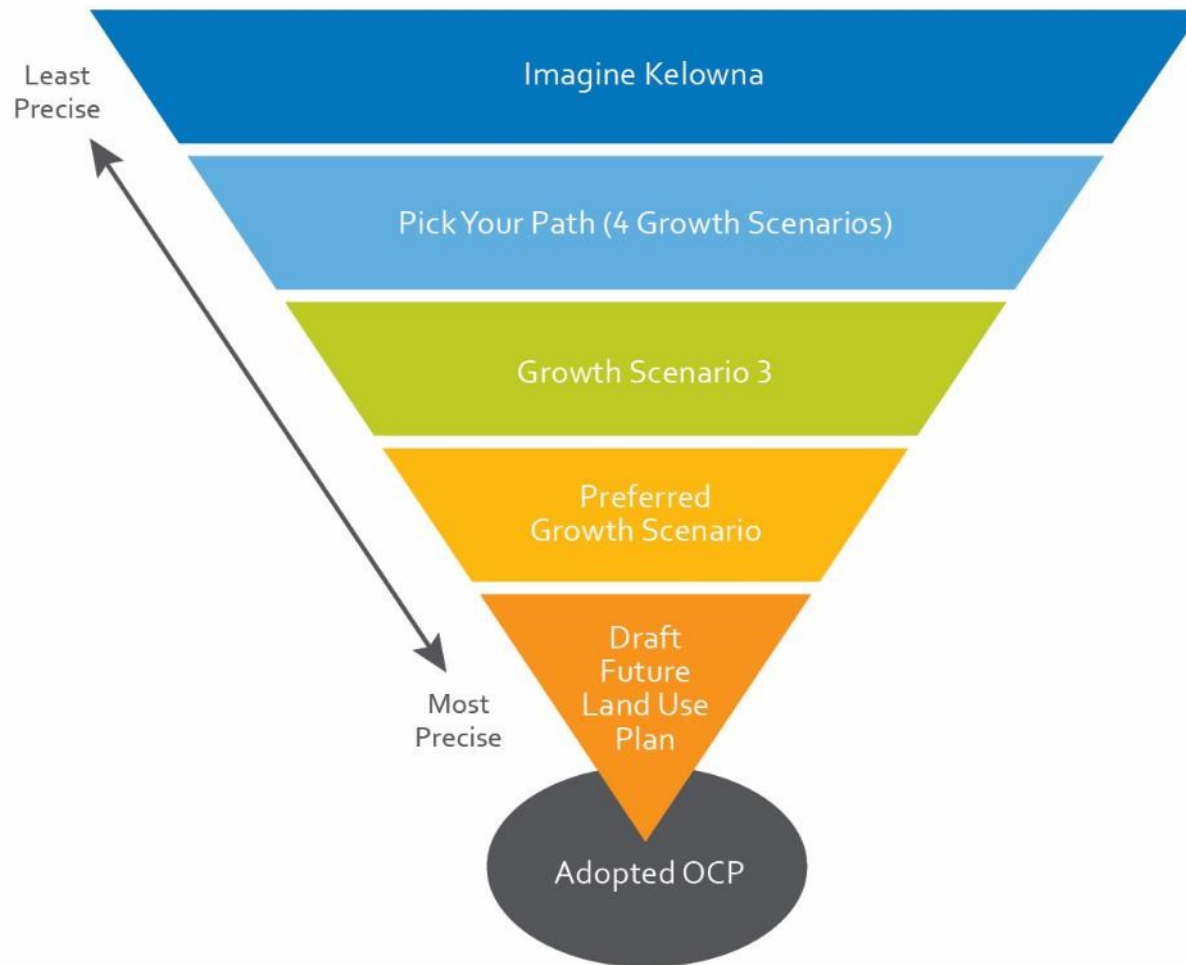




Our Kelowna as we Grow 2040



From Vision to Plan



Striking the Balance

- ▶ **imagine**Kelowna has established a vision
- ▶ Tradeoffs exist in any growth scenario = strategic decision making
- ▶ Short & long-term City financial constraints are significant
- ▶ Suburban/Greenfield will always be an easier development option than infill/urban redevelopment

What Does the OCP Need to Do?

- ▶ Implement the Imagine Kelowna vision
- ▶ Focus growth in the Urban Core
- ▶ Provide missing middle housing closer to employment, shopping and amenities
- ▶ Facilitate improvements for transit, cycling and walking
- ▶ Focus infrastructure investment in the Urban Core

imagineKelowna

Principles & Goals

Slow shift

Gradual shift

Progressive shift

Rapid Shift

Growth
Scenario
1

Existing OCP,
including Future Land
Use and ASP areas

Growth
Scenario
2

Housing Demand
Forecast

Growth
Scenario
3

Pick Your Path
Public Engagement

Preferred Growth
Scenario

Growth
Scenario
4

Policy Indicators
Technical Analysis

Refinements since August 13

- ▶ Refined look at capacity in single-two family
- ▶ Development of preferred growth scenario
- ▶ Meeting with UDI, impacted property owners

Preferred Growth Scenario

► Refined following Council's July 30th decision

Technical Notes

Housing Split

Overall Housing Composition:
50% multi-unit / 50% single-two unit

(New Growth: 75% multi-unit / 25% single-two unit)

Housing Forms

Missing middle, apartments

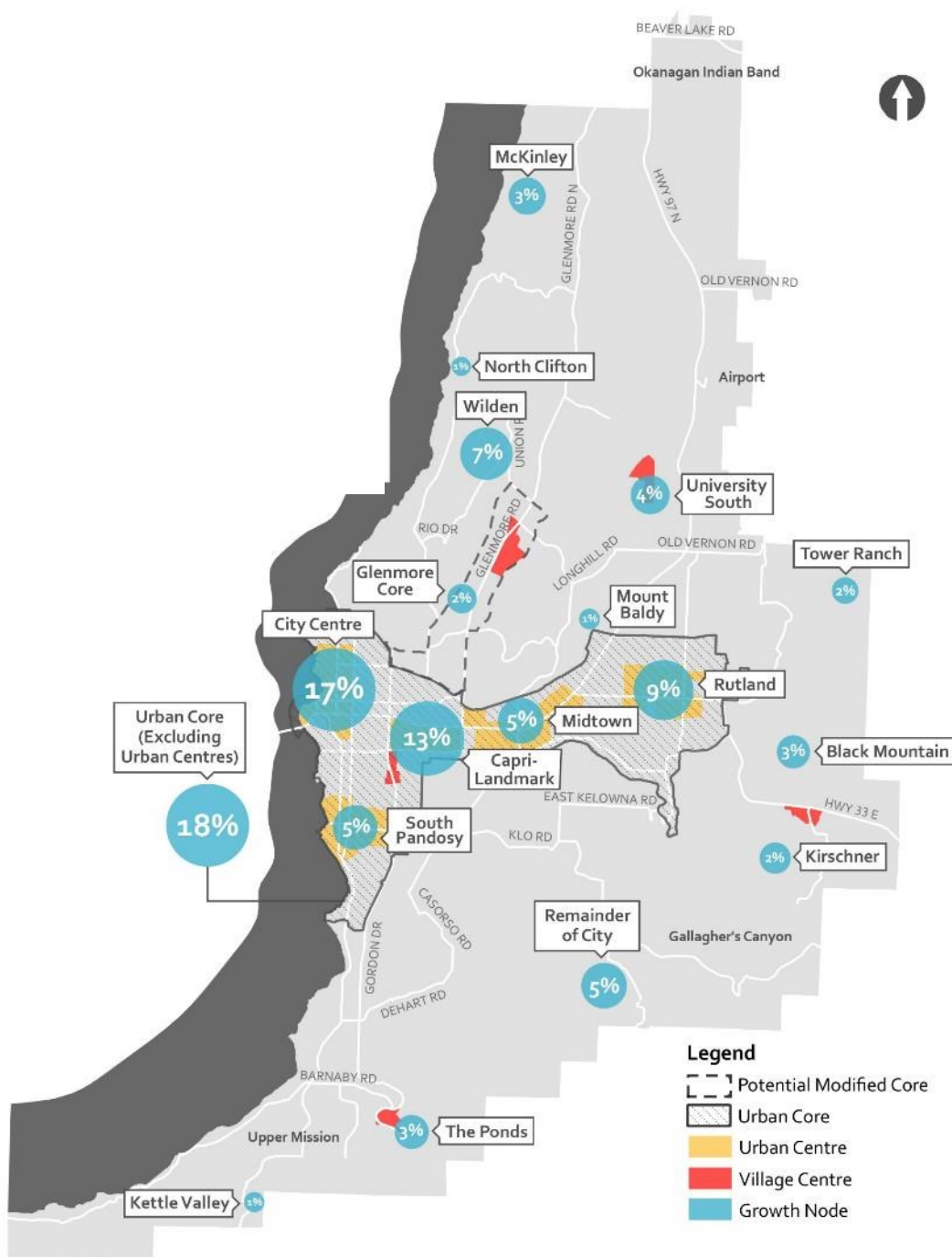
Mode Split/Transportation

More transit and active transportation opportunities throughout the Urban Core but focused on the Urban Centres.

Infrastructure impacts

Infrastructure investments concentrated in the Urban Core.

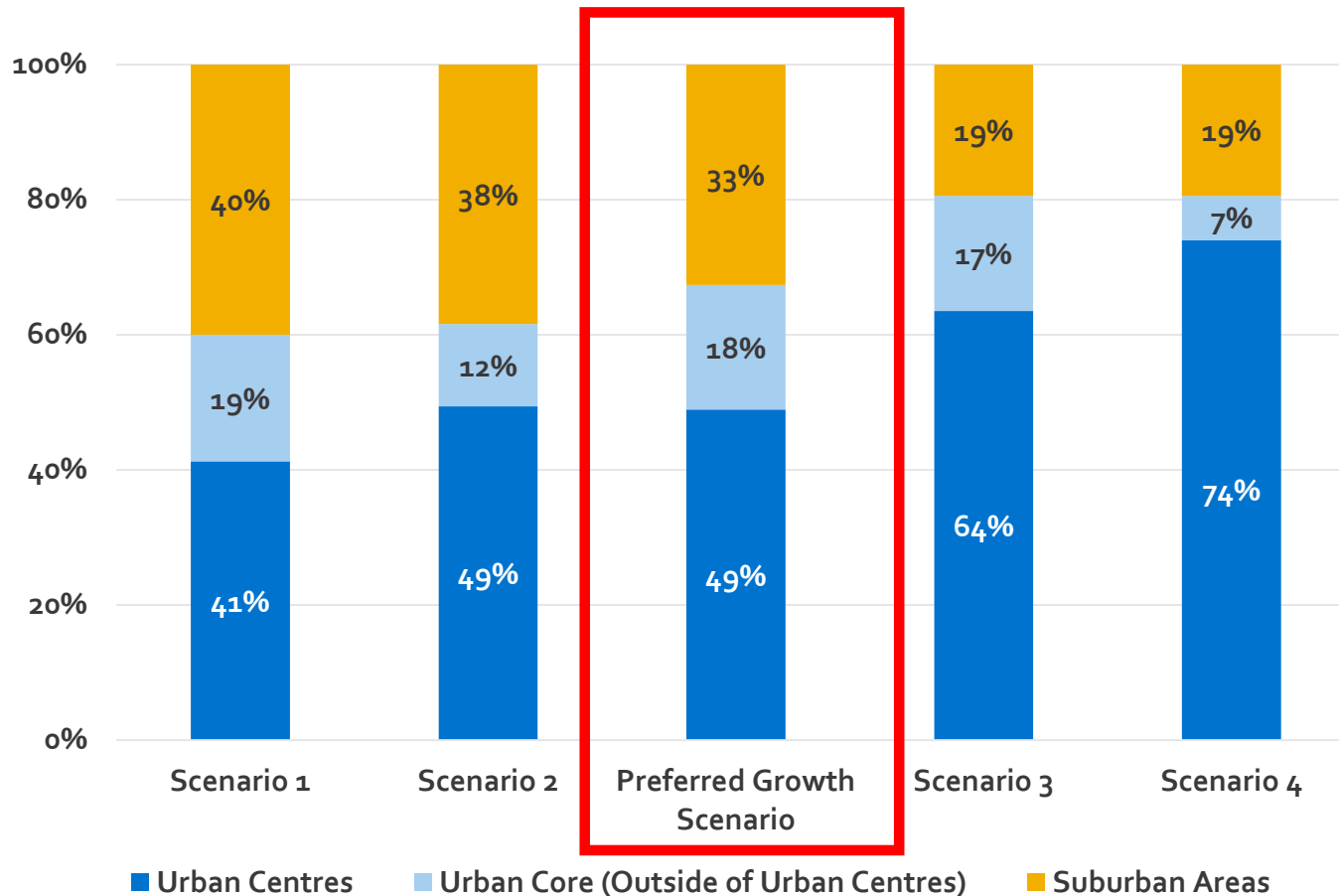
Distribution of Future Growth



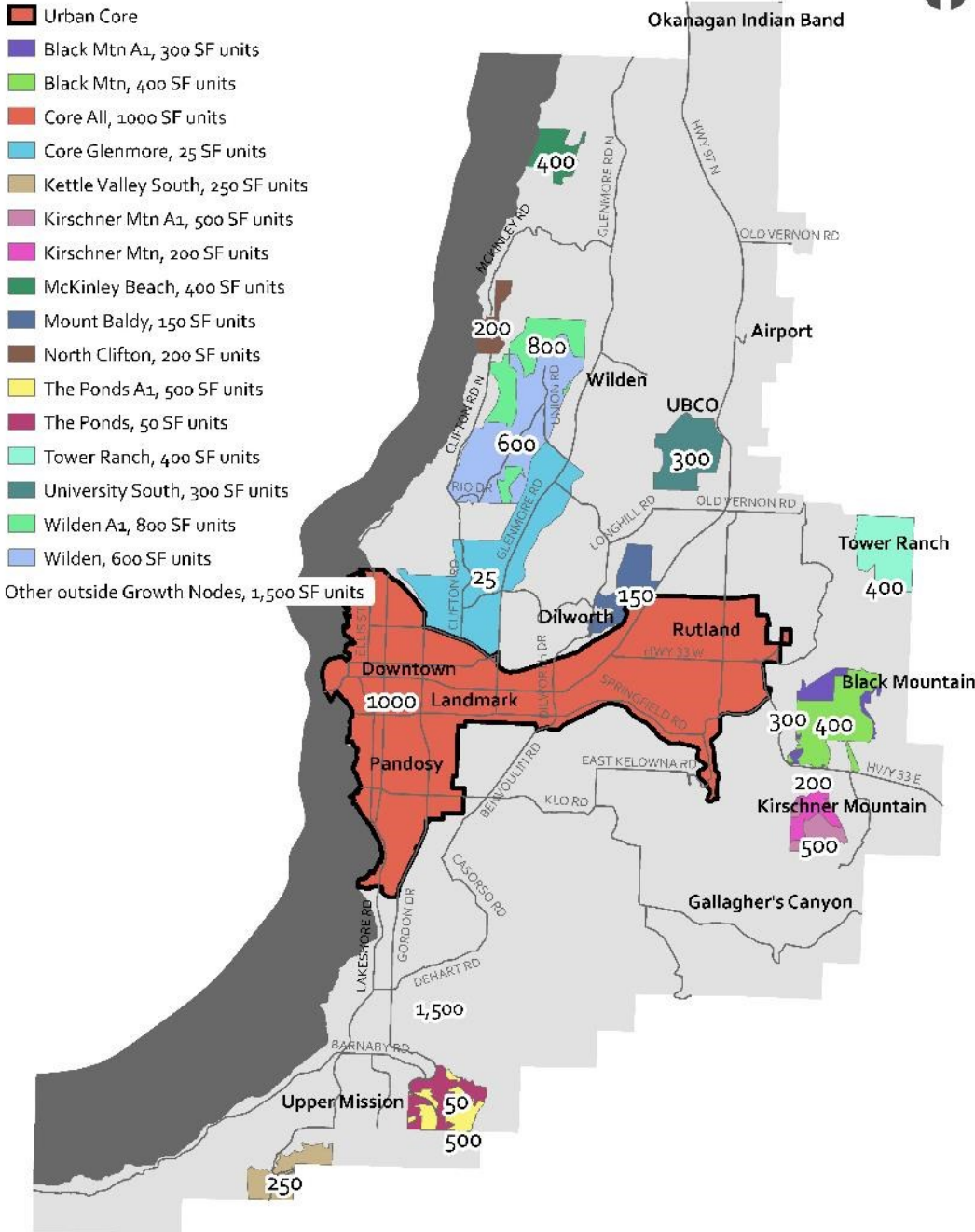
Split by Housing Type

	Growth Scenario 1	Growth Scenario 2	Refined Growth Scenario	Growth Scenario 3	Growth Scenario 4
New Housing Units (to 2040)	60% Multi-Unit 40% Single/Two Unit	70% Multi-Unit 30% Single/Two Unit	75% Multi-Unit 25% Single/Two Unit	80% Multi-Unit 20% Single/Two Unit	90% Multi-Unit 10% Single/Two Unit
Total Housing Split (as of 2040)	45% Multi-Unit 55% Single/Two Unit	49% Multi-Unit 51% Single/Two Unit	50% Multi-Unit 50% Single/Two Unit	52% Multi-Unit 48% Single/Two Unit	55% Multi-Unit 45% Single/Two Unit

Distribution of New Growth



Proposed Growth Nodes, Estimated Single/Two Unit (SF) Remaining Capacity (2018 - 2040)



Single and Two Family Capacity

- ▶ Capacity for approximately 7,500 single and two family units
- ▶ Preferred growth scenario sets target at 7,000 units

Implications for Urban Core Neighbourhoods

- ▶ Significant infill and redevelopment required
- ▶ Most growth concentrated in Urban Centres
- ▶ Focusing more on missing middle in Urban Core means larger area overall would see redevelopment
 - ▶ Missing Middle includes a broad range of housing types, such rowhousing, townhousing, smaller single and two family housing

Implications for Suburban Neighbourhoods

- ▶ Suburban neighbourhoods will fulfill existing future land use designations.
- ▶ Thomson Flats ASP area not included in growth scenario but process will continue.
 - ▶ Growth scenario cannot assume that Thomson Flats is approved.
 - ▶ ASP process would continue as a separate and distinct exercise.
 - ▶ Should ASP be considered during OCP update, results would be incorporated into 2040 OCP.
- ▶ No new lands are signaled for greenfield residential development.

Growth Scenario Summary

- ▶ Growth focused in Urban Core to build vibrant Urban Centres
- ▶ Greater housing diversity provided with missing middle
- ▶ No new ASP or greenfield residential areas identified, preserving agricultural lands
- ▶ Supports a balanced transportation network
- ▶ Supports strong financial management through focused infrastructure investment



Questions?