



Official Community Plan Review – Phase 2

COUNCIL PRESENTATION MAY 4, 2009

Overview of Session

- Introductions – Joel Short (USL), Graham McGarva (VIA), Dan Huang (USL)
- Review process
- Discussion Questions
- Review Scenarios
- Examples of densities in Scenarios
- Community Viz results of measures for each scenario
- Discussion on scenarios and measures
- Next steps / Schedule

Overview of the process

- Phase 1: OCP text – Draft November 2008
- Phase 2: Land Use Maps and Servicing

Background and Policy Review



Develop Land Use Scenarios



Evaluate the Scenarios



Final Land Use Plan

Discussion questions

- Discuss the questions sent out earlier
- Questions on Proximity to Urban Centres
- Questions on Greenhouse Gas Emissions
- Questions in Infrastructure Services
- Questions on Institutional Facilities

Projections

- Kelowna population projected to grow to about 161,700 by 2030
- About 45,500 more people over 22 years
- Creates demand for about 21,000 housing units over 22 years
- Other demands for ICI (industrial, commercial, institutional) uses commensurate to population growth

Overview of scenarios

- 4 scenarios
 - Suburban Development
 - Urban Centres and Suburbs (Current OCP)
 - Hubs and Spokes
 - Ultra Compact
- Each scenario will have measures
- Phasing is possible in scenarios
- Scenarios inform, final result will be a blend

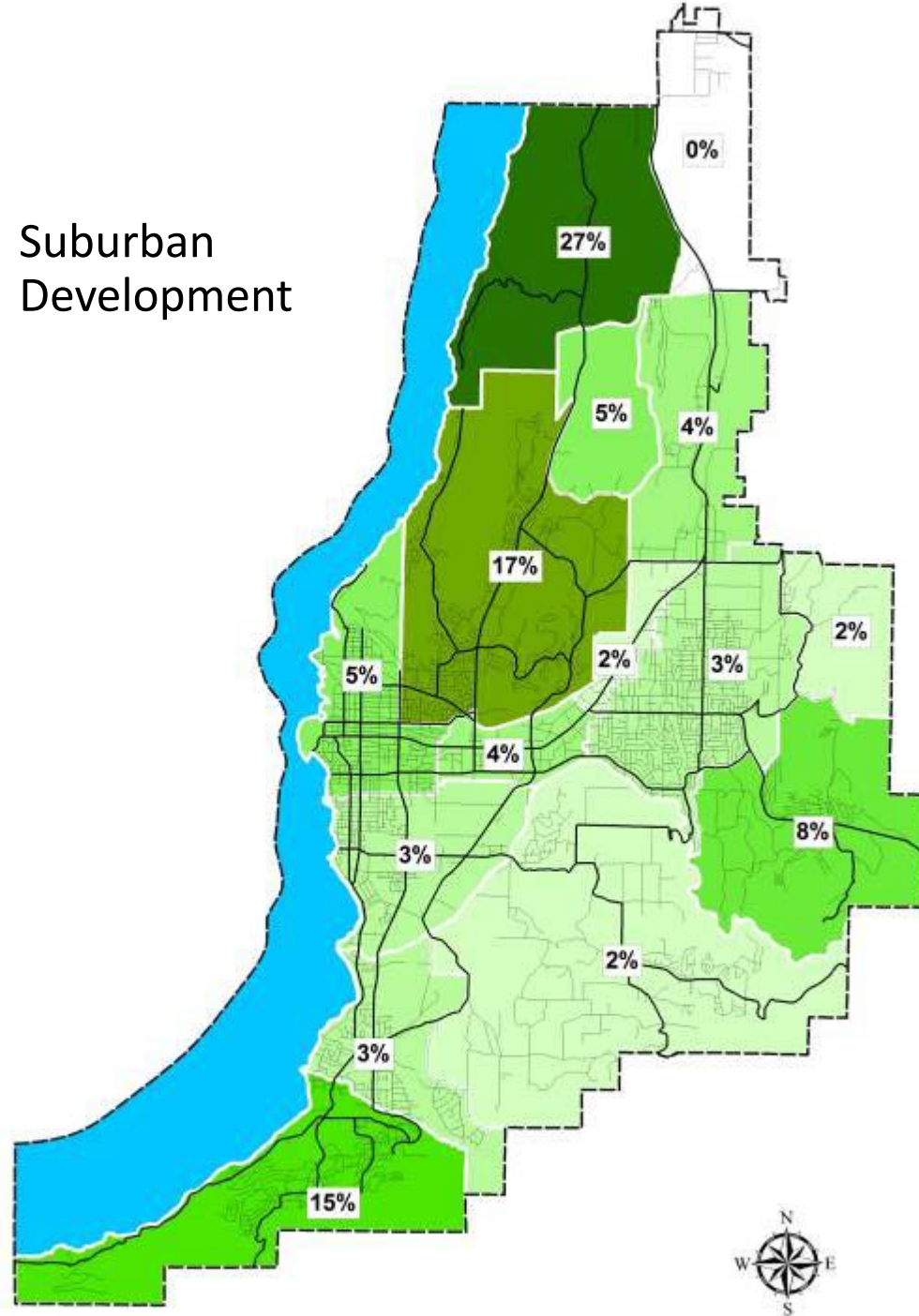
Common Assumptions

- Projected growth of about 21,000 units accommodated
- Projections to year 2030
- ALR is undevelopable
- Steep slopes avoided
- Redevelopment friction exists
- Kelowna exists in a regional context

Suburban Development

- Includes units allocated based on development expressions of interest received by December 2008
- Almost 20,000 more units possible above and beyond what is required for growth projections
- Development extends outward, into Urban Reserve Areas and some rural lands
- Very little focus on the Urban/Village Centres

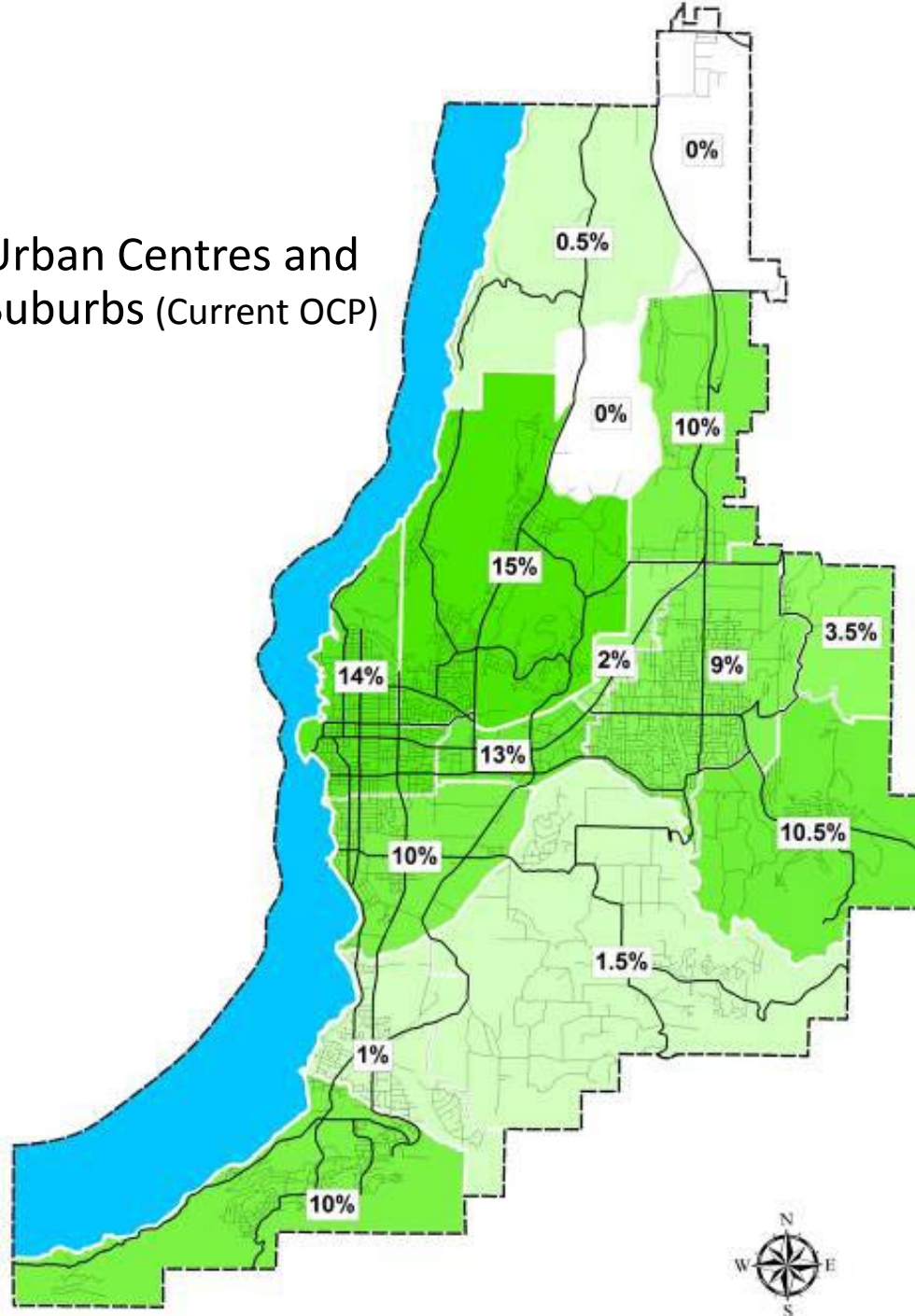
Suburban Development



Urban Centres and Suburbs (Current OCP)

- Results in some development of homes in outlying suburban growth areas as set out in current OCP Land Use designations
- Includes a focus on Urban/Village Centres
- Current OCP can supply enough land for most future demand to 2030

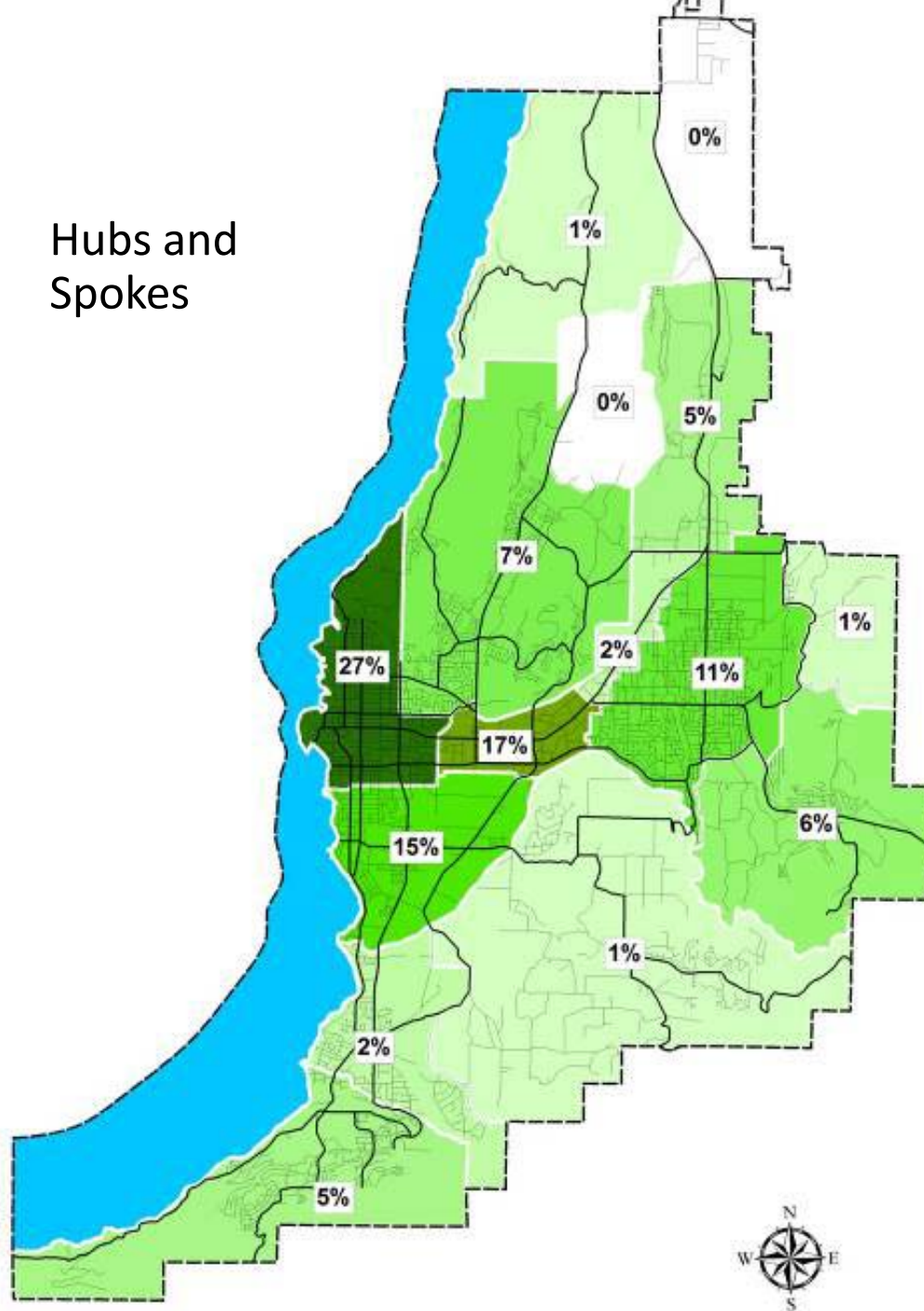
Urban Centres and Suburbs (Current OCP)



Hubs and Spokes

- Greater focus on Urban and Village Centres (the hubs)
- Some development along corridors and in Neighbourhoods (the spokes)
- Current OCP focuses on Urban Centres, but this would have an even greater focus
- Urban Growth boundaries
- Phasing of development
- Less development in the currently designated outlying growth areas than allowed in existing OCP

Hubs and Spokes



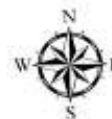
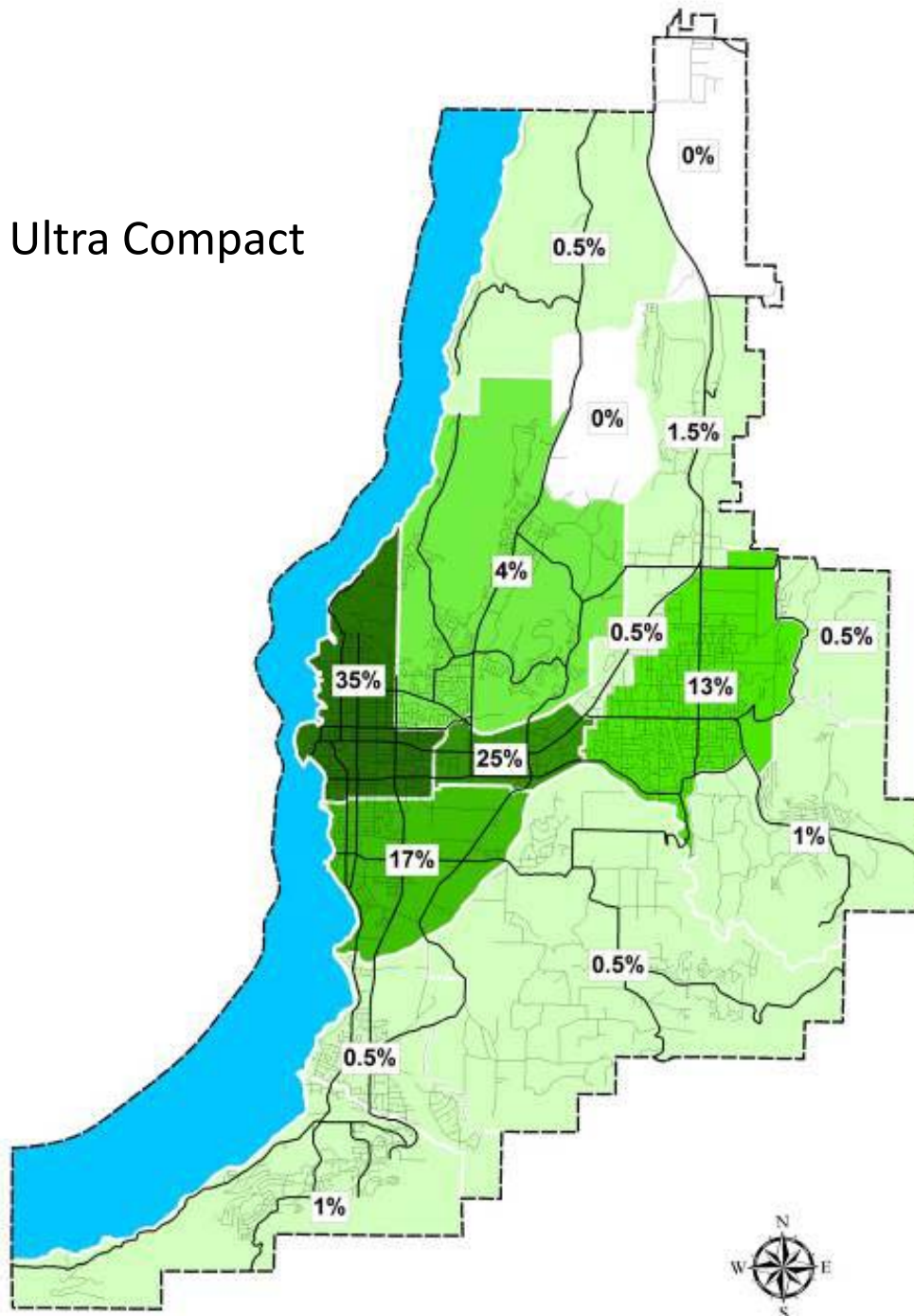
TEMS.



Ultra Compact

- Focus almost all development into Urban Centres and Village Centres
- Very little development in outlying growth areas
- High proportion of multi unit residential
- Significant Single Unit residential demand met outside the City

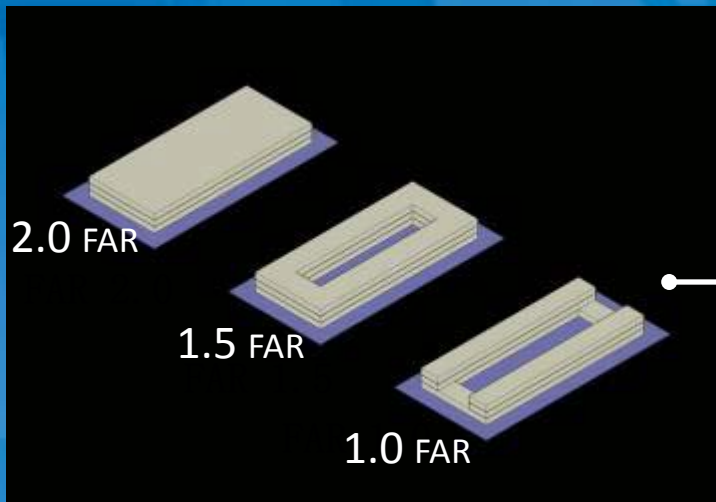
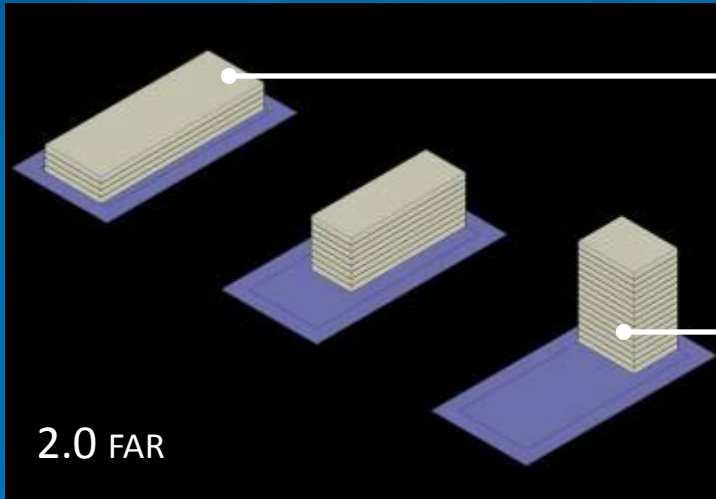
Ultra Compact



Density Variations



Density and Massing



✓ **Walkability** – high streetscape amenity (the ped/bike experience) is critical at any scale of density

- neither increasing or decreasing FAR *necessarily* yields a superior building form
- lower – broader buildings
 - + can provide welcoming spatial containment
 - – can limit connection to the broader landscape beyond the building
- higher – slimmer buildings
 - – can leave ambiguous and unused open spaces
 - + can be less visually intrusive on the skyline

Density Variations

up to 15 upa
single family configurations



Density Variations 15 – 35 upa

townhouses or garden apartments (.9 TO 1 FAR)



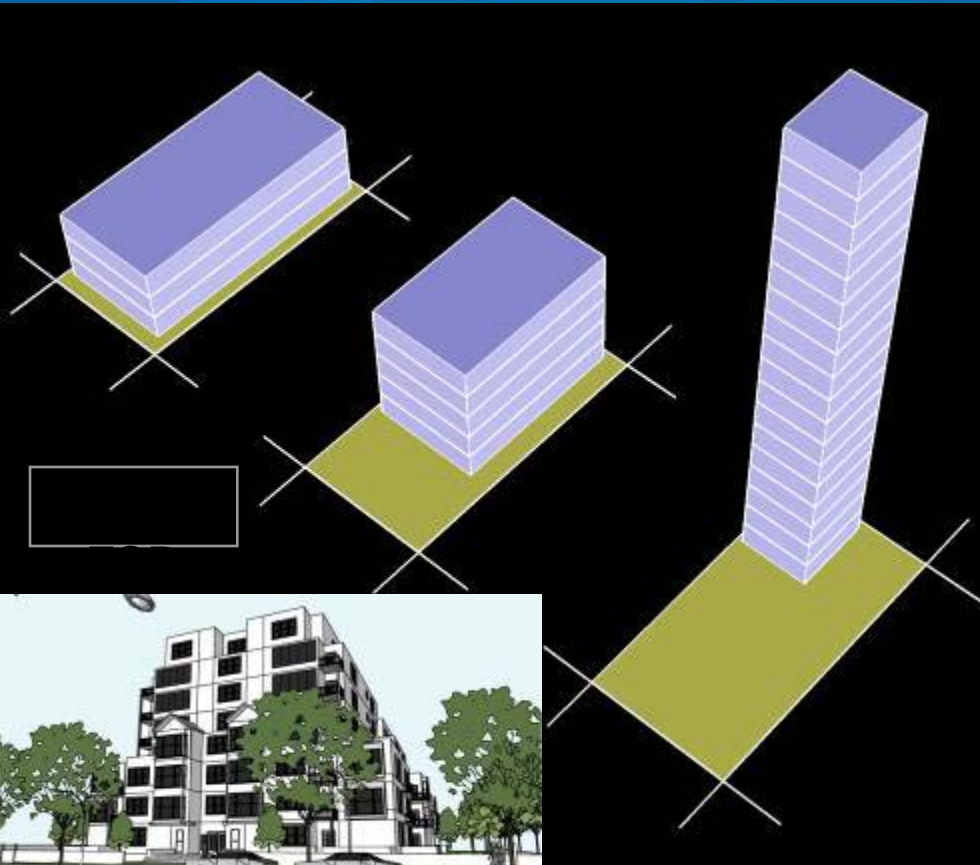
Density Variations 36 – 55 upa

stacked townhouse and 4-6 storey apartments (1 TO 1.5 FAR)



Density Variations 55 upa & above

Apartments and Highrises



Scale Variations - Suburban

RU-3 (small lot)

Minimums

Lot area: 325m²
 width:10.5m
 depth: 30m
 SETBACKS front: 3.5m; rear:7.5m;
 side: 1.5m

PEOPLE PER LOT

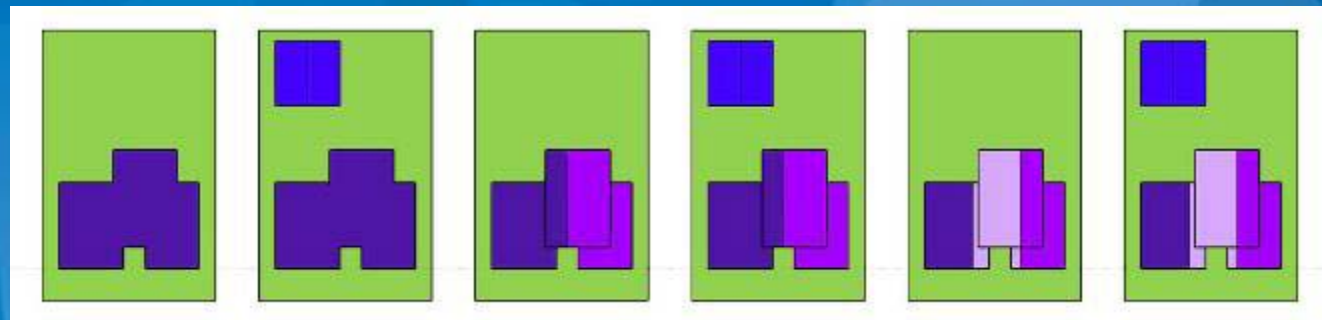
				2.6	2.6	2.6
				+2.6	+2.6	+2.6
		3.2	2.6	+1.2	+2.6	+1.2
		3.2	5.2	6.4	7.8	9.0

Maximums

coverage:40%, FAR 0.55
 height: 9.5m/2.5 storey

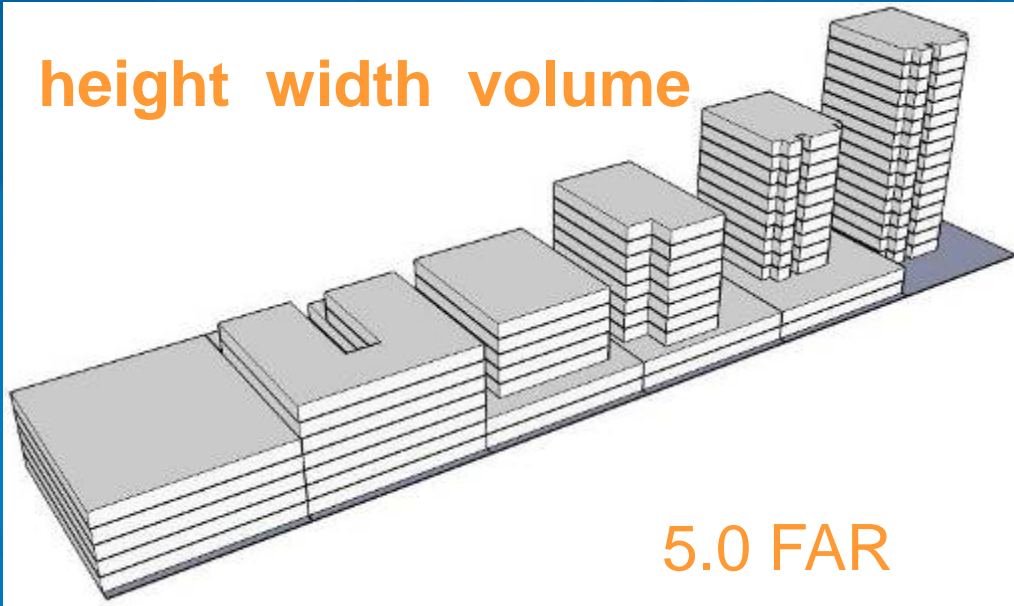
Secondary Dwellings

separated from the house by 4.5m,
 max height 4.5m. Reduced rear
 setback to 1.5m



Scale Variations - Urban

height width volume



perception



MORE

- Bulk
- Spatial Containment
- Sidewalk shadow
- Time causing shade

MORE

- Height
- Outlook between buildings
- Neighbourhood shadow
- Movement of shadow across ground

What is Community Viz

- Graphically based decision support tool for land use planning
 - *Visualize* land use planning scenarios
 - *Analyze* impacts: environmental, economic, and social
 - *Communicate* ideas and information in many forms
- Requires Assumptions
- Generates Measures (Indicators)
- Based on Scenarios (4 for Kelowna OCP)

Community Viz Measures

- Community Viz generates results as measures (quantitative indicator of something)
- Objective is to measure the results of each scenario
- Each scenario will have different results for measures (may look at relative differences between scenarios, not necessarily actual values)

Community Viz Measures

Goal	Measure
Natural Environment	<ul style="list-style-type: none">• Natural area preserved• Distance to parks and trails
Energy, Climate, Air Quality	<ul style="list-style-type: none">• Access to transit• Vehicle trips per day• Greenhouse Gas Emissions
Water	<ul style="list-style-type: none">• Water consumption• Impervious surface Area

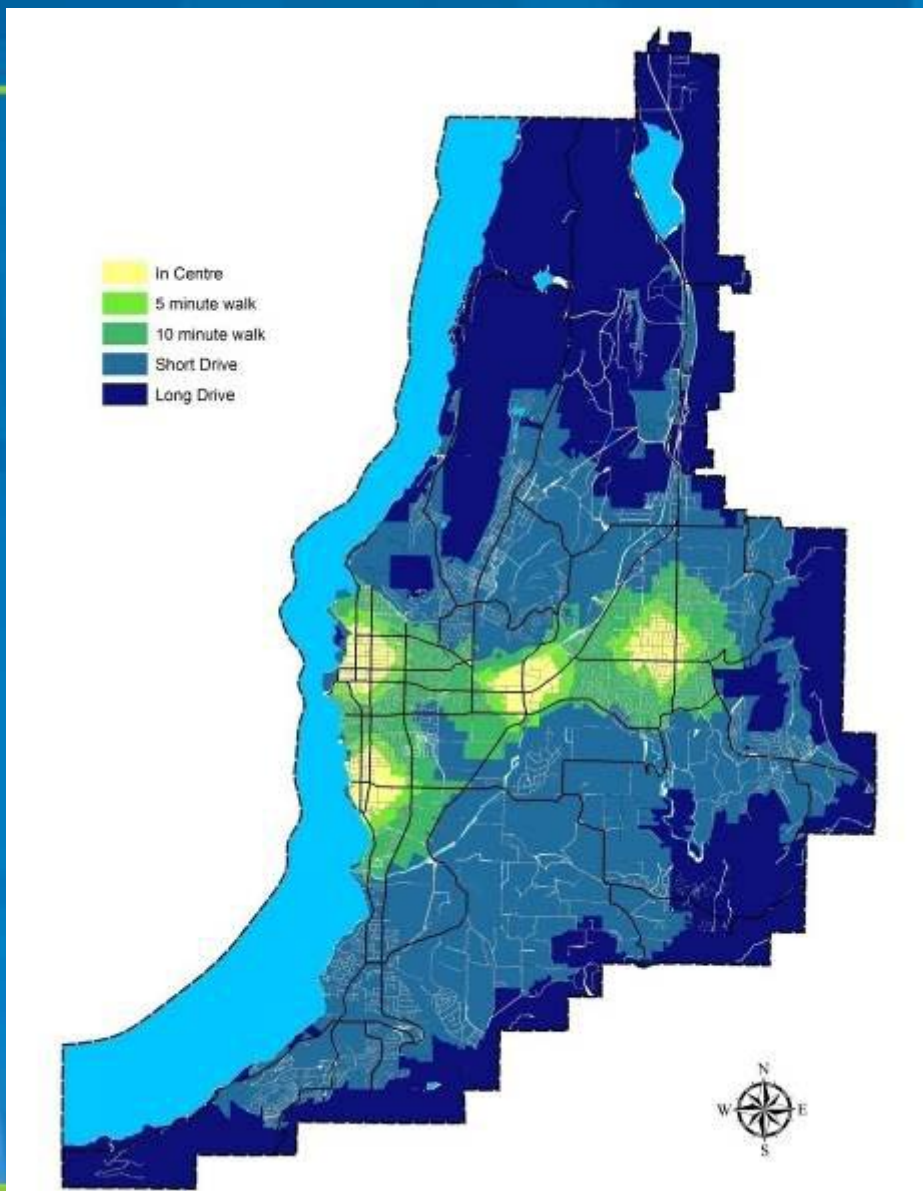
Community Viz Measures

Goal	Measure
Health and Wellness	<ul style="list-style-type: none">•Walkability – proportion of housing in Urban Centres
Community	<ul style="list-style-type: none">•Access to services and jobs•Proximity to schools and recreation centres
Culture	<ul style="list-style-type: none">•Proximity to cultural facilities
Economy	<ul style="list-style-type: none">•Costs for new infrastructure, capital and operating

Community Viz Measures

- Examples of Other Measures
 - Area of various land uses
 - Total land consumption
 - Dwelling units by type
 - Capacity of areas

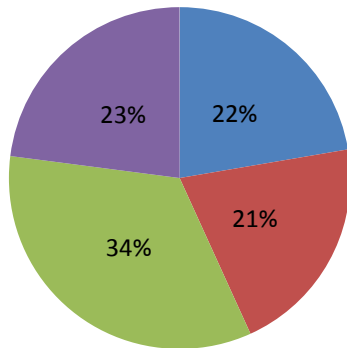
Access to Current OCP Urban Centres



Access to Current OCP Urban Centres

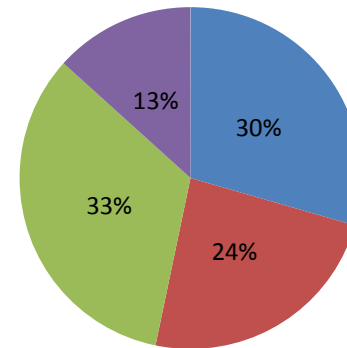
- Dwelling Units Measured by Road Network

Suburban Development



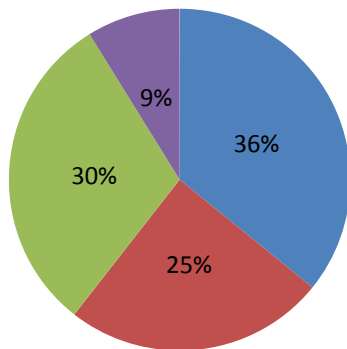
■ 5 minute walk ■ 10 minute walk ■ Short Drive ■ Long Drive

Urban Centres and Suburbs



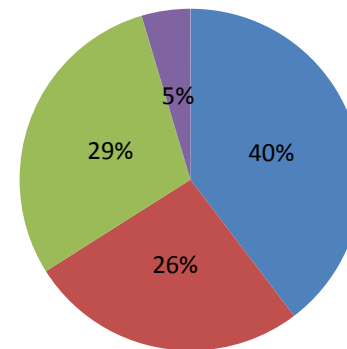
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Hubs and Spokes



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Ultra Compact



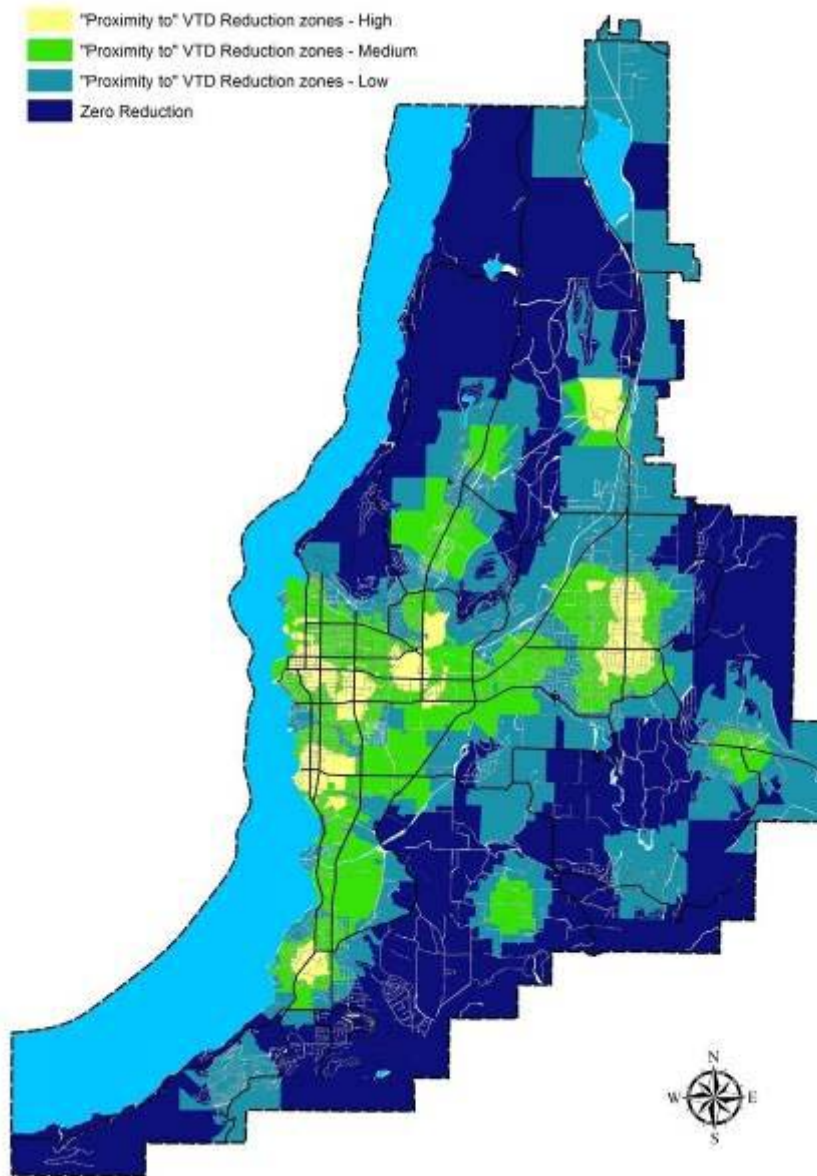
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Friction

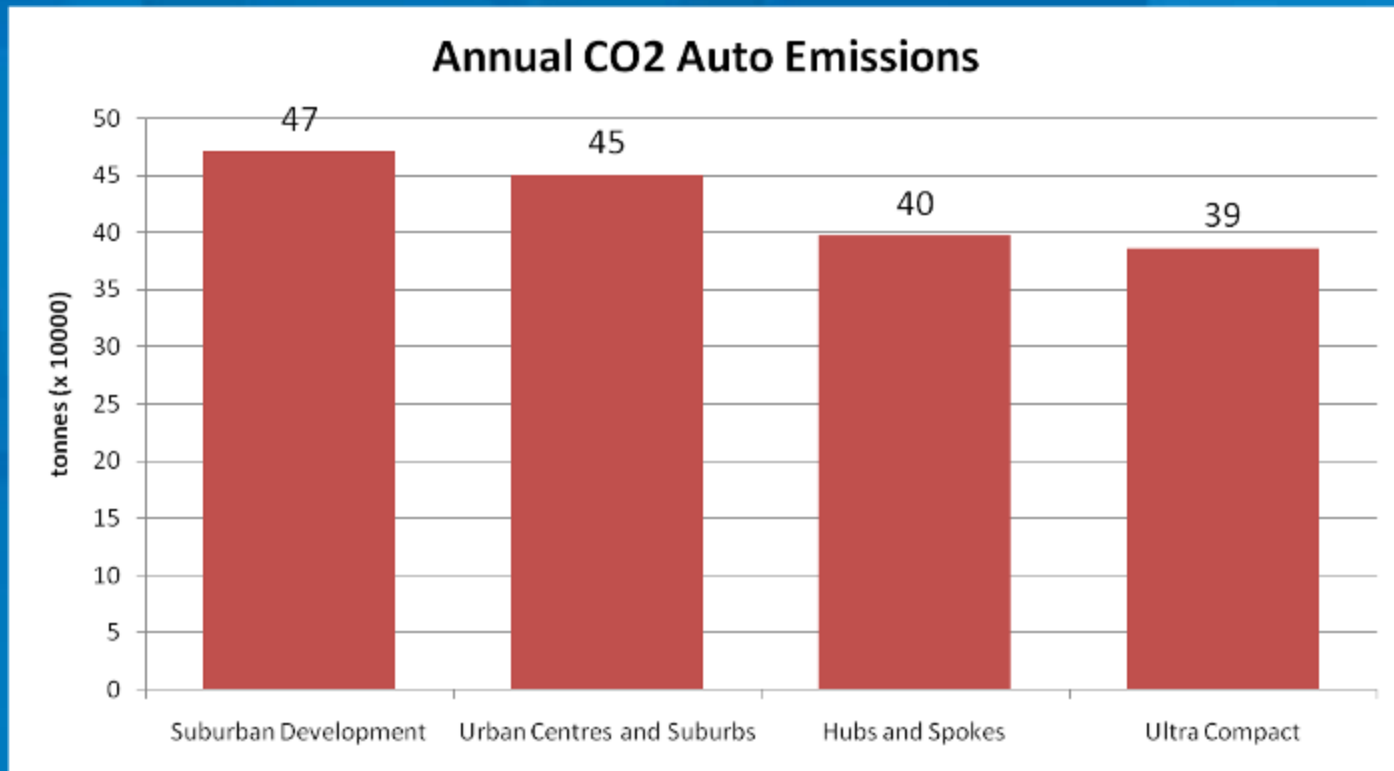
- What prevents more development in the Urban Centres?
- Redevelopment 'Friction' exists in many existing areas
- Friction depends on several factors, e.g. land assembly, financing, ownership patterns, neighbourhood acceptance

Vehicle Trips

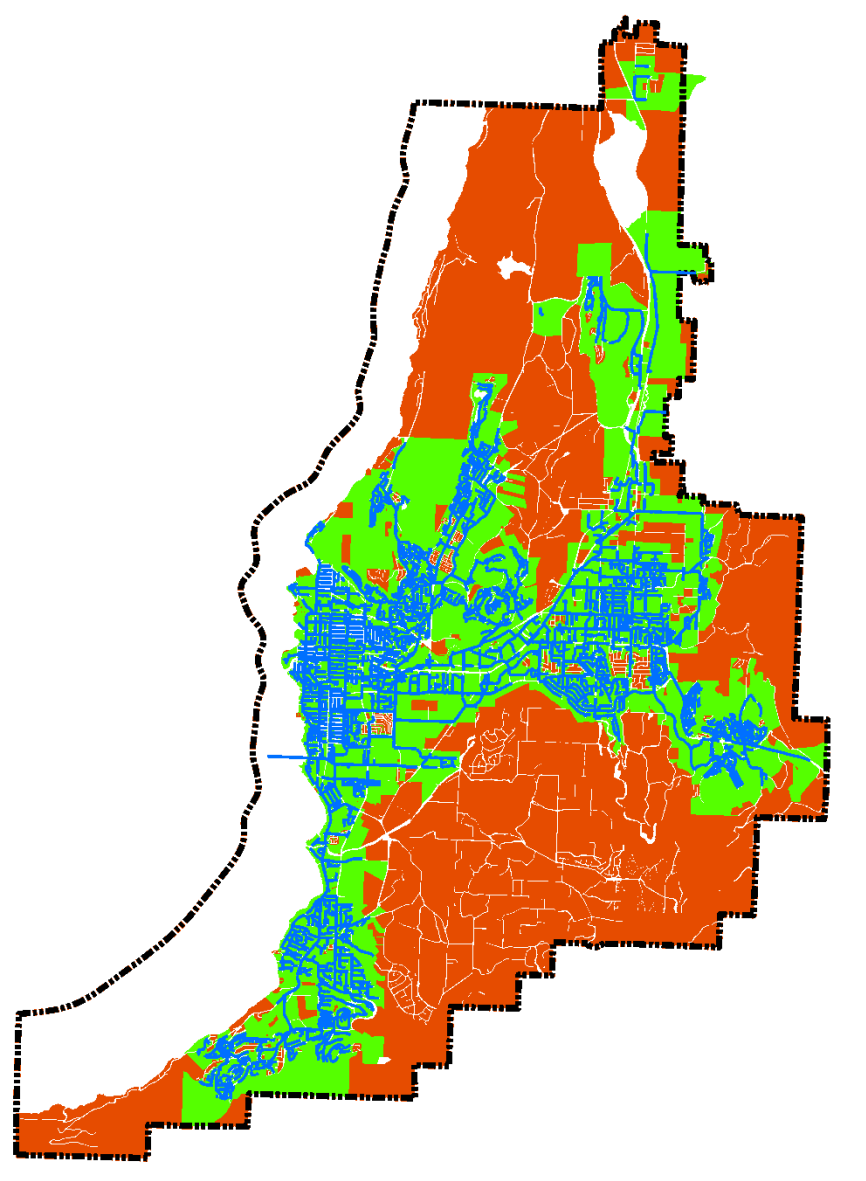
- Vehicle Trip reductions based on proximity (400/800m) to:
 - Schools
 - Commercial Services (work, shopping)
 - Bus Rapid Transit
 - High Frequency Transit



Automobile Emissions – CO2

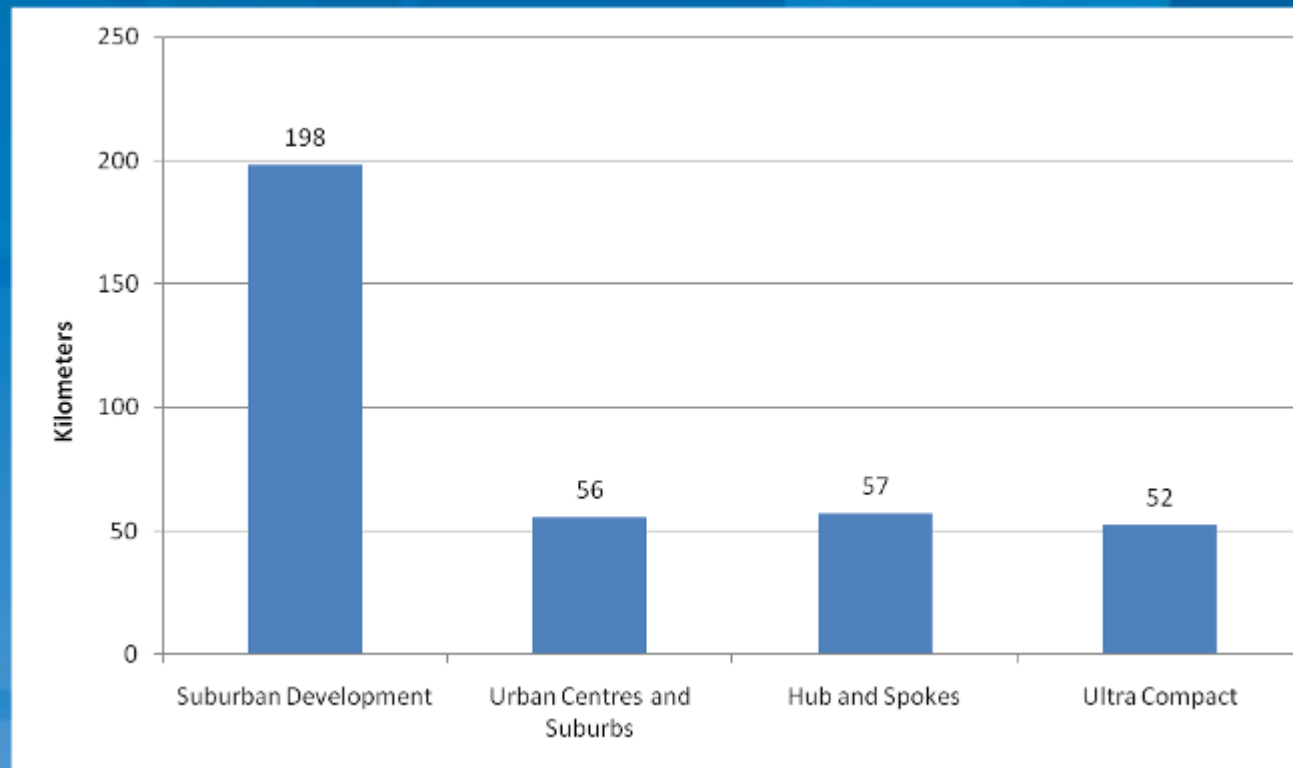


Infrastructure Impacts - Sewer

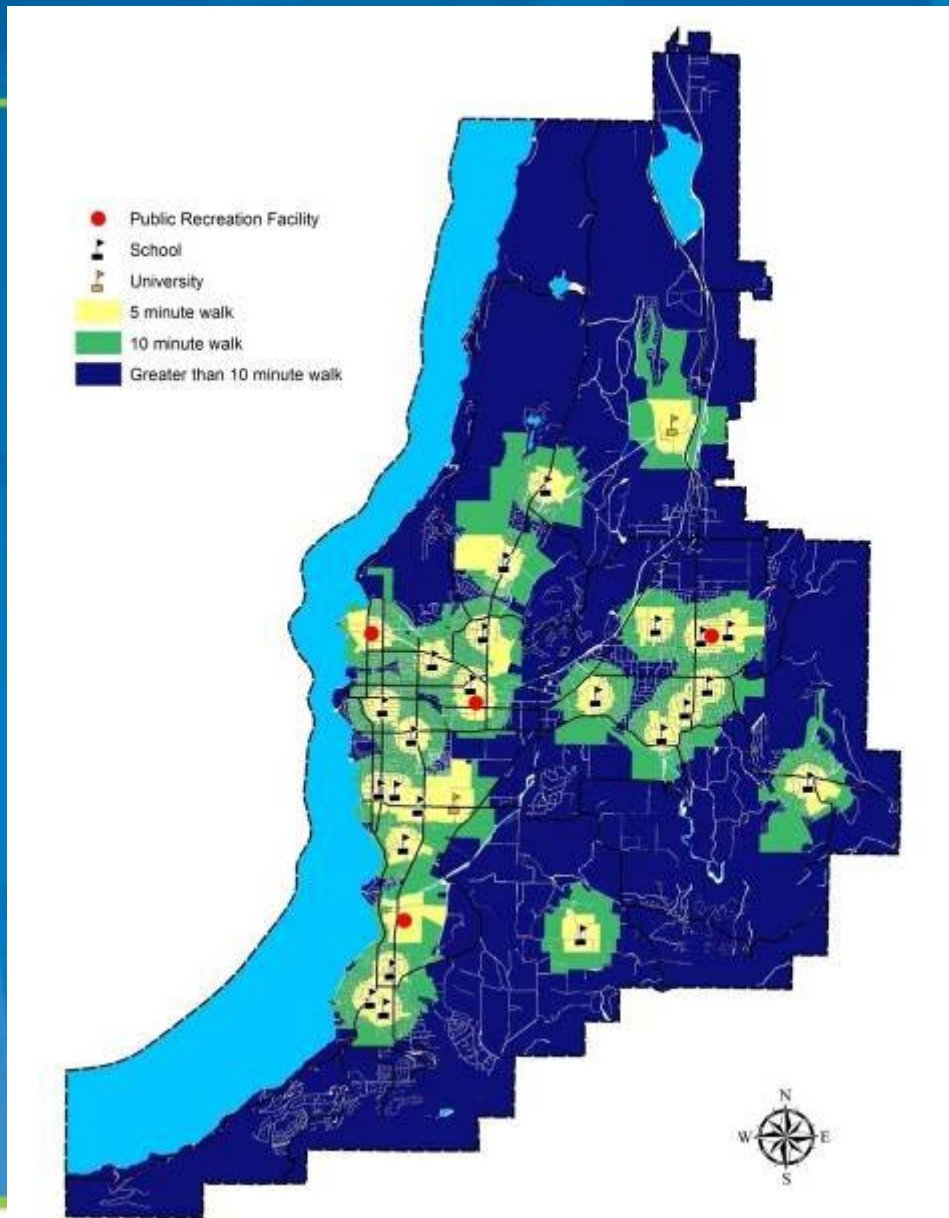


Infrastructure Impacts - Sewer

- Kilometers of New Sewer based on assumptions calculated from existing developed areas in the City



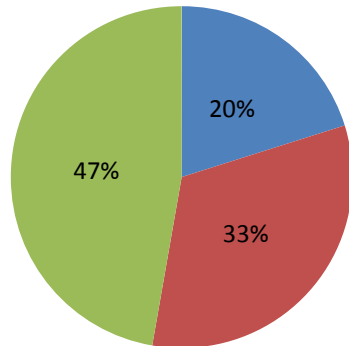
Proximity to Institutional Services



Proximity to Institutional Services

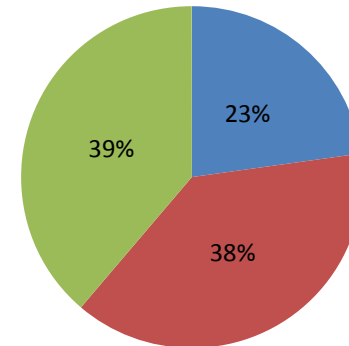
- Dwelling Units within 5 and 10 minute walk

Suburban Development



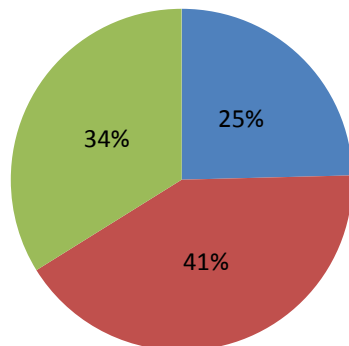
■ 5 minute walk ■ 10 minute walk ■ Greater than 10 minute walk

Urban Centres and Suburbs



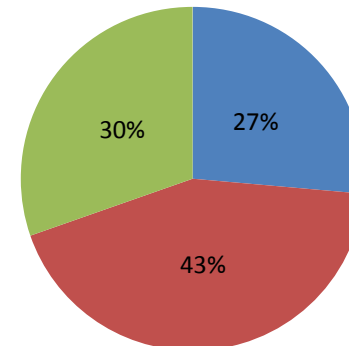
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Hubs and Spokes



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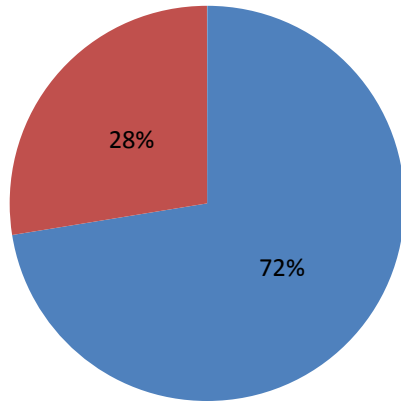
Ultra Compact



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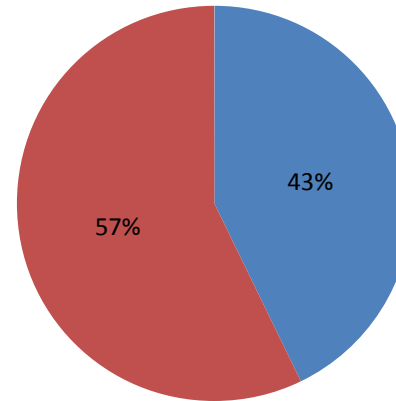
Residential Unit Mix

Suburban Development



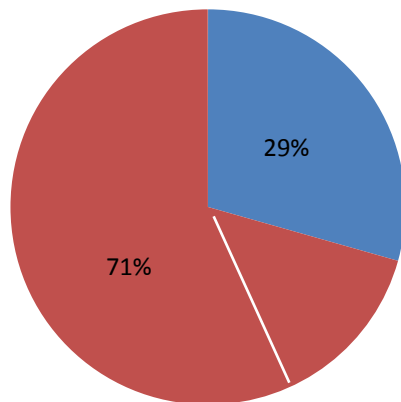
■ Single Unit ■ Multi Unit

Urban Centres and Suburbs



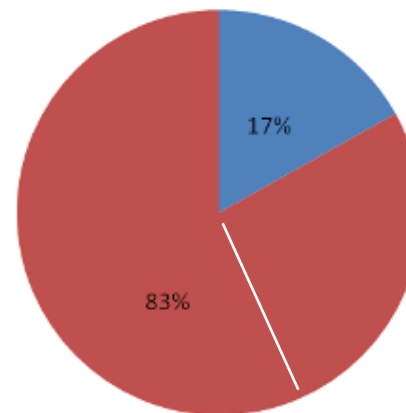
■ Single Unit ■ Multi Unit

Hubs and Spokes



■ Single Unit ■ Multi Unit

Ultra Compact



■ Single Unit ■ Multi Unit

Overall Comparison of Measures

- Discussion of results and directions as we move across the 4 scenarios: initial trends and findings
- All measures will be included in scenario analyses – work and adjustments are ongoing
- Measure must represent a balanced approach (e.g. redevelopment ‘friction’ in existing neighbourhoods)
- Be alive to unintended consequences

Continuing the Discussion

- Council first impressions? Which components, parts, or characteristics of each scenario do you like or dislike?
- Which measures are going to be important for you?
- Discuss urban form and densities: how receptive is the community to change?

Next Steps

- Review with stakeholders and the community
 - Public Meeting on May 13th
- Web Survey #4 (mid May to early June)
- Refine and develop Draft Preferred Scenario (mid-May to mid-June)
- Public Meeting on Draft Preferred Scenario (mid-end June)
- Council Review (early July)

Other Council Questions or Comments

- Other Questions
- Other Comments
- Is Council comfortable bringing this to stakeholders and the public?

THANK YOU!