



# Our Kelowna as we Grow 2040





# imagineKelowna

THE VISION TO 2040 - June 2018



# From Vision to Plan



Preserve and protect our natural environment and agricultural areas

Emphasize convenient walking, cycling and transit access

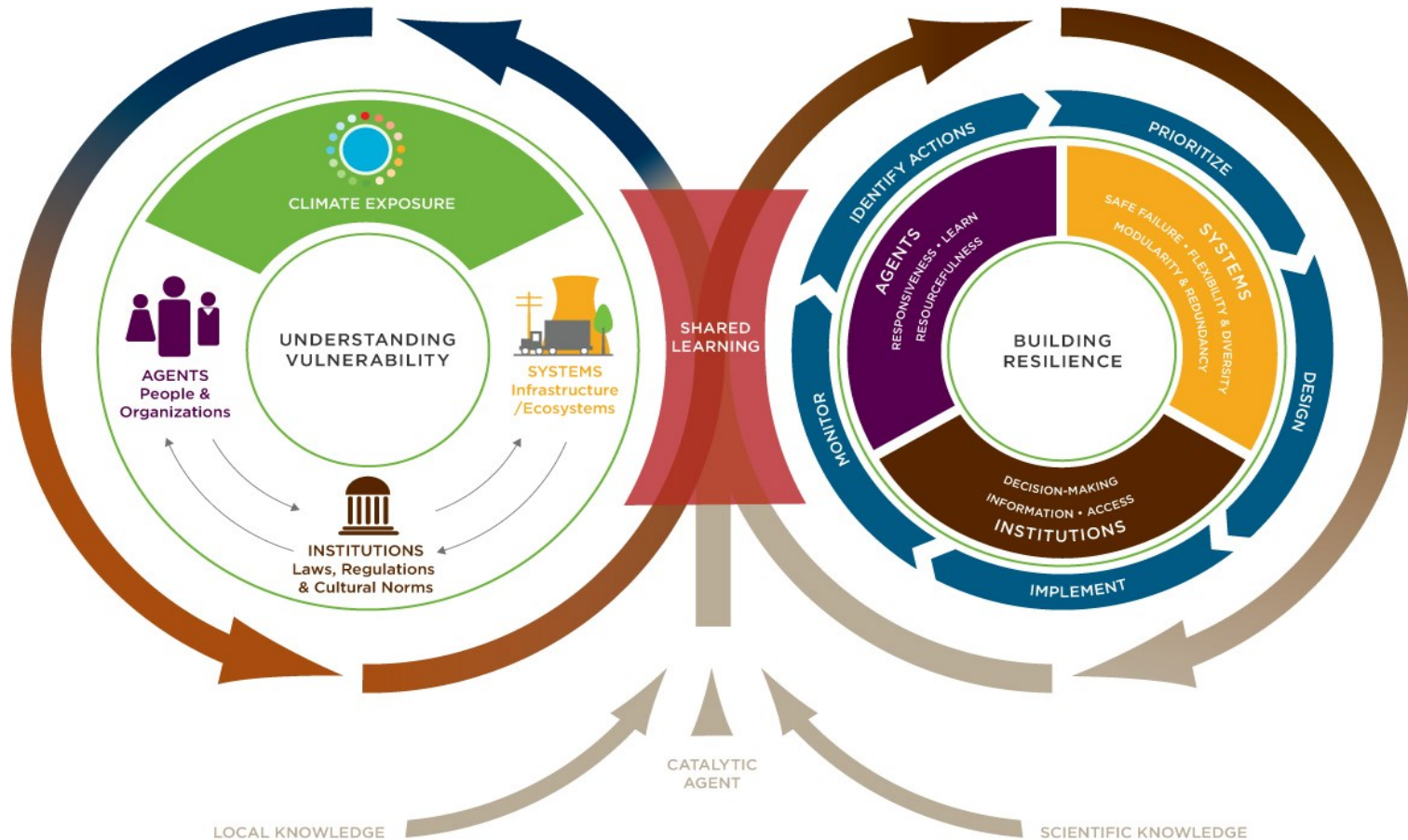
Promote a diversity of housing types



Integrate the theme of 'resiliency' to ensure our community can adapt and respond to uncertain future conditions.

Deliver strategic infrastructure investments to maximize return on investment for infrastructure and ongoing maintenance costs

# A Resilient City



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# Council's Direction

- ▶ On December 10<sup>th</sup>, 2018 Council directed the following:
  - ▶ *THAT Council endorses Growth Scenario 3 to serve as the foundation in developing a draft 2040 Official Community Plan.*

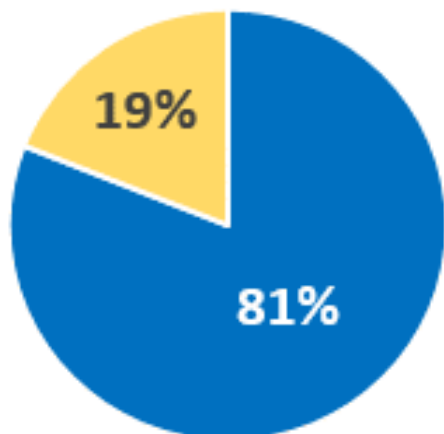


# The Growth Scenario

Technical Notes	
Housing Split	Overall Housing Composition: 52% multi-unit / 48% single-two unit  <i>(New Growth: 80% multi-unit / 20% single-two unit)</i>
Housing Forms	Missing middle, apartments
Mode Split/Transportation	More transit and active transportation opportunities throughout the Urban Core. Auto trips are expected to be shorter.
Infrastructure impacts	Infrastructure investments concentrated in the Urban Core.

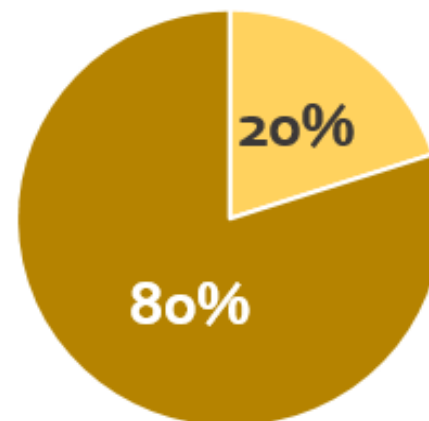
# The Growth Scenario

Location of Future Housing



■ Urban Core   ■ Suburban Areas

Housing Split



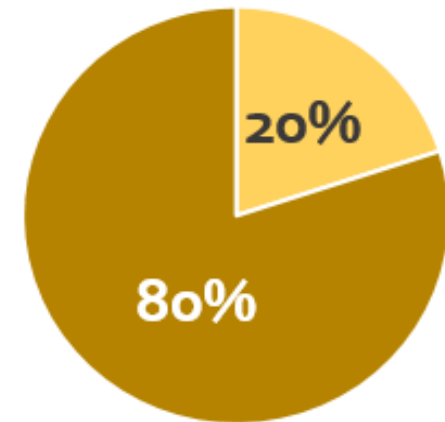
■ Single & Two Family   ■ Multi-Family

# The Growth Scenario



Source: Hripko Nelson & Associates

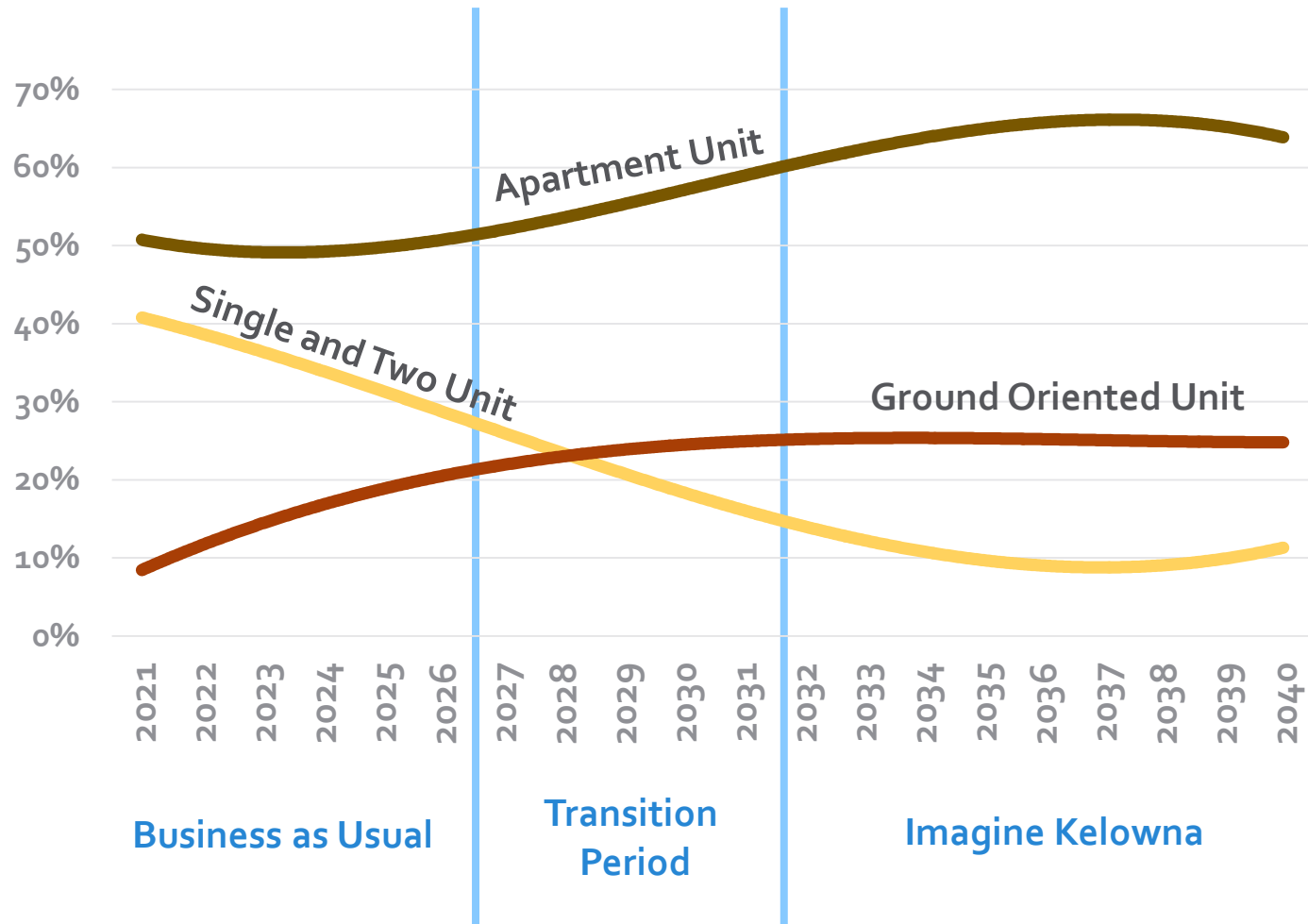
## Housing Split



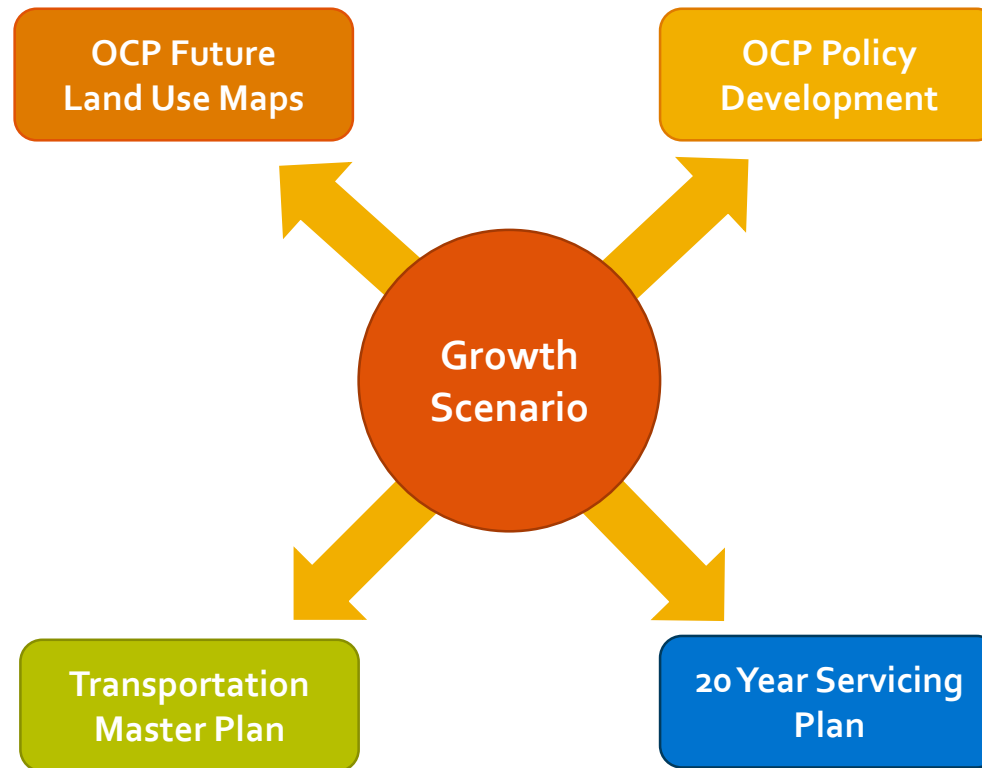
■ Single & Two Family    ■ Multi-Family



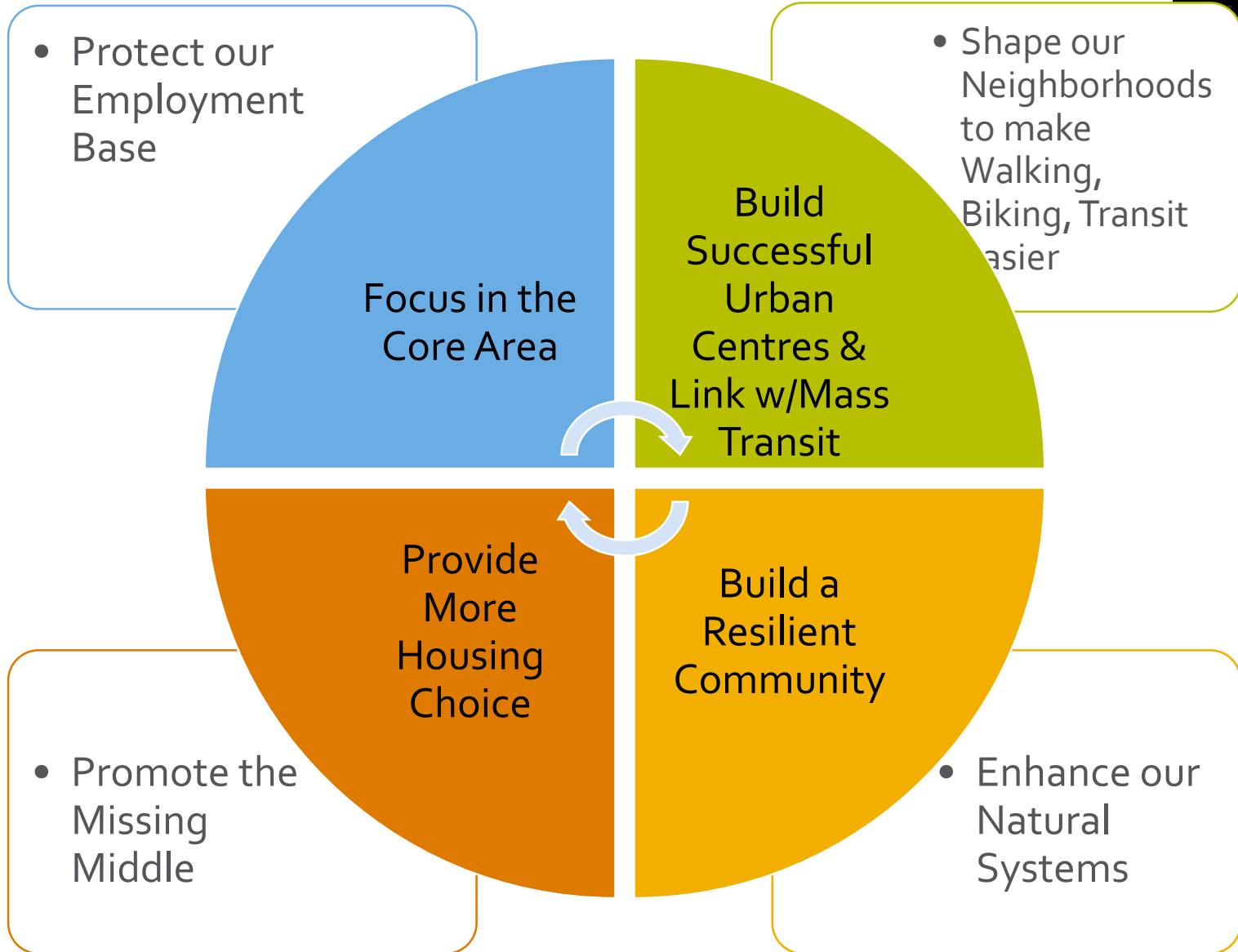
# Transition of Housing Types



# Growth Scenario Framework



# Big Ideas



## Legend

Permanent Growth Boundary

## Land Use Designations

- Agri-Business (AB)
- Commercial (COMM)
- Education / Institutional (EDINST)
- First Nations Reserve (FNR)
- Future Urban Reserve (FUR)
- Health District (HLTH)
- Industrial (IND)
- Industrial - Limited (IND-L)
- Industrial - Transition (IND-T)
- Major Park and Open Space (PAOS)
- Mixed Use (Residential / Commercial) (MXR)
- Mixed Use Tourism (MXT)
- Multiple Unit Residential (Cluster Housing) (MRC)
- Multiple Unit Residential (Low Density) (ML)
- Multiple Unit Residential (Medium Density) (MRM)
- Multiple Unit Residential (High Density) (MRH)
- Private Recreational (REC)
- Public Service Utilities (PSU)
- Transportation Corridor (TC)
- Resource Protection Area (RPA)
- Service Commercial (SC)
- Single / Two Unit Residential (SZRES)
- Single / Two Unit Residential - Hillside (SZRESH)
- Sensitive Infill Housing (SIH)

Future Land Use Boundaries on lots with more than one Land Use Designation are conceptual only and may change based on Development Proposals.

## NOTES

### AREA STRUCTURE PLAN

- A AIRPORT
- F FERRIS
- K KITCHEN
- L LAKE
- S SCHOOL
- W WAREHOUSE
- CE CEMETERY
- ST STATION
- UNO UNIVERSITY OF O.C. UNIVERSITY
- CC CANADIAN 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. For information on approved temporary uses, please consult chapter 19 of the Official Community Plan.

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.

Rev. Feb 22, 2017



## Map 4.1 Generalized Future Land Use Official Community Plan 2030



# Future Land Use Plan

- Shifts in the Urban Core
- Shifts in the Suburban Areas



# Direction for the Urban Core



# Direction for Suburban Neighbourhoods



# Criteria for Analysis of Suburban Lands

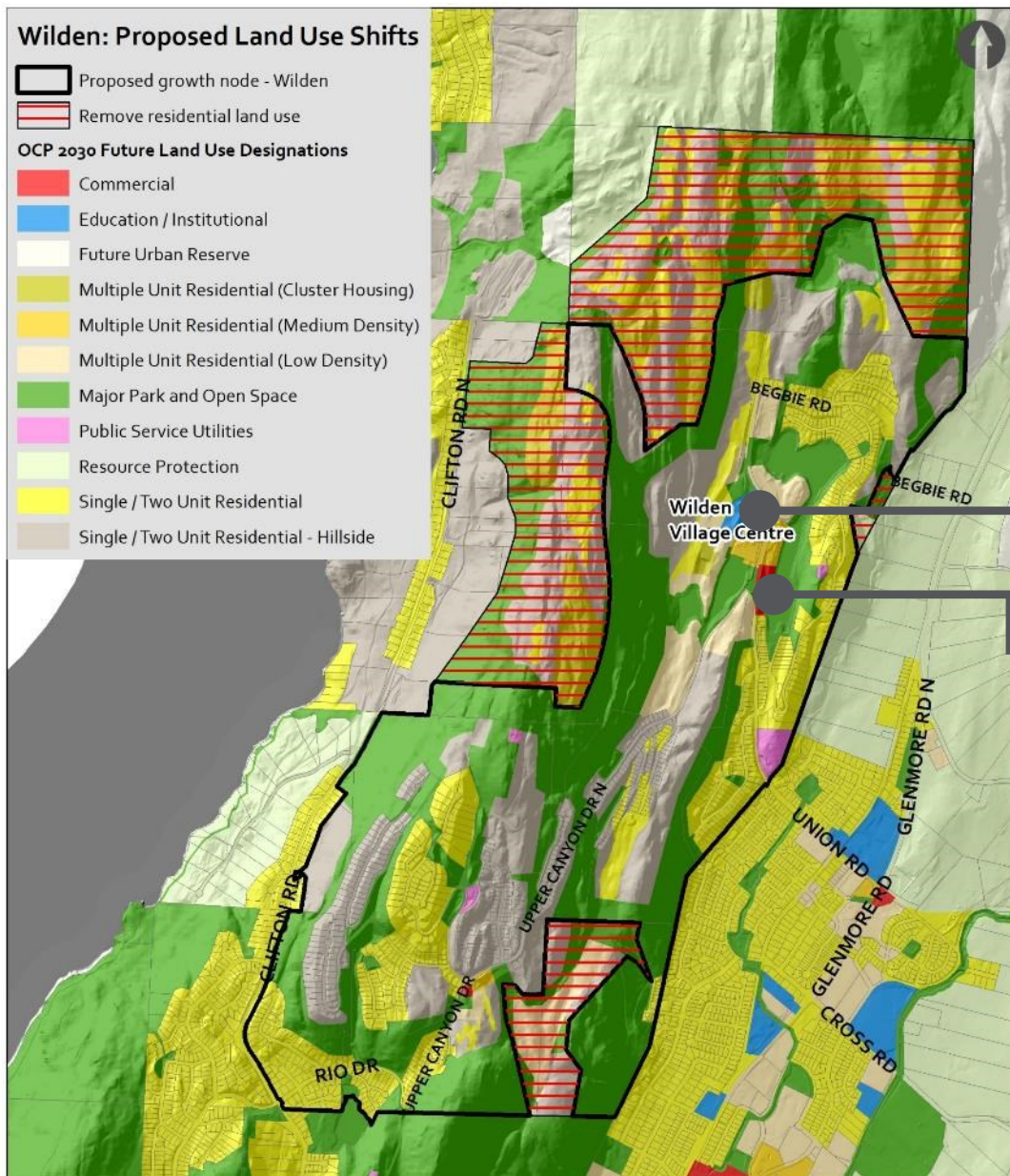
- ▶ School sites
- ▶ Commercial centres
- ▶ Emergency and secondary access
- ▶ Road connectivity
- ▶ Impacts on planned capital projects
- ▶ Viability of zoned lands
- ▶ Proximity to employment



# Wilden

School site

Wilden Market Square



Wilden Land Use Considerations Summary

Units Built Today (Estimate)	Future Growth (per Growth Scenario)	Total Projected Capacity	Estimated Number of Units Removed
934 units	800-1000 units	1800-2000 units	700-900 units



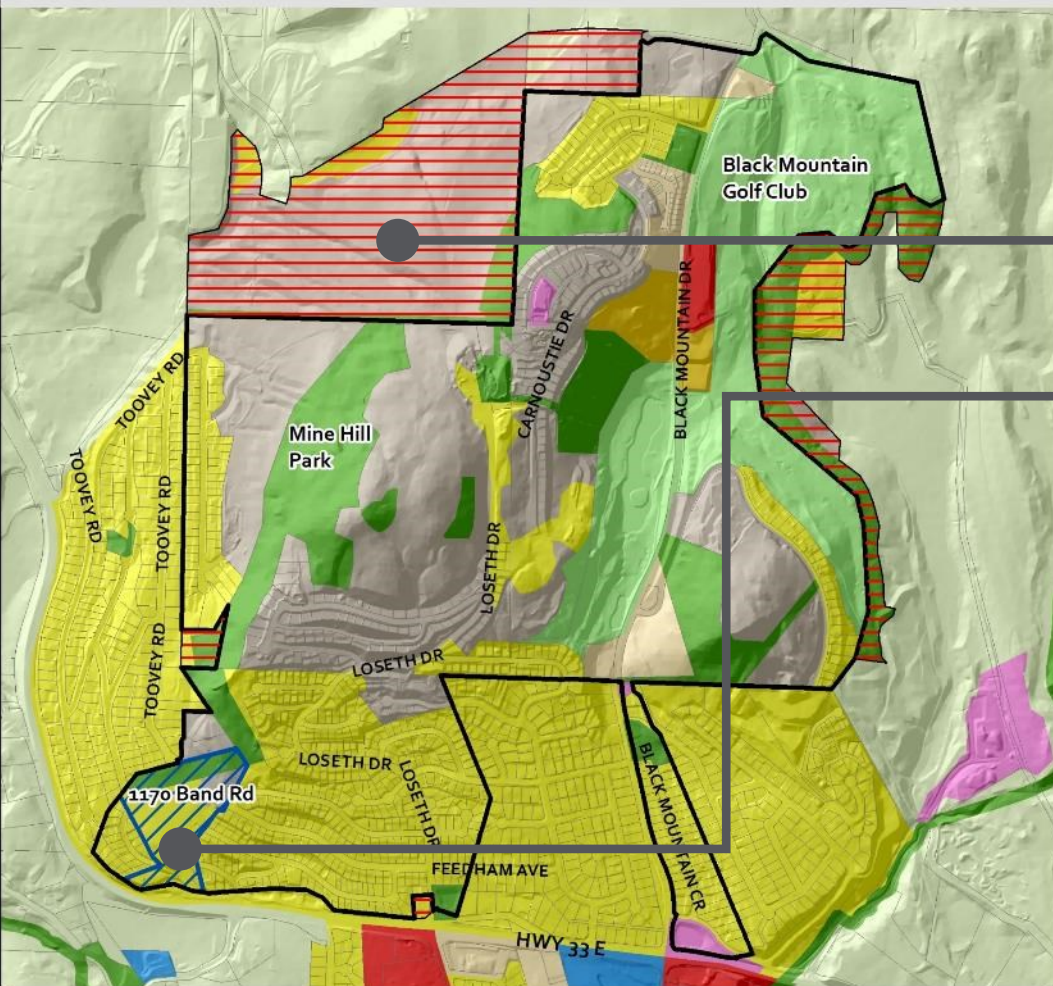
## Black Mountain: Proposed Land Use Shifts



# Black Mountain

1151 McKenzie Road

1170 Band Road



Black Mountain Land Use Considerations Summary

Units Built Today (Estimate)	Future Growth (per Growth Scenario)	Total Projected Capacity	Estimated Number of Units Removed
833 units	400-500 units	1300-1400 units	250-350 units

## Kirschner Mountain: Proposed Land Use Shifts



# Kirschner Mountain

1205 Montenegro Drive











Development corridor for  
 Loseth / Gallagher Road  
 connection

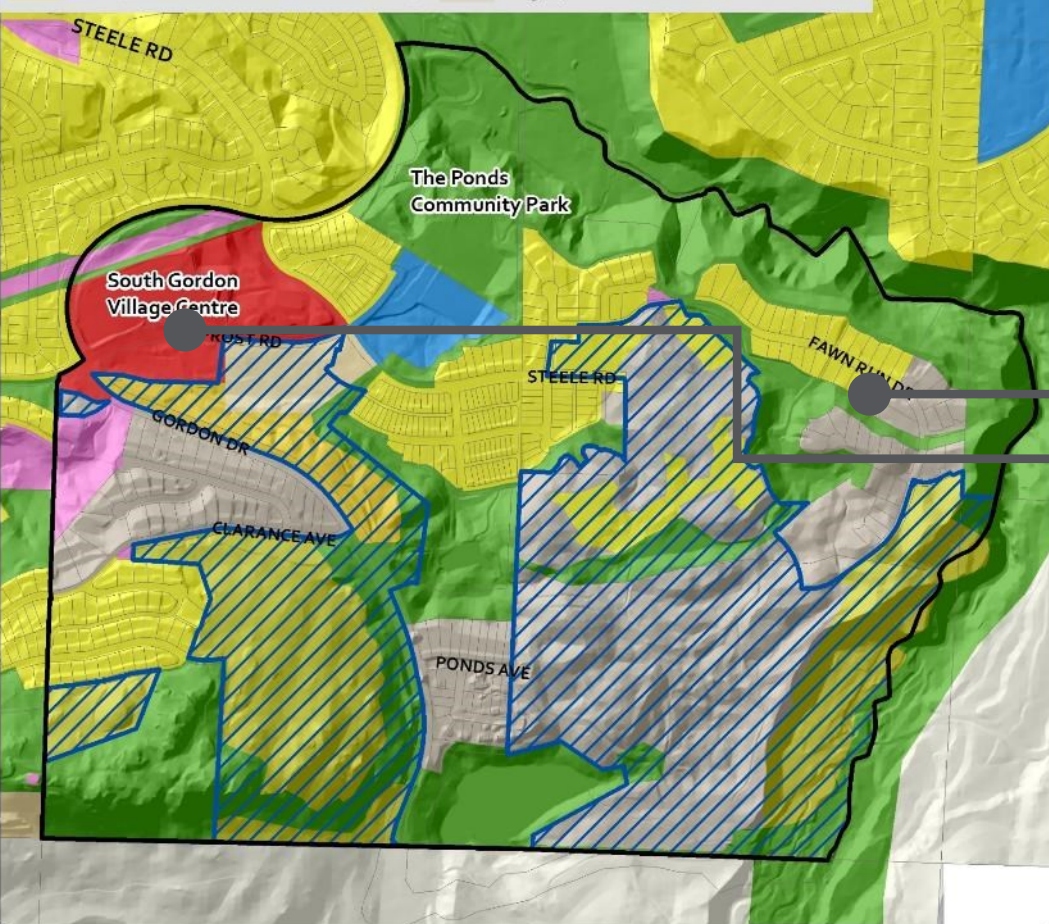
*Kirschner Mountain Land Use Considerations Summary*

Units Built Today (Estimate)	Future Growth (per Growth Scenario)	Total Projected Capacity	Estimated Number of Units Removed
264 units	250-300 units	500-600 units	350-450 units



## The Ponds: Proposed Land Use Shifts

-  Proposed growth node - The Ponds
-  Retain residential land use
- OCP 2030 Future Land Use Designations**
-  Commercial
-  Education / Institutional
-  Future Urban Reserve
-  Multiple Unit Residential (Cluster Housing)
-  Multiple Unit Residential (Medium Density)
-  Multiple Unit Residential (Low Density)
-  Major Park and Open Space
-  Public Service Utilities
-  Resource Protection
-  Single / Two Unit Residential
-  Single / Two Unit Residential - Hillside



# The Ponds

Fawn Run  
Neighbourhood

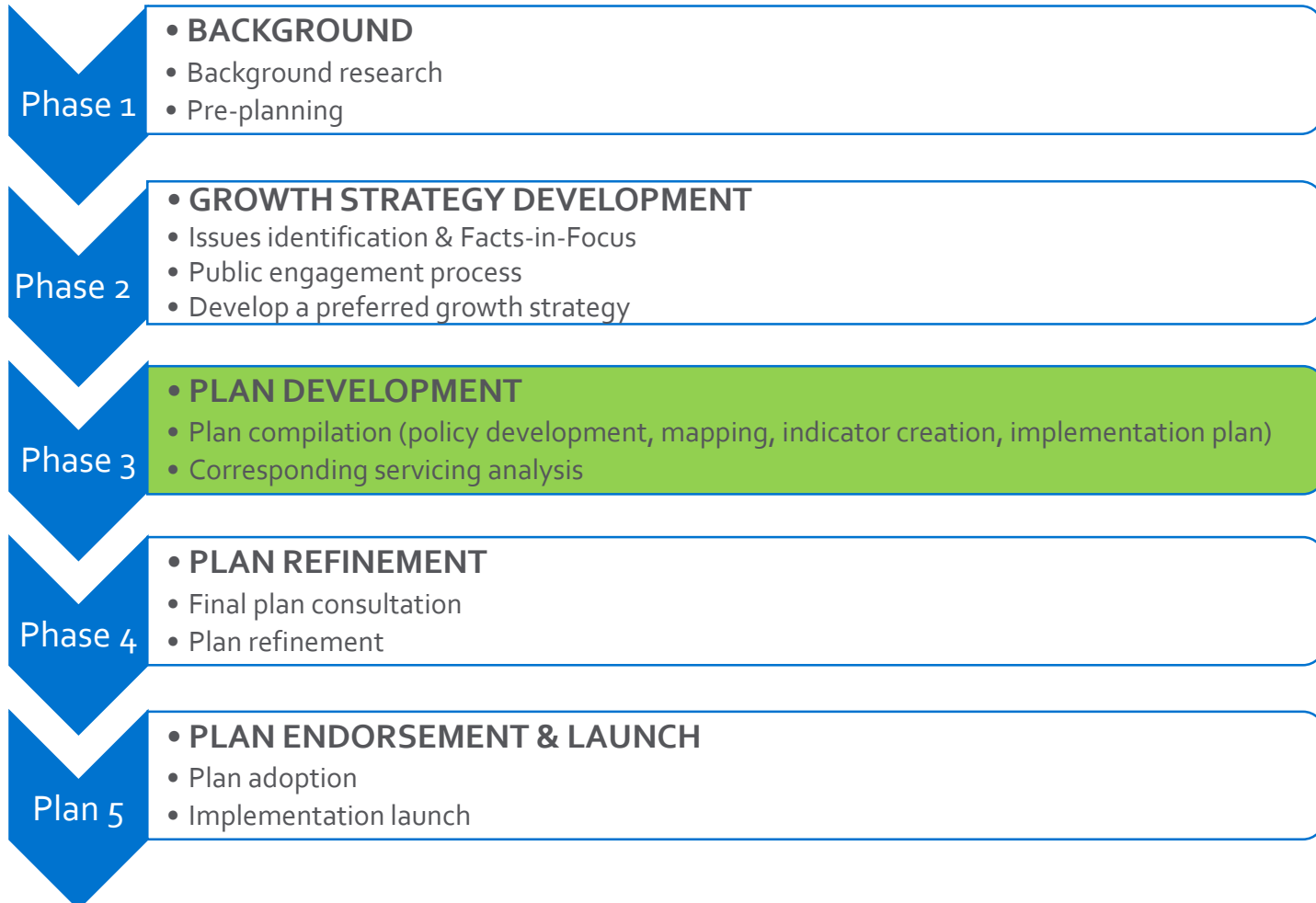
South Gordon  
Village Centre

*The Ponds Land Use Considerations Summary*

Units Built Today (Estimate)	Future Growth (per Growth Scenario)	Total Projected Capacity	Estimated Number of Units Removed
297 units	600-800 units	900-1100 units	0 units

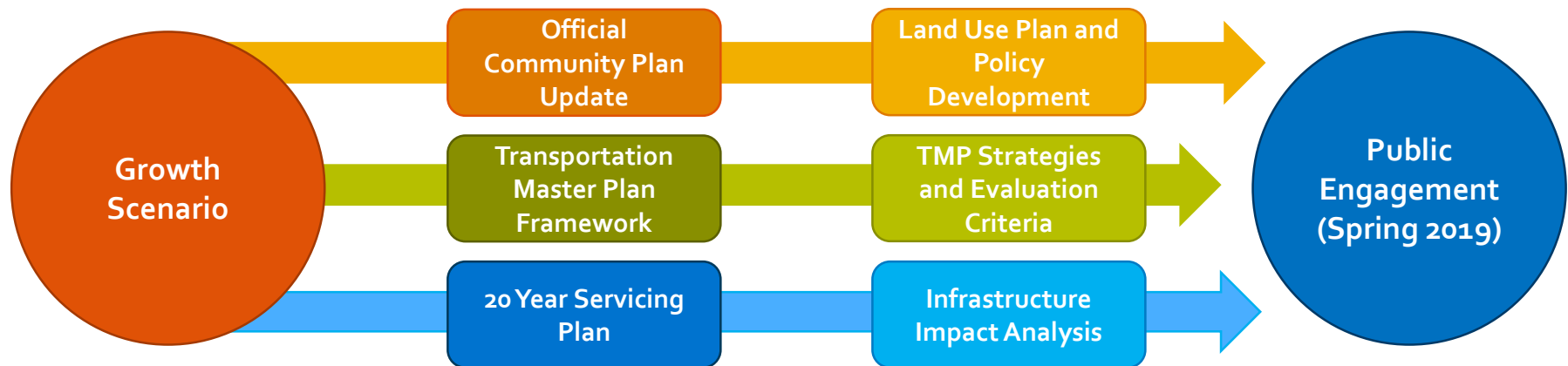


# Next Steps

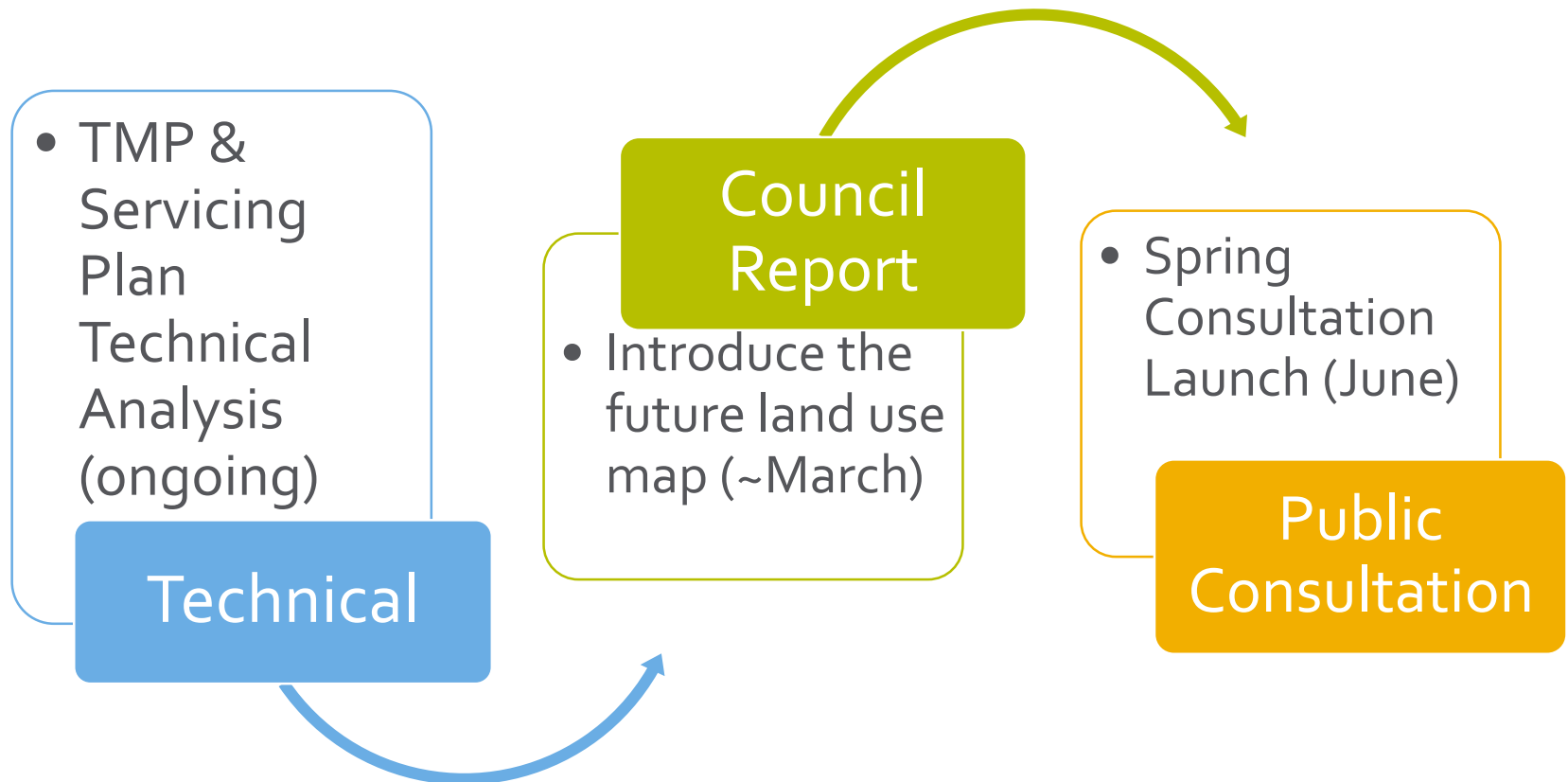




# Growth Strategy Coordination



# Next Steps







*Questions?*