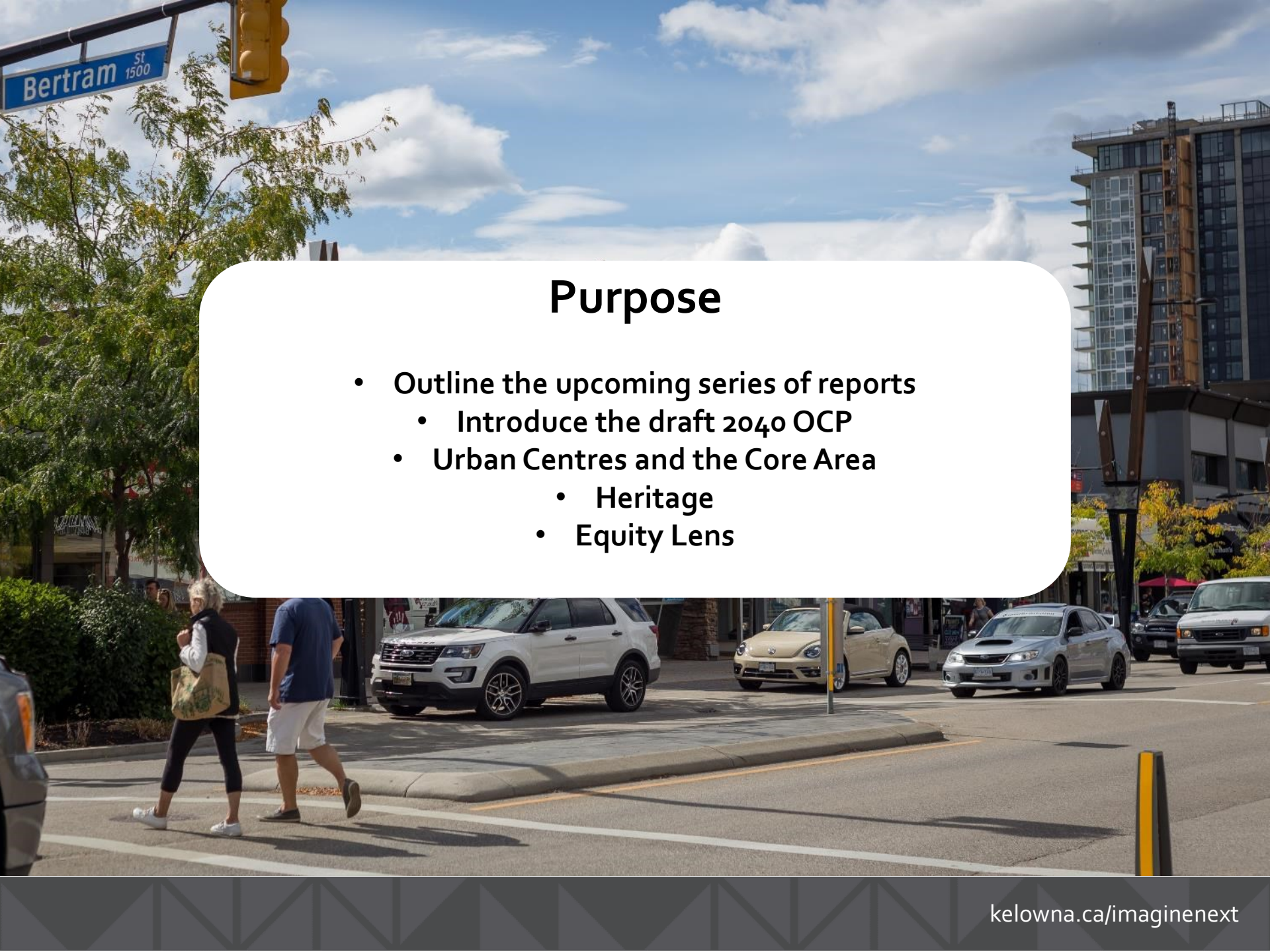




Our Kelowna as we Grow 2040

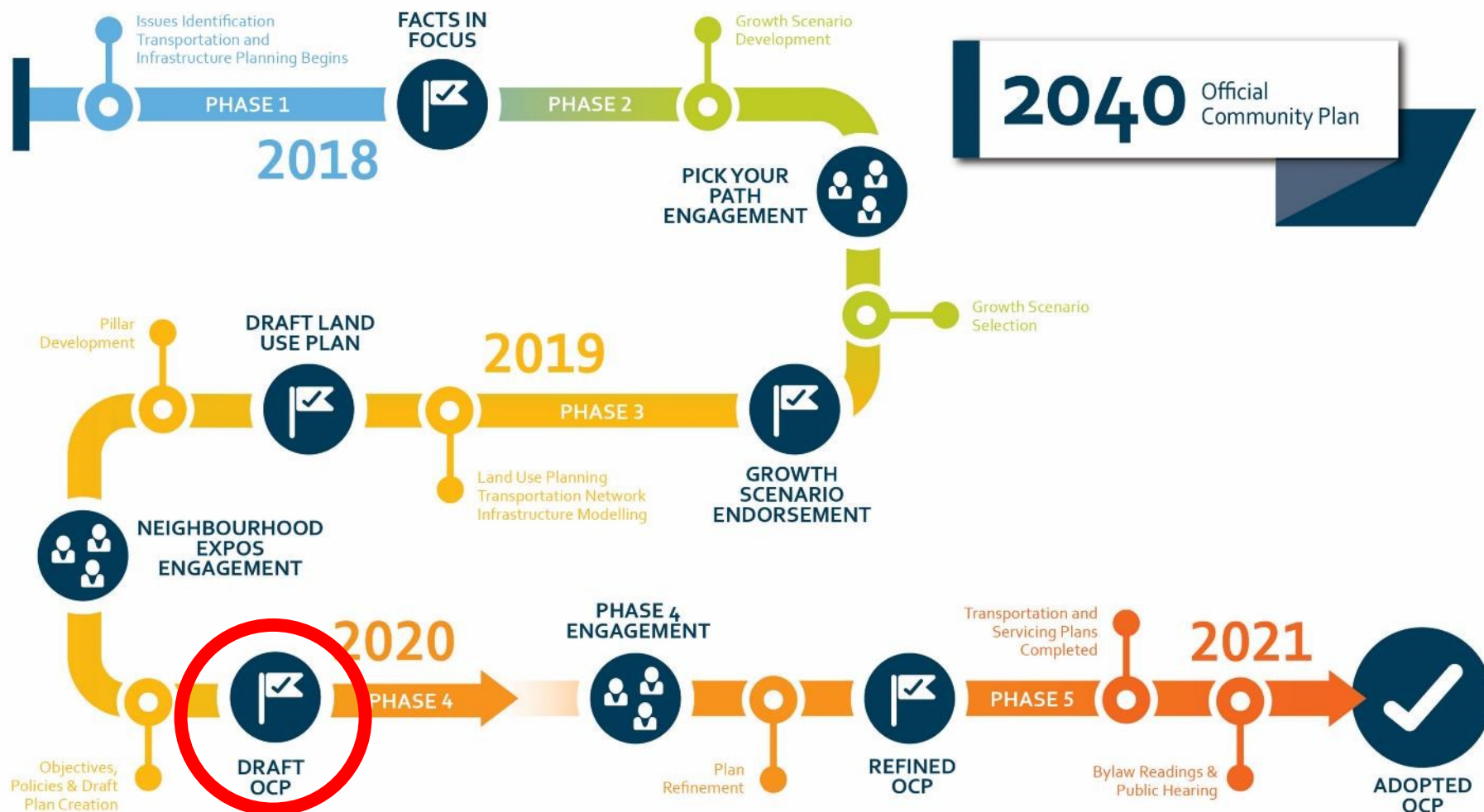




Purpose

- Outline the upcoming series of reports
 - Introduce the draft 2040 OCP
 - Urban Centres and the Core Area
 - Heritage
 - Equity Lens

OCP 2040 Process



Draft OCP Launch Schedule

November 23, 2020 (Morning):
Urban Centres, Core Area Districts
Equity Lens

December 7, 2020 (Morning):
Gateway, Suburban, Rural Districts
Parks, Environment and Climate Change

December 7, 2020 (Afternoon):
Draft Plan Review
Community and Stakeholder Engagement

Document Framework

IMAGINE KELOWNA

What is our community's vision?

OCP Pillars

How can the OCP meet that vision?

OCP Growth Strategy

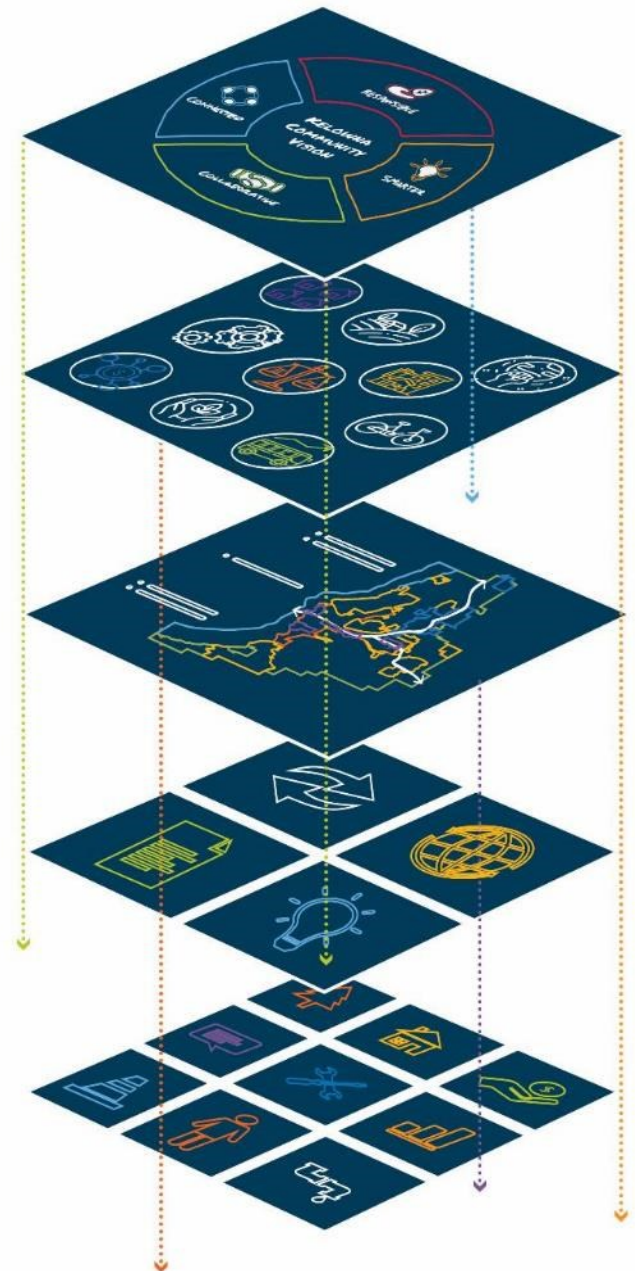
What would the City look like under this vision?

OCP Objectives, Policies & Mapping

How are we going to make it happen?

MAKING THE PLAN WORK

What needs to come next?
Urban Centre Plans,
Neighbourhood Plans,
Corridor Studies





Focus Investment
in Urban Centres



Stop Planning New
Suburban Neighbourhoods



Target Growth Along
Transit Corridors



Promote More Housing
Diversity



Incorporate Equity Into
City Building



Strengthen Kelowna as
the Region's Economic Hub



Protect Agriculture



Prioritize Sustainable Transportation
& Shared Mobility



Protect & Restore
Our Environment



Take Action on Climate

Online First Approach



- ▶ Modern user experience
- ▶ Searchability
- ▶ Efficiency and flexibility
- ▶ Measurability

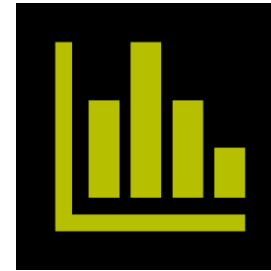
Image credit: iStock/graphicnoi

Making the Plan Work



Implementation Plan

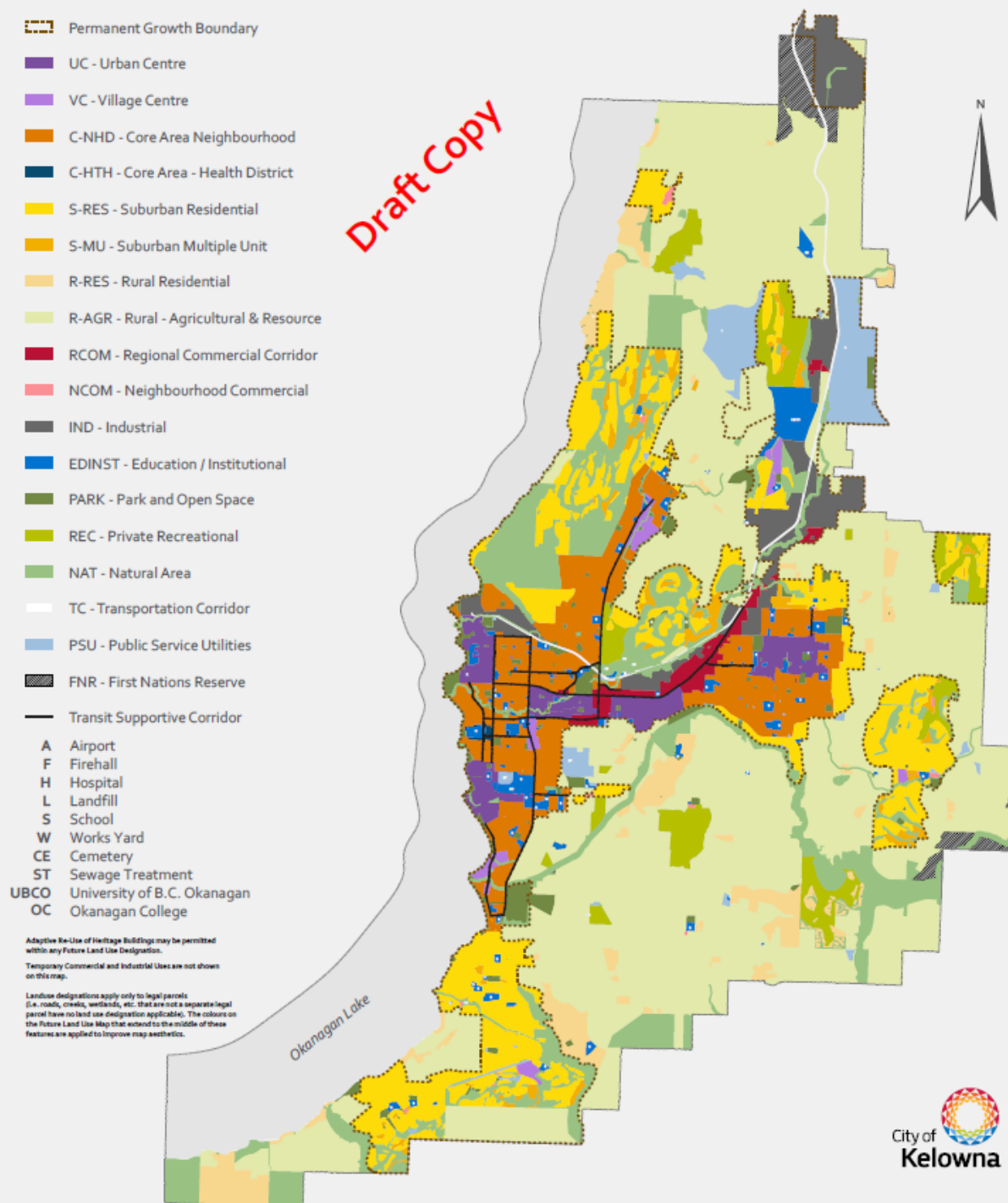
New neighbourhood or area plans
Updates to existing bylaws and policies
New programs and initiatives
Prioritized over the life of the plan



Regular monitoring and reporting

Inform future plan updates
Based on progress of 10 OCP Pillars

Future Land Use Map



New Policy Directions



Urban Centres

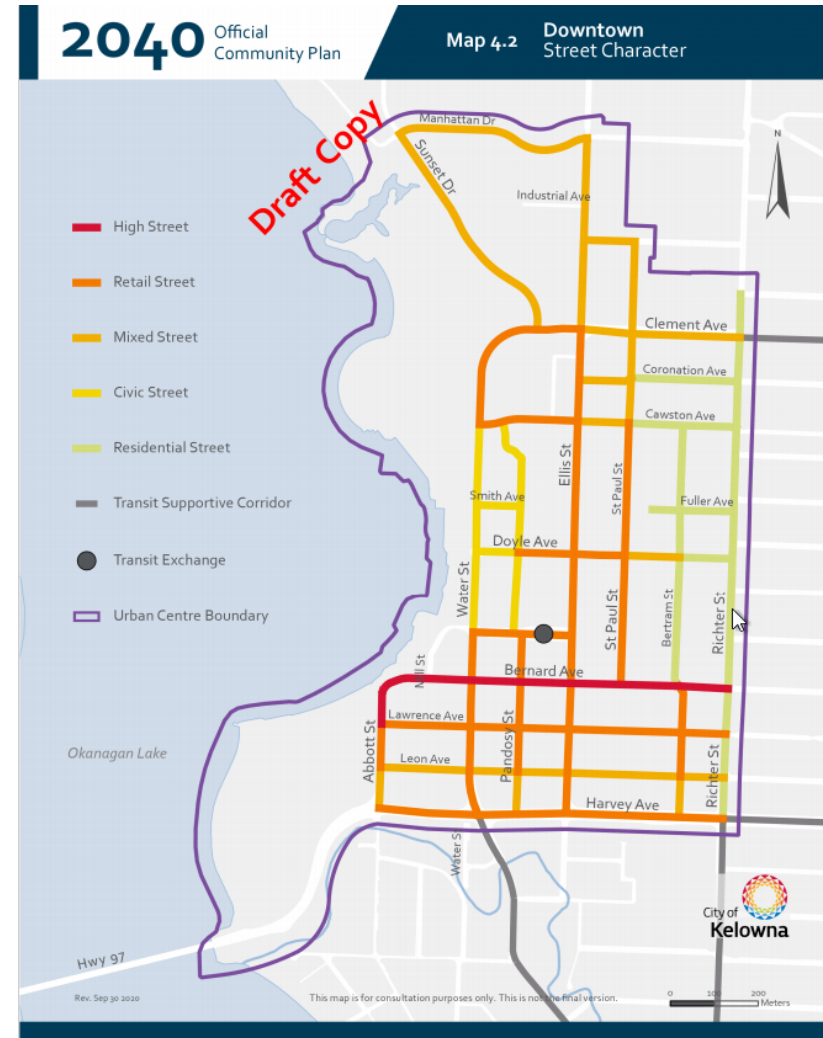


Urban Centres



- ▶ 4.1: Strengthen Urban Centres as Kelowna's primary hubs of activity
- ▶ 4.3-4.7: Urban Centre Specific Policies
- ▶ 4.11: Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.

Urban Centre Mapping



Urban Centre Mapping

2040 Official Community Plan

Map 4-4 Pandosy Building Heights

- 14 storeys
- 12 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Park
- Transit Supportive Corridor

Draft Copy

The legend indicates maximum permissible heights. This height will not always be achievable. This draft map is for consultation purposes only. This is not a final version.

Rev. Sept 30, 2020



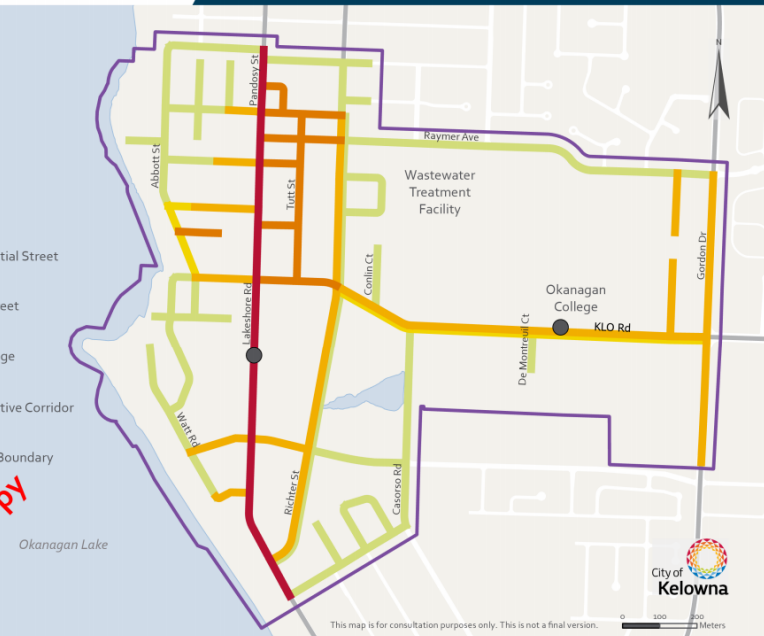
2040 Official Community Plan

Map 4-5 Pandosy Street Character

- High Street
- Retail Street
- Mixed Street
- Mixed Residential Street
- Residential Street
- Transit Exchange
- Transit Supportive Corridor
- Urban Centre Boundary

Draft Copy

Rev. Sep 29, 2020



This map is for consultation purposes only. This is not a final version.

Urban Centres



- ▶ 4.14: Design Urban Centres to Foster Strong Social Connections and Community Safety.
- ▶ 4.16: Make Urban Centres safe and enjoyable for walking, cycling, transit and shared mobility.
- ▶ 4.18: Create urban streets that are attractive to live, work and shop on.



Form and Character Development Permit Guidelines

Urban Centres: What's Next?



- ▶ Plan refinement
 - ▶ Feedback from community and stakeholders
 - ▶ Building heights and street character
- ▶ Implementation following adoption
 - ▶ Urban Centre Plans: Rutland, Pandosy, Midtown

Residential Infill

- ▶ 5.3: Design residential infill to be sensitive to neighbourhood context.
- ▶ 5.10: Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.

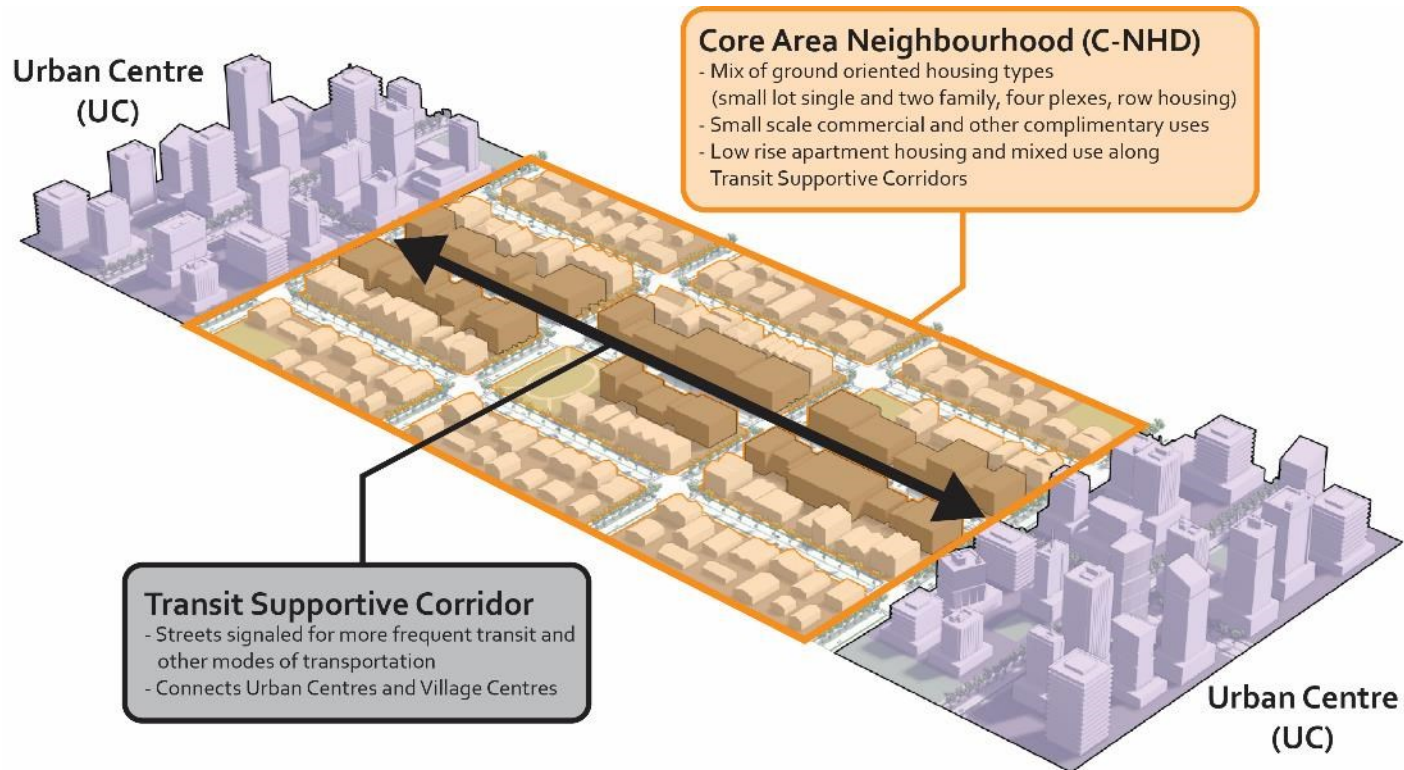


Heritage

- ▶ Core Area
Neighbourhood Future
Land Use Designation
- ▶ Core Area policies
- ▶ Heritage policies
- ▶ Heritage Strategy



Village Centres and Transit Supportive Corridors



Commercial and Industrial



- ▶ 5.5: Focus large format commercial along the Highway 97 corridor.
- ▶ 5.14: Make the Highway 97 corridor a more attractive space.
- ▶ 5.6: Support the strategic and planned growth of the Kelowna General Hospital campus as the region's most critical health facility.
- ▶ 5.7: Encourage employment-intensive industrial uses in the Core Area.

Transportation

- ▶ 5.16: Provide safe, walkable, Core Area neighbourhoods that are connected to key destinations.
- ▶ 5.17: Create major streets that are walkable, support local retail and connect neighbourhoods to Urban Centres by car, bike and transit.



Core Area: What's Next?

- ▶ Plan refinement
 - ▶ Feedback from community and stakeholders
 - ▶ Guidance for infill development
 - ▶ Heritage implications
- ▶ Implementation following adoption
 - ▶ Heritage Strategy update
 - ▶ North End Industrial Redevelopment Plan
 - ▶ Corridor studies



Equitable Community



Equitable Community

- ▶ 9.1: Incorporate equity into planning decisions and resource allocation in our community.
- ▶ 4.2: Foster more inclusive and socially connected Urban Centres.
- ▶ 5.4: Strategically locate community services to foster greater inclusion and social connections in the Core Area.



Equitable Community

- ▶ 4.11, 5.10: Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres and Core Area.
- ▶ 4.12, 5.11: Protect citizens from displacement due to Urban Centre and Core Area development.
- ▶ 4.13, 5.12: Protect the rental stock in Urban Centres.



Draft OCP Launch Schedule

December 7, 2020 (Morning):
Gateway, Suburban, Rural Districts
Parks, Environment and Climate Change

December 7, 2020 (Afternoon):
Draft Plan Review
Community and Stakeholder Engagement



Discussion