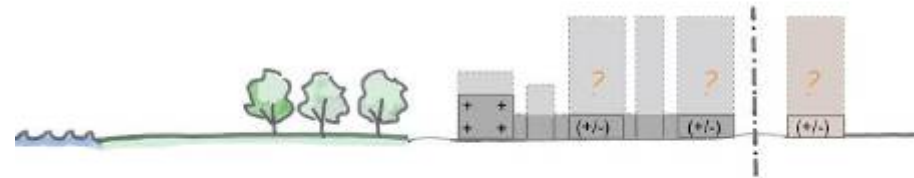
Q: Property Transfer & Compensation Arrangement



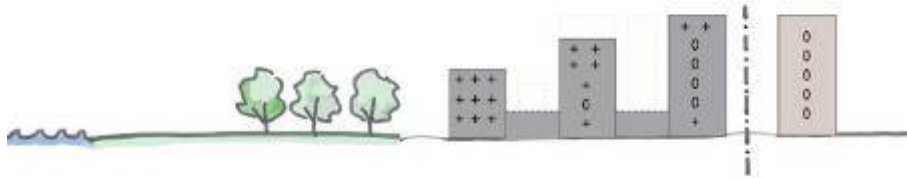
Q: Urban Design Response



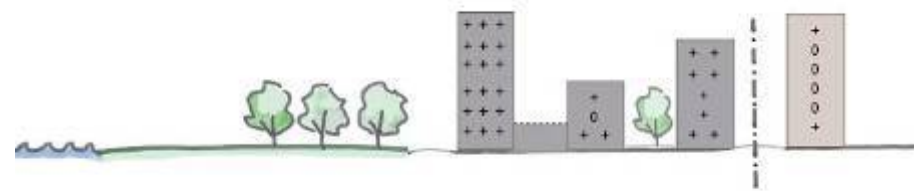
1. The Current Reality



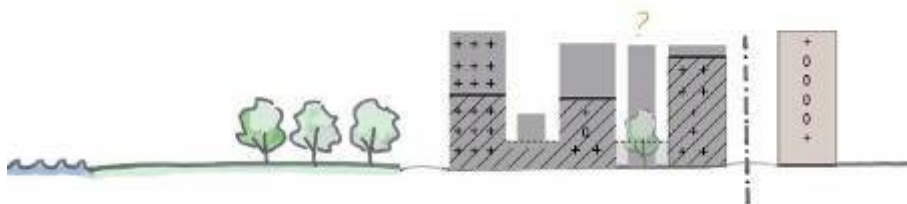
2. The Current Expectation



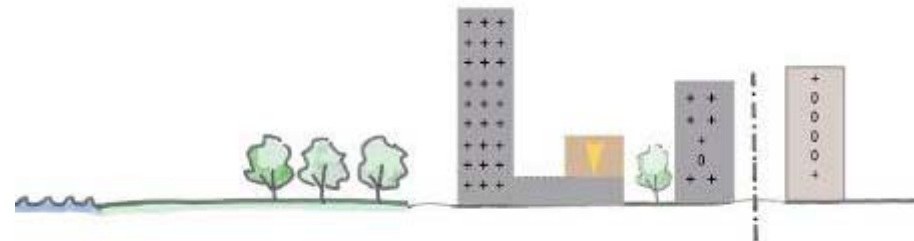
3. Equalised Outlook



4. Optimal Place-making



5. Calibration of Expectations



6. Holy Grail of Attainability

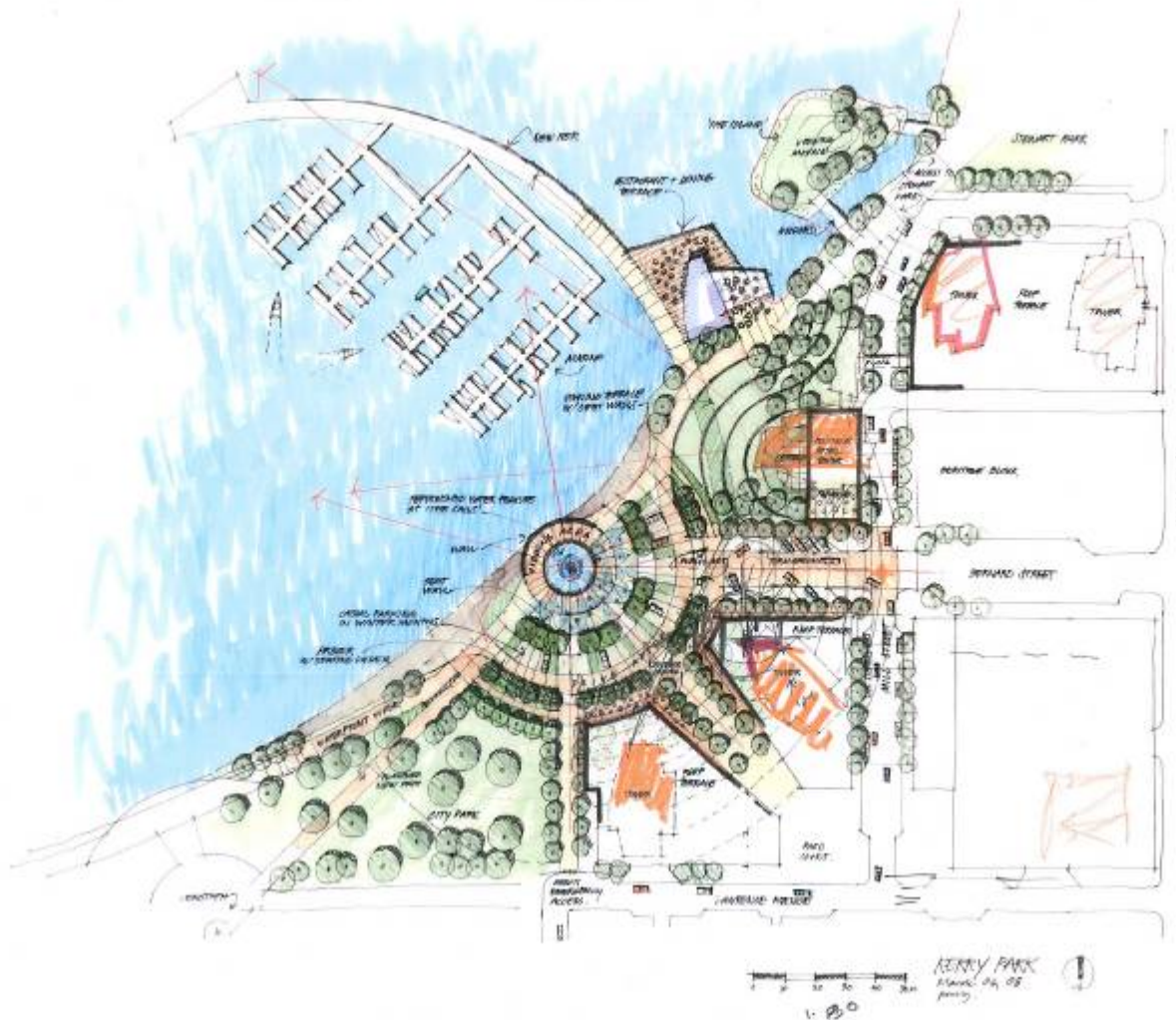
Council presentation Feb 11th 2007



Building form and siting – strong definition to support active public realm



Height and Public Amenity Context



Urban Design invites activity to “the sweet spot”

“something happens because
something happens because
something happens”

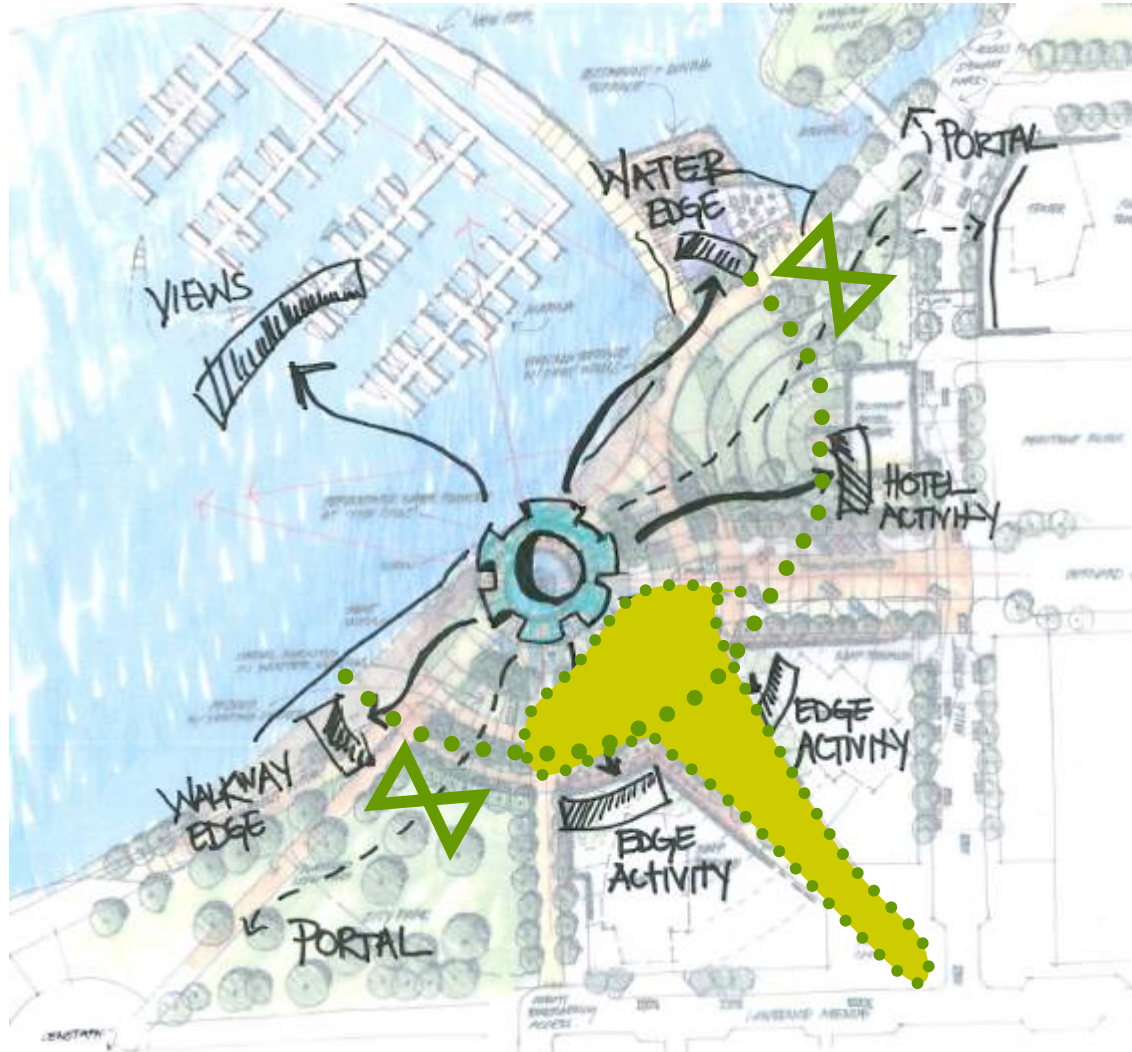
Jan Gehl, *New City Spaces*

or the law of compounding influence...



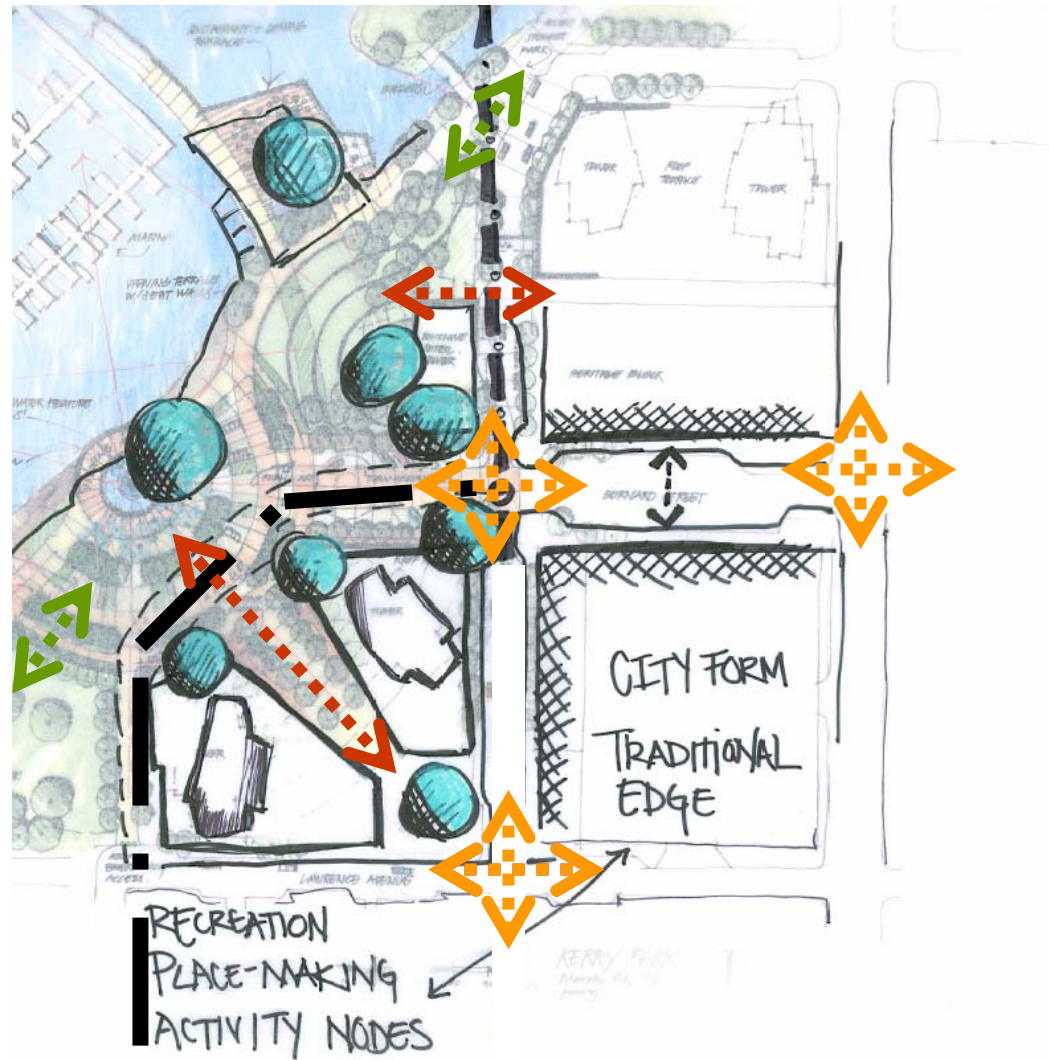
The Pivot Around the “Sweet Spot”

Trading
Place



Bridge the Divides

Looking Back
and
Looking Forward



Aerial View

Council presentation Feb 11th 2007



Aerial View

Revised March 17th 2008



Height and Volume

C7



CD

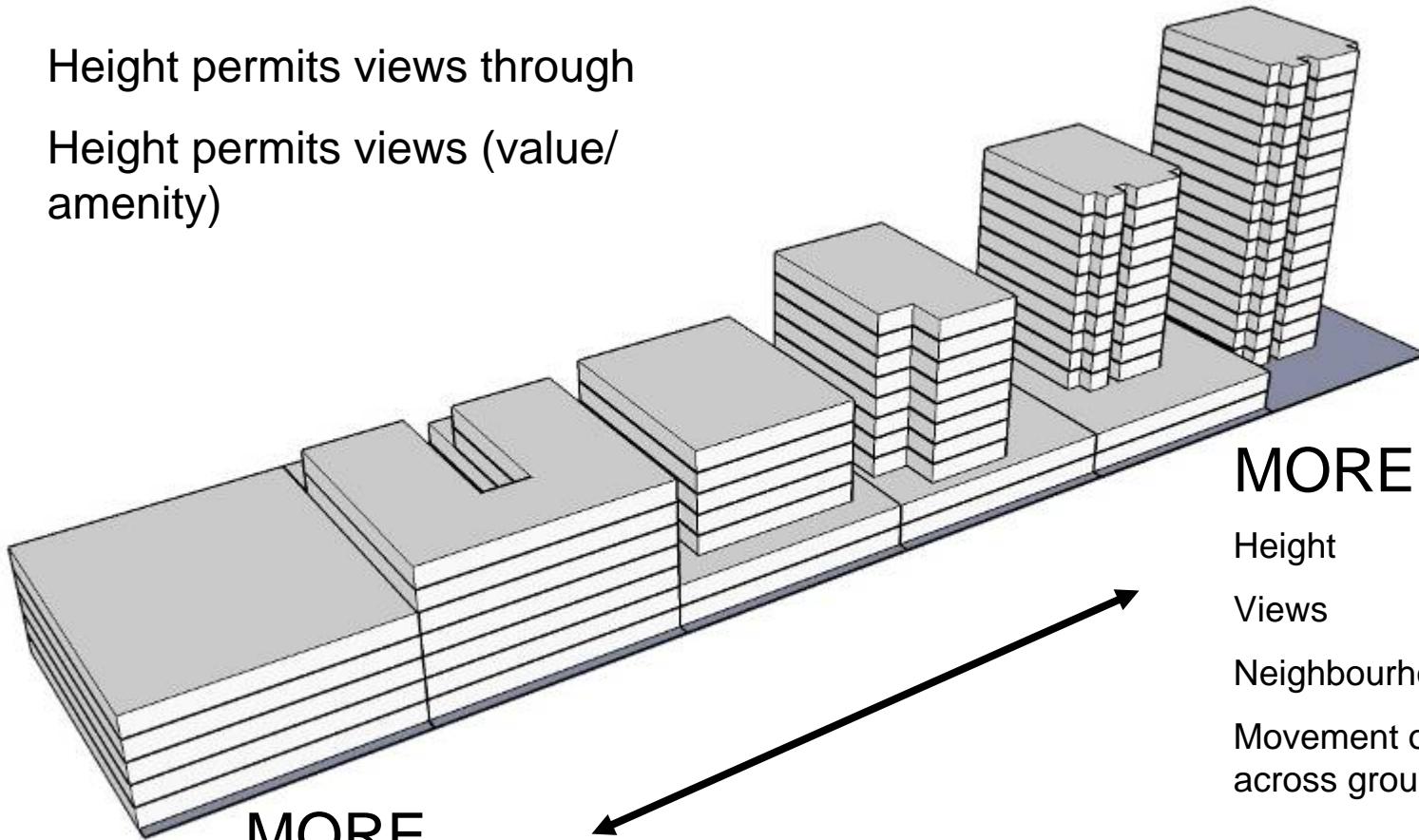


Height and Volume

Height permits views through

Height permits views (value/
amenity)

5.0 FAR



MORE

Bulk

Sidewalk shadow

Time causing shade

MORE

Height

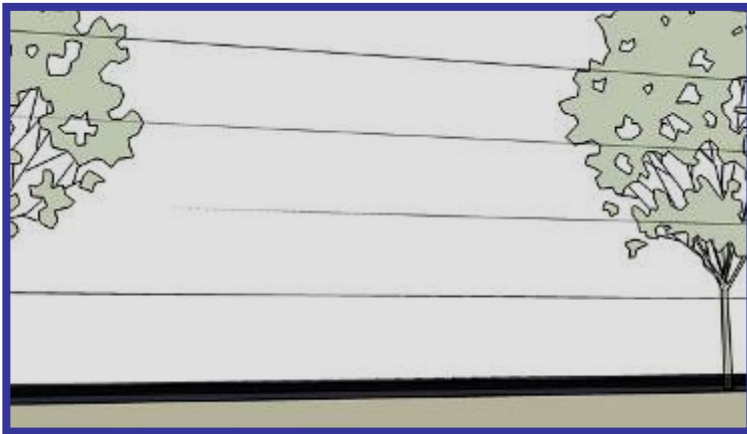
Views

Neighbourhood shadow

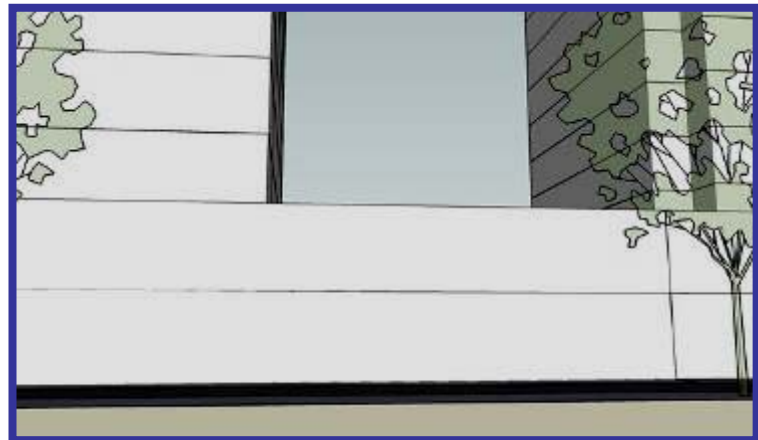
Movement of shadow
across ground

height width volume perception

Pedestrian Relationship



- Focus is on the built form
- Less opportunity for sun exposure
- Sidewalk generally shaded

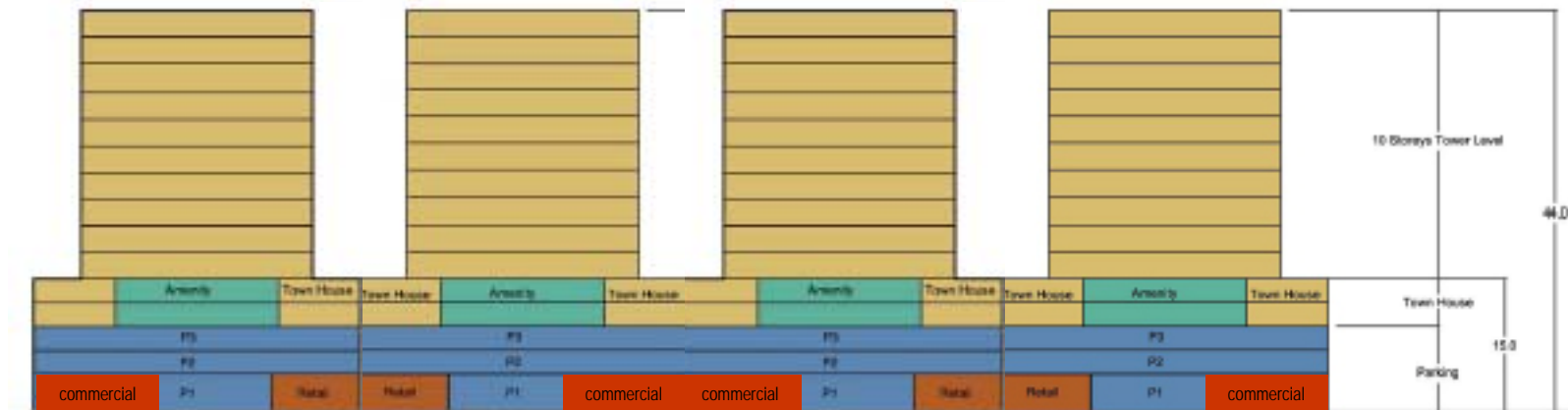


- Opportunity for views
- Sun access on sidewalk
- Shade varies, helps to shape the pedestrian realm

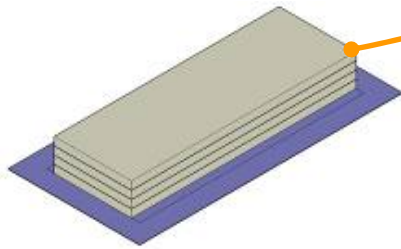
Potential Streetscape with existing C7 zoning

Building Form

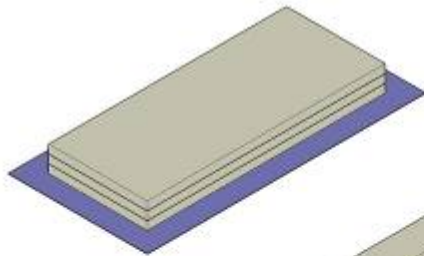
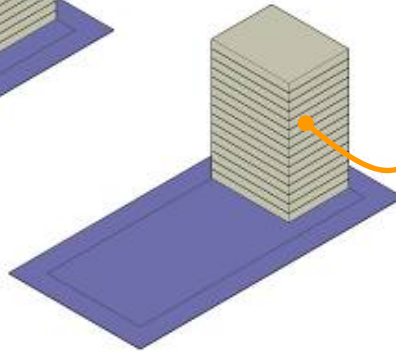
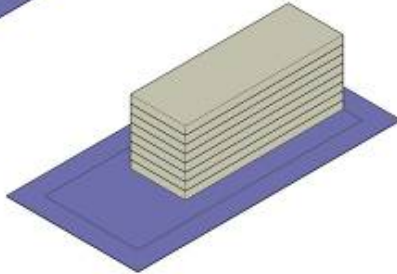
1. Makes Amenity Possible
2. Renders Amenity all but impossible



Height & Density

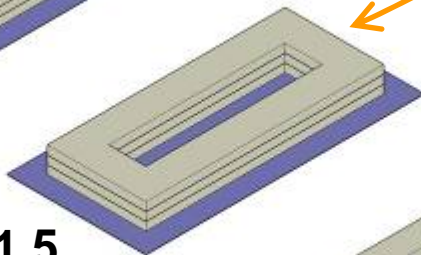


FSR 2.0

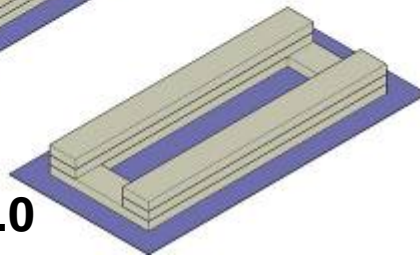


FSR 2.0

FSR 1.5

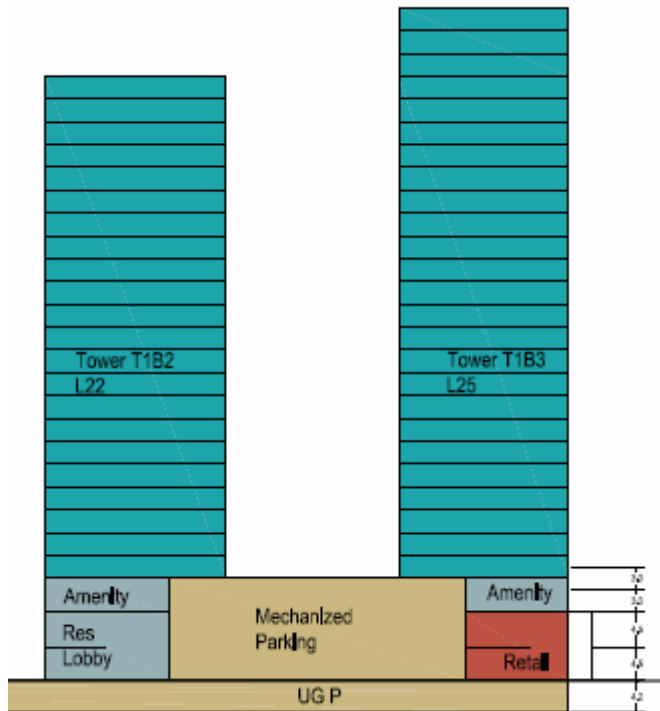


FSR 1.0



- low-rise can limit outlook to see beyond the building and connect to the broader landscape
- high-rises can be situated to have less visual intrusion on the skyline than mid-rise
- increasing or decreasing FAR does not necessarily yield a superior building form
- same pedestrian experience at three different densities

Proposed CD –Variety in Building Form



Tower Type	Maximum GSF
Type 1	6,560
Type 2	7,004
Type 3	8,497
Type 4	11,000 (office floor plate only)

Minimum Distances between Towers:

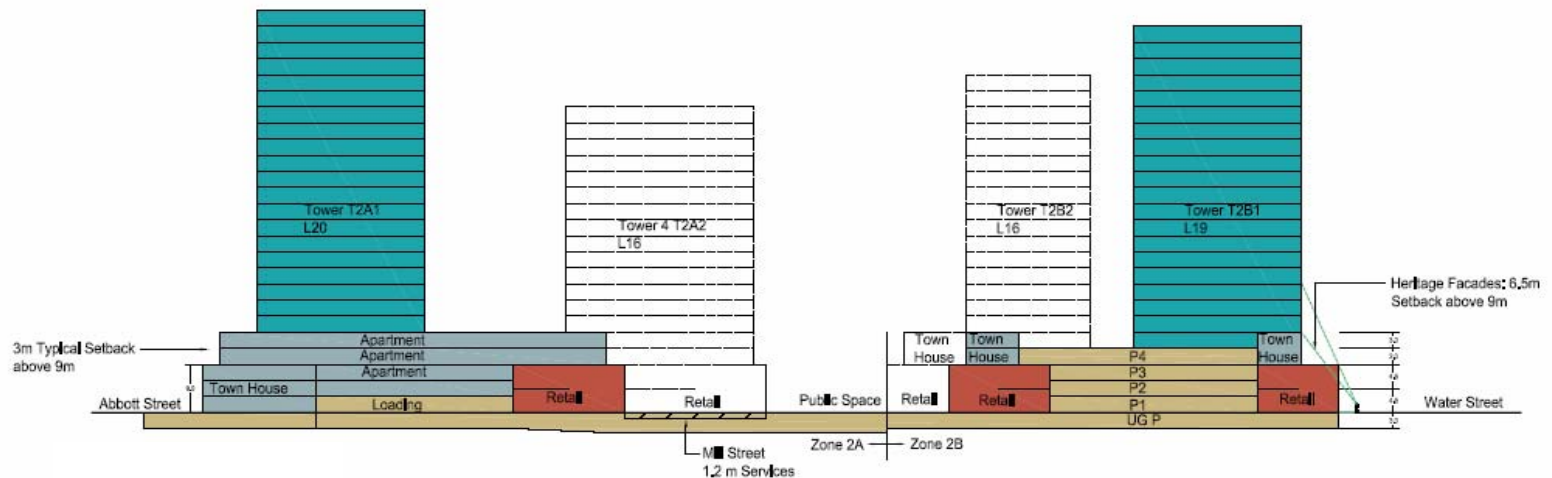
25 meters (82 Feet)

Results



Proposed CD Form-Based Code Controls

- Building Tower Type: 1 , 2 , 3 , 4
- Controls on **Maximum Length** and **Width** dimensions for tower floor-plate.
- Tower Siting (some more flexible than others), Spacing, Sunlight Preservation on Public Amenity
- Maximum street-wall height (podium)
- Ground Floor Façade Design (pedestrian-orientation)
- Roof-lines and Green Roofs



Tower Siting and Sunlight Preservation

CD Option 12



September 20

10:30 AM

12:00 PM

1:30 PM

3:00 PM

Sunshine & Shade

the market bosque

September 20

10:30 AM



1:00 PM



2:00 PM

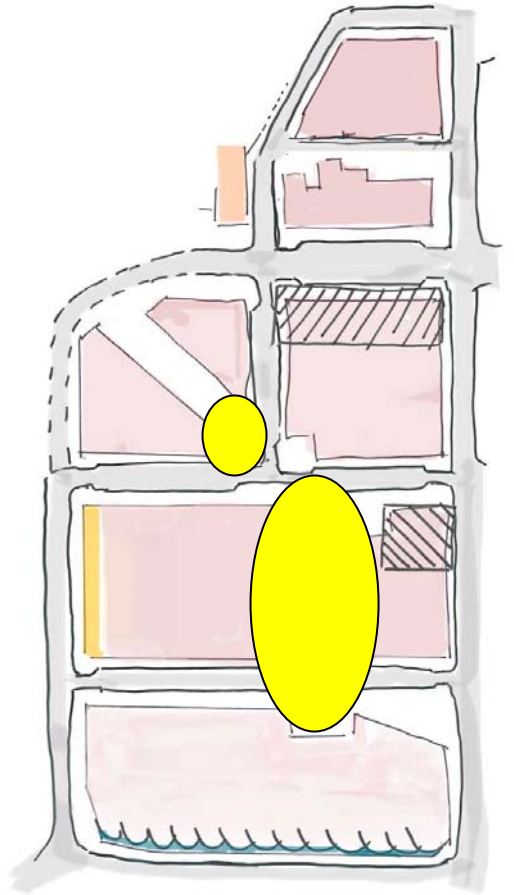


Sunshine & Shade

a.m. activity

enhance sunshine

- walking to work
- morning coffee
- cafe lunch – indoor/outdoor
- meeting at the market

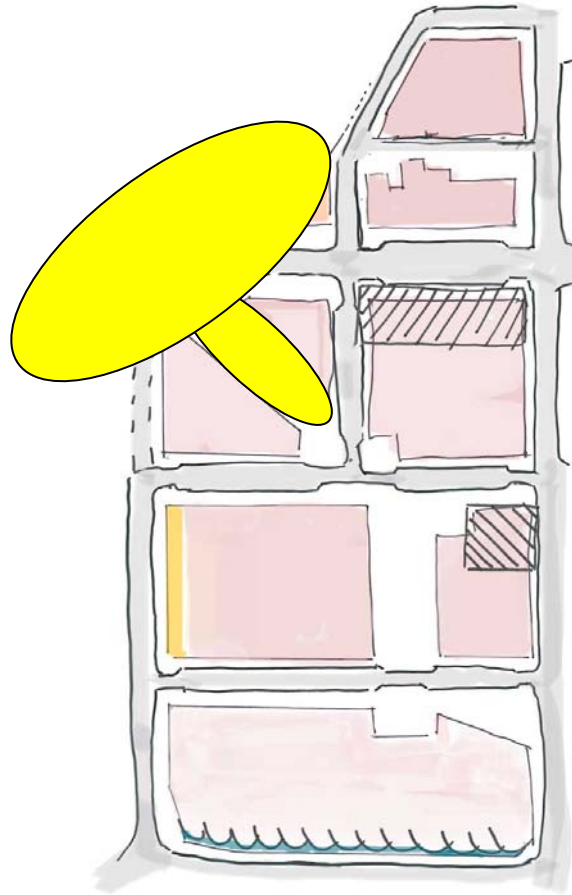


Sunshine & Shade

p.m. activity

filter sunshine

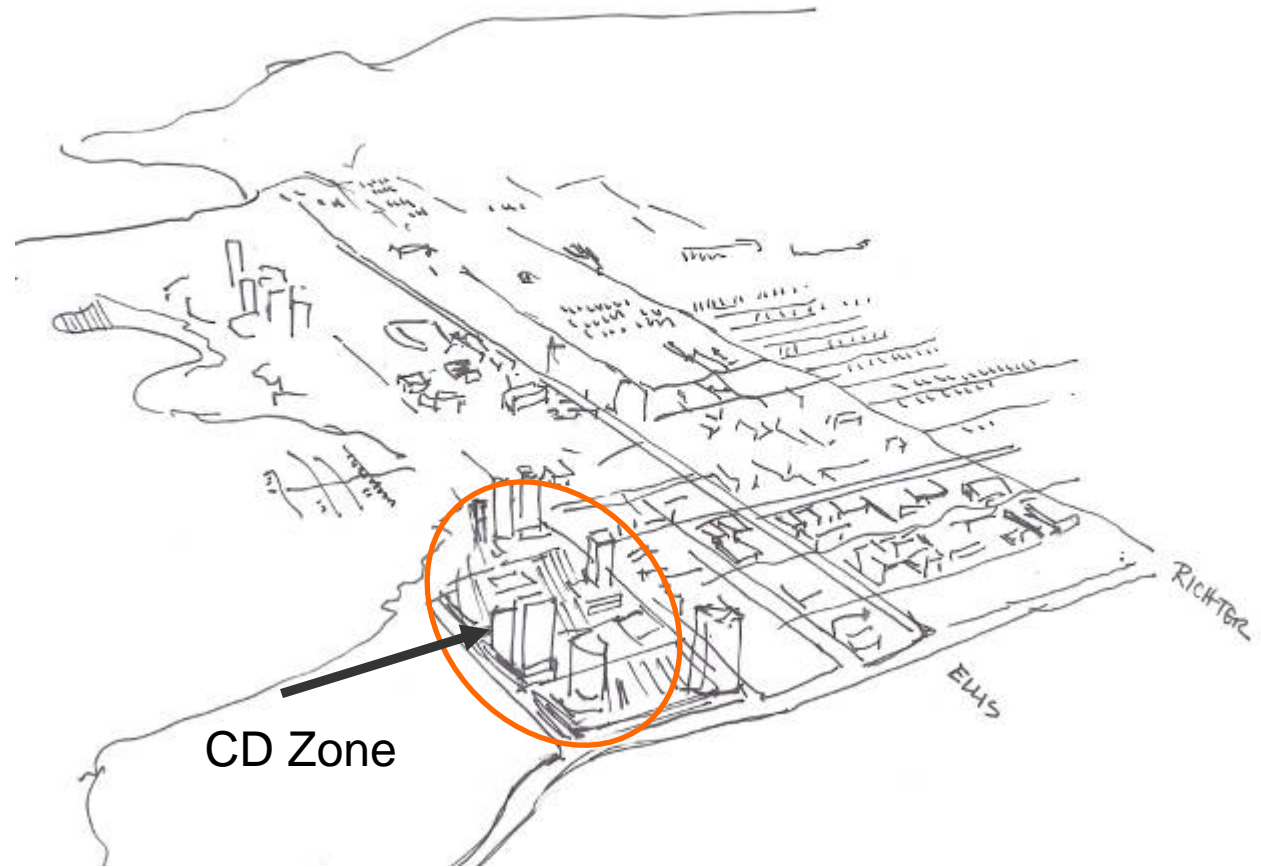
- Outdoor festival
- Walking the dog
- Taking the kids to the park
- Watching activity on the water



Eyes on the Park and Feet on the Street



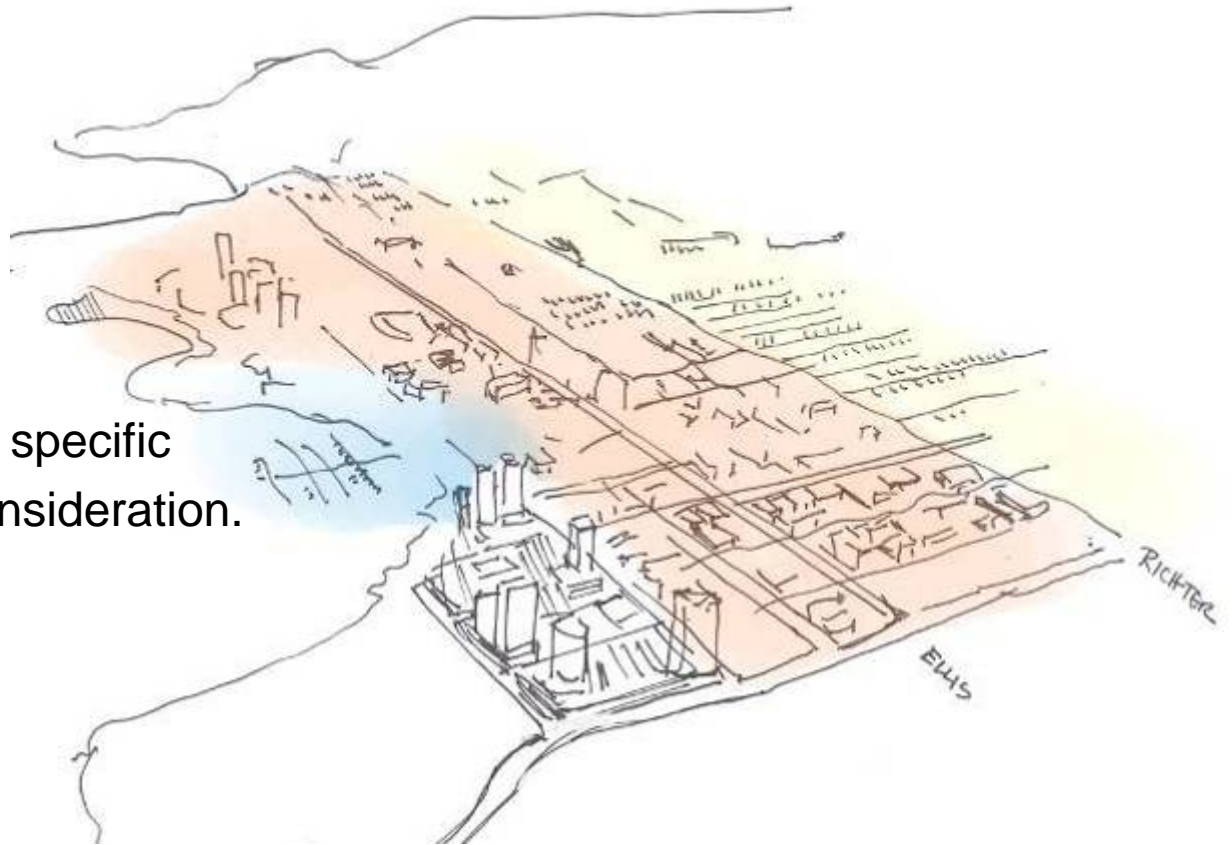
Q: Urban Design Response



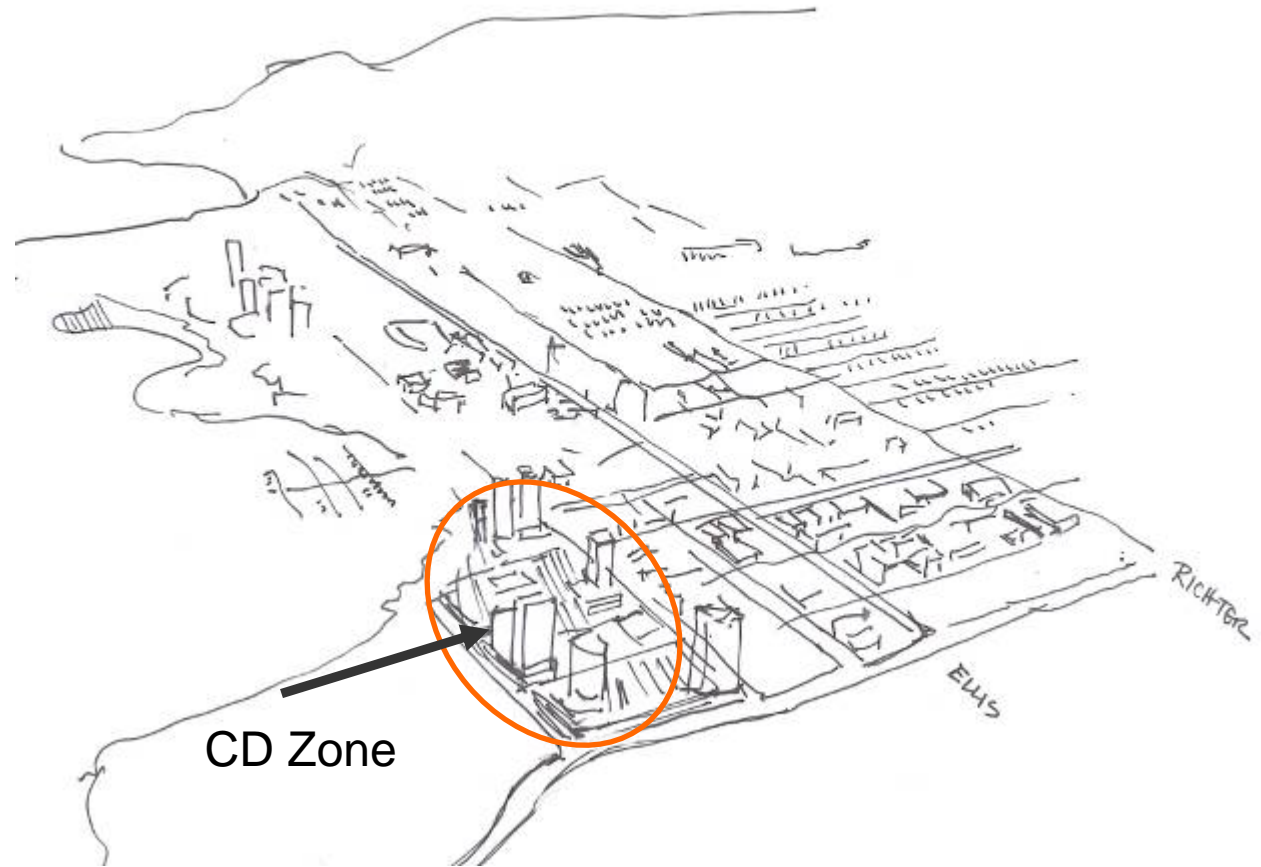
Q: Affordable Housing Policy

- **Option #1**
 - ~ Implement policy consistent with that created as a result of economist report and subsequent consultation process.

- **Option #2**
 - ~ Create a CD Zone specific policy for Council consideration.



Q: Affordable Housing Policy



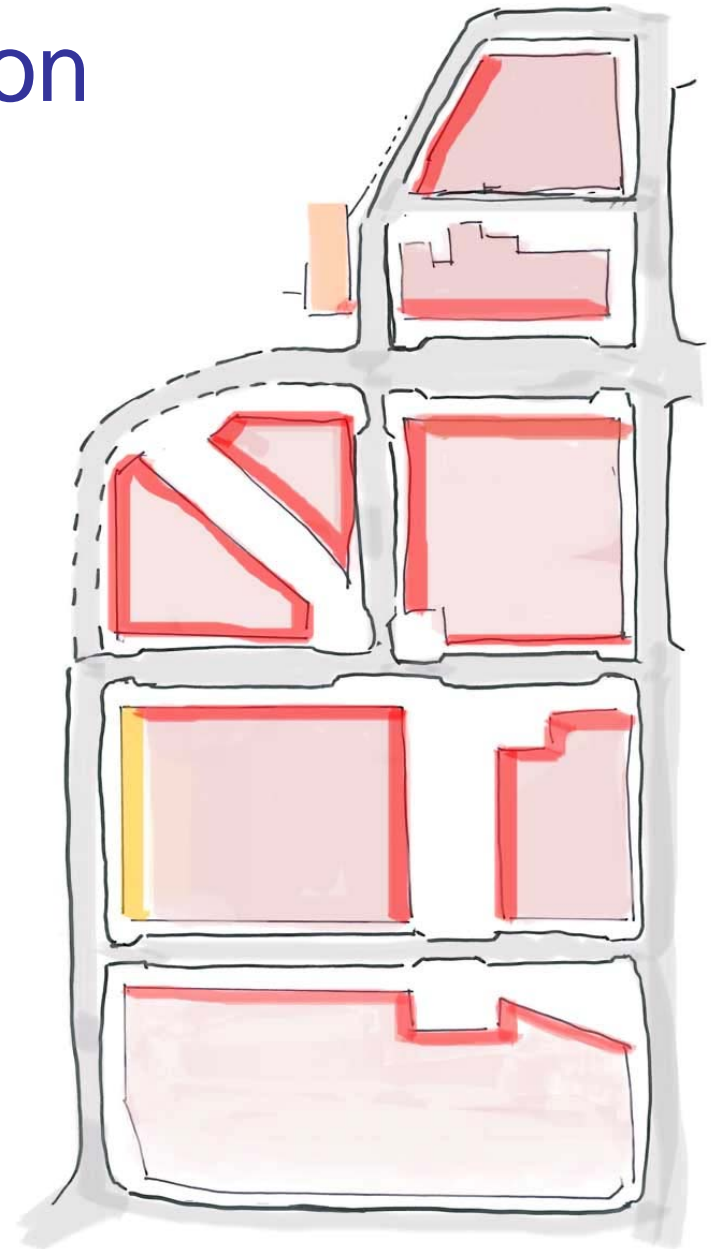
Q: Land Use Distribution

“Pedestrian-Oriented Uses” (definition)

Commercial uses with the following attributes:

(1) Scale and character that encourages an approach by either walking or cycling.

(2) Walk-in trade and small business establishments such as specialized retail and food stores, restaurants, personal service establishments, convenience stores and professional services



Ground Floor Uses

Q: Land Use Distribution

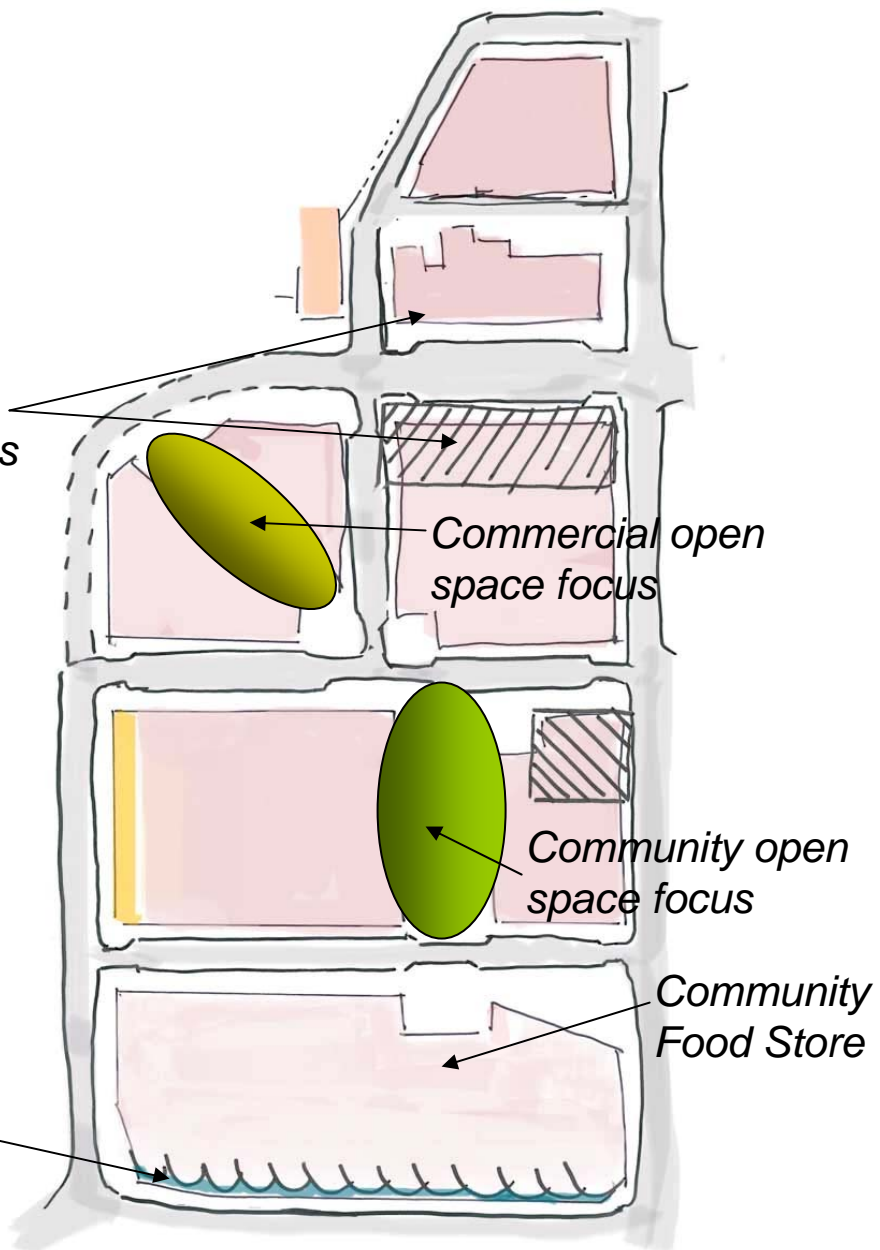
Primary Conditions

**Encourage
Sustainable
Walkability**

*Historic Streetscape
incentives/obligations*



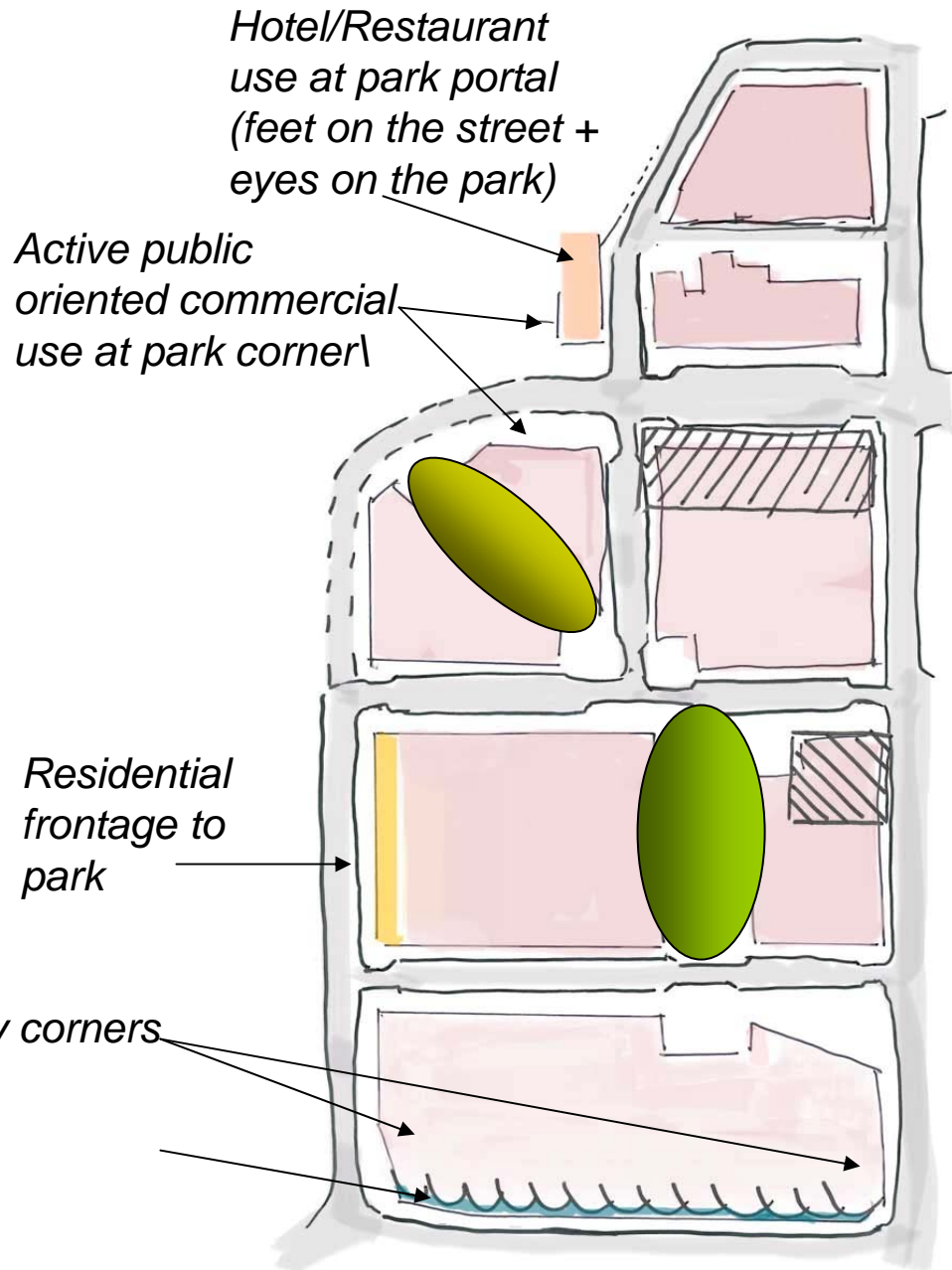
*Harvey Green Wall highway
interface/screen*



Ground Floor Uses

Q: Land Use Distribution

Primary Conditions



Ground Floor Uses

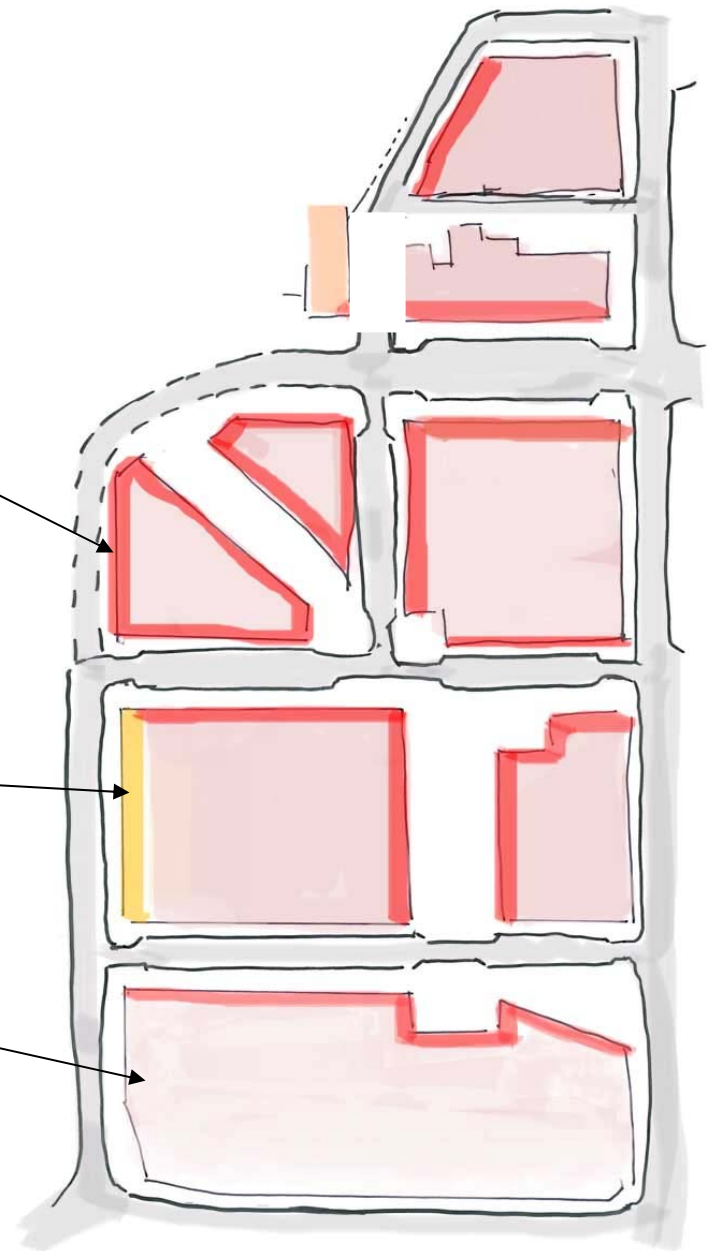
Q: Land Use Distribution

Ground Floor Uses

Ground floor uses that are considered “pedestrian-oriented” are required on a minimum of 90% of all primary pedestrian street frontages.

Residential Uses, with supplemental requirements for entrances for a rich pedestrian environment

Ground Floor Pedestrian uses are also required on a minimum of 75% of secondary street frontages.

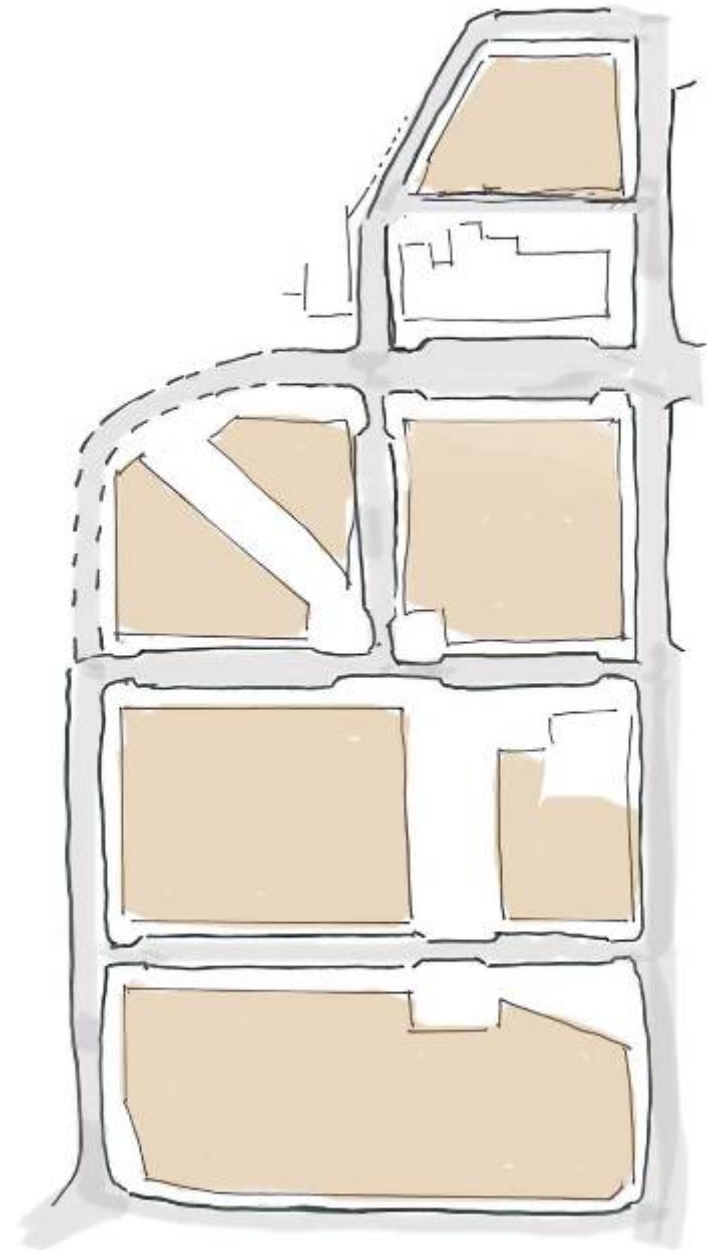


Ground Floor Uses

Q: Land Use Distribution

Podium (floors 2 to 4/6)

- Animated with 6m depth of Flex-use (choice of Commercial, Residential or Amenity Space)
- Provides screened interior parking space
- Enable future conversion from Parking to Active use or usable outdoor space)

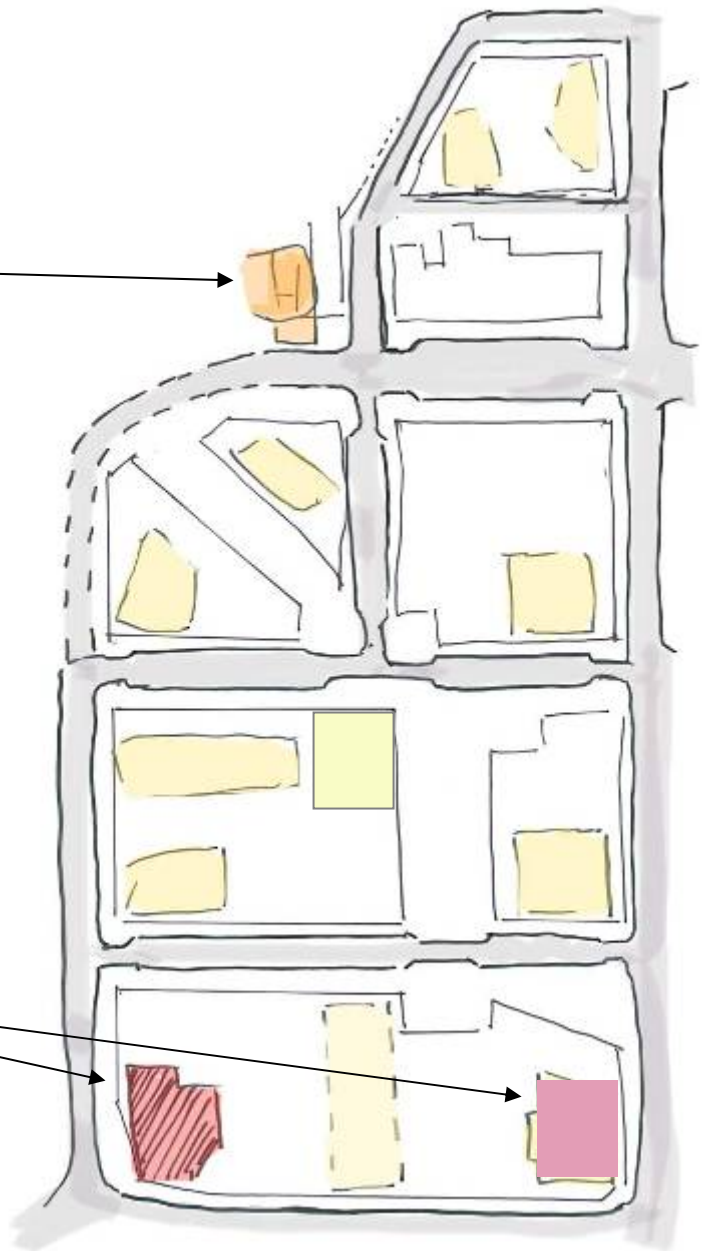


Podium Uses

Q: Land Use Distribution

Upper Floors

- Hotel use Required
- **Taller buildings are primarily Residential** (shown in yellow)
- Harvey Corners reserved for employment at low to mid rise levels - upper Floors can be residential



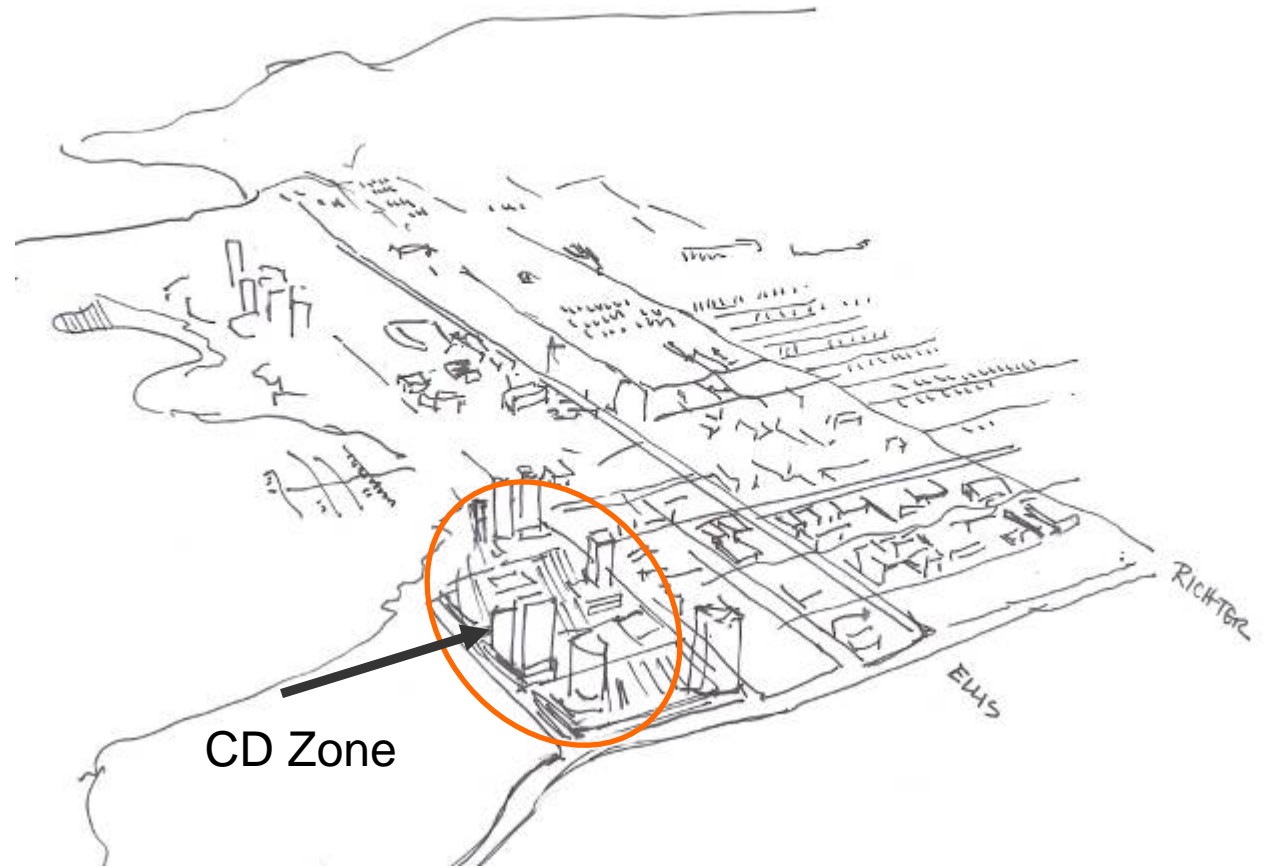
Tower uses

Proposed Uses (FAR)

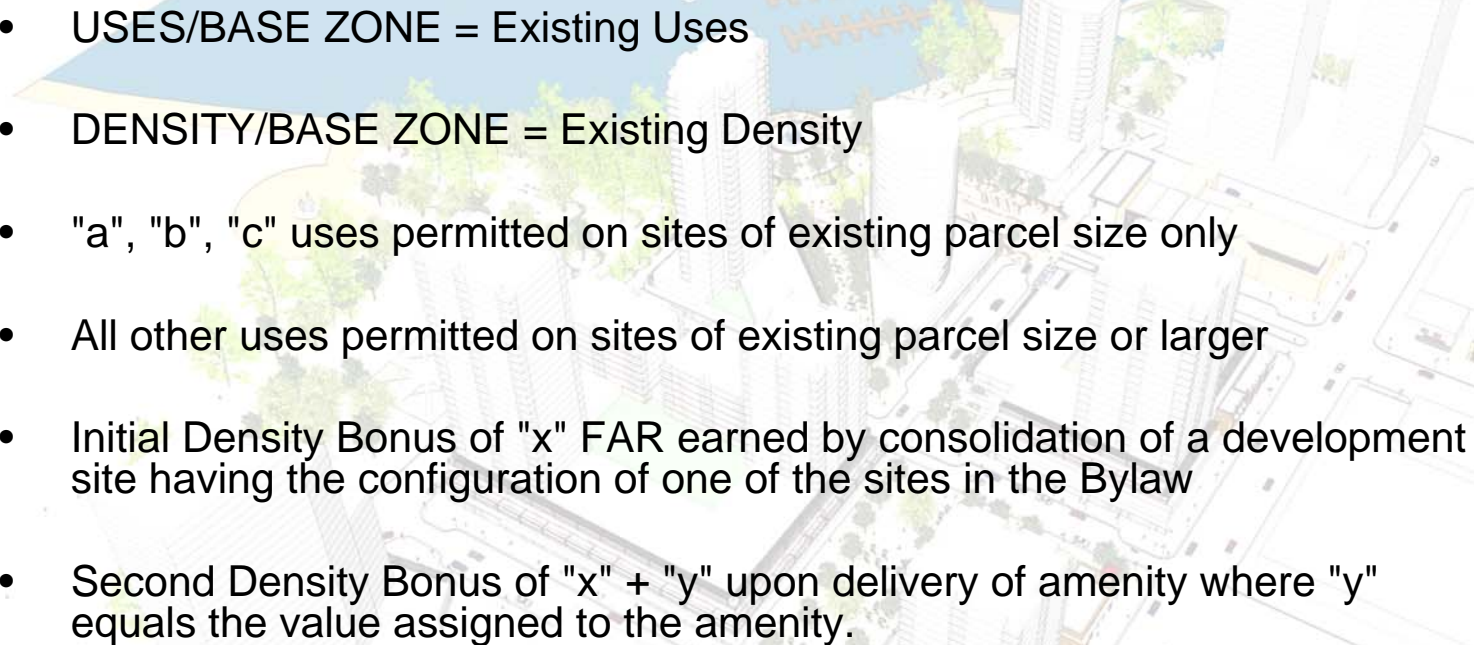
- FAR excludes internal circulation as per city zoning bylaw
- Figures show net saleable/ leaseable areas at an average of 85% efficiency of total building area (m²)

	Residential	Retail	Restaurant	Office	Hotel	Parking Spaces
Sub Area 1	28,456	975	961	2,131	9,605	555
Sub Area 2a	26,390	2,286	2,798	-		553
Sub Area 2b	17,064	4,108		-		204
Sub Area 3a	30,844	5,347		-		508
Sub Area 3b	15,461	1,931		-		224
Sub Area 4	42,439	8,430		13,482		946
Sub Total	160,653	23,077	3,759	15,613	9,605	2,990
Total NET Saleable/Leasable	212,708					

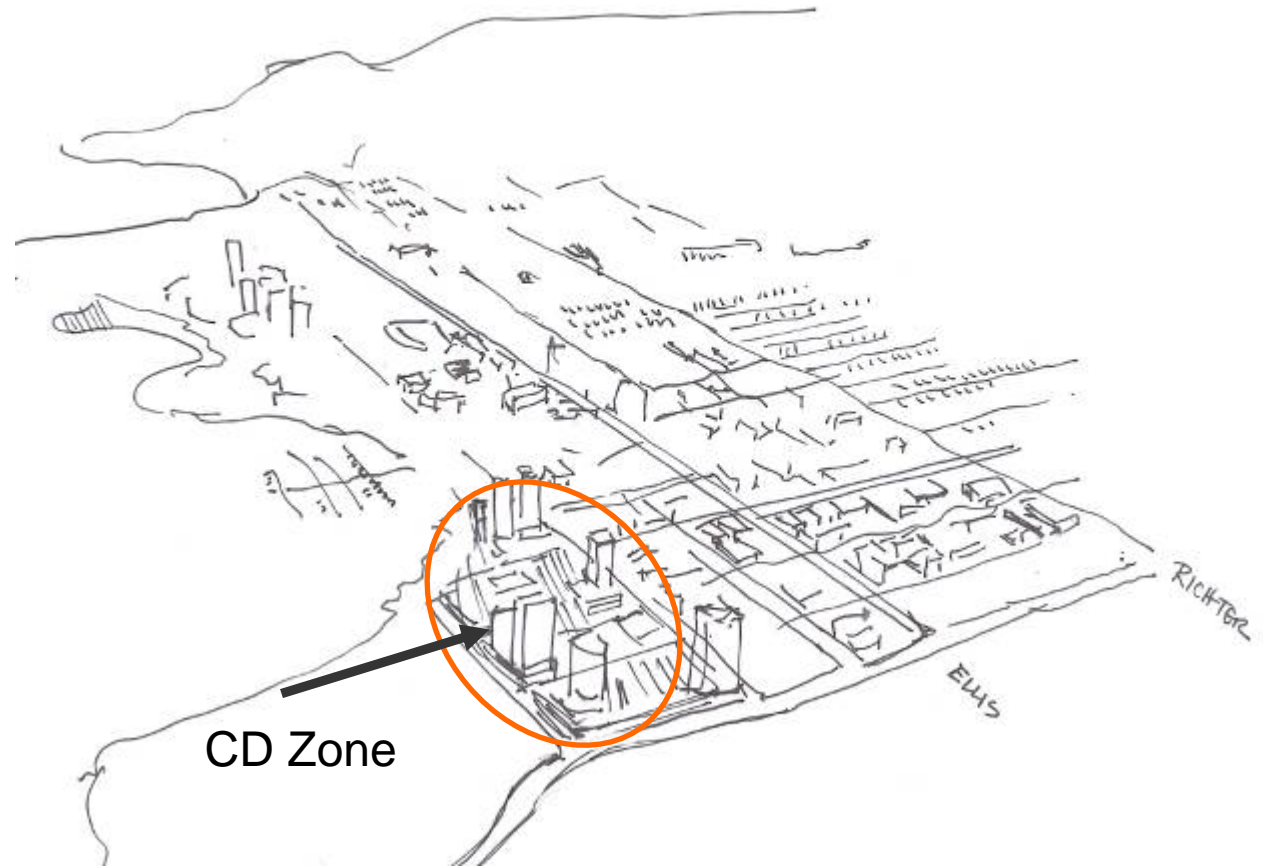
Q: Land Use Distribution



Q: Limiting Use Capabilities

- 
- USES/BASE ZONE = Existing Uses
 - DENSITY/BASE ZONE = Existing Density
 - "a", "b", "c" uses permitted on sites of existing parcel size only
 - All other uses permitted on sites of existing parcel size or larger
 - Initial Density Bonus of "x" FAR earned by consolidation of a development site having the configuration of one of the sites in the Bylaw
 - Second Density Bonus of "x" + "y" upon delivery of amenity where "y" equals the value assigned to the amenity.

Q: Limiting Use Capabilities

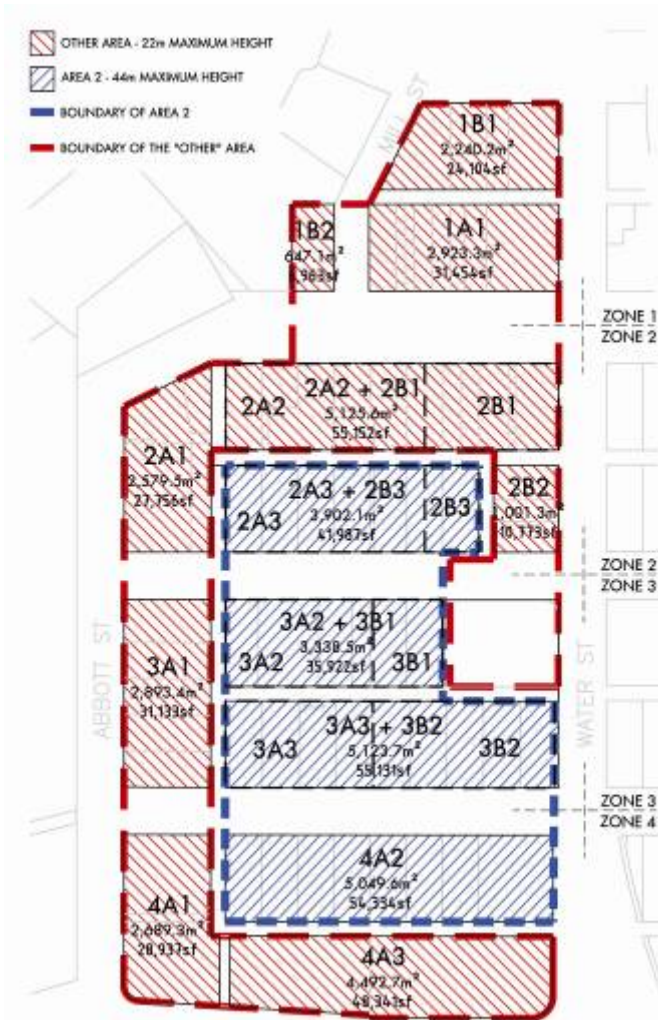




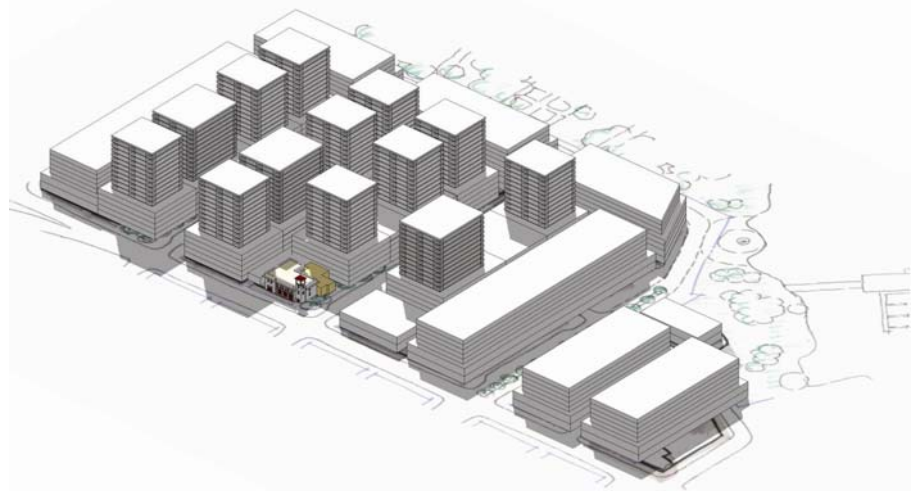
supplementary material

WORKBOOK for
City Council Workshop
March 17, 2008

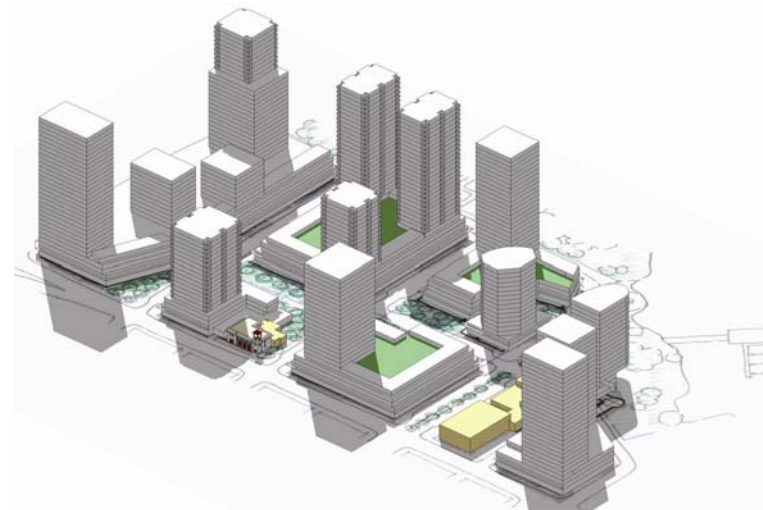
C7 existing zoning – potential yield



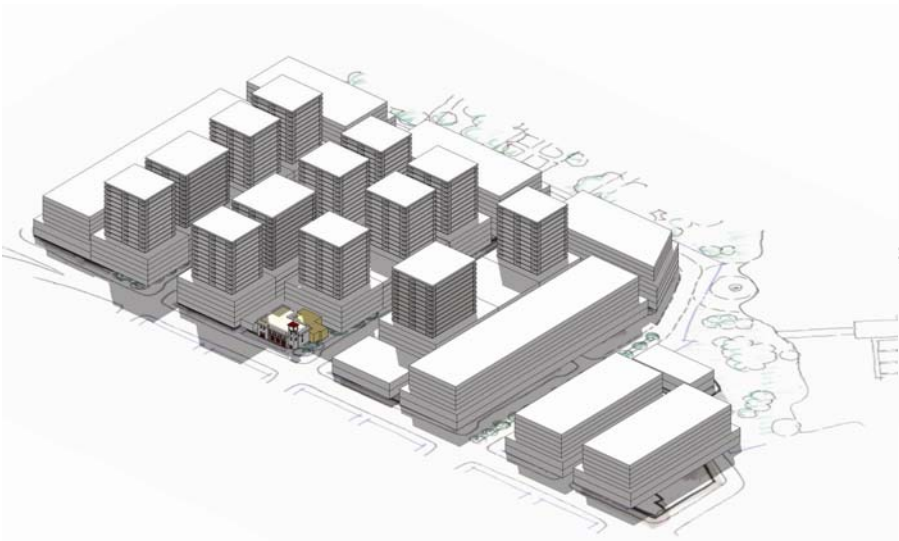
C7 YIELD	Site Area	Area 2 44m max ht	"Other Area" 22m Max ht	Fully assembled		Not assembled	
				GFA	FAR	GFA	FAR
Sub Area 1A	1A1	31,454	-	94,363	3.0	94,363	3.0
Remains as C7		31,454	YES	94,363	3.0	94,363	3.0
Sub Area 1B	1B1	24,104	-	72,313	3.0	72,313	3.0
	1B2	6,963	-	13,925	2.0	13,925	2.0
Total		31,067	YES	86,238	2.8	86,238	2.8
Sub Areas 2A + 2B	2A1	27,756	-	83,267	3.0	77,263	2.8
	2A2 + 2B1	55,152	-	165,456	3.0	153,448	2.8
	2A3 + 2B3	41,987	YES	209,935	5.0	173,911	4.1
	2B2	10,773	-	21,547	2.0	15,543	1.4
Total		135,668	YES	480,205	3.5	420,165	3.1
Sub Areas 3A + 3B	3A2 + 3B1	35,919	YES	179,595	5.0	143,571	4.0
	3B3	-	-	-	-	-	-
	3A3 + 3B2	55,134	YES	275,670	5.0	239,646	4.3
	3A1	31,133	-	93,399	3.0	87,395	2.8
Total		122,186	YES	548,664	4.5	470,612	3.9
Sub Area 4	4A1	28,937	-	86,810	3.0	80,806	2.8
	4A2	54,334	YES	271,669	5.0	253,657	4.7
	4A3	48,341	-	145,023	3.0	139,019	2.9
Total		131,611	YES	503,502	3.8	473,482	3.6
Total		420,532		1,618,609	3.8	1,450,497	3.4



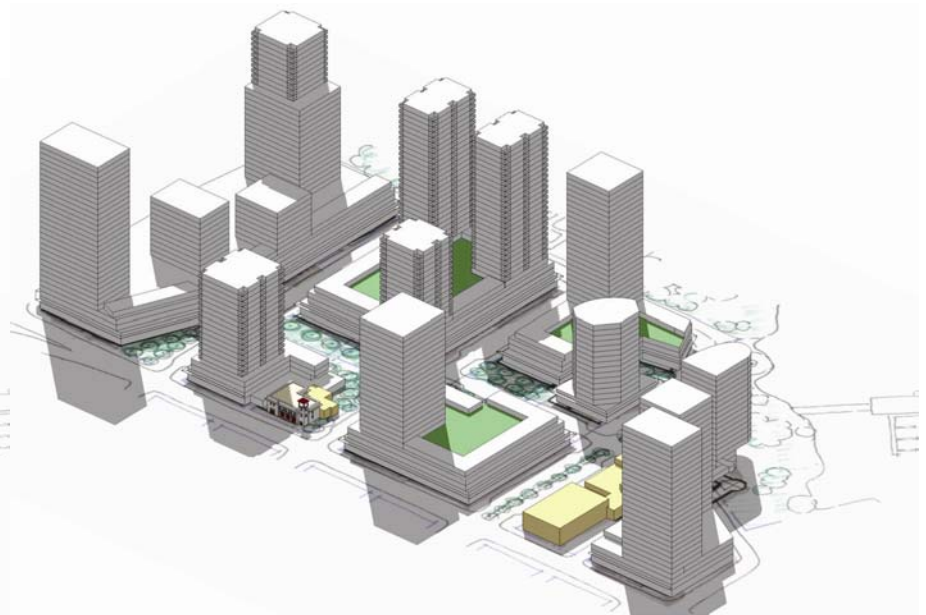
WORKBOOK



CD zoning – comparative yield



C7 Yield



CD Yield





CD Zoning Aerial View



Traffic and Sunshine

