

SUSTAINABLE PRINCIPLES

Guiding Principles for Site Redevelopment Provided by Kelowna City Council

CITY COUNCIL PRINCIPLES	PLAN RESPONSE
Maximize site potential and do not underutilize	Of the four concepts, the Organic Concept has the highest FAR and potential to include other
Create a cohesive, well-integrated neighbourhood	Plan provides a mix of uses and integrates into the existing community fabric
Address the needs of the community as effectively as possible: <ul style="list-style-type: none"> • Park area • Community amenities, e.g. child care, meeting spaces, youth/senior centers • Affordable housing • Connectivity with surrounding areas 	Park plan developed through separate forum buildings assigned for community uses. Existing fabric ties into the plan
Complement, rather than compete with surrounding neighbourhood and downtown	The predominantly residential building form creates a gateway to communicate the edge of downtown
Be aware of and capitalize on "demonstration model" opportunity in areas of: <ul style="list-style-type: none"> • Sustainability (e.g. LEED – Gold standard) • Provision of affordable housing • Design: CPTED, accessibility, child friendly, adaptable 	Sustainability is being met through the LEED-ND checklist BC Housing is interested in participating Green spaces were designed with the potential to be child friendly and accessible to all residents.
Manage traffic flows created by the development as well as impact of highway and traffic patterns on the site	Traffic access is managed but integrated; cut through traffic mitigated
Identify best development process, including level of site planning, phasing of development and selection of developers and builders	Underway
Create a pedestrian friendly atmosphere	The plan includes pathways for pedestrians; lighting to support pedestrian access; connections between buildings; buildings with windows facing pedestrian corridors; appropriate tree cover
Set a positive example for developers	Provision of a park space is not typical for developments, which makes this project unique; the City has an opportunity to show leadership in architectural design and design in public spaces
Achieve a positive financial return	Keep density high
Utilize a multi-bottom line approach and analysis	The plan incorporates elements / or socialization / healing strong environmental initiatives and will be tested under proforma

Sustainable Development Site Goals From Stakeholder Interviews

SUSTAINABLE DEVELOPMENT SITE GOALS	DEVELOPMENT KEY WORDS	TOP ELEMENTS TO DEVELOP
<ul style="list-style-type: none"> > Conservation and Restoration > 'Green' Technologies > Housing for All > Diversity (people, architecture, demographics, spaces, uses) > Creating Communities/Neighbourhoods > Affordability > Walkability and Human Scale > Public Transit > Public Amenities > Leadership > Cultural and Historical Development 	<ul style="list-style-type: none"> > Pedestrian > Neighbourhood / Community > Social / Cultural Capital – People > Healthy > Relationship-Producing > Diversity / Variety > Mixed-Use > Identity > Sustainability > Relevant > Affordable > Accessible > Attainable > Safety > Beautiful, Stimulating 	<ul style="list-style-type: none"> > Green Spaces > Mixed-Use > Affordable Housing > Articulated Setbacks > Respect Neighbourhood and Heritage > Car Free, Pedestrian-Oriented > 'Green' Innovations

