

# Rowcliffe Community Park

Rowcliffe Park will be the cornerstone of the Central Green development and the new heart of Kelowna's South Central community. The development of the park could help attract high quality building development projects and also help attract residential buyers.

## Park Design

- ▶ A loop trail around a green common open field
- ▶ Walking trail around the perimeter of the site
- ▶ Dog on-leash
- ▶ An open air stage for outdoor events
- ▶ Large accessible playground
- ▶ Heritage oak located on public land
- ▶ Tennis court
- ▶ Community and flower gardens
- ▶ Public washrooms, on-street public parking



# A Community in Development

## 2007

City Council directive for a sustainable development  
Consultants and principal architects engaged

## 2008

Community invited to take part  
Extensive public consultations creates conceptual plan:

- ▶ Community sketches site plans
- ▶ Community votes on preferred site plan
- ▶ Community votes on preferred park plan

Council endorses the community's conceptual plan

## 2009

Technical work to move conceptual plan to implementation  
Financial analysis  
Partnership development

## 2010

City Council endorses financial analysis  
Development zone and design guidelines created  
Request for Proposal (RFP) created for parcel sale

## 2011 & 2012

Begin parcel sale based on market demand  
Detailed park design



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# Central Green

*Designed by the community  
for a sustainable future*



## A vibrant neighbourhood



The City of Kelowna is leading the development of Central Green, a five-hectare site located in Kelowna's downtown.

To create a vibrant, child-friendly, socially conscious neighbourhood, the development plan focuses on:

- ▶ Enhancing the pedestrian-oriented nature of the community
- ▶ Cultivating the neighbourhood's vibrant culture
- ▶ Developing a community where individuals and family can work, sleep, meet, exercise and dine
- ▶ Ensuring all buildings meet the standard for LEED™ Certified New Construction

Located across from Kelowna Central School, the site is bordered by Harvey Avenue, Richter Street and Rowcliffe Avenue.

The surrounding community land uses are commercial and high-rise residential uses to the north, multi-family residential, commercial and single family heritage area uses to the west, multi-family residential use to the south and heritage school, single family residential and commercial uses to the east.

## Pedestrian Oriented

Central Green is planned to be primarily a residential development with commercial and office space areas that will complement the existing downtown business sector. Through traffic calming and the integration of a connecting pathway system the area will be inviting and accessible.

By promoting vehicle sharing, planning for a pedestrian highway overpass and designing a site with a mantra of "no vehicles visible," Central Green is able to reduce personal vehicle travel and promote a more intimate social community. Residences are situated in such a way so as to minimize travel distances to grocery shops and transit stops, further reducing the need for vehicle travel.

## Vibrant Culture

A two-hectare park, the heart of the development, allows for Central Green residents to meet and mingle. Pedestrian walkways through the central public plaza create the perfect setting for a more connected community. Concerts and shows in the park provide residents with entertainment and diversify the culture.

## Live, Play, Connect

The Central Green development will be a self-sustaining neighbourhood. Individuals and families will be within walking distance of shopping centers and all other amenities. The central public plaza will provide opportunities for local and sustainable businesses, while the two-hectare park provides an opportunity for social gatherings.

## A Sustainable Development

The City of Kelowna will not construct any of the buildings, but will guide the development of the land parcels. The property will be rezoned using a comprehensive development zone to allow for the desired uses and building siting. The zoning will contain detailed design guidelines to ensure the desired design standards are met.

Affordable housing units will be an essential part of the overall design, with 15 per cent of the estimated units.

The City has planned for Central Green to be certified as a LEED™ Gold Neighbourhood Development.

## A LEED™ Gold Neighbourhood Leadership in Energy and Environmental Design

The Central Green development is proposing to be a LEED™ Gold Neighbourhood Development. The guidelines, input, and advice provided by the City will aid developers in meeting this qualification.

A LEED™ building achieves energy savings and reduces water consumption compared to traditional buildings.

Central Green will maintain sustainable principles by focusing on minimizing its impact on the surrounding environment.

Key concepts to reach this goal include:

### A community park

- ▶ Green space accounts for 40 per cent of the development.

### Reducing vehicle dependency

- ▶ Creating a pedestrian friendly neighbourhood
- ▶ Providing a RapidBus stop at the site
- ▶ Advocating vehicle sharing programs
- ▶ Designing residences to minimize travel to amenities
- ▶ Creating a compact community through densification, not sprawl

### Optimizing water use

- ▶ Monitoring consumption
- ▶ Re-using grey water
- ▶ Xeriscape drought-tolerant landscaping

