



Into the Future

Workshop Continued

Agenda:

1. Affordable Housing
2. Sustainability
3. Royal Trust Site
4. Heritage





Q: Affordable Housing Policy

- **Option #1**
 - ~ Implement policy consistent with that created as a result of economist report and subsequent consultation process.
- **Option #2a**
 - ~ Create a CD Zone specific policy for Council consideration.

An architectural rendering of a sustainable urban development. The scene shows a cluster of modern, multi-story buildings with glass facades and green roofs. A central green space with trees and a small pond is surrounded by the buildings. A body of water is visible in the background, with a bridge or pier extending into it. The overall design emphasizes green spaces, water features, and modern architecture. The text "Q: Sustainability" is overlaid on the top right of the image.

Q: Sustainability

- Sustainability Movement – Urbanization
- Pillars of Sustainability
 1. Environmental
 2. Social/Cultural
 3. Economic

An architectural rendering of a sustainable urban development. It features several tall, modern buildings with green roofs and integrated green spaces. A body of water is visible in the background, and a bridge or walkway connects different parts of the development. The overall design emphasizes green infrastructure and sustainable urban planning.

Q: Sustainability

- Intended Response:
 - **City's Sustainability Checklist
 - Parking – convertible/reduction/creativity
 - Pedestrian focus – walking/biking/connections
 - Active rooftops
 - District energy
 - Bicycle parking
 - Transit relationship (BRT)
- Sustainability Bonusing

Q: Sustainability

LEED for Neighbourhood Development

Project Number: 55907 Project Name: Kelowna CD-1 Urban Plan Date: March 24, 2008

Prerequisite or Credit	OPTION PATH	Potential Points	Achievable?	Likely Points	Comments to Achieve Level
Smart Location & Linkage					
Prereq 1 Smart Location		1	Y	NA	Infill site - close to centre of Region's transit system
Prereq 2 Proximity to Water and Wastewater Infrastructure		1	Y	NA	Existing core civil infrastructure adequate for buildout.
Prereq 3 Imperilled Species and Ecological Communities		1	Y	NA	No imperilled species expected
Prereq 4 Wetland and Water Body Conservation	1 or 2		Y	NA	If at flood plain level then demonstrate urban mapping
Prereq 5 Agricultural Land Conservation	2		Y	NA	Urban Infill
Prereq 6 Floodplain Avoidance	2		Y	NA	Urban Infill
Credit 1 Brownfield Redevelopment		2	N	0	Not a brownfield
Credit 2 High Priority Brownfields Redevelopment		1	N	0	Not a brownfield
Credit 3 Preferred Locations		2-10	Y	9	guesstimate of at least 30 miles of centreline miles/ sq mile within 1 mile radius
Credit 4 Reduced Automobile Dependence		1-8	Y	4	guesstimated of 100 transit rides per week day within 1/4 mile of 50% of building entrances
Credit 5 Bicycle Network		1	Y	1	Diverse use mix adjacent + bike for 15% of car capacity
Credit 6 Housing and Jobs Proximity		1 3	Y	3	within 1/2 mile of pre-project jobs >50% dwelling units
Credit 7 School Proximity		1	N	0	distance to school to be confirmed
Credit 8 Steep Slope Protection		1	N	0	N/A
Credit 9 Site Design for Habitat or Wetlands Conservation	2	1	Y	1	native plants for 90% of vegetation
Credit 10 Restoration of Habitat or Wetlands		1	N	0	May be covered in Park design
Credit 11 Conservation Management of Habitat or Wetlands		1	N	0	May be covered in Park design
Smart Location & Linkage		30		18	

Prerequisite or Credit	OPTION PATH	Potential Points	Achievable?	Likely Points	Comments to Achieve Level
Neighborhood Pattern & Design					
Prereq 1 Open Community			Y	NA	No gated areas
Prereq 2 Compact Development			Y	NA	Develop above minimum densities: 7u/ac, 0.5 FAR commercial
Credit 1 Compact Development		1-7	Y	6	5.6 Res + 0.4 Comm on area table
Credit 2 Diversity of Uses		1-4	Y	4	Ten qualifying uses within 1/2 mile
Credit 3 Diversity of Housing Types		1-3	Y	2	Estimated Simpson diversity index of 0.6
Credit 4 Affordable Rental Housing		1-2	N	0	City demographic calculation required
Credit 5 Affordable For-Sale Housing		1-2	N	0	City demographic calculation required
Credit 6 Reduced Parking Footprint		2	Y	2	No visible surface lots, and 10% bike & carpool
Credit 7 Walkable Streets		4-8	Y	8	Extensive urban design criteria to be met
Credit 8 Street Network		1-2	Y	2	Street grid density above 30 centreline mi. per sq. mi.
Credit 9 Transit Facilities		1	Y	1	Safe, illuminated transit stops with information
Credit 10 Transportation Demand Management		2	?	0	Achievable but subject to transit policy
Credit 11 Access to Surrounding Vicinity		1	Y	1	Through-street every 800 feet max
Credit 12 Access to Public Spaces		1	Y	1	1/6ac park within 1/2 mi. of 90% of dwellings
Credit 13 Access to Active Public Spaces		1	Y	1	1ac park within 1/2 mi. or bikeway within 1/4 mi or gym/rec. centre within 1/4 of 90% of dwellings
Credit 14 Universal Accessibility		1	Y	1	20% accessible housing of all types
Credit 15 Community Outreach and Involvement		1	Y	1	Active public participation required in all phases
Credit 16 Local Food Production		1	?	0	Possible to provide growing space/ community gardens
Neighborhood Pattern & Design		39		30	

PRELIMINARY CHECKLIST

VIA ARCHITECTURE

Prerequisite or Credit	OPTION PATH	Potential Points	Achievable?	Likely Points	Comments to Achieve Level
Green Construction & Technology					
Prereq 1 Construction Activity Pollution Prevention			Y	NA	Prevent erosion, sedimentation, air and water pollution during construction
Credit 1 LEED Certified Green Buildings		1-3	?	0	LEED certification for 20-40% of buildings
Credit 2 Energy Efficiency in Buildings		1-3	?	0	90% of buildings energy efficient over ASHRAE or ENERGY STAR. Conduct whole building energy simulations - various compliance paths
Credit 3 Reduced Water Use	2	1-3	Y	1	Point for nonpotable or eliminating irrigation
Credit 4 Building Reuse and Adaptive Reuse		1-2	Y	2	Re-use 50% of 1 build (measured on surface area) + equiv of 2nd
Credit 5 Reuse of Historic Buildings		1	Y	1	Incorporate 1 Historic Building
Credit 6 Minimize Site Disturbance through Site Design		1	Y	1	development footprint is 100% previously developed
Credit 7 Minimum Site Disturbance during Construction		1	Y	1	development footprint is 100% previously developed
Credit 8 Contaminant Reduction in Brownfields Remediation		1	N	0	Not a brownfield site
Credit 9 Stormwater Management		1-5	?	0	Safest to assume infiltration rates not achievable with
Credit 10 Heat Island Reduction	1	1	Y	1	50% parking spaces under cover
Credit 11 Solar Orientation		1	N	0	Unrealistic criteria based on east-west orientation
Credit 12 On-Site Energy Generation		1	N	0	5% of project's electrical requirements generated on site with low CO2.
Credit 13 On-Site Renewable Energy Sources		1	N	0	5% of project's electrical requirements generated on site through renewable sources
Credit 14 District Heating and Cooling		1	N	0	80% connected to district heating and cooling achieving 80% of need
Credit 15 Infrastructure Energy Efficiency		1	?	1	all district lights, pumps, and treatment systems perform 15% better than baseline
Credit 16 Wastewater Management		1	N	0	Divert 50% of wastewater, provide onsite treatment
Credit 17 Recycled Content in Infrastructure		1	?	1	90% recycled aggregate in concrete, 25% fly ash, or equivalent for roads, parking lots, sidewalks and curbs
Credit 18 Construction Waste Management		1	Y	1	Reduce or salvage 50% of construction debris not land-clearing or excavation
Credit 19 Comprehensive Waste Management		1	?	0	2 of 3: Hazardous materials dropoff, recycling and reuse station, compost station
Credit 20 Light Pollution Reduction		1	?	1	Light to minimums of safety and comfort. Light infiltration maximums per project IESNA zoning
Green Construction & Technology		31		11	

Prerequisite or Credit	OPTION PATH	Potential Points	Achievable?	Likely Points	Comments to Achieve Level
Innovation & Design Process					
Credit 1 Innovation in Design		1-5	Y	1	Requires exceptional performance under any credit or innovation
Credit 2 LEED Accredited Professional		1	Y	1	LEED Professionals on team
Innovation & Design Process		6		2	

Project Number: 55907 Project Name: Kelowna CD-1 Urban Plan Date: March 24, 2008

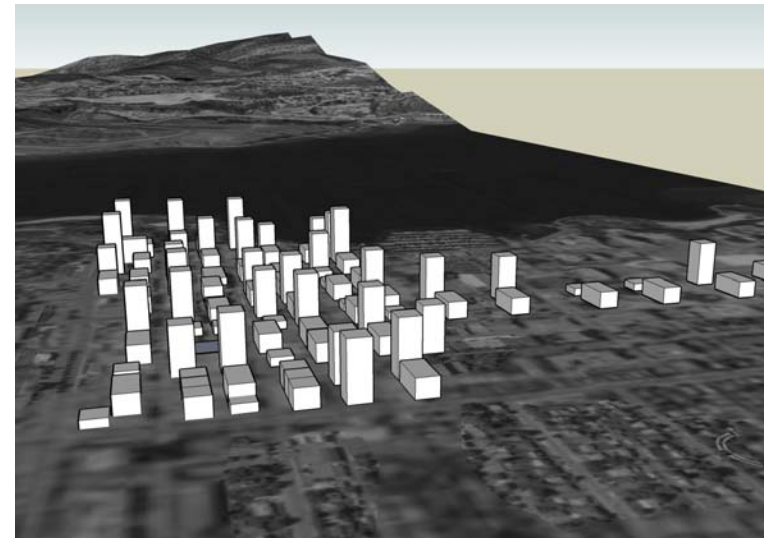
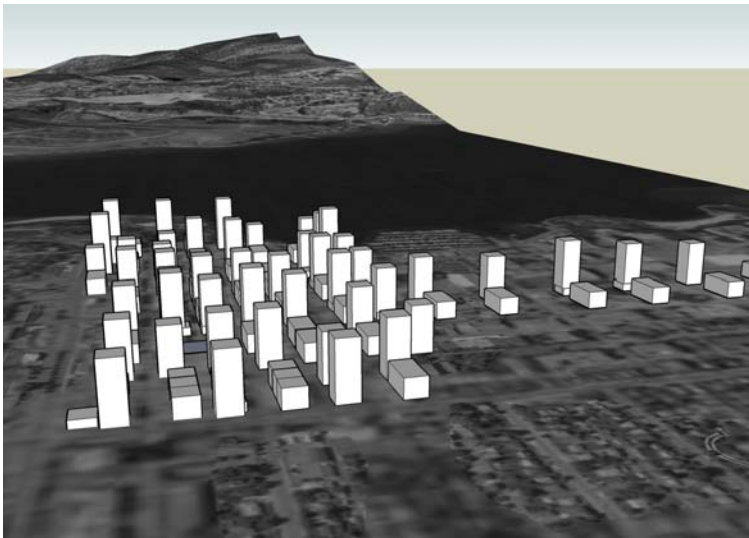
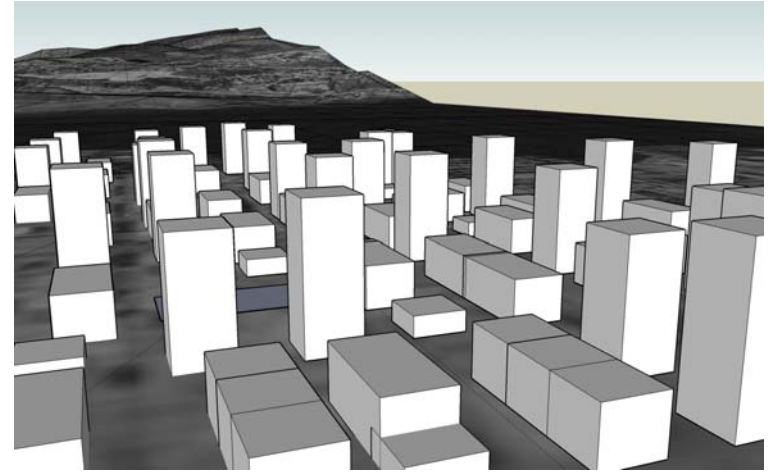
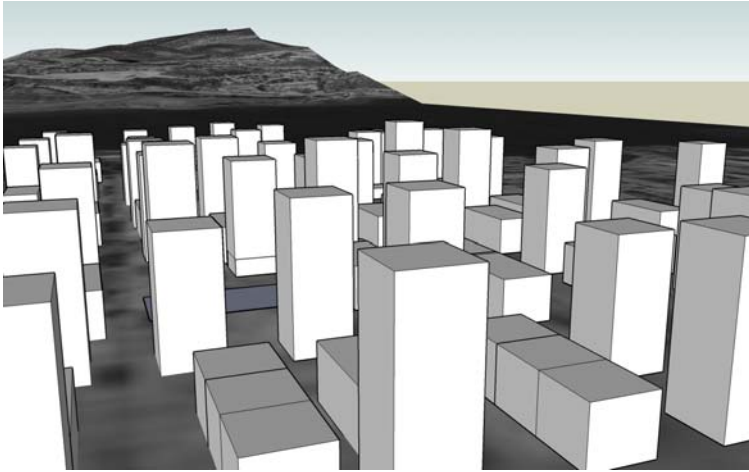
LEED ND Grand Total: 106 **61**

Certified: 40-49 points; Silver: 50-59 points; Gold: 60-79 points; Platinum: 80-106 points

PRELIMINARY CHECKLIST

VIA ARCHITECTURE

Height | Density | Views



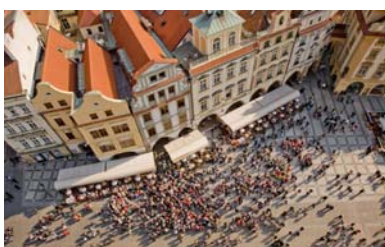
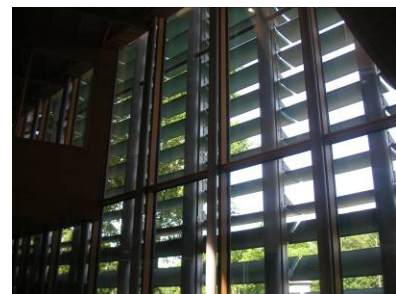
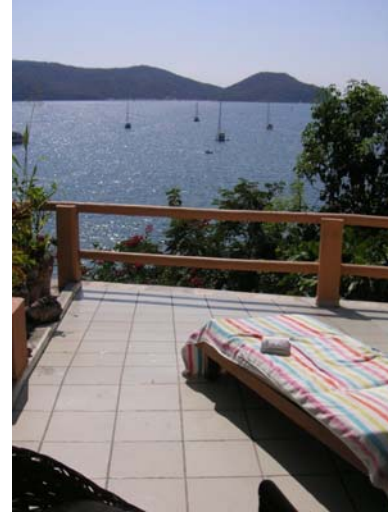
Every
picture
tells a
story



Every
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story



Every
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story



Every
picture
tells a
story



Heritage



Heritage



Heritage



Sweet Spot



Sweet Spot



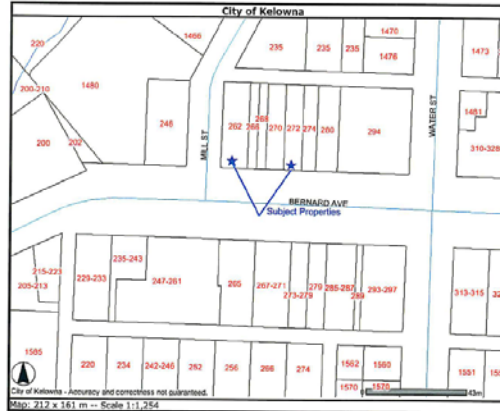
Sweet Spot



Buildings on Heritage Registry



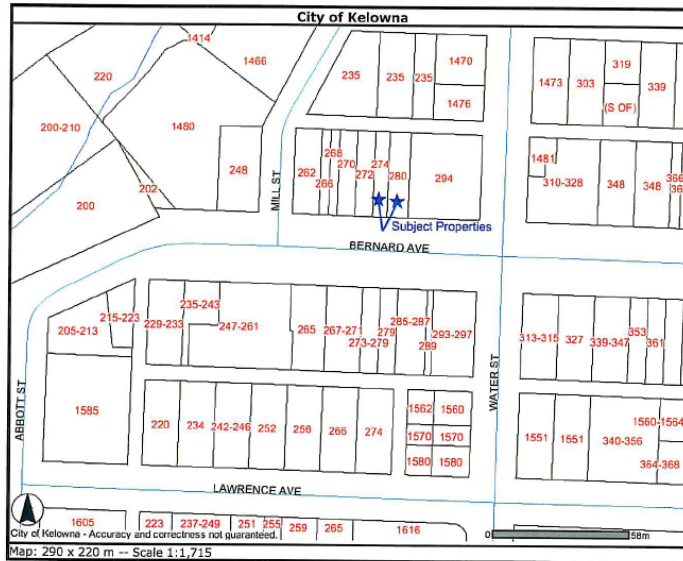
262 & 272 Bernard



	262 Bernard Ave – Old Royal Bank - 1911	Date
BP 30529	Awning	2005-10-07
PP 28639	Fire Protection	2002-04-03
PP 27111	Renovation or Additions - Commercial	2001-01-08
PP 27114	Water Line	2001-01-08
PP 25209	Fire Protection	2000-10-04
PP 22485	Renovation or Additions - Commercial	2000-09-26
BP 16734	Commercial - Renovation	2000-06-20
BP 10021	Awning	1996-08-01
BP 6774	Miscellaneous	1995-06-14

Permit	272 Bernard Ave – Rowcliffe Block – 1908	Date
HP 13128	Roof-Top Heating Unit	Sept/Oct 2000

274 & 280 Bernard



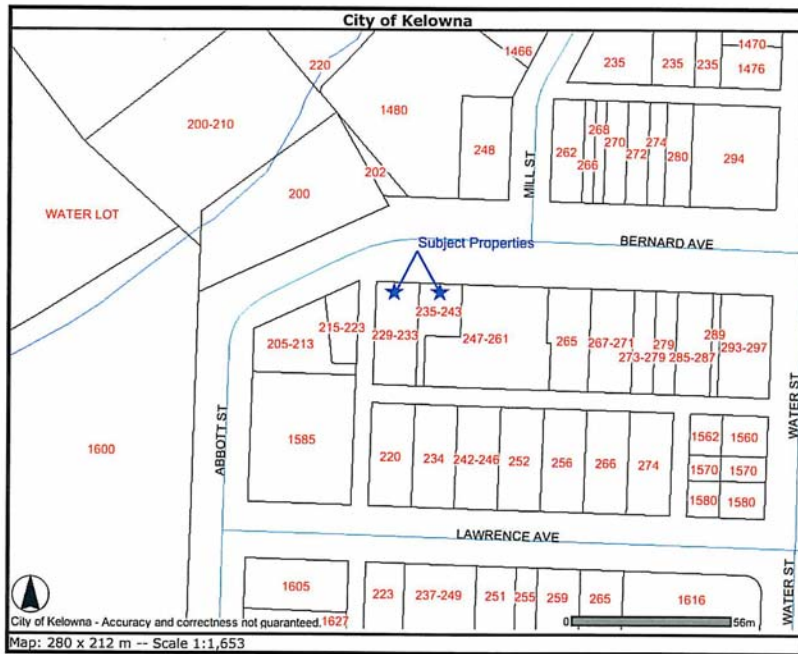
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Permit	274 Bernard Ave. Old Post Office 1908	Date
PP 17300	New Construction - Commercial	1996-09-25
PP 14408	Water Line	1996-09-24
BP 10234	Sign	1996-09-23
BP 12644	Commercial - Renovation	1996-08-14
BP 9467	Awning	1996-03-22

Permit	280 Bernard OK Loan & Investment - 1920	Date
BP 31671	Commercial - Renovation	2006-04-06
HP 24556	Standard	2004-06-09

235 - 243 Bernard Avenue



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Permit	235-243 Bernard Ave Foster Block 1921	Date
BP 35967	Kitchen Canopy	2008-02-08
PP 40776	Fire Protection	2008-01-25
PP 40769	Renovation or Additions - Commercial	2008-01-22
BP 35847	Commercial - Renovation	2008-01-17
PP 35576	Renovation or Additions - Commercial	2005-04-12
HP 25379	Standard	2004-11-01
BP 28170	Commercial - Renovation	2004-10-08
PP 33920	Renovation or Addition - Residential	2004-09-10
BP 27923	Commercial - Renovation	2004-09-02
BP 20002	Miscellaneous	2000-11-17
BP 18028	Miscellaneous	2000-09-20
BP 16606	Sign	2000-05-17
PP 24956	Renovation or Additions - Commercial	2000-05-04
BP 15692	Commercial - Renovation	2000-04-26

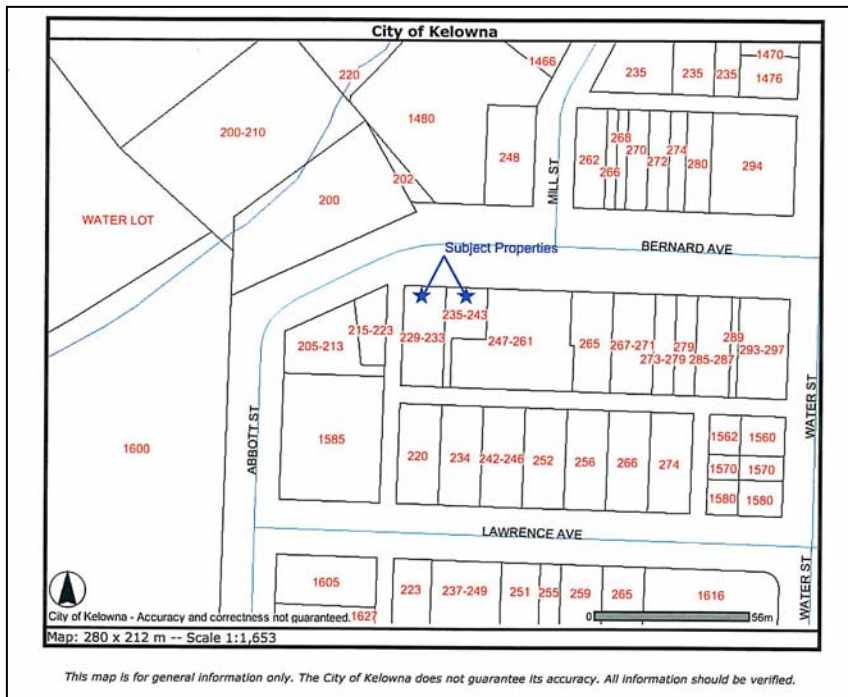


229 - 233 Bernard Avenue



Permit	229-233 Bernard Ave - Lequime's Store - 1904	Date
PP 29040	Kitchen Canopy Sprinkler Protection	2002-06-24
HP 20992	Kitchen Canopy	2002-06-24
BP 22633	Sign	2002-06-20
PP 28979	Renovation or Additions - Commercial	2002-06-12
HP 20963	Standard	2002-06-12
BP 22531	Commercial - Renovation	2002-06-05
BP 22444	Commercial - Renovation	2002-05-22
BP 20824	Commercial - Renovation	2001-06-07
BP 18271	Commercial - Renovation	2000-10-06
BP 16742	Commercial - Renovation	2000-06-23
PP 22889	Renovation or Additions - Commercial	2000-06-16
PP 22884	Renovation or Additions - Commercial	2000-05-26
PP 22881	Renovation or Additions - Commercial	2000-04-27
BP 15883	Commercial - Renovation	2000-04-17
BP 15882	Commercial - Renovation	2000-04-17
BP 15841	Miscellaneous	2000-04-12
BP 16125	Awning	1998-10-19
PP 12961	Renovation or Additions - Commercial	1998-09-24
BP 17576	Commercial - Renovation	1998-09-08

267-271 Bernard Ave & 285-287 Bernard Ave



Permit	267-271 Bernard Ave Leckie Block (Bennett's Furniture & Hardware) - 1904	Date
PP 37376	Renovation or Additions - Commercial	2005-11-16
HP 26637	Standard	2005-06-07
HP 26408	Kitchen Canopy	2005-04-19
PP 35664	Fire Protection	2005-04-19
BP 28938	Commercial - Renovation	2005-03-02
PP 32653	Renovation or Additions - Commercial	2004-03-30
BP 26432	Commercial - Renovation	2004-02-12

285-287 Bernard Ave

Permit	285-287 Bernard Ave – Capital News/Empress Theatre - 1919	Date
BP 33709	Sign	2007-02-26
BP 33504	Sign	2007-01-23
BP 33251	Sign	2006-12-01
PP 38750	Renovation or Addition - Residential	2006-08-23
BP 32358	Commercial - Renovation	2006-07-17
BP 26695	Commercial - Renovation	2004-03-17
BP 21495	Sign	2001-10-26
BP 20193	Awning	2001-01-19
BP 20159	Commercial - Renovation	2001-01-10
BP 14702	Sign	1999-06-29
BP 7850	Commercial - Renovation	1996-04-17
PP 15994	Renovation or Additions - Commercial	1996-04-17
BP 7851	Sign	1996-04-17
HP 18856	Standard	1995-08-30



293-297 Bernard Ave



Permit	293-297 Bernard Ave - Raymer Block - 1917	Date
BP 36009	Sign	2008-02-13
PP 40768	Renovation or Additions - Commercial	2008-01-22
BP 35744	Commercial - Renovation	2007-12-27
BP 35686	Commercial - Renovation	2007-12-14
HP 7002812	Standard	2007-10-24
BP 35343	Awning (4 permits)	2007-10
PP 40414	Renovation or Additions - Commercial	2007-10-15
PP 40203	Renovation or Additions - Commercial	2007-08-24
PP 40204	Renovation or Additions - Commercial	2007-08-24
PP 40205	Renovation or Additions - Commercial	2007-08-24
BP 34226	Sign	2007-05-08
BP 34057	Sign	2007-04-17
PP 39618	Renovation or Additions - Commercial	2007-04-16
PP 39321	New Construction - Commercial	2007-02-19
BP 33499	Commercial - Renovation	2007-01-22
BP 33398	Commercial - Renovation	2006-12-20
PP 38809	Renovation or Additions - Commercial	2006-09-08
BP 11243	Commercial - Renovation	1997-03-17

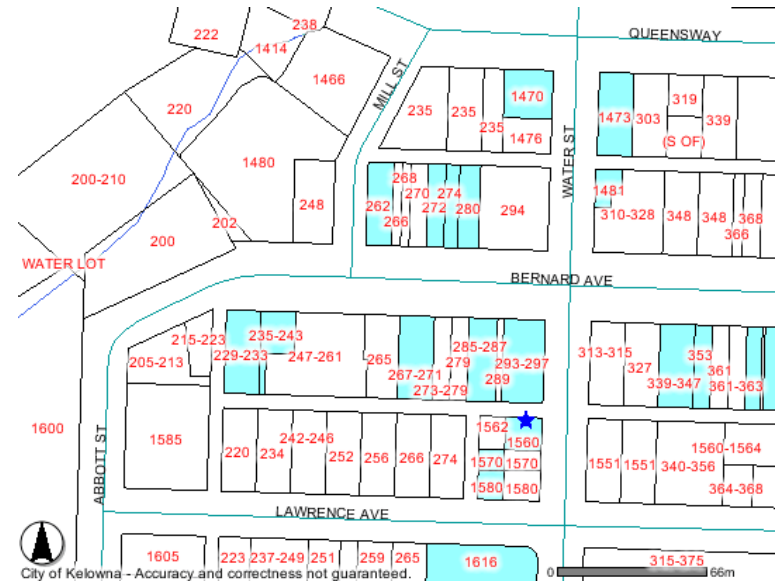
1470 Water St.



Permit	1470 Water St - Mill Avenue Building - 1939	Date
BP 35389	Demolition	2007-10-23
BP 22749	Sign	2002-07-15
BP 21051	Commercial - Renovation	2001-07-26
BP 14019	Sign	1998-05-29
BP 8037	Sign	1996-05-08
BP 9304	Sign	1996-03-01



1560 Water St.



Permit	1560 Water St. – Built 1914	Date
PP 29230	Renovation or Additions - Commercial	2002-07-29
BP 22211	Commercial - Renovation	2002-04-16
PP 27450	Fire Protection	2001-04-30
PP 27392	Renovation or Additions - Commercial	2001-04-09
BP 20459	Commercial - Renovation	2001-03-22

1570 & 1580 Water St.



1570 Water

- built 1914 –
- rear of building is the oldest part
- one BP on record in 2001



1580 Water

- Built in 1904
- Courier Building
- No BP on record since 1995



Royal Trust Site



Sweet Spot



Sweet Spot

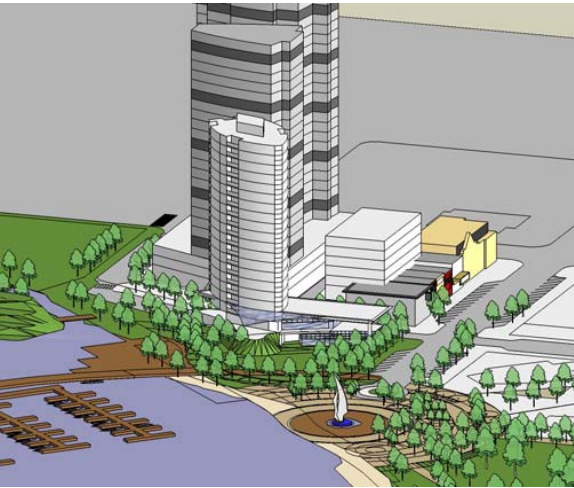


Sweet Spot

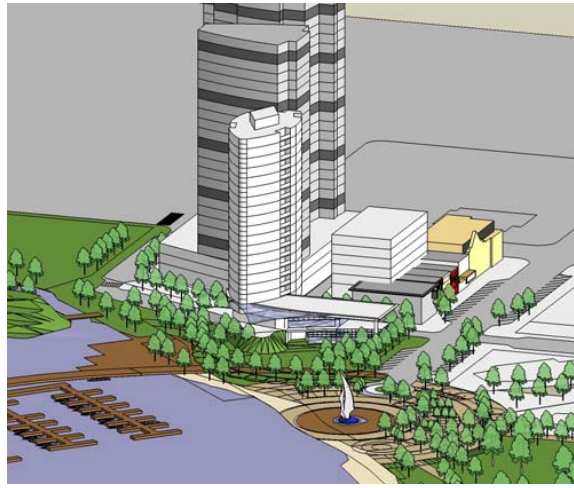


Hotel Options

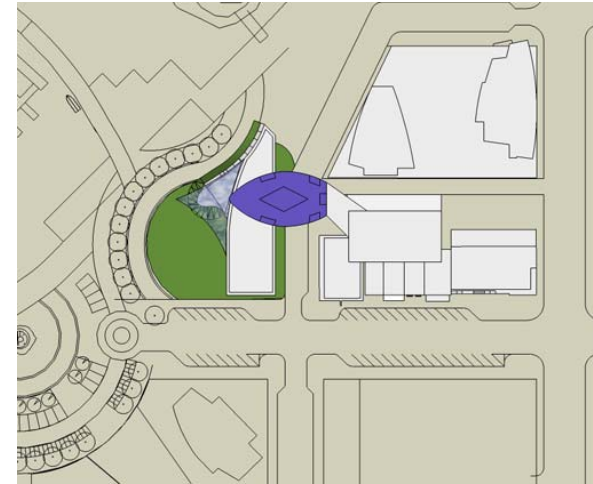
OPTION 1



OPTION 2

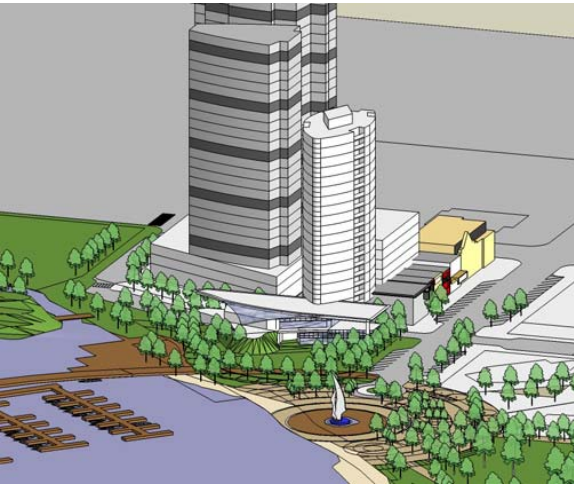


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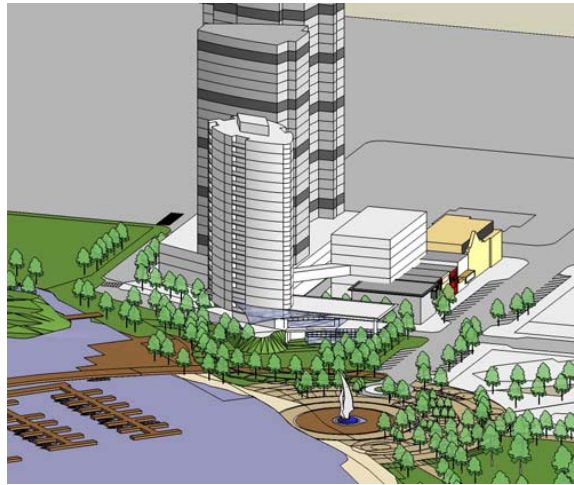


Hotel Options

OPTION 4



OPTION 5



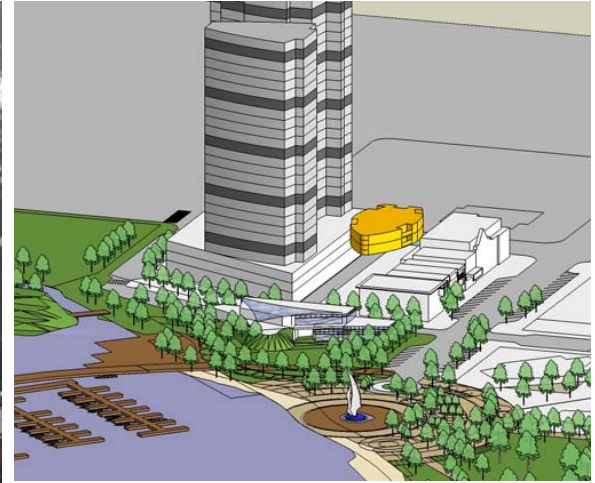
OPTION 6



Hotel Options



OPTION 6?



Council Workshop

March 31, 2008



Where We're Going

- Timeline:
 - ~ Public Open House – April
 - ~ APC – May
 - ~ Initial Consideration & 1st Reading – June
 - ~ Public Hearing July

Plan view

