

1.1 Concept Plan

COMMUNITY STAGE

A STRETCH OF GREEN TO THE HEART OF COMMUNITY



A Launching Place:

The term “community stage” signifies emphasis on public realm and pedestrian priority. It also signifies the how the site design serves as a connector of Parkinson Recreation and Capri-Landmark.

Retail Fronted Park Space:

The Side Park is designated for smaller and more frequent on-site events, providing a venue for activities like night markets and community events. The retail frontage is designed to complement and support the happenings in the park.



A Site of Connection:

This idea creates an inviting entrance to the development, connecting it with the residential community at the rear while preserving density along the edges of Harvey Avenue. Walking paths seamlessly link all the spaces together



Responding to the Communities Aspirations:

This plan seeks to create a vision for future development which will benefit and augment the existing community. Careful consideration has been given to existing policy directives from 2040 Official Community Plan, the Capri-Landmark Urban Centre (CLUC) Plan, Healthy Housing Strategy, and the 2023 Housing Needs Assessment. The plan also aligns with Council Priorities 2023 – 2026, such as those outlined within the Transportation and Climate and Environment categories.

This includes designing to emphasize green connections to key community amenities such as Mill Creek and Parkinson Recreation Park, plugging in to a City-wide Parks and Open spaces network and strategy. It also includes aligning with strategic transportation planning directives, including responding to the rapid bus route on Harvey, and emphasizing the pedestrian realm within the site itself and making consideration for the Rail Trail.



1.2 Street Typologies - Burtch Rd

- Creating a welcoming and vibrant community.
- Breaking the cluster makes it porous with interior streets foster an inviting atmosphere, enhancing public interaction and accessibility in-between. This approach not only encourages social engagement but also integrates residential spaces seamlessly into the urban fabric, promoting a cohesive and pedestrian-friendly environment that prioritizes human scale and comfort.



Figure 1-1 Active Street Frontage - Tree buffer



Figure 1-4 Residential Street Frontage



Figure 1-2 Street Frontage - Green Buffer



Figure 1-5 Green Buffer with Seating



Figure 1-3 Split Level Sidewalk Frontage



Figure 1-7 Split Level Sidewalk Frontage

1.3 Street Typologies - Harvey Ave



Figure 1-8 Active Retail Street Frontage



Figure 1-11 Sidewalk

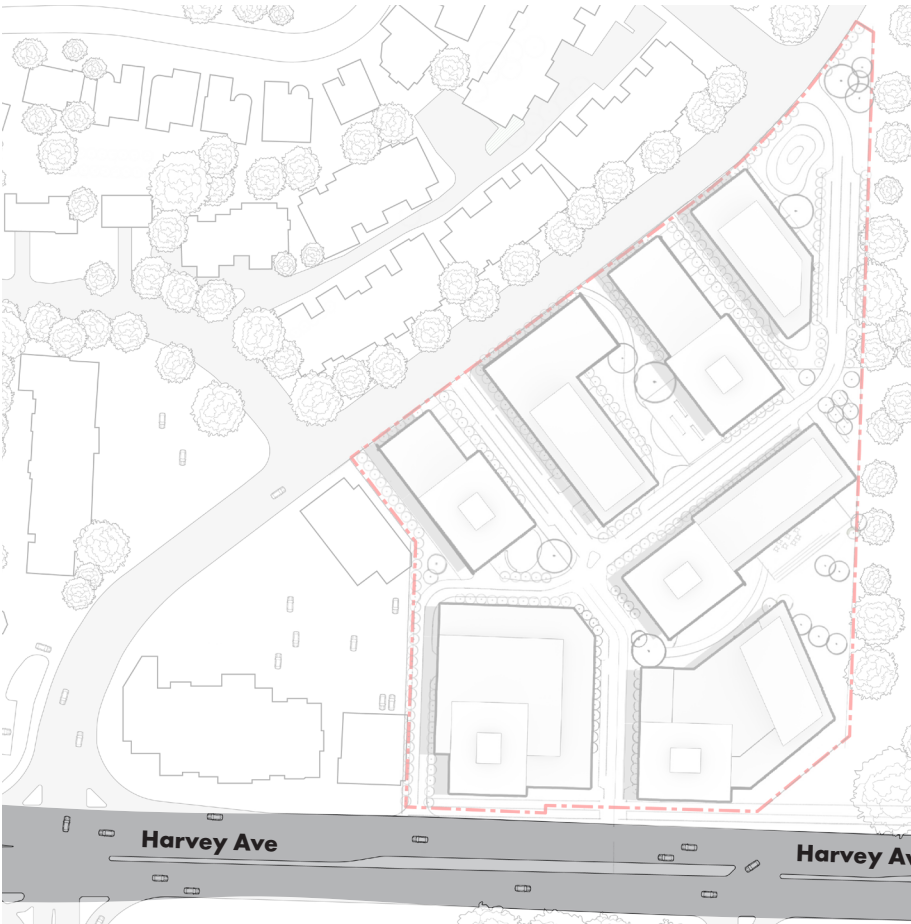


Figure 1-13 View from site from Harvey Ave. Access



Figure 1-9 Dedicated paths - Buffer from Busy Traffic



Figure 1-12 Dedicated paths - Green Buffer

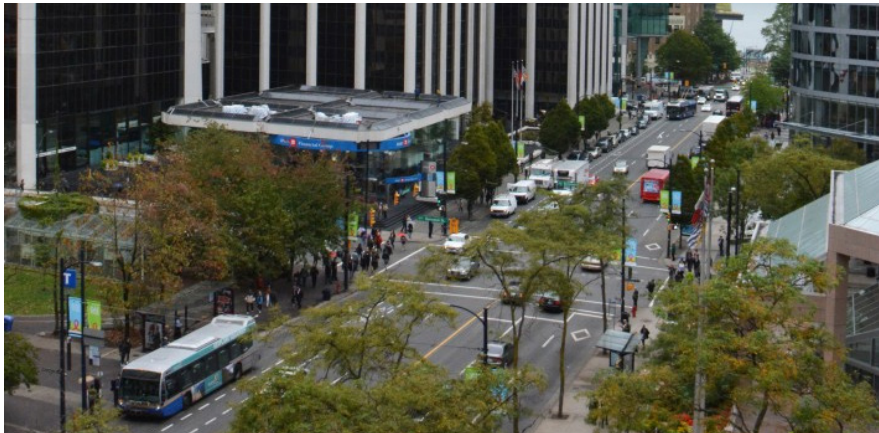


Figure 1-10 Art to add vibrancy to Street Frontage



1.4 Street Typologies - Internal Streets

- Interior open-air streets, allowing for an engaging and leisurely atmosphere where public can comfortably browse stores and enjoy the outdoors.
- Human scale approach, with narrow lanes, wide sidewalks, and ample greenery, creating an inviting environment that encourages walking and social interaction.



Figure 1-14 Active Retail Frontage



Figure 1-17 Active Residential Frontage



Figure 1-15 Active Retail Street Frontage with Green Buffers



Figure 1-18 Seating and Plant Buffer From Street



4 Figure 1-19 View from site from Harvey Ave. Access



Figure 1-16 Paved pathways - Mixed use streets



Figure 1-20 Office / Mixed Use Street Frontage

1.5 Street Typologies - Pedestrian Pathways

- Thoughtfully integrated to enhance safety, encourage walkability and foster community interactions
- Dedicated pathways, Traffic calming measures for shared lanes with bikes and cars
- Mixed-use center that caters to pedestrians, cyclists, and public transit users, seamlessly blending into the natural and cultural surroundings.



Figure 1-21 Dedicated Pedestrian Pathway



Figure 1-24 Shared Pathways and spill out patios



Figure 1-22 Active Plaza Frontage



Figure 1-25 Dedicated Residential Frontage



Figure 1-26 View from site from Harvey Ave. Access



Figure 1-23 Shared Pathways

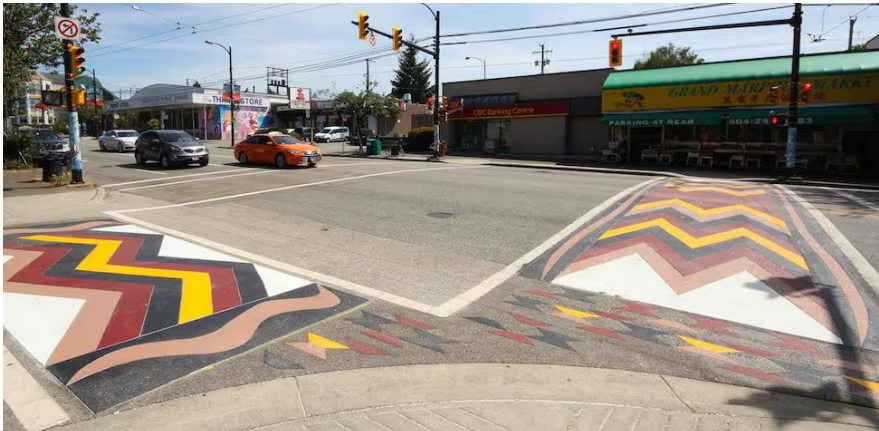


Figure 1-27 Art Representations for Crossings

1.6 Street Typologies - Parking

- Balance accessibility and space efficiency - aim to create a walkable, vibrant community while accommodating the necessary vehicular access
- Indoor parkades provide secure, weather-protected parking further reducing street congestions and big dead parking lots
- Street parking is strategically limited and often regulated to prioritize short-term parking, encouraging turnover and supporting local businesses.
- Angle parking maximizes space efficiency on narrower streets while maintaining pedestrian-friendly sidewalks



Figure 1-28 Parkade building



Figure 1-31 Paved Parking Stalls



Figure 1-33 View from site from Harvey Ave. Access



Figure 1-29 Diagonal Parking



Figure 1-32 Paved Parking Stalls



Figure 1-30 Underground Parkade with Rooftop Garden



Figure 1-34 Indoor Parkade Building

1.7 Greenspaces - Public

- Creating vibrant and dynamic environments.
- The design of these areas varies in scale and intensity, offering a range of interactions from serene park-like settings to bustling plazas where people can gather, relax, and socialize. This variation allows for diverse uses and experiences, making the spaces more inclusive and adaptable to different needs throughout the day.
- Plazas around the towers have been transformed into lively social hubs, which attract both tenants and visitors. These enhancements contribute to a more engaging urban atmosphere by slowing down traffic flows and promoting walkability, encouraging people to linger and enjoy the space.



Figure 1-35 Pocket Plaza Spaces



Figure 1-38 Sidewalk Patio



Figure 1-36 Plaza



Figure 1-39 Playarea



Figure 1-37 Park



Figure 1-40 Park Plaza

1.9 Greenspaces - Private

- Valuable extensions of living and working spaces
- Providing accessible, elevated environments for relaxation, socializing, and connecting with nature, all while optimizing limited urban space.
- Sustainability and aesthetic appeal of the development



Figure 1-41 Active Rooftop

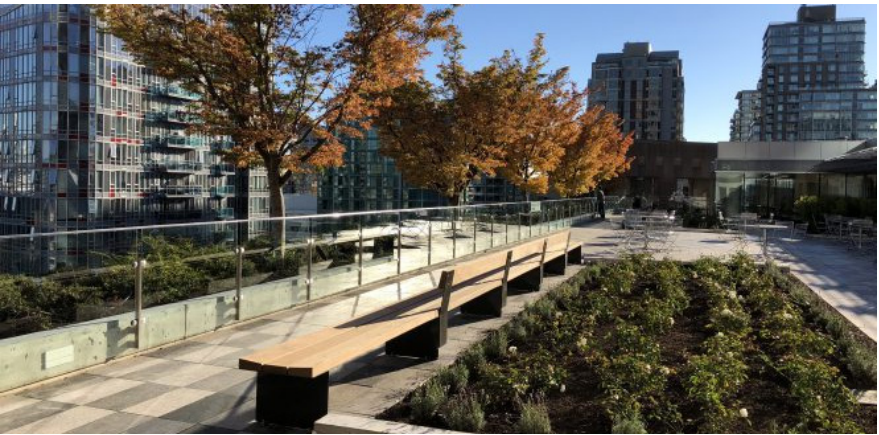


Figure 1-44 Seating along Edge



Figure 1-42 Rooftop Gathering/Event Space



Figure 1-45 Rooftop Dog Parks



Figure 1-43 Rooftop Lounge/Seating



Figure 1-46 Rooftop Garden and Walking pathways

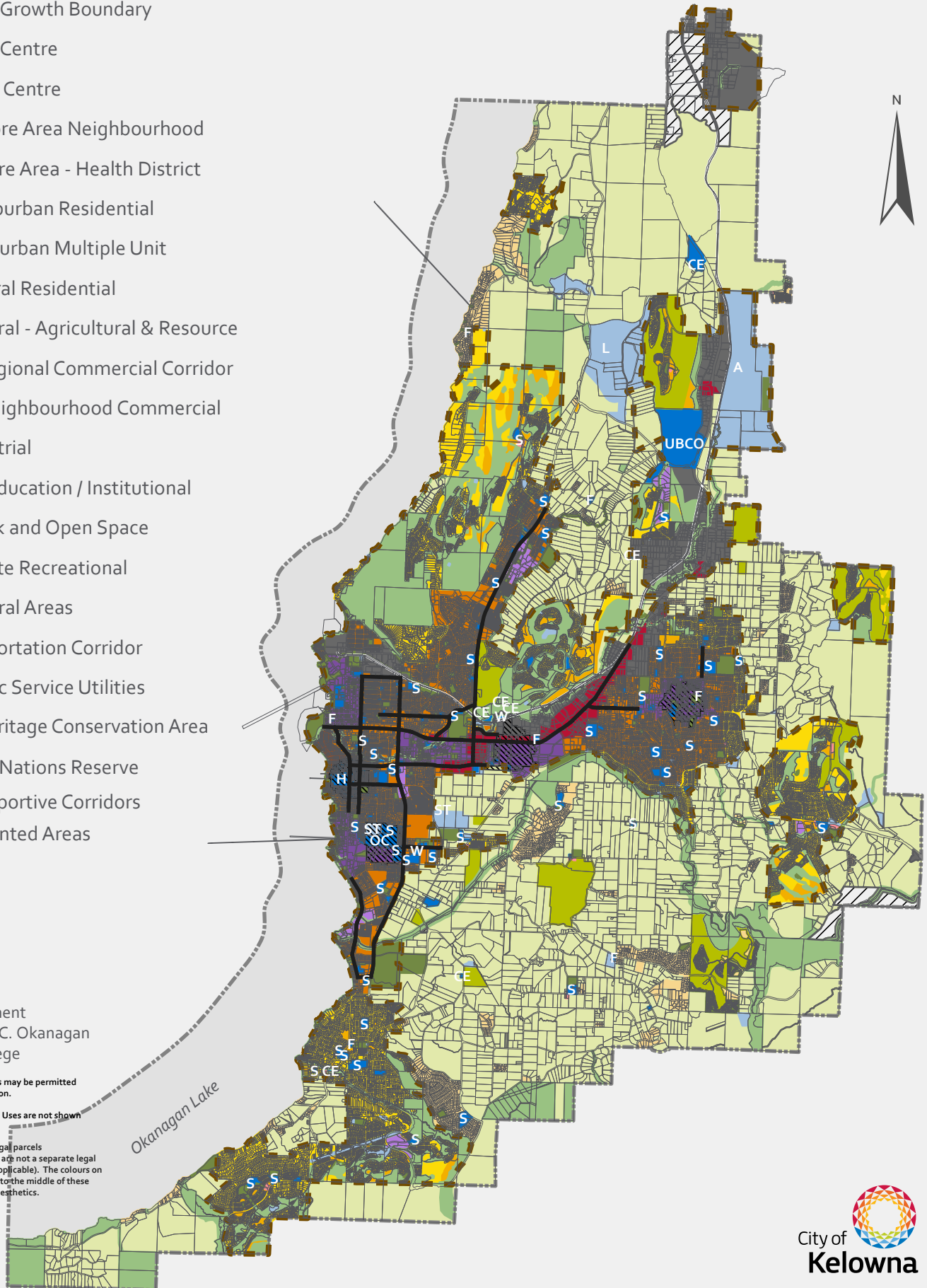
- Permanent Growth Boundary
- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- S-RES - Suburban Residential
- S-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education / Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Areas
- TC - Transportation Corridor
- PSU - Public Service Utilities
- C-HER - Heritage Conservation Area
- FNR - First Nations Reserve
- Transit Supportive Corridors
- Transit Oriented Areas

- A Airport
- F Firehall
- H Hospital
- L Landfill
- S School
- W Works Yard
- CE Cemetery
- ST Sewage Treatment
- UBCO University of B.C. Okanagan
- OC Okanagan College

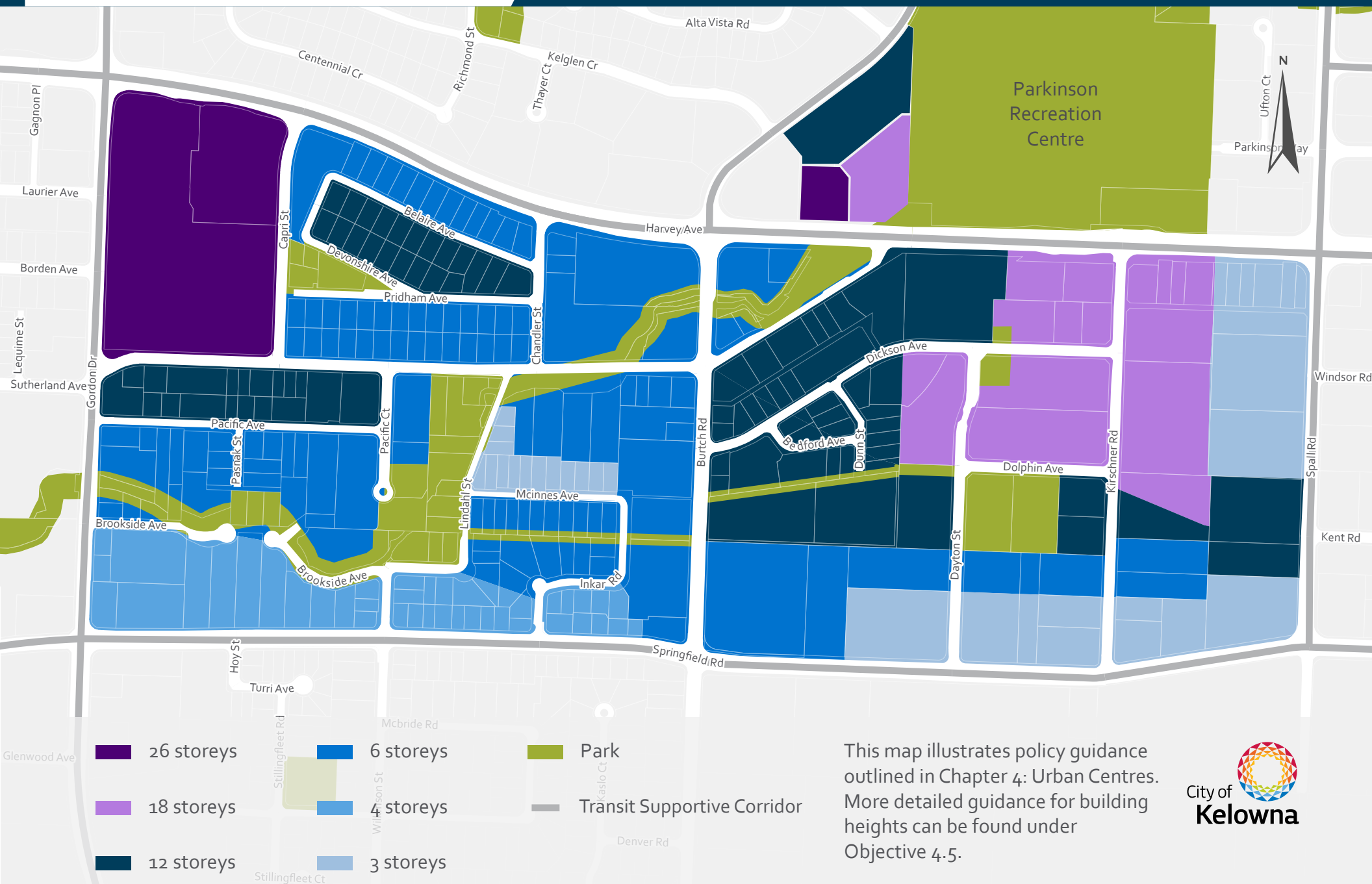
Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.



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



This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.5.





CD30 – Burtch Harvey Comprehensive Development Zone

Zone Purpose	
Zones	Purpose
CD30 – Burtch Harvey	The purpose is to provide the framework for the existing uses and for the re - development and use of Burtch/Harvey lands in stages, over time, with a mixture of commercial and residential uses.

Sub-Zone Purposes		
Zones	Purpose	
CD30 – Burtch Harvey	CD30 - A	Height of towers in each of the sub-zones will have a base height and a bonuseable height. See Housing Opportunities Reserve Fund strategy for additional height strategy.
	CD30 – B	Height of towers in each of the sub-zones will have a base height and a bonuseable height. See Housing Opportunities Reserve Fund strategy for additional height strategy.

- The purpose of the sub-zone is primarily for height and number of towers permitted. All other zoning items in the zoning are to apply to the overall aggregate sum of all zones.

CD30 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use)
Accessory Buildings or Structures	P
Agriculture, Urban	P
Apartment Housing	P
Animal Clinics, Minor	P
Boarding or Lodging Houses	P
Child Care Centre, Major	P
Child Care Centre, Minor	S
Cultural and Recreation Services	P
Education Services	P
Emergency and Protective Services	P
Food Primary Establishment	P
Health Services	P
Home-Based Business, Minor	S
Hotels	P
Liquor Primary Establishments	P
Offices	P
Participant Recreation Services, Indoor	P
Personal Service Establishments	P
Professional Services	P
Religious Assemblies	P
Recycling Drop-Offs	S
Retail	P

Spectator Sports Establishments	P
Stacked Townhouses	P
Temporary Shelter Services	P
Townhouses	P

CD30 Subdivision Regulations m = metres / m ² = square metres	
Min. Lot Width	40.0 m except 13.0 m if site abuts a lane
Min. Lot Area	1,200 m ² except 460 m ² if site abuts a lane
Min. Lot Depth	30.0 m
Max. Lot Area	n/a

CD30 Development Regulations m = metres / m ² = square metres		
	Sub-Zones	
	CD30 - A	CD30 - B
Max. Height Max. Density	Density and Height Development Regulations	
Max. Site Coverage of all Buildings	85%	85%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	100%	100%
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented	3.0 m	3.0 m
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	3.0 m	3.0 m
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 m	2.0 m
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a
Minimum setback from Burtch Road	n/a	4.5 m
Minimum setback from Harvey Avenue	4.5 m	4.5 m
Minimum setback to Parkinson Park	3.0 m	3.0 m
Min. Common and Private Amenity Space	6.0 m ² per bachelor dwelling unit 10.0 m ² per 1-bedroom dwelling unit 15 m ² per dwelling unit with more than 1- bedroom	

Min. Public Open Space	0.25 acres of publicly accessible open space shall be provided
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	Any building fronting onto Harvey Avenue shall provide ground-floor commercial units, which must occupy a minimum of 90% of the street frontages. The 2 approved accesses or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential uses is permitted above the ground-floor units. Any building fronting onto Burtch Road can provide any combination of commercial and residential uses at the ground floor and above.
Building Frontage	A continuous building frontage shall not exceed 100 m in length. Parkade exposure may be up to 25% of the building frontage.
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).

CD30 –Density and Height Development Regulations m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area		
	Sub-Zones	
	CD30 - A	CD30 - B
Max. Density	3.95 FAR	
Max. Height	<p>Any tower(s) developed in this zone will be permitted to have a base height of 26 stories or 83 meters with a bonusable maximum of 39 stories or 124 meters.</p> <p>A podium across the sub-zone will be permitted at a height of 6 stories or 22 meters.</p> <p>See Housing Opportunities Reserve Fund for additional height strategy.</p>	<p>Any tower(s) developed in this zone will be permitted to have a base height of 12 stories or 38 meters with a bonusable maximum height of 19 stories or 60 meters.</p> <p>A podium across the sub-zone will be permitted at a height of 6 stories or 22 meters.</p> <p>See Housing Opportunities Reserve Fund for additional height strategy.</p>

CD30 – Height Bonusing (Housing Opportunities Reserve Fund)
For any stories being requested over the base height/stories but within the acceptable FAR, the following calculations will be used as contribution to the Housing Opportunities Reserve Fund. Payment will be provided and a condition of Building Permit release.

Residential Floor Area developed above the base heights noted in Map 4.3 will have a charge of \$60 per square (gross) paid to the Housing Opportunities Reserve Fund.

Total FAR of the site will not exceed the Maximum Density noted in section CD30 – Density and Height Development Regulations.

