

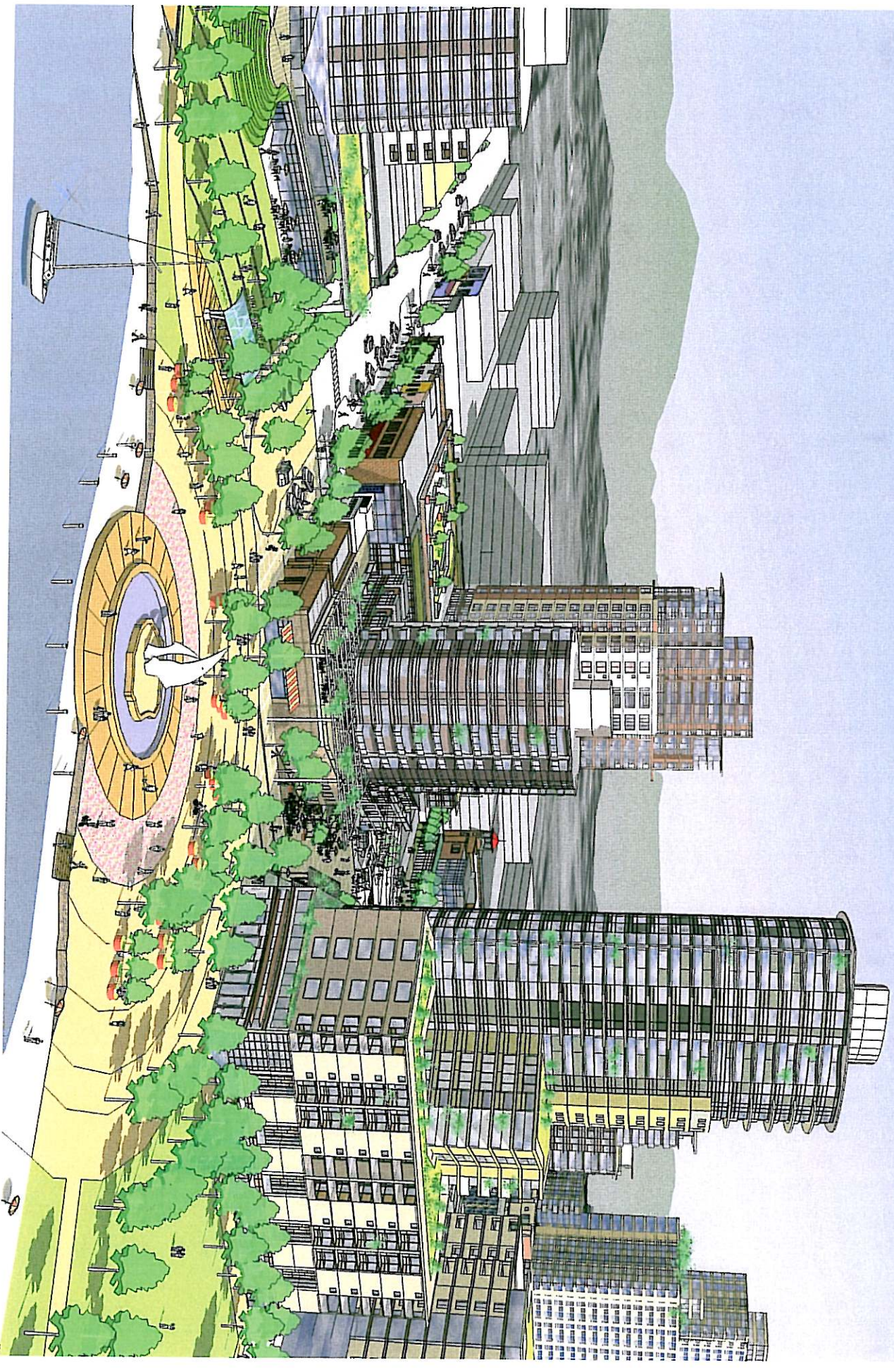
Rethinking, Remaking, Reinventing Kelowna Downtown

COUNCIL PRESENTATION
OCTOBER 6, 2008



VIA ARCHITECTURE

A COMMUNITY VISION

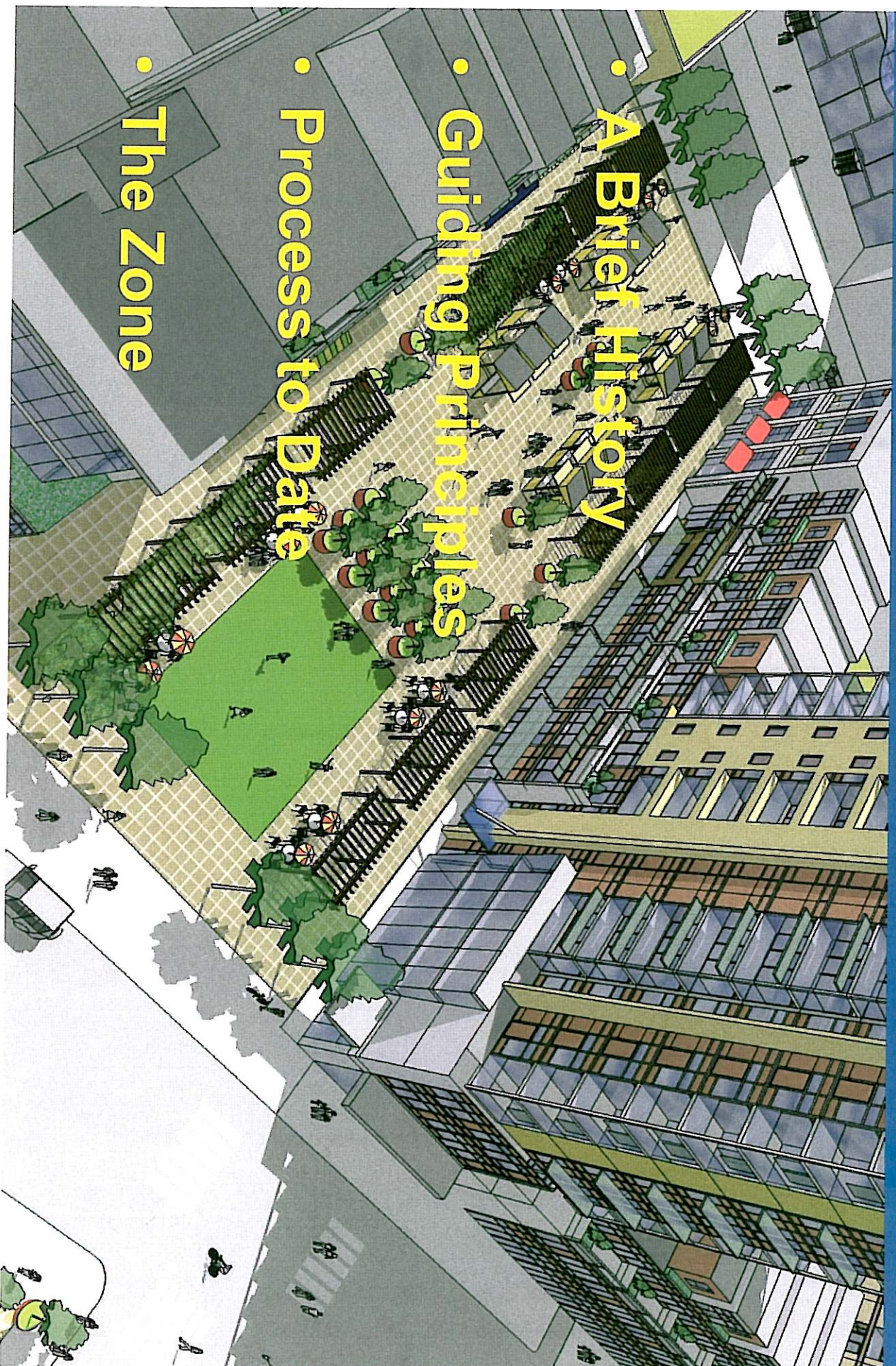


A COMMUNITY VISION



AGENDA

- A Brief History
- Guiding Principles
- Process to Date
- The Zone





THE CD ZONE AREA



VIA ARCHITECTURE

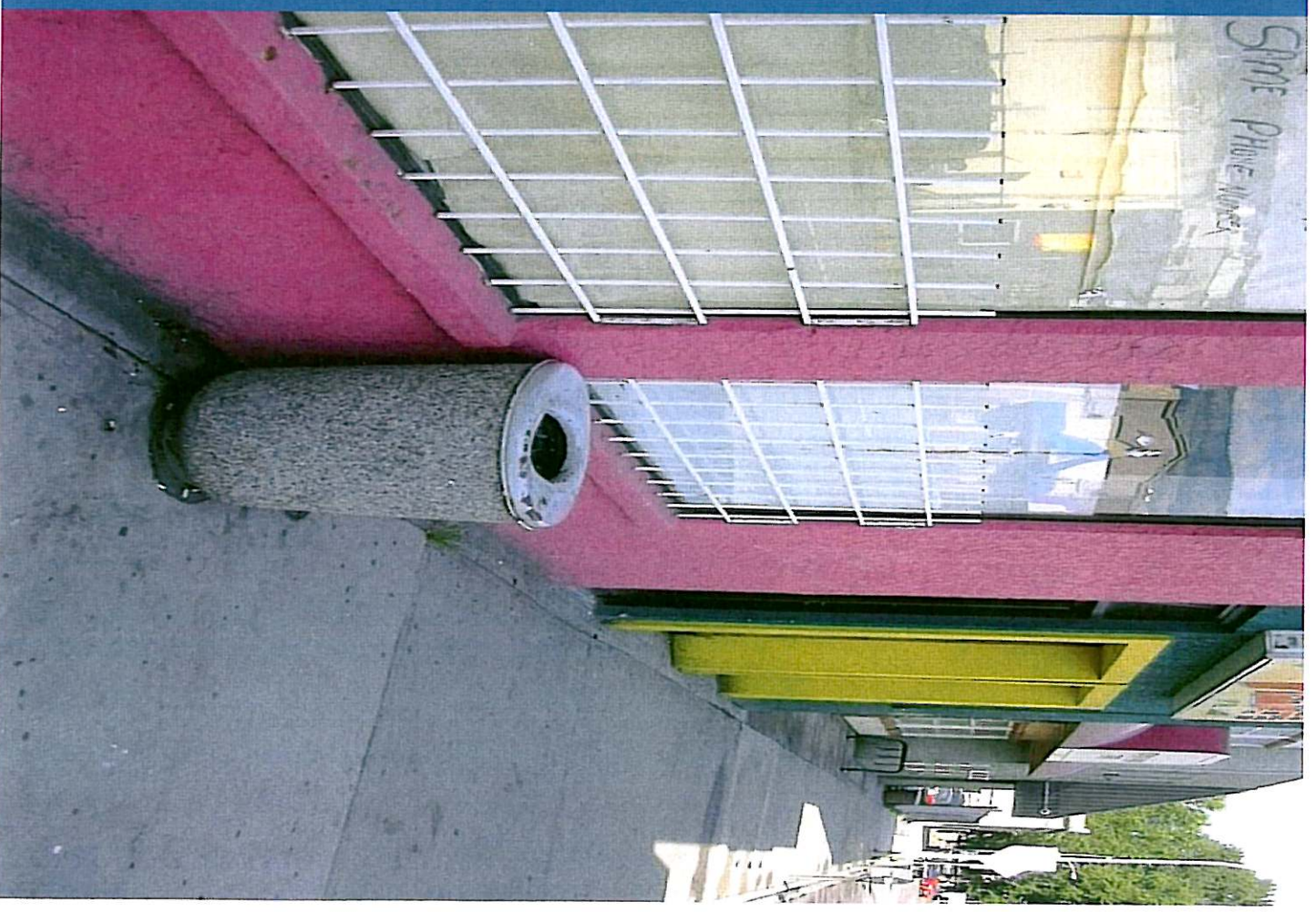
A BRIEF HISTORY

- Why here?
- Why Now?
- What's so special about the downtown?



A BRIEF HISTORY

- Parking Relief Incentive
- Tax Relief Incentive
- City Land Assembly
- D/T Streetscape Initiative
- Gospel Mission Relocation
- Downtown Plan
- Way Finding Sign Program
- Dumpster Removal Program
- Downtown Task Force
- Entertainment Task Force



GUIDING OUR PATH

The Principles:

1. Enhance Kelowna's identity nationally and internationally
2. Improve Downtown's presence as Kelowna's principle urban centre
3. Develop a viable mixed use community of live, work and play for residents and visitors.
4. Develop a safe environment by providing more eyes and ears on the streets.
5. Incorporate sustainable design principles
6. Expand community amenities



GUIDING OUR PATH

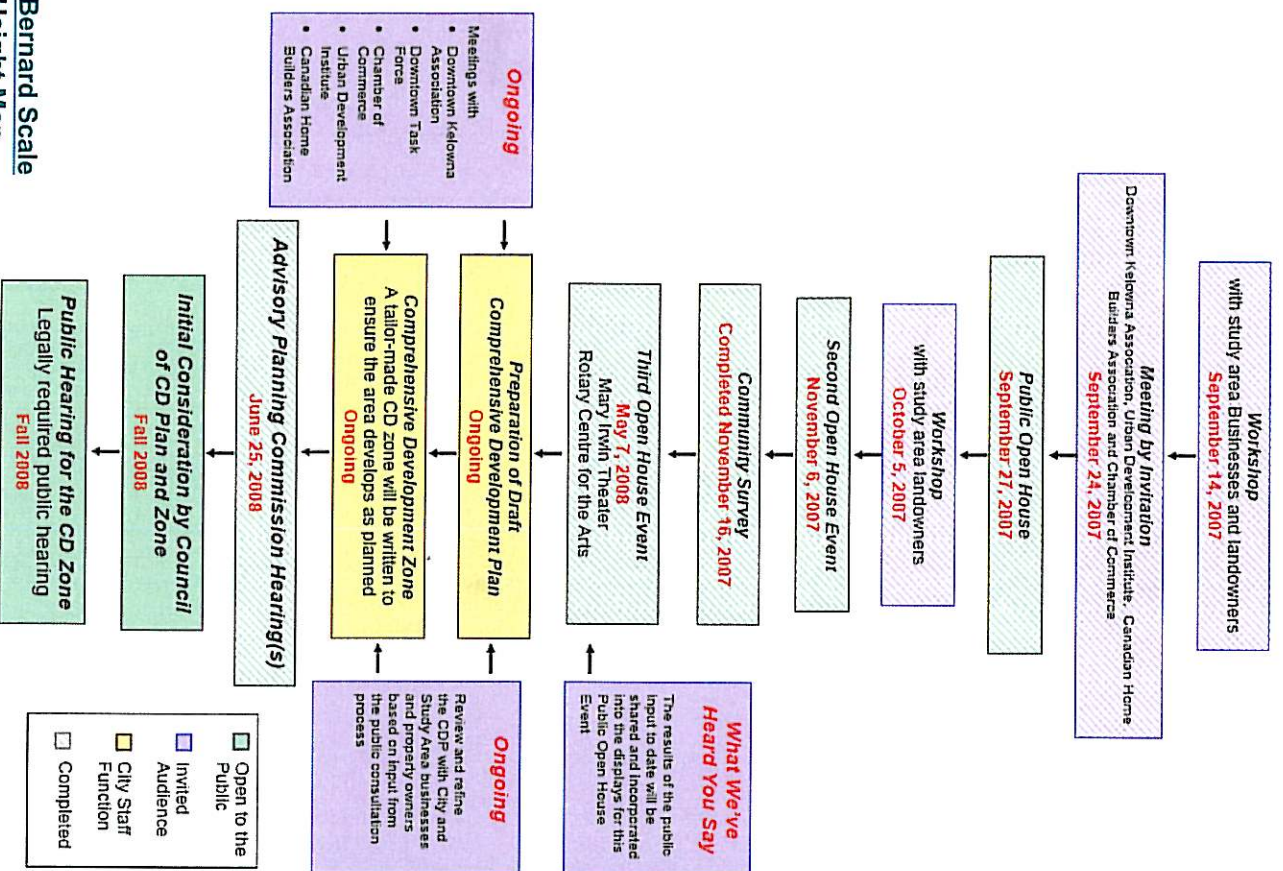
The Principles Continued:

7. Create a community feel integrated with adjoining parks and Culture District.
8. Engender housing diversity downtown with housing types and tenures that include affordable and special needs housing.
9. Respect the area's Heritage assets.
10. Contribute to a share of downtown amenities as a condition of development
11. Honour the City's agreement with the Province for vehicle movement to and from the new Bill Bennett Bridge.
12. Catalyst redevelopment through the remainder of downtown.



VIA ARCHITECTURE

The Process

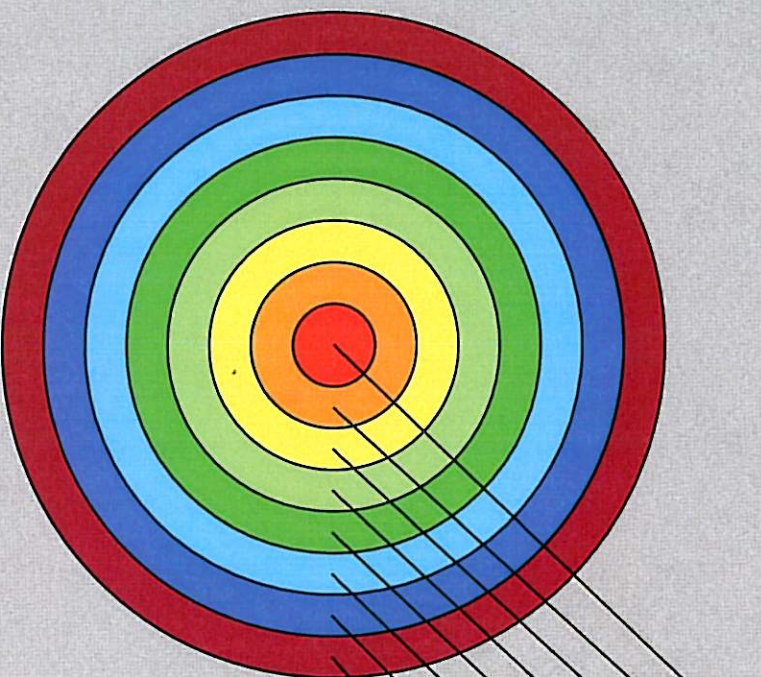


Bernard Scale
Height Map
Bernard/Abbott



VIA ARCHITECTURE

THE GOAL



Sustainable Redevelopment
Citizen Safety
Pedestrian Friendly
Lake Accessibility
Heritage Protection
Defining Our City Center
Developing Certainty
Promotes Inclusivity



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CD21 – Downtown Comprehensive Development Zone

- What are the benefits?
- What does it mean?



VIA ARCHITECTURE

THE TOOL (CD ZONE)

1. Ensure Complementary Uses
2. Foster Amenity Creation (\$22 million)
3. Infrastructure Cost Sharing
4. Parking Efficiency & Active Streets
5. Determine Appropriate Massing



VIA ARCHITECTURE

THE TOOL (CD ZONE)

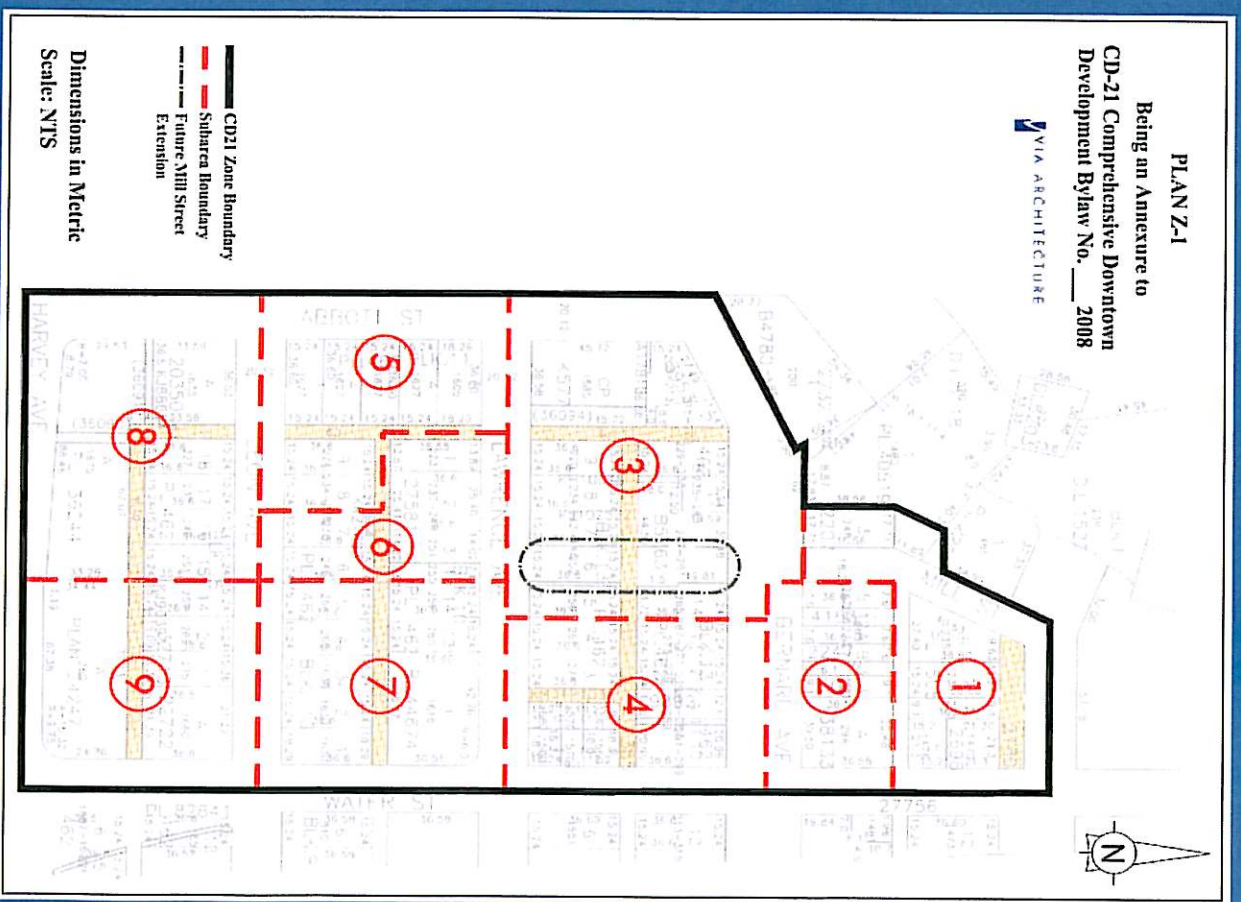
6. Preserve View Corridors & Solar Access
7. Create Certainty
8. Quality of Design Controls
9. Supports sustainable design – Social, Economic & Environmental



VIA ARCHITECTURE

THE HIGHLIGHTS

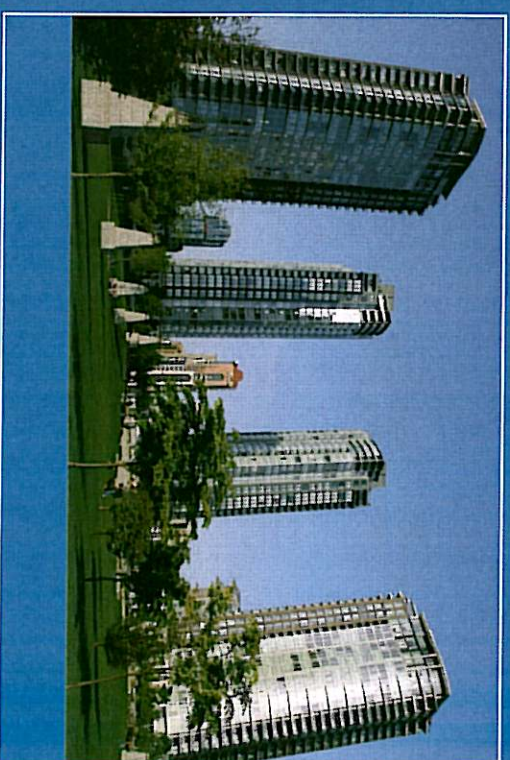
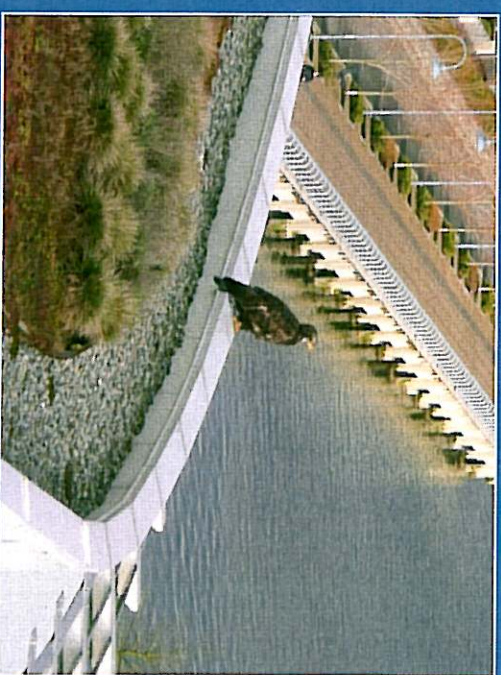
- Some assembly required
- Density Bonusing
- Amenities **
- Sustainability
- Heritage **



VIA ARCHITECTURE

RELATED MATTERS

- Soil settlement & floodplain construction
- C7 Zoning Review



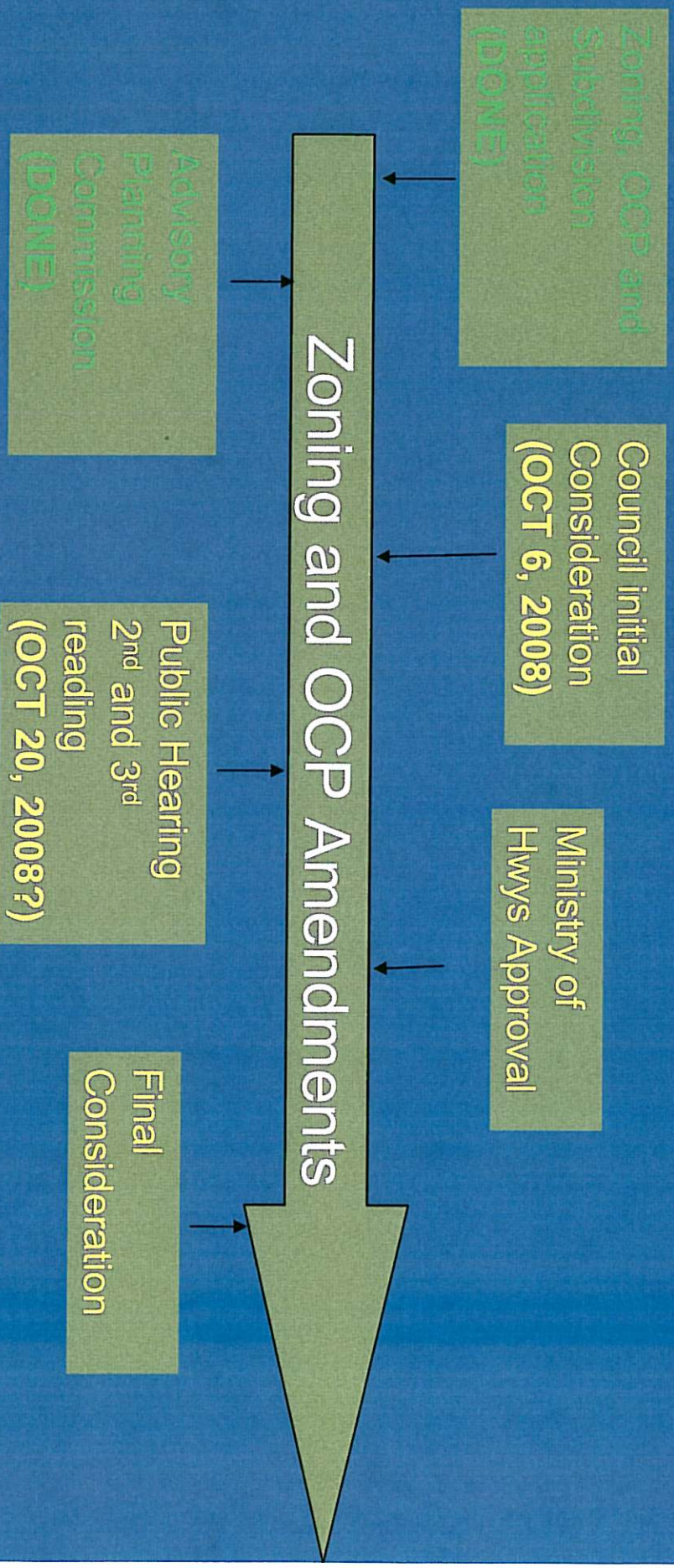
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KEYS TO SUCCESS

- Planning Expertise ✓
+
- The Right Tools ✓
+
- Supportive Council ✓
+
- Committed Development Community ✓
+
- Engaged Citizens ✓

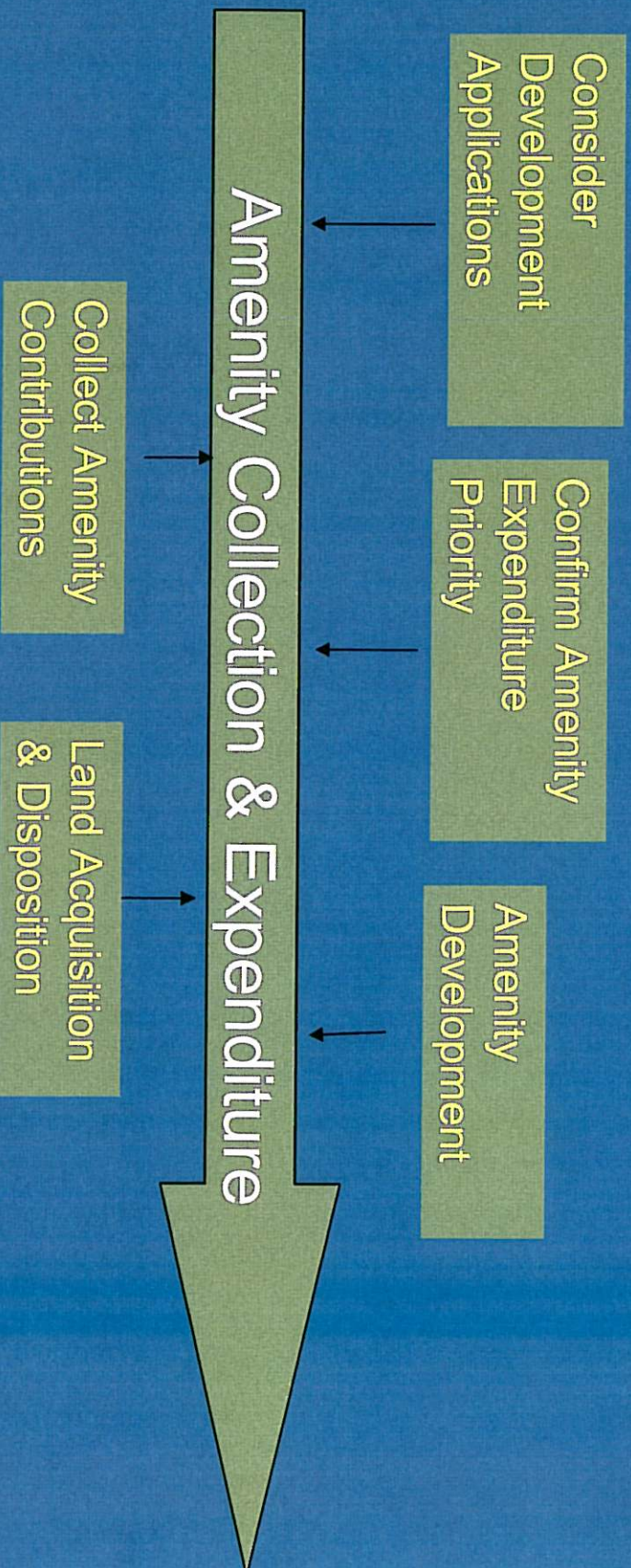


Next Steps



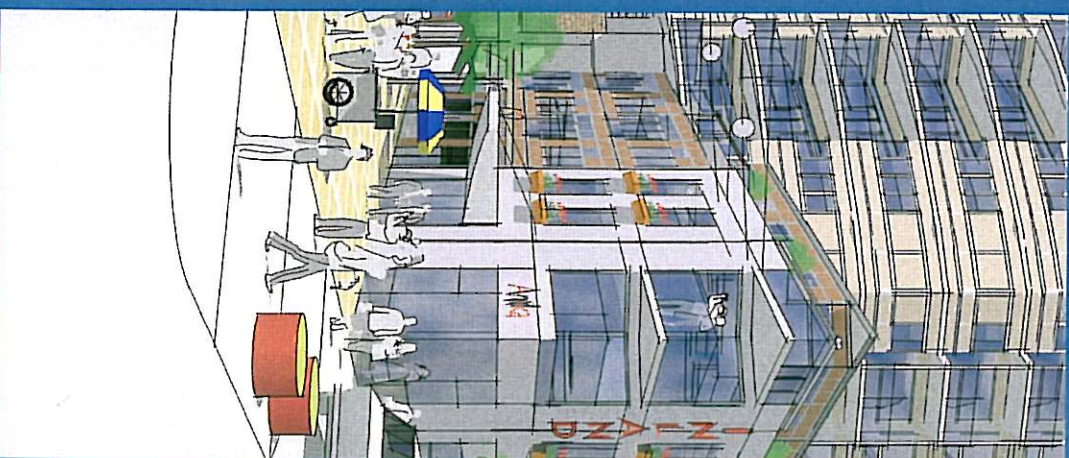
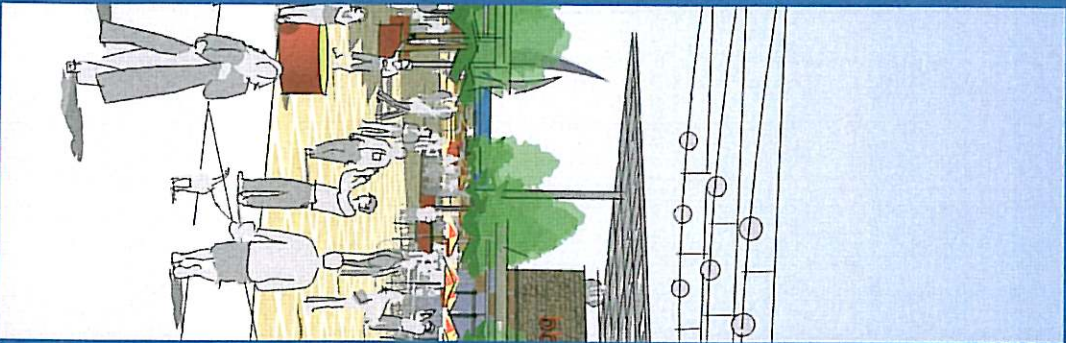
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Next Steps



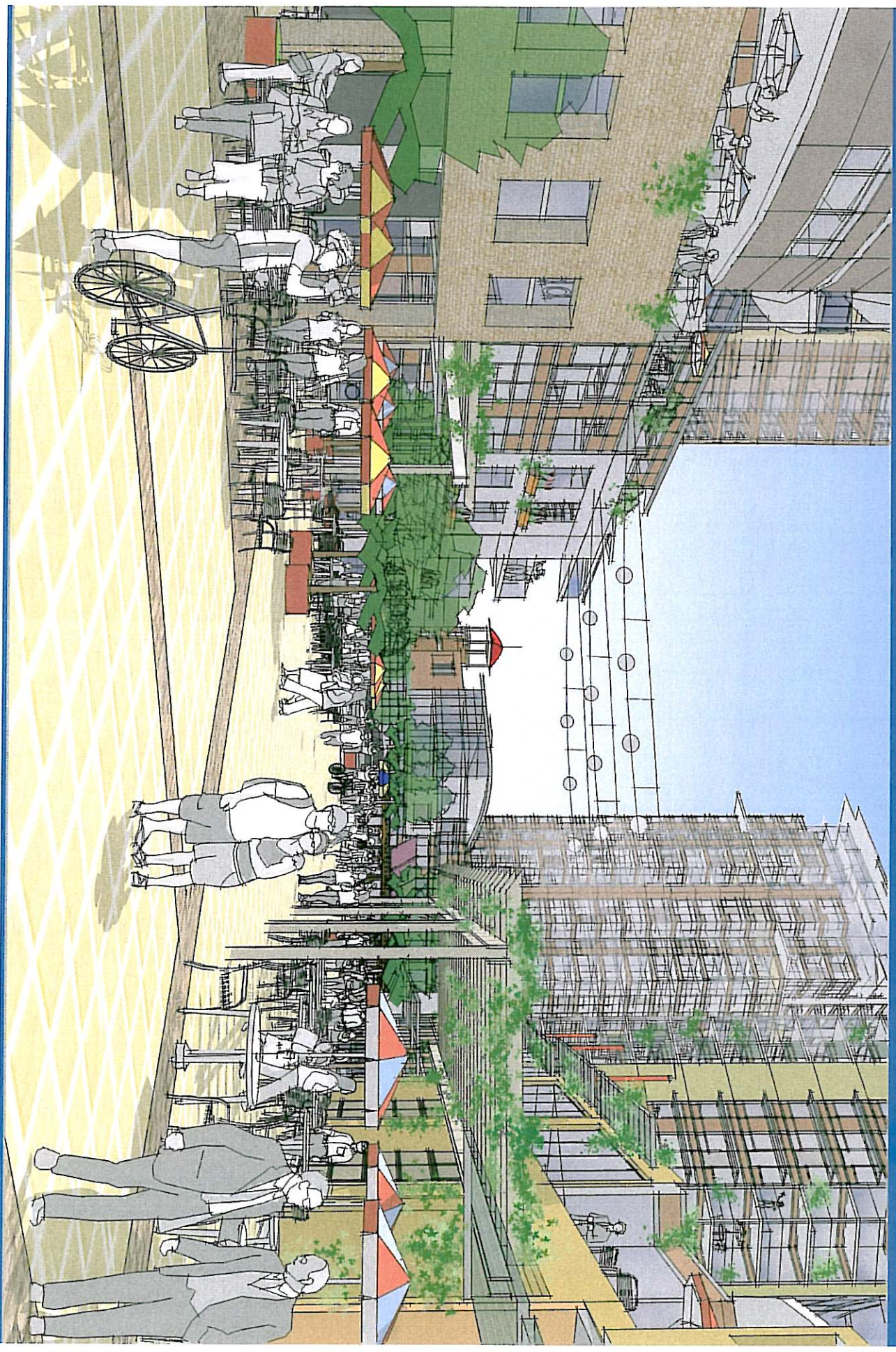
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ENVISION A FUTURE PERSPECTIVE OF KELWONA



VIA ARCHITECTURE

THE HEART OF OUR CITY





VIA ARCHITECTURE

COMMUNITY AMENITIES

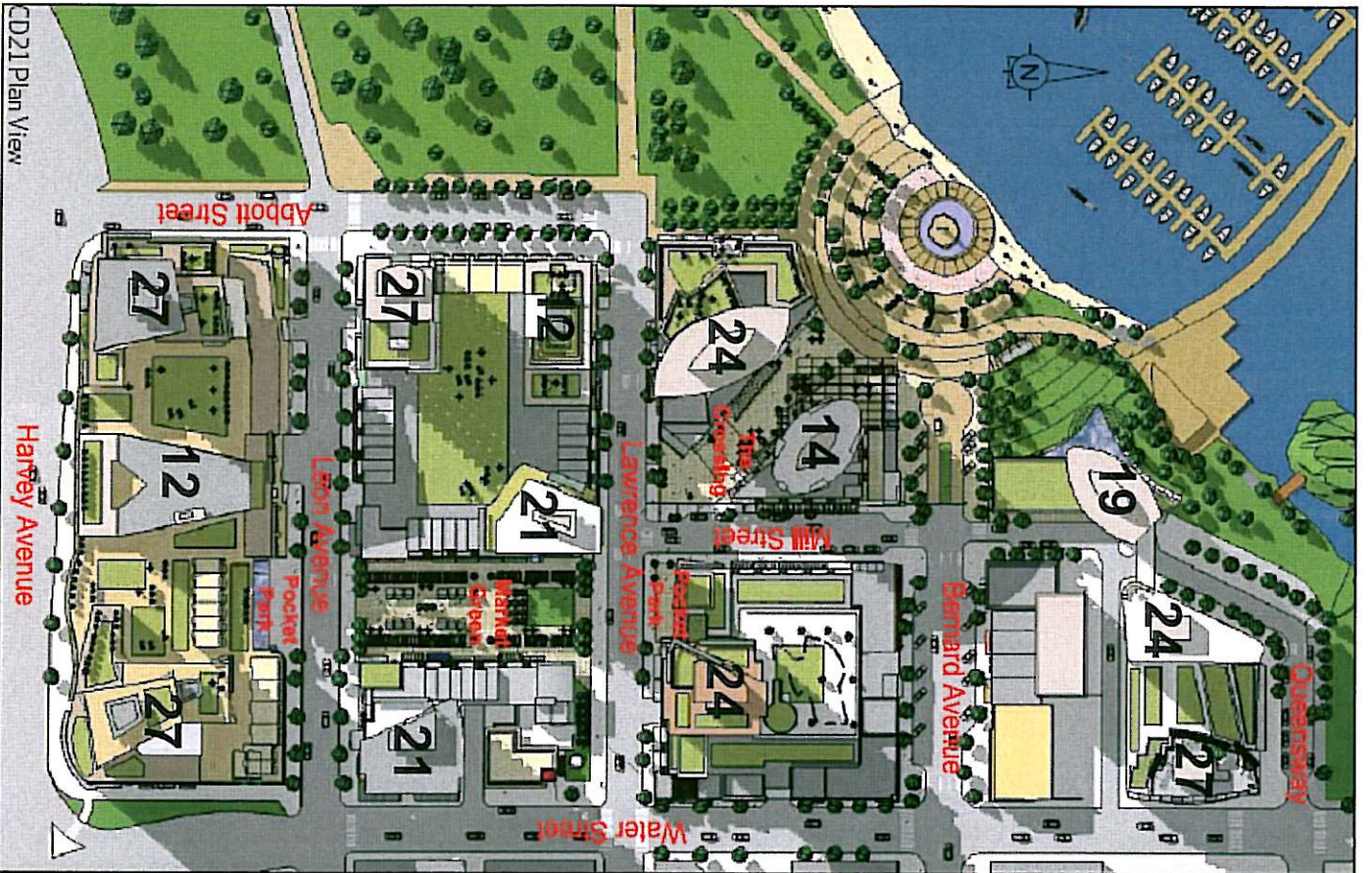
1. Streetscape Construction
2. Plaza Construction
3. Public Washrooms
4. Children's Playground
5. Indoor Civic Amenity Space
 - a.) Daycare
 - b.) Multi-use facility
7. Public Pier
- (**A portion to be allocated to CD Amenity)
8. Affordable Housing



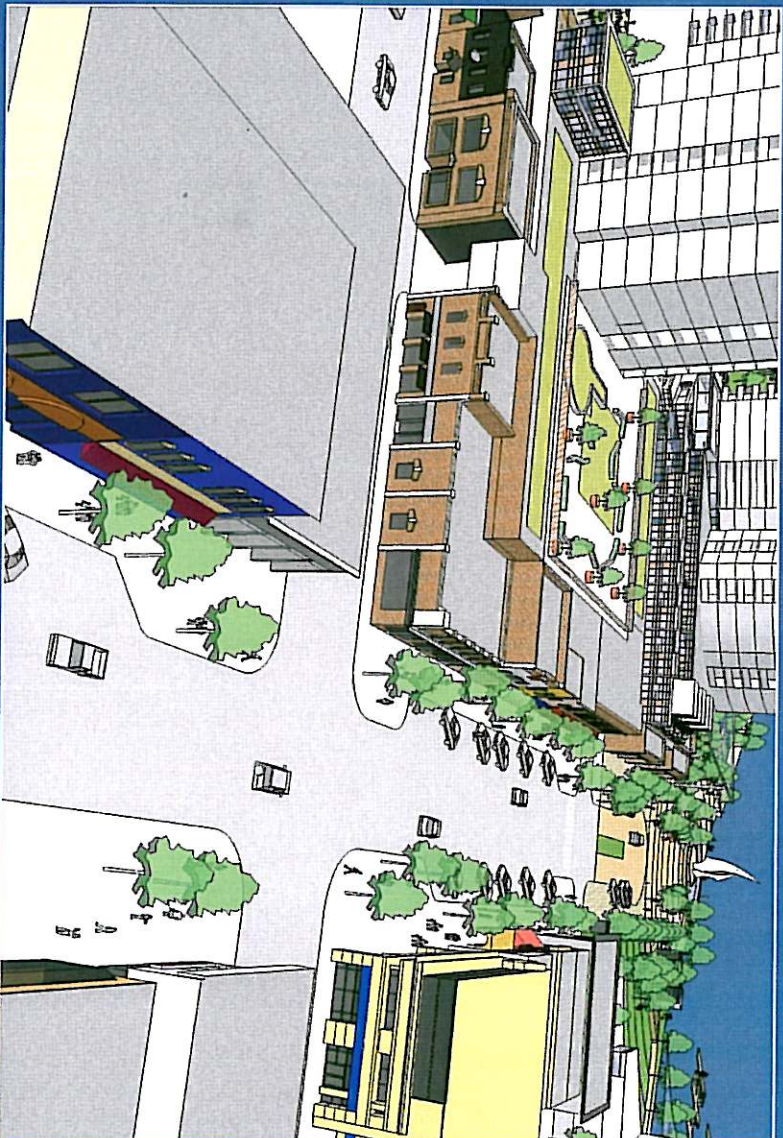
Height



VIA ARCHITECTURE



Bernard Heritage Scale



VIA ARCHITECTURE

Bernard Heritage Scale



Return to Process

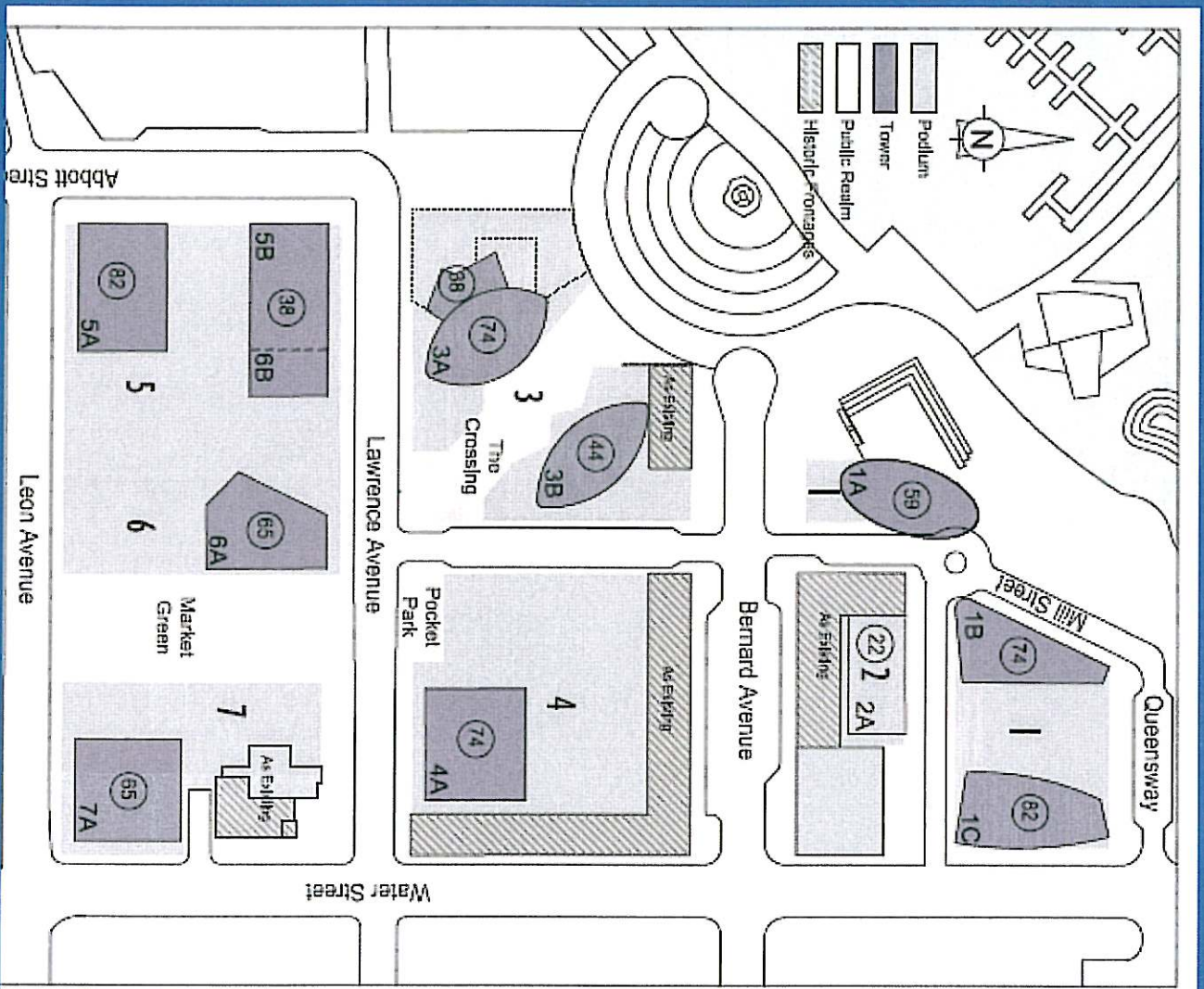


VIA ARCHITECTURE

Heritage



VIA ARCHITECTURE

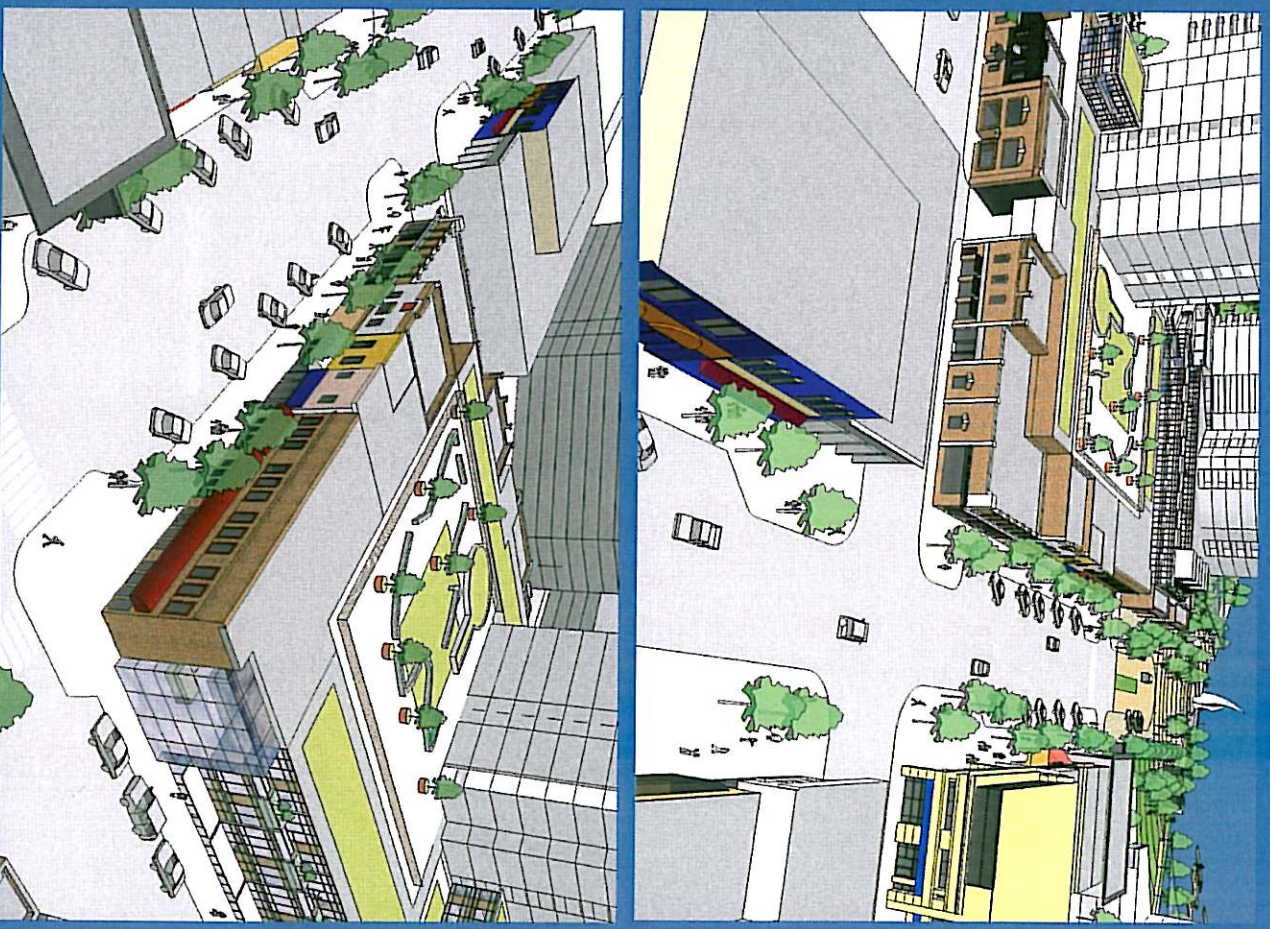


Heritage Protection



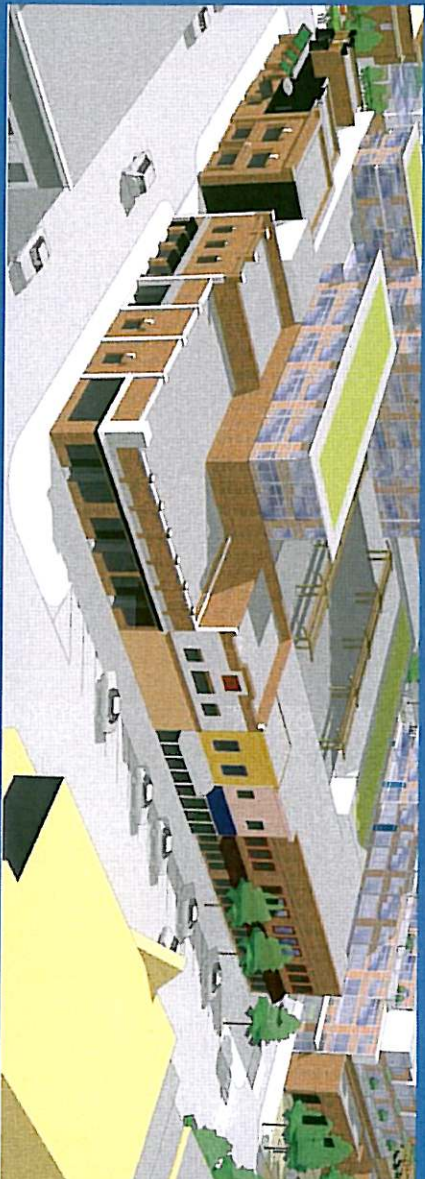
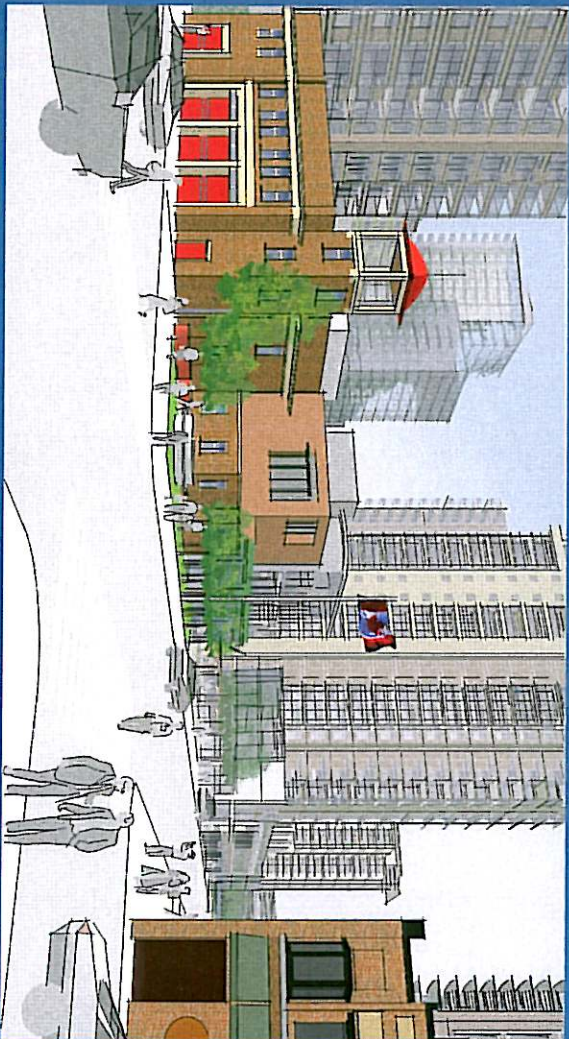
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Heritage Protection



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Heritage Protection



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Similar to Proposed Heritage Protection



[Return to Highlights](#)



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City & Stuart Parks



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Celebrate the Sails



Tower Separation



[Return to Process](#)



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Park



Enhancement



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