



# Our Kelowna as we Grow 2040



50,000 more  
people

20 years







# imagineKelowna

Principles & Goals

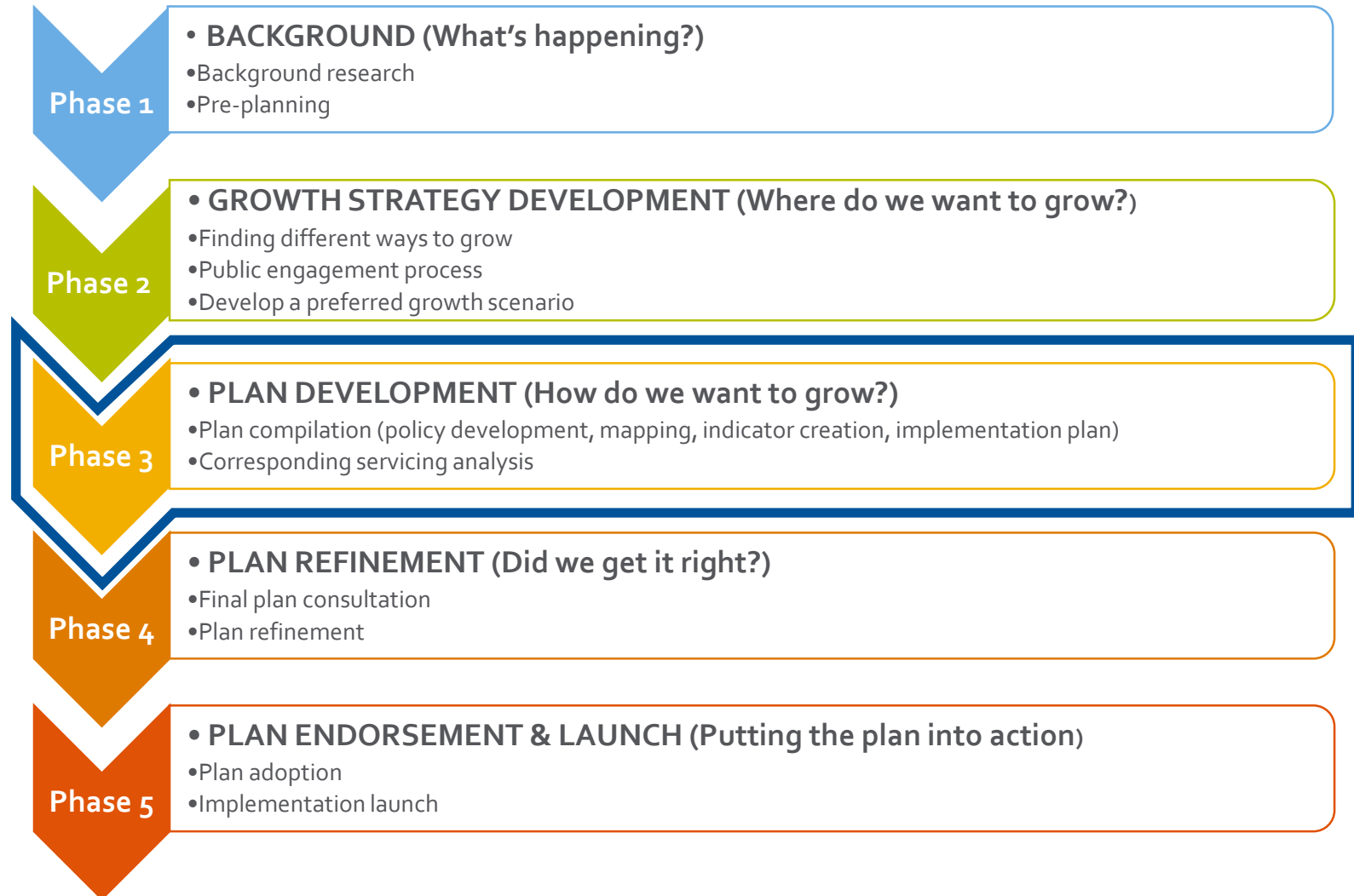
Official Community Plan

Transportation Master Plan

20 Year Servicing Plan



- 1 • Complete the Final Suburban Neighborhoods
- 2 • Promote More Housing Diversity in the Core Area
- 3 • Connect our Urban Centres with Transit Oriented Urban Corridors
- 4 • Prioritize Parks & Public Spaces in the Core Area
- 5 • Prepare a Resilient Community that is Adaptable to Change



Phase 3

## PLAN DEVELOPMENT (How do we want to grow?)

A vertical sequence of three steps, each represented by a white circle with an orange outline, connected by a thin orange line. The circles are positioned to the left of orange rectangular bars containing the text.

Focusing our Shared Vision

Translating the 'Big Moves'

How do we make this happen?

# The Land Use, Transportation and Infrastructure Relationship

## LAND USE

Low density development  
Single use development  
Key destinations dispersed  
High parking requirements

Medium and high density development  
Mixed use development  
Key destinations focused  
Transit-oriented development

Business as usual

Compact urban development

Limited ped and cycling networks  
Limited transit service and facilities  
Reliance on automobile  
Dispersed infrastructure

Robust ped and cycling networks  
High quality transit service  
Greater transportation choice  
Concentrated infrastructure

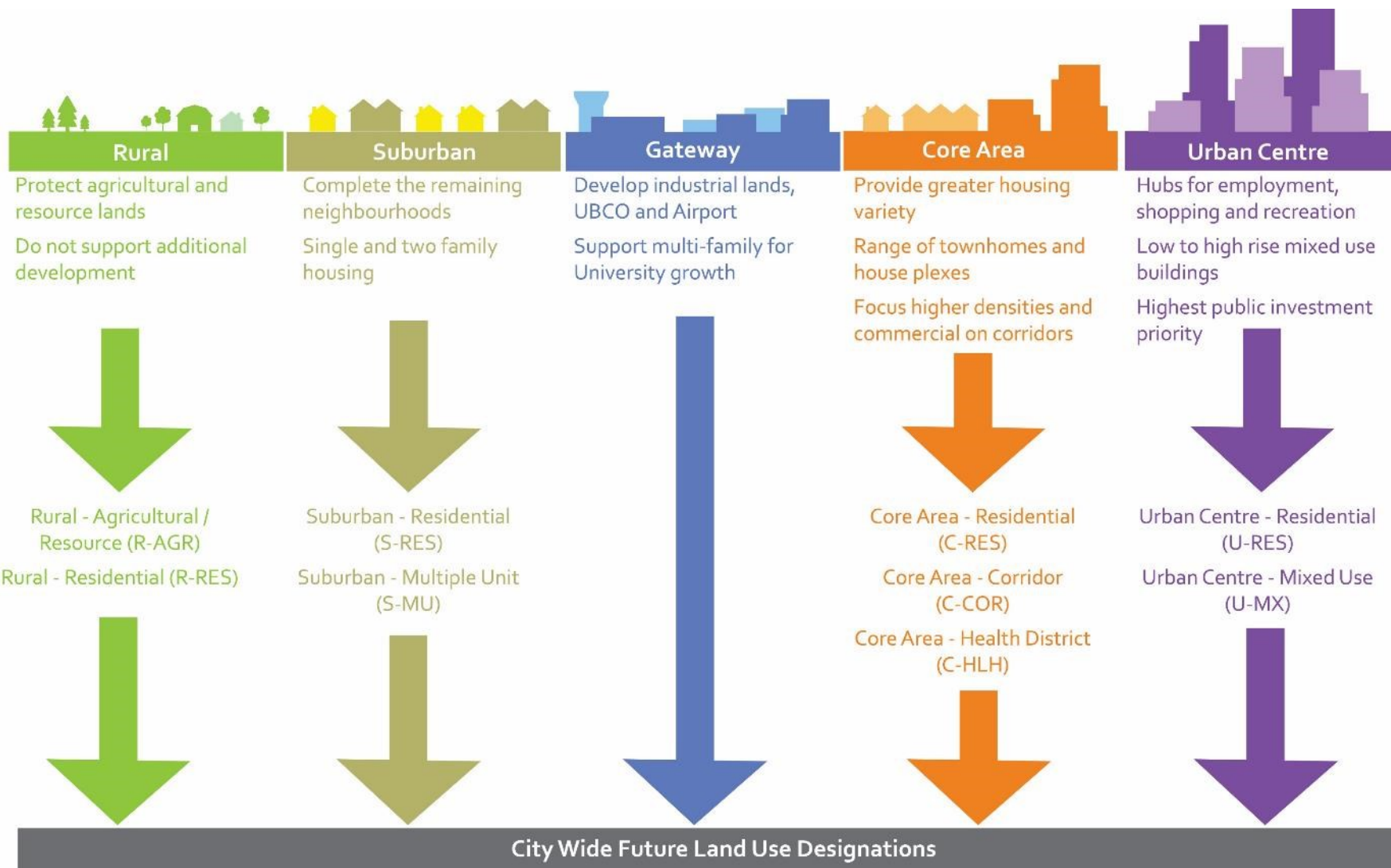
## TRANSPORTATION AND INFRASTRUCTURE





# A New Approach





Village Centre (VCT)  
Neighbourhood Commercial (NCOM)  
Regional Commercial (RCOM)

Industrial (IND)  
Educational / Institutional (EDINST)  
Public Services / Utilities (PSU)

Parks and Open Space (PARK)  
Private Recreational (REC)  
Transportation Corridor (TC)

# 2040 Growth Strategy

## More housing variety in the Core Area

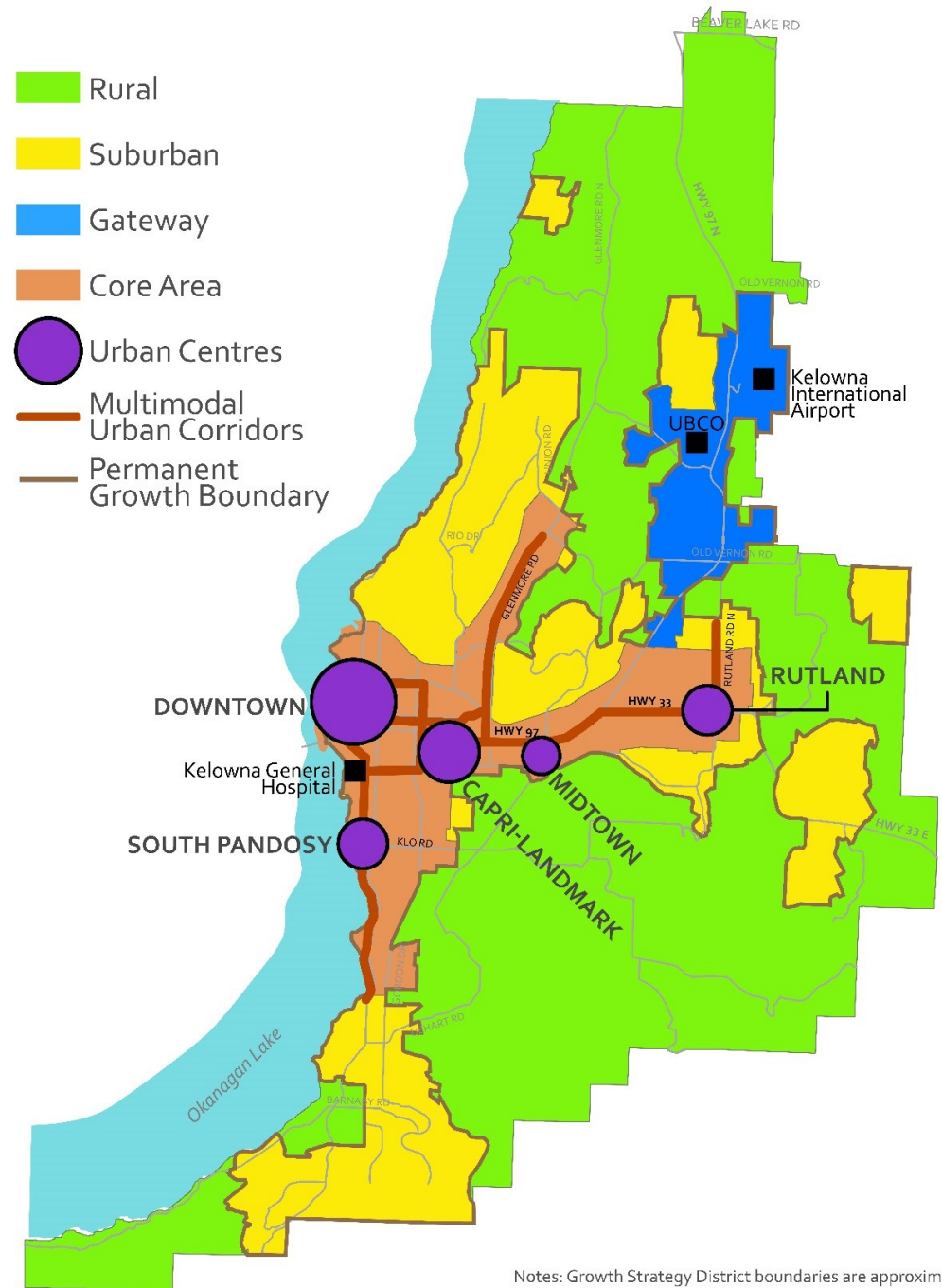
## Transit oriented urban corridors

## Maintaining the Permanent Growth Boundary

## Complete the suburban neighbourhoods

## Protect industrial lands

## Priorities for parks and public space



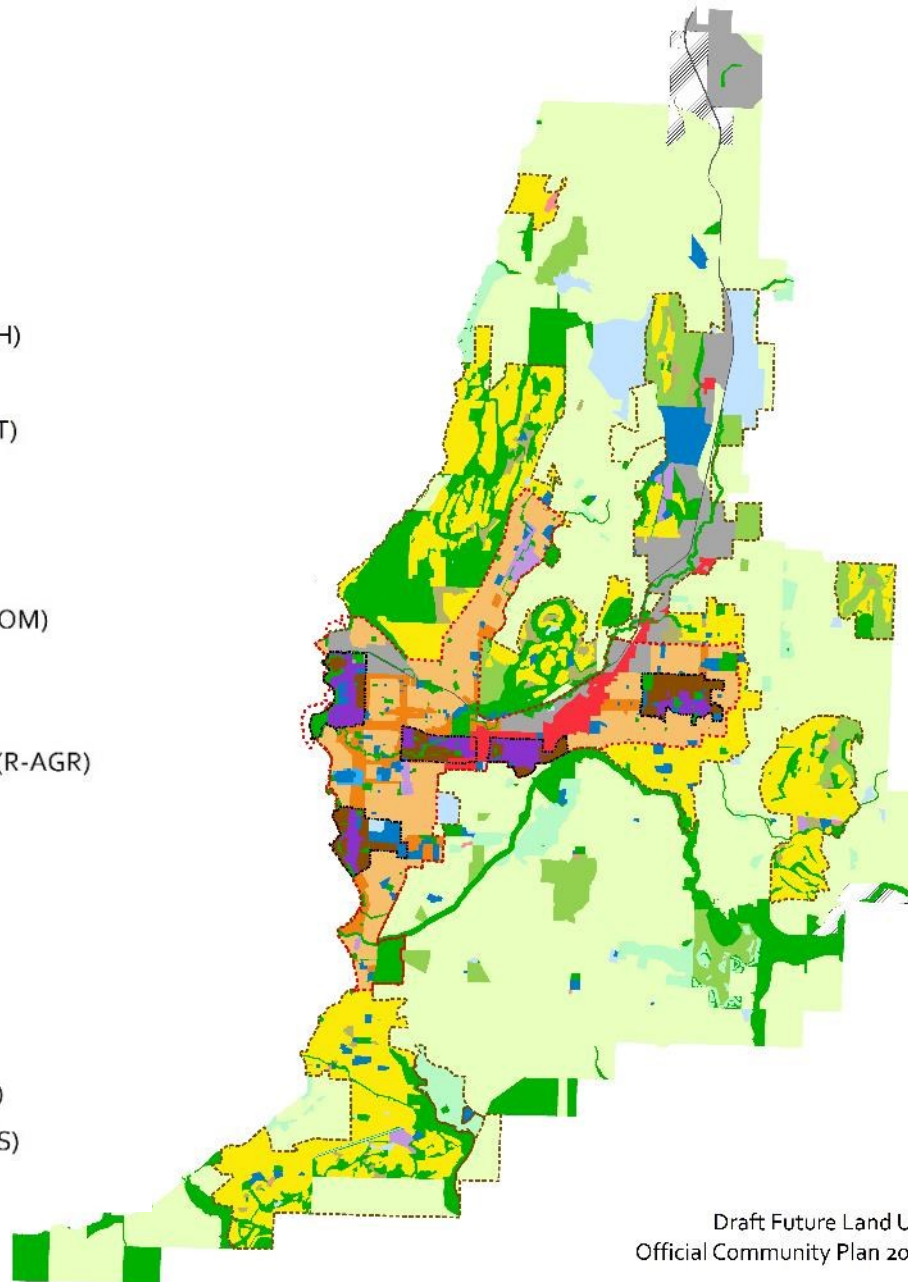
Notes: Growth Strategy District boundaries are approximate.



-  Urban Centre
-  Core Area
-  Permanent Growth Boundary

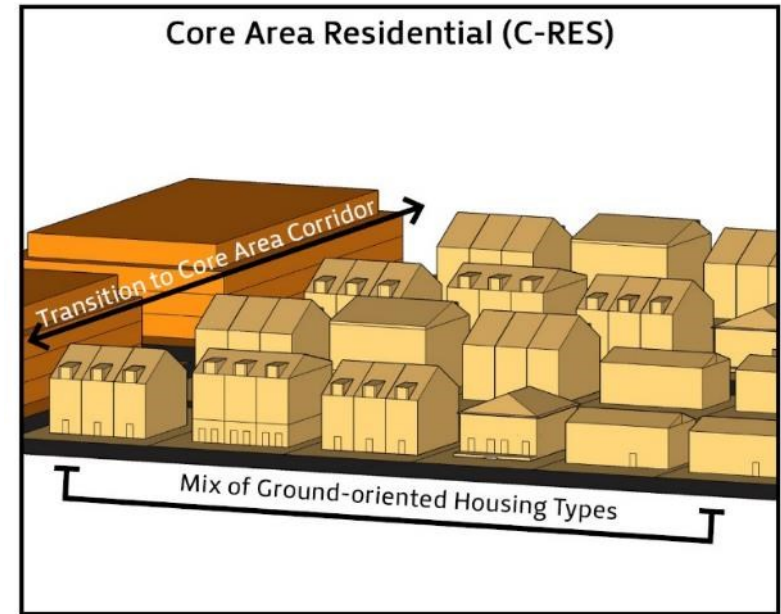
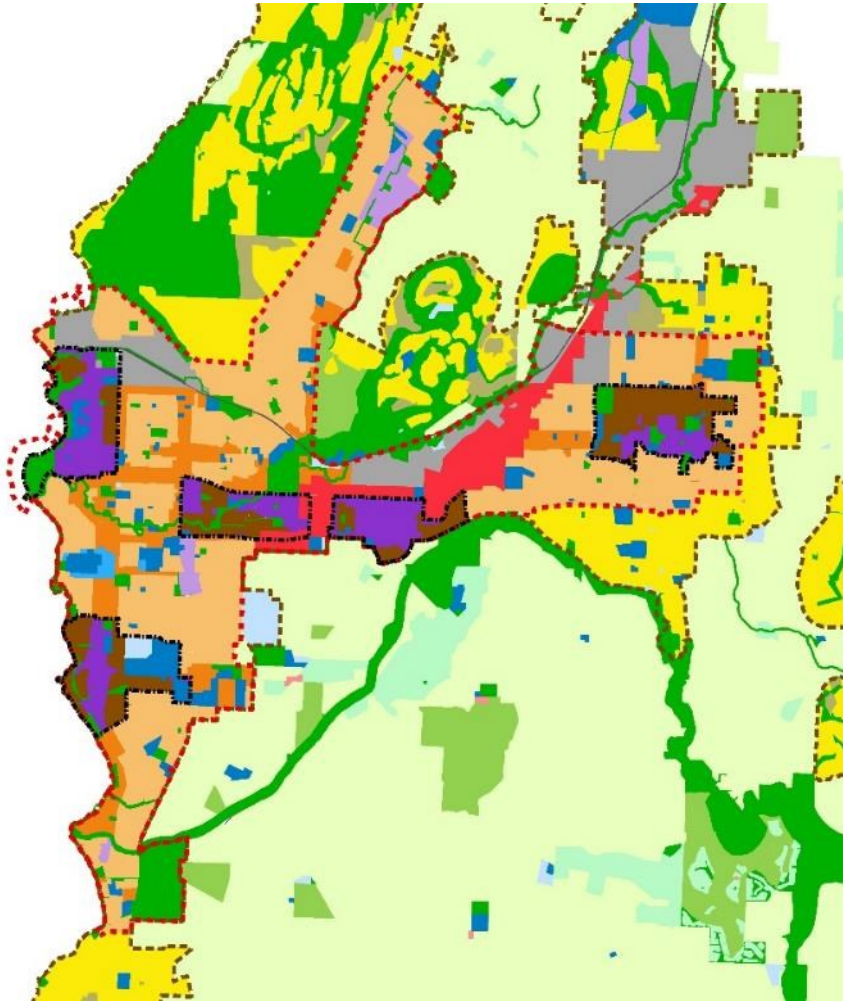
### Future Land Use

-  Core Area - Corridor (C-COR)
-  Core Area - Health District (C-HTH)
-  Core Area - Residential (C-RES)
-  Educational/Institutional (EDINST)
-  First Nations Reserve (FNR)
-  Future Urban Reserve (FUR)
-  Industrial (IND)
-  Neighbourhood Commercial (NCOM)
-  Parks and Open Space (PARK)
-  Public Services/Utilities (PSU)
-  Rural - Agriculture and Resource (R-AGR)
-  Rural - Residential (R-RES)
-  Regional Commercial (RCOM)
-  Private Recreational (REC)
-  Suburban - Multiple Unit (S-MU)
-  Suburban - Residential (S-RES)
-  Transportation Corridor (TC)
-  Urban Centre - Mixed Use (U-MX)
-  Urban Centre - Residential (U-RES)
-  Village Centre (VCT)



Draft Future Land Use  
Official Community Plan 2040

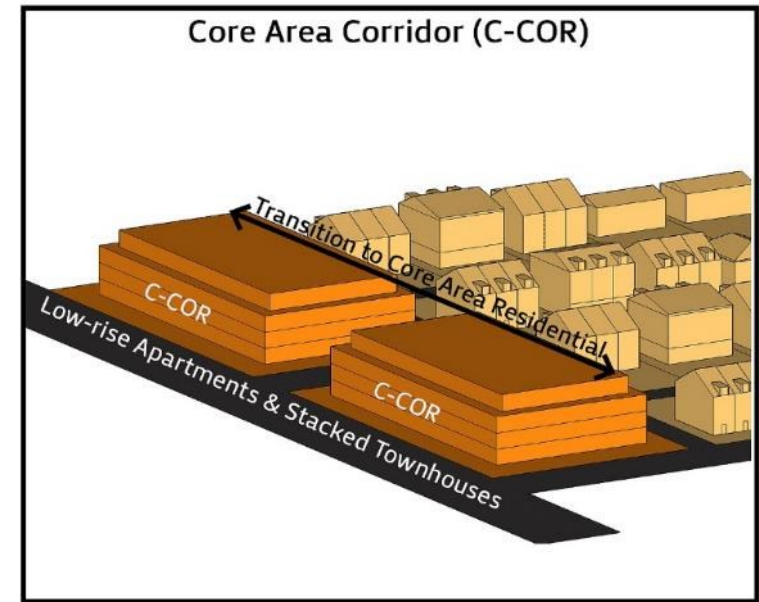
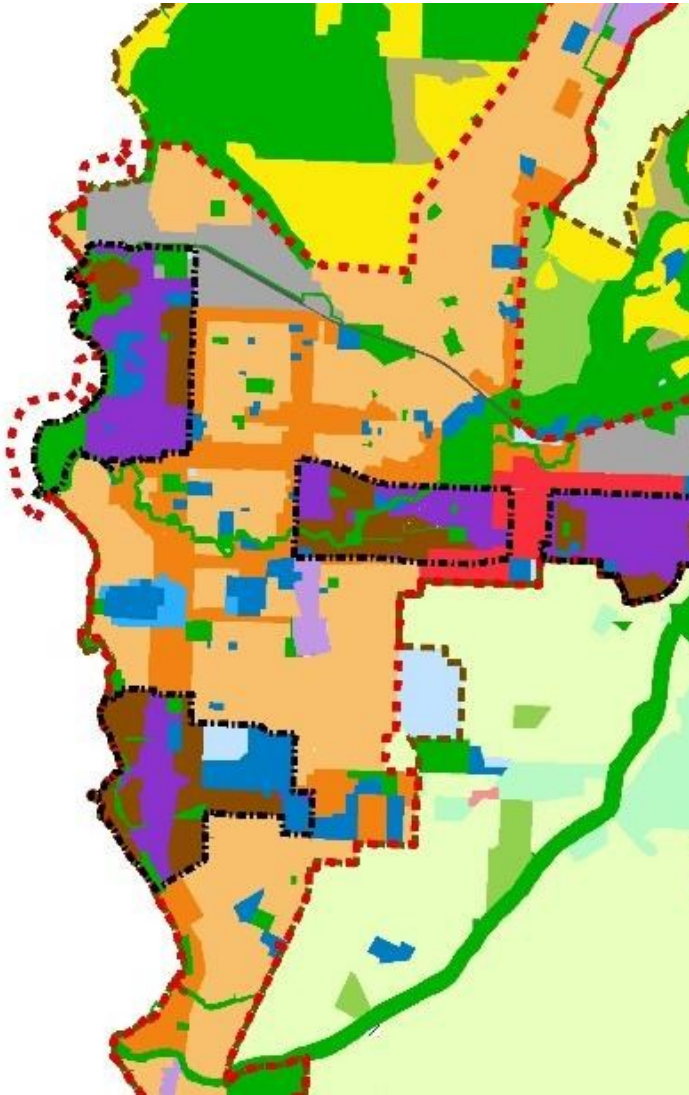
# More Housing Variety in the Core Area



## Core Area Residential

- Range of low density housing types
- Single detached, semi-detached, house plexes and row housing
- Local commercial, institutional and other neighbourhood supportive uses

# Multimodal Urban Corridors

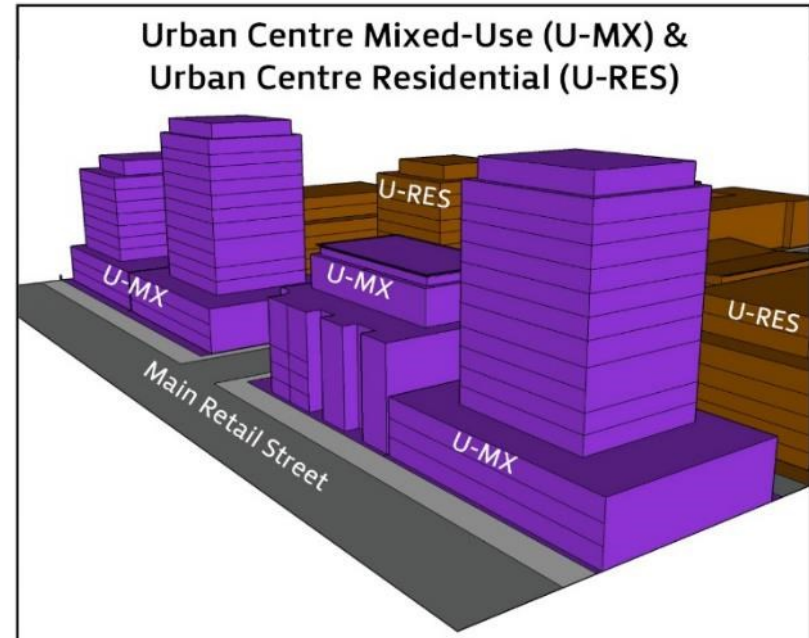
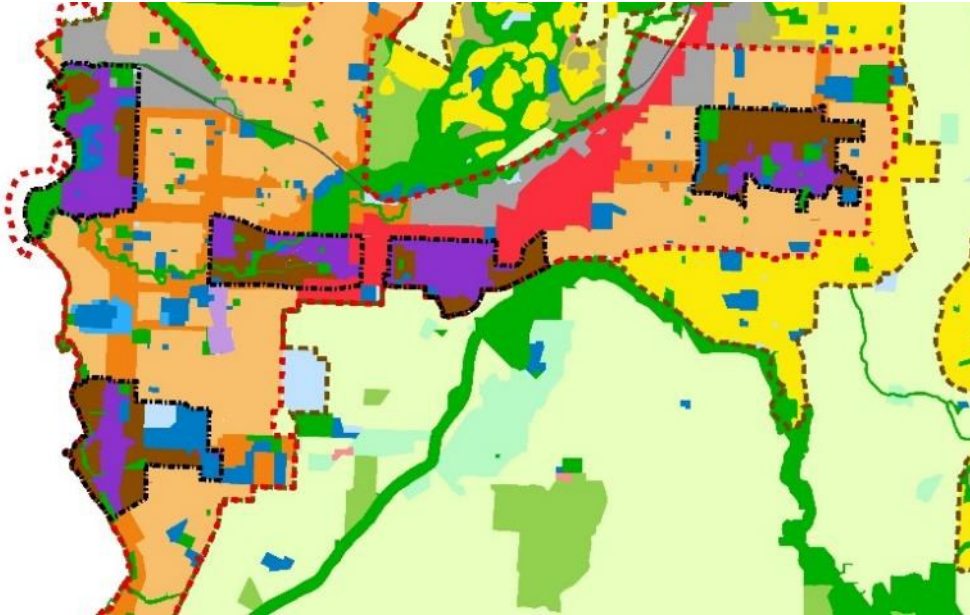


## Core Area Corridor

- Range of rowhousing and low rise apartments
- Mixed use encouraged in key locations and intersections
- Supports transit and active transportation



# Urban Centres



## Urban Centre Mixed Use

- Shopping, employment and entertainment mixed with residential

## Urban Centre Residential

- High density residential
- Context specific densities and heights



# Village Centres



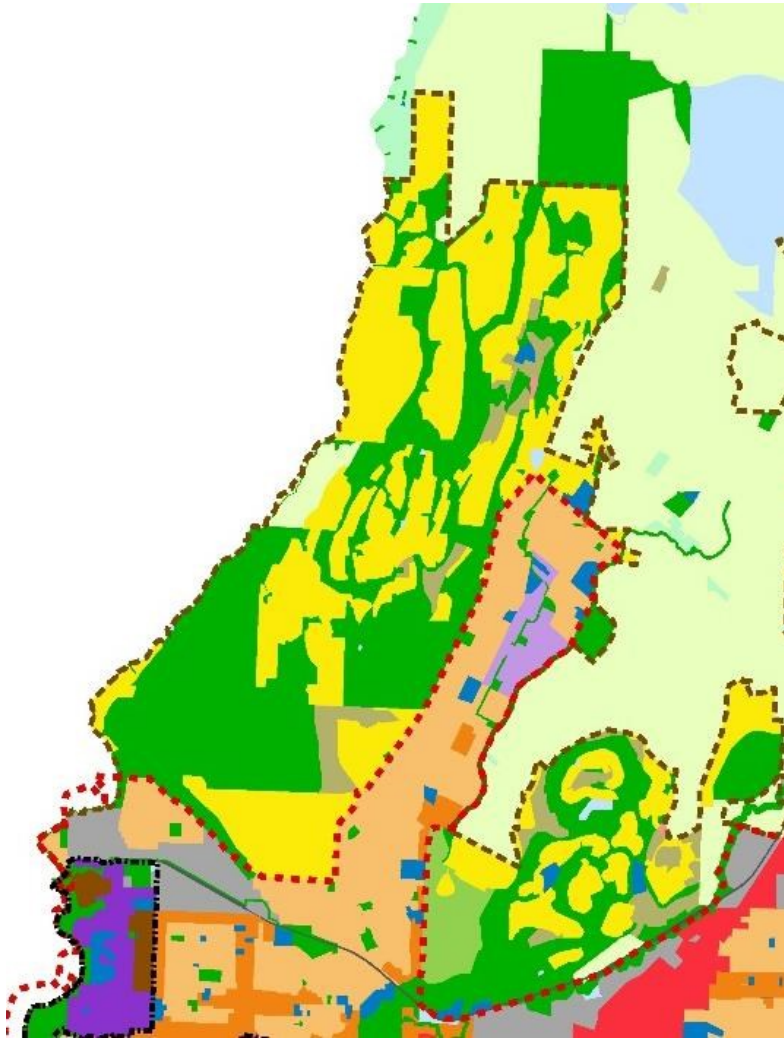
## Village Centre Designation

- Shopping, employment and entertainment mixed with residential at lower scale

## New Lakeshore Road Village Centre

- Lakeshore Road between Mission Creek and Lexington/Bluebird Road

# Suburban Neighbourhoods



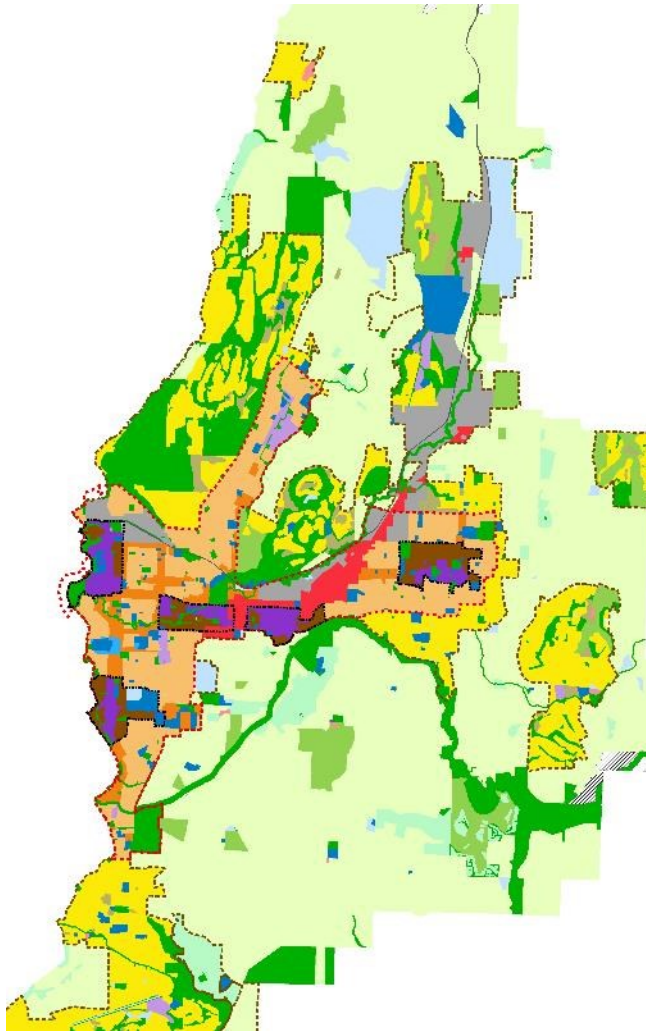
## Suburban Residential

- Single and two unit housing in suburban and hillside neighbourhoods

## Suburban Multi Unit

- Ground oriented and apartment housing, consistent with ASPs

# Permanent Growth Boundary

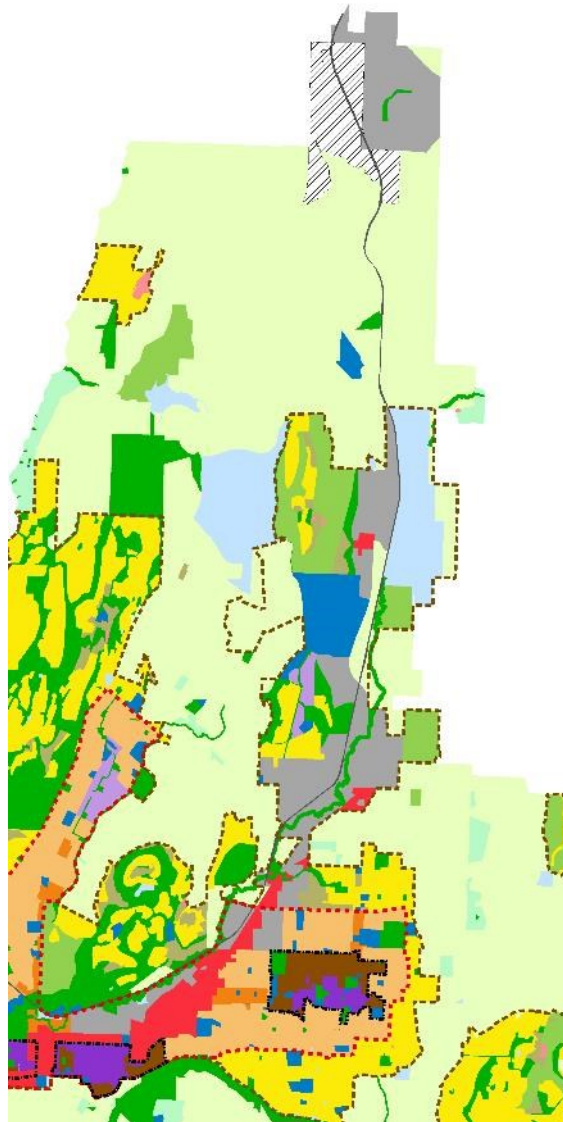


## Proposed Boundary Changes

- McKinley Beach
- Crawford Estates
- Kelowna International Airport



# Industrial Lands

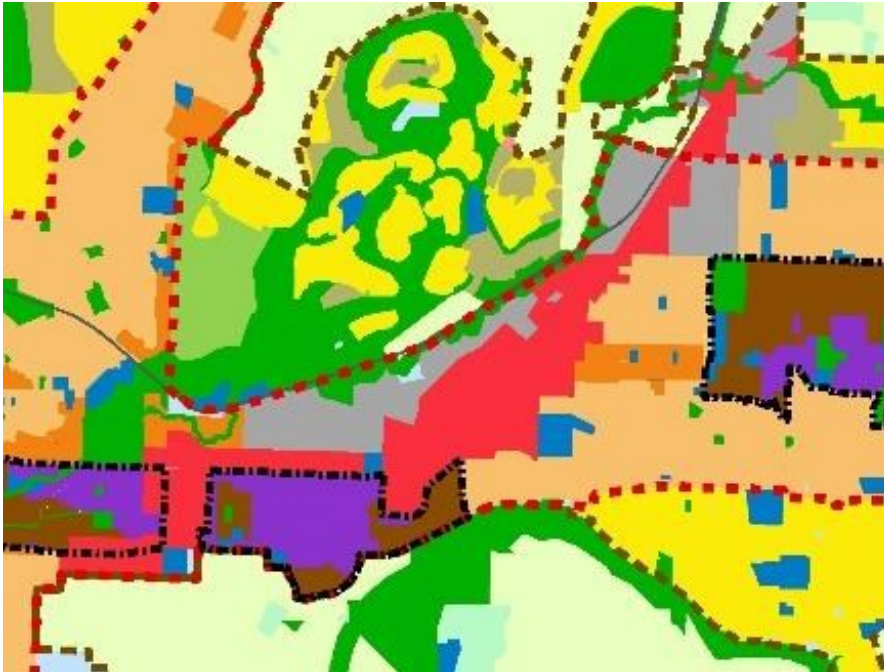


## Industrial Designation

- Combines three existing designations
- Policy direction would vary by Growth Strategy District



# Regional Commercial



## Regional Commercial Designation

- Large format commercial development
- Combines retail commercial with service commercial

# Parks and Open Space



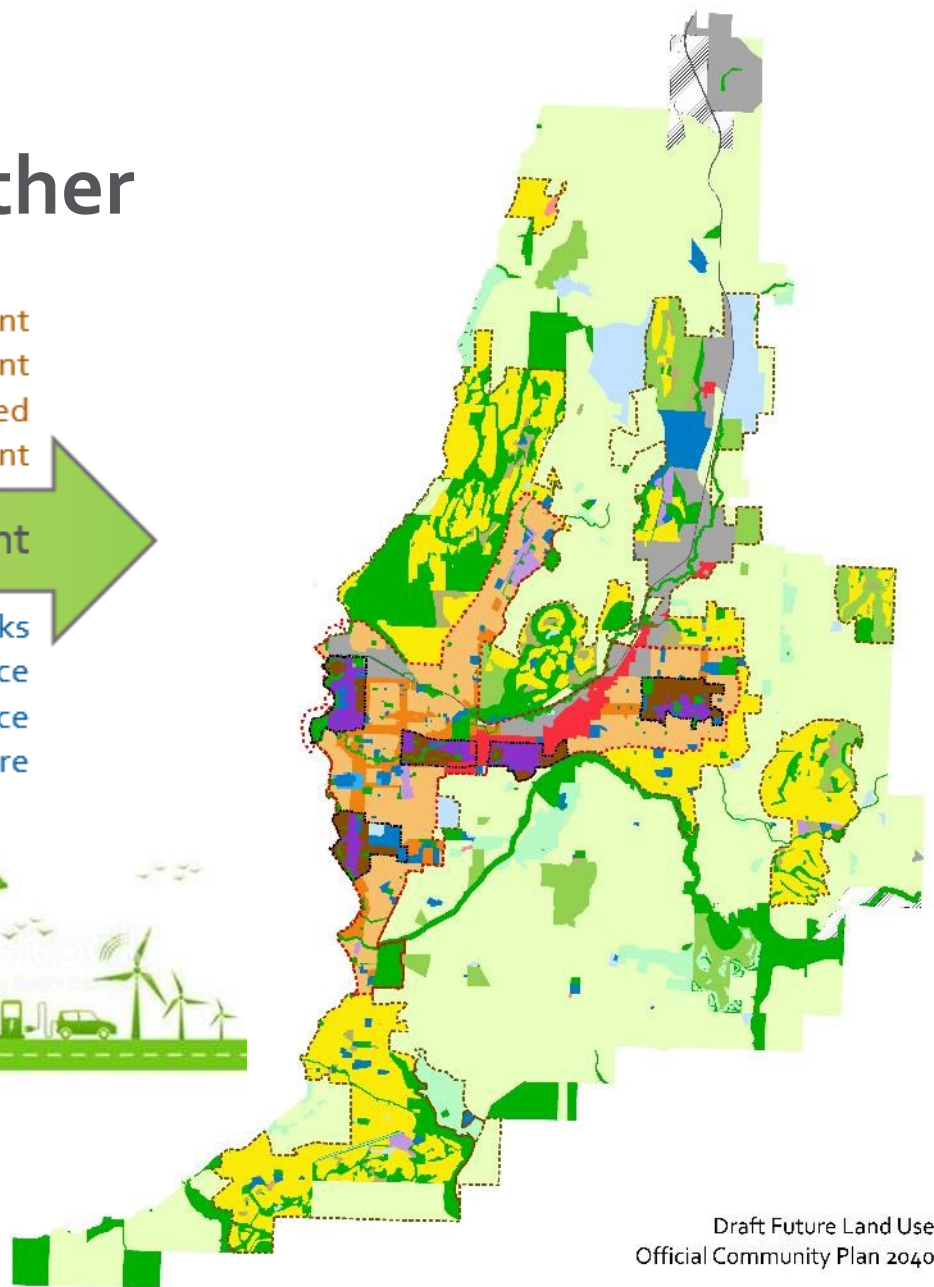


# How It All Fits Together

Medium and high density development  
Mixed use development  
Key destinations focused  
Transit-oriented development

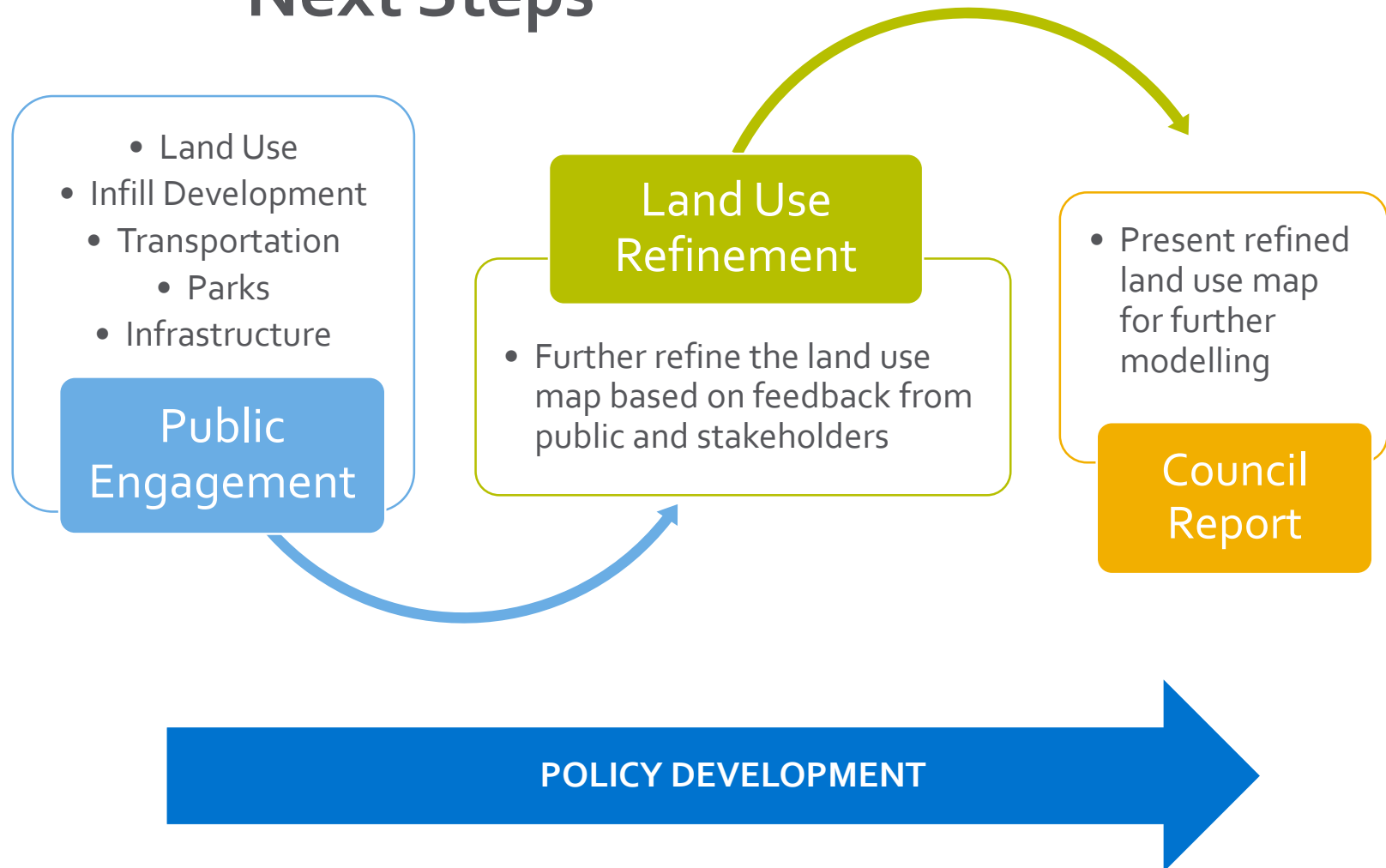
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# Next Steps











*Questions?*



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