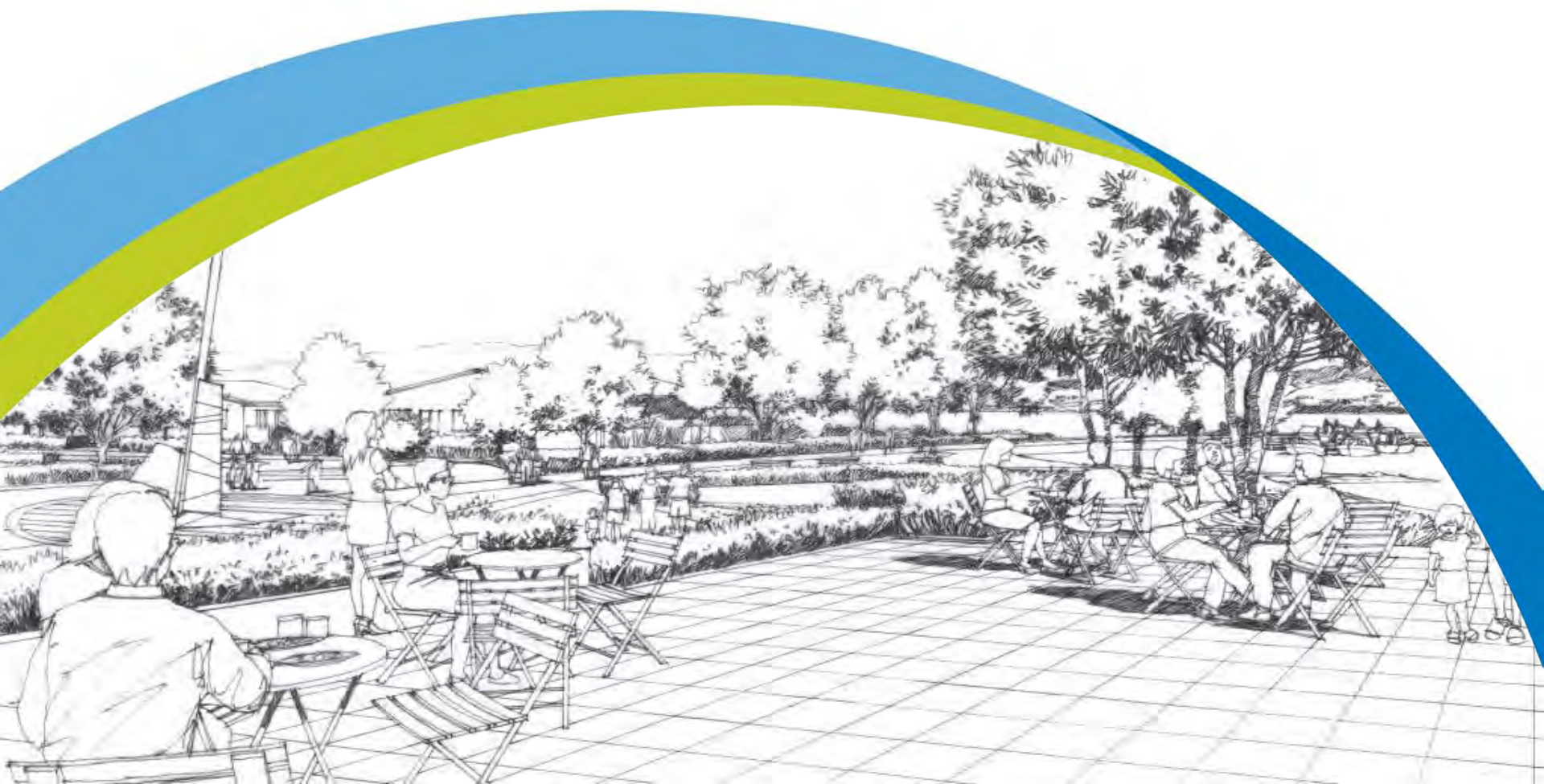




City of  
**Kelowna**

# CEDAR AVENUE

BRINGING PANDOSY BY THE LAKE - TO THE LAKE



## AGENDA

- ▶ History
- ▶ Challenges / Opportunities
- ▶ Public interest protection
- ▶ Design
- ▶ Benefits

## HISTORY

- ▶ Bring “Pandosity by the Lake” to the lake
- ▶ OCP vision
- ▶ Sustainable city
  - ▶ Live, work, play
- ▶ System of waterfront parks



## HISTORY

- ▶ Land acquisitions, 1988-1998
- ▶ Total purchase price \$2.2m
- ▶ Funding sources
  - ▶ General taxation / reserves
  - ▶ DCC
  - ▶ Park acquisition

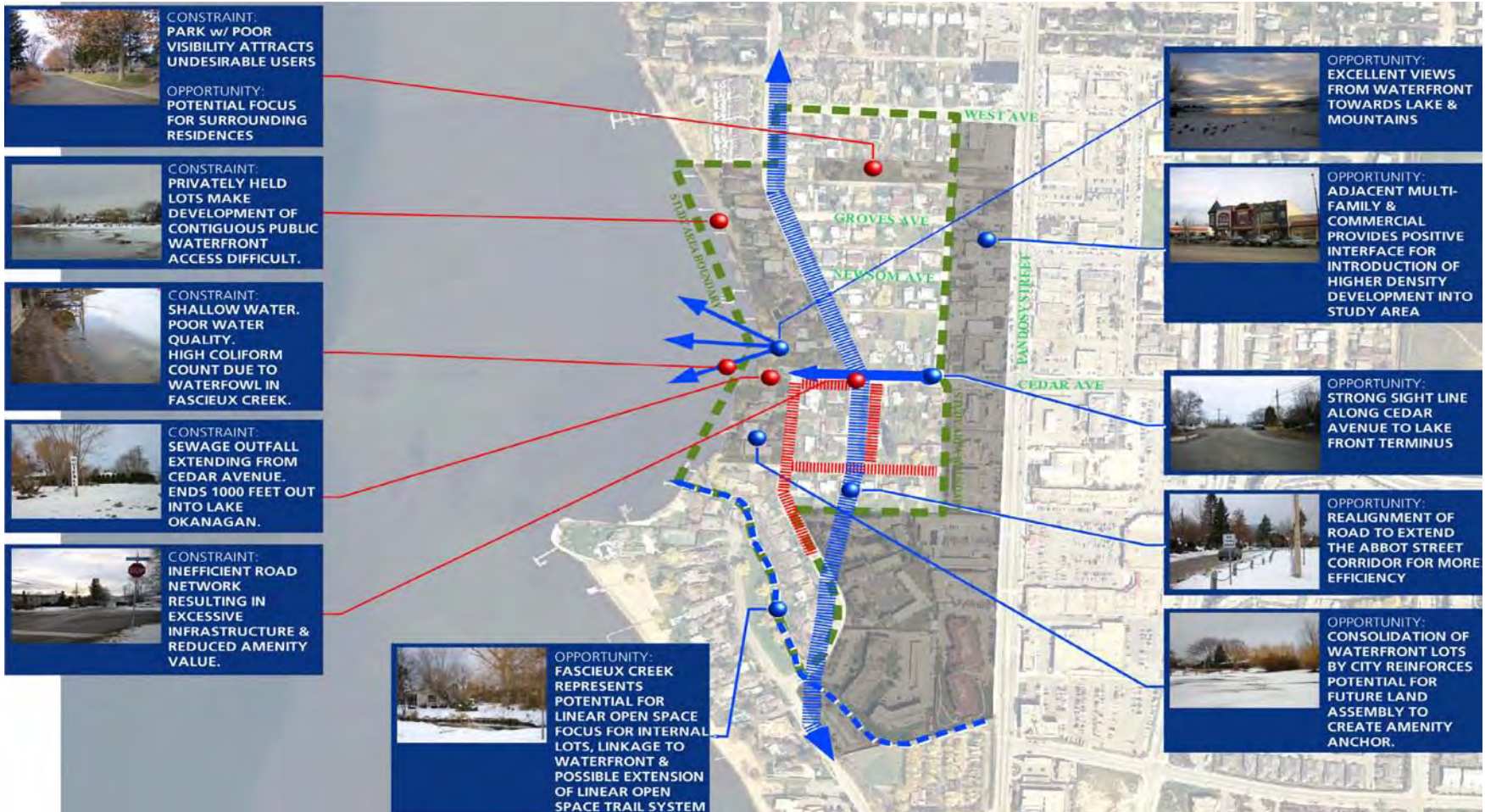


## HISTORY

- ▶ Funded 20% by DCC and Park Acquisition
  - ▶ Redevelopment >50% park area
- ▶ Consideration for park use
- ▶ Water quality
- ▶ Multi-use site
- ▶ Staff to review land-use
- ▶ Success of buy-sever-sell



# CHALLENGES / OPPORTUNITIES



# CHALLENGES / OPPORTUNITIES

Challenges	Opportunities
- Limited access to lakeshore at road end	- City lot consolidation
- Poor visibility causes undesirable uses	- Residences provide eyes on park
- Inefficient road network	- Close road for park purposes
- Shallow water with poor water quality	- Promote urban walkway experience
- Deliver high quality waterfront park	- Disposition funds park development and land reinvestment

## WATER QUALITY

- ▶ Historical data
- ▶ Interior Health data
- ▶ Road end closure to swimming/signage





## Cedar Avenue Redevelopment Plan Process

### Land Acquisitions 1989-1999

Acquiring of seven waterfront properties

Official Community Plan (OCP) designates a Town Centre in Pandosy

### Land Use Review Jan-Mar '04

Area residents and general public participate in Cedar Avenue Land Use Review:

- ▶ Landowner workshop (40 participants)
- ▶ Public open house (100 attendees)

Public Hearing - OCP Amendment

### Preliminary Plan Nov-Dec '10

Open house (85 attendees)  
Present proposed land use and waterfront linear park preliminary design

Presentation - KLO Central Neighbourhood Assn. members - Okanagan College

### Proposed Rezoning Jan '11

Advisory Planning Commission rezoning application - Jan 18

Council tour - Jan 28

Rezoning application to Council winter 2011

### Future Redevelopment Pending Approval

Consolidate City properties

Partial sale of land

Public Hearing required for future development permit application proposals

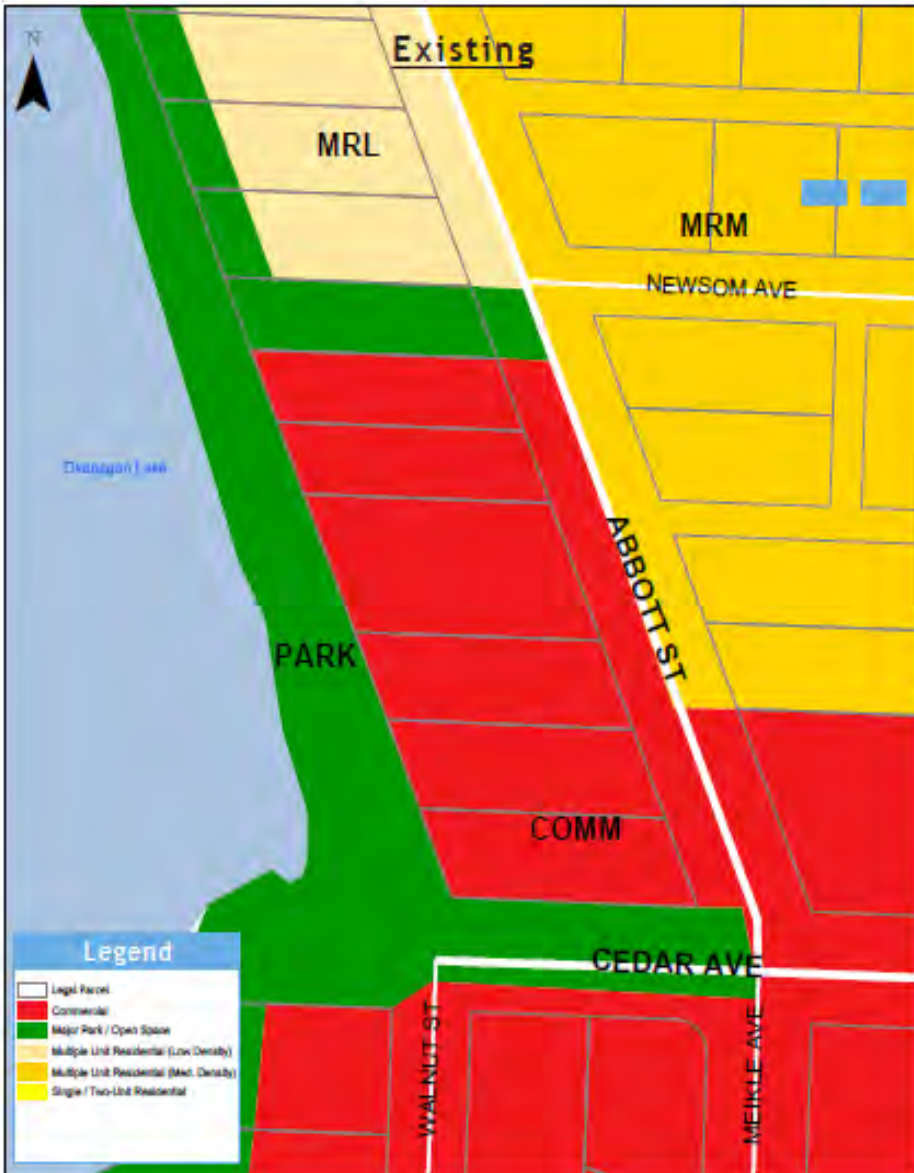
# OCP AMENDMENT 2004



## PUBLIC INTEREST PROTECTION

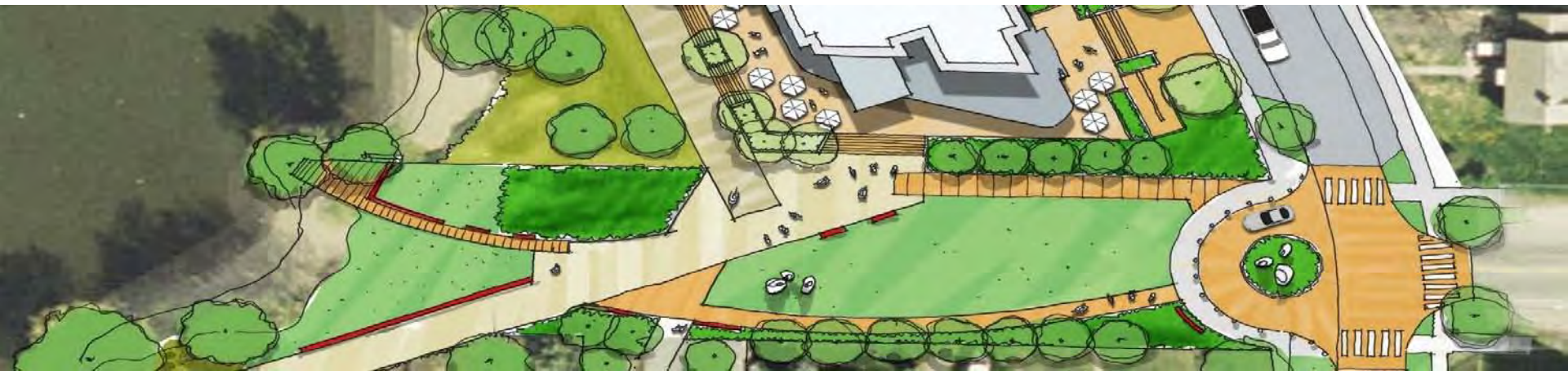
- ▶ Increase park area in North end
  - ▶ 20 feet to 46 feet
  - ▶ OCP amendment to increase waterfront park
- ▶ Council policy 76 on land title
  - ▶ Height restrictions
  - ▶ Use restrictions
- ▶ Mid-block waterfront access
- ▶ Building massing
- ▶ Development permit guidelines
- ▶ Council approval of RFP





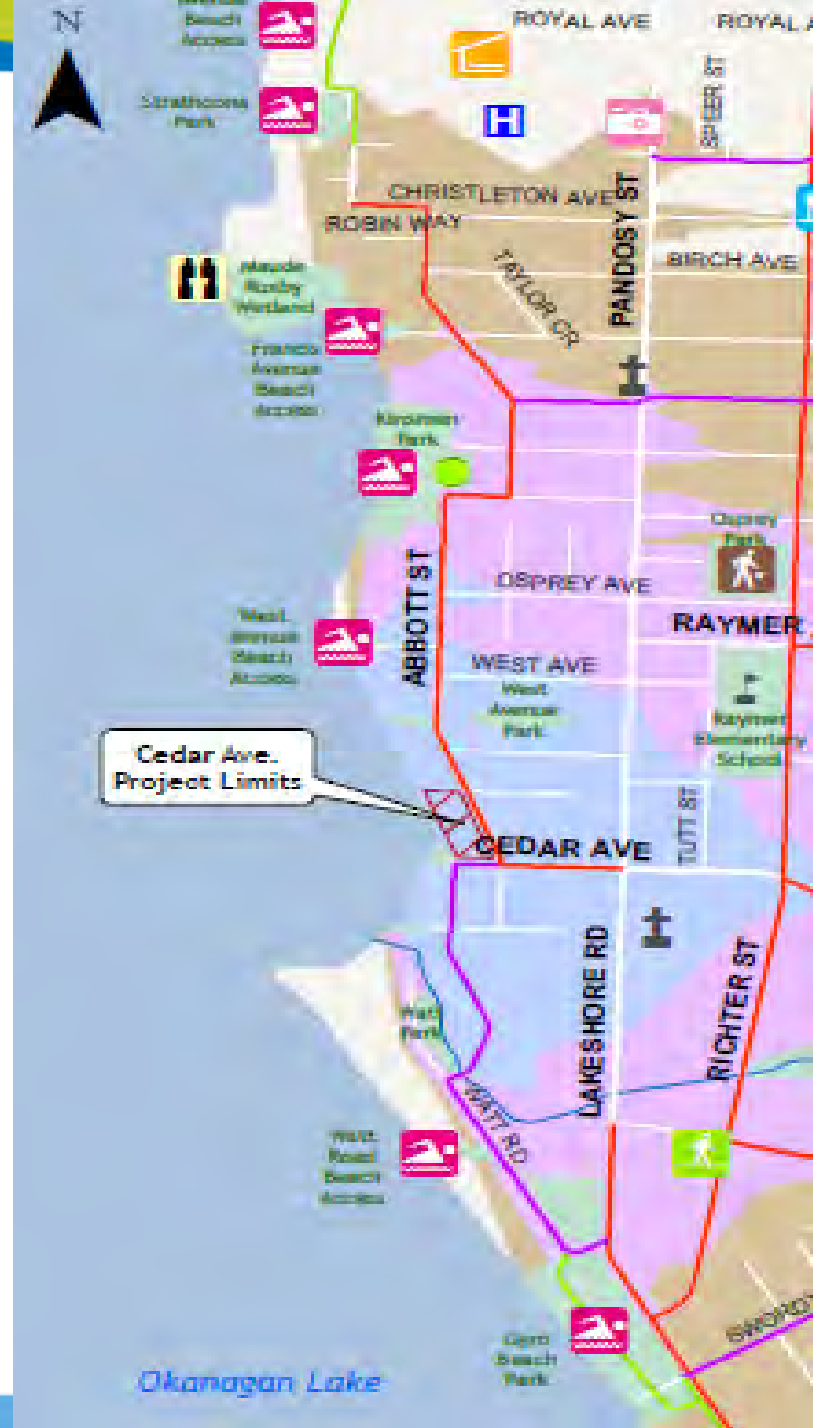
## INTEGRATED DESIGN

- ▶ Make connections
- ▶ Promote sustainability and active transportation
- ▶ Enhance riparian environment
- ▶ Create dynamic mixed-use neighbourhood



# MAKE CONNECTIONS SYSTEM OF PARKS

- ▶ Abbott Street corridor
- ▶ Walkable
- ▶ Waterfront access
  - ▶ Multiple beach accesses
  - ▶ Strathcona
  - ▶ Kinsmen
  - ▶ Maude Roxby
  - ▶ West Avenue
  - ▶ Watt
  - ▶ Gyro
  - ▶ Rotary



# MAKE CONNECTIONS ABBOTT - NEWSOM - CEDAR - WALNUT



# MAKE CONNECTIONS

## 1.3 ACRE WATERFRONT PARK





# MAKE CONNECTIONS



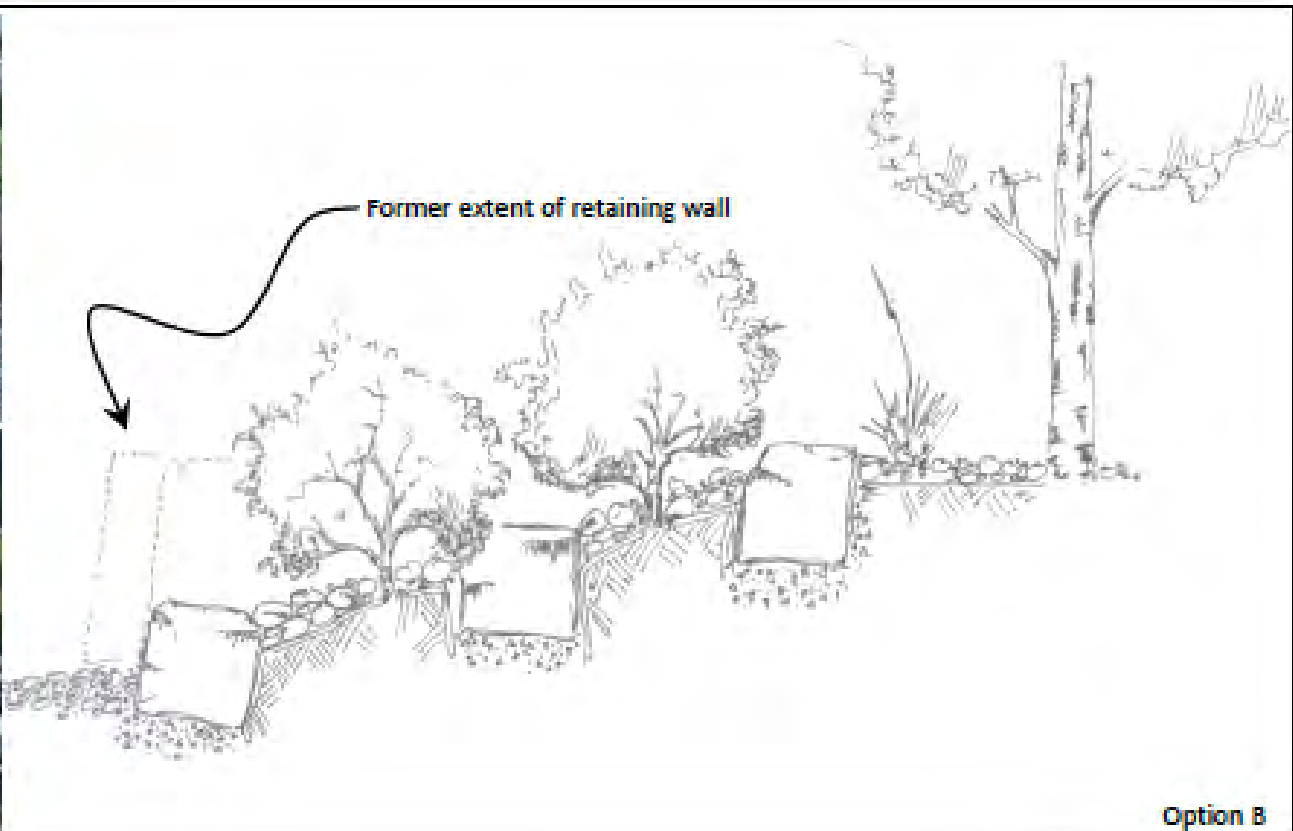
# PROMOTE SUSTAINABLE LIVING



# PROMOTE ACTIVE TRANSPORTATION PEDESTRIAN FIRST, VEHICLE SECOND



# RIPARIAN ENHANCEMENT



Option B

# DYNAMIC MIXED-USE NEIGHBOURHOOD CPTED PRINCIPLES



## BALANCED APPROACH

- ▶ OCP and Cedar Avenue plan compliant
- ▶ System of parks
  - ▶ Integration in KLO/South Pandosy area
- ▶ Request for proposal
  - ▶ Balanced to ensure best proponent
  - ▶ Council approval
- ▶ Development permit approval
  - ▶ Form and character



## BALANCED APPROACH

- ▶ Private funding to finance community amenity
- ▶ Amount of park land
  - ▶ Parking requirements
- ▶ Opportunity cost
  - ▶ City Proposal
    - ▶ Revenue: Positive several million dollars for disposition
  - ▶ All Park
    - ▶ Cost: Lost opportunity cost of disposition
    - ▶ Cost: Develop community park approximately \$2.3m

## BALANCED APPROACH

- ▶ Multiple bottom line
  - ▶ Social
    - ▶ Affordable housing reserve
  - ▶ Environmental
    - ▶ District energy and riparian enhancement
  - ▶ Economic
    - ▶ Strategic land reinvestment
  - ▶ Cultural
    - ▶ Pandosy by the lake to the lake





# CEDAR AVENUE

