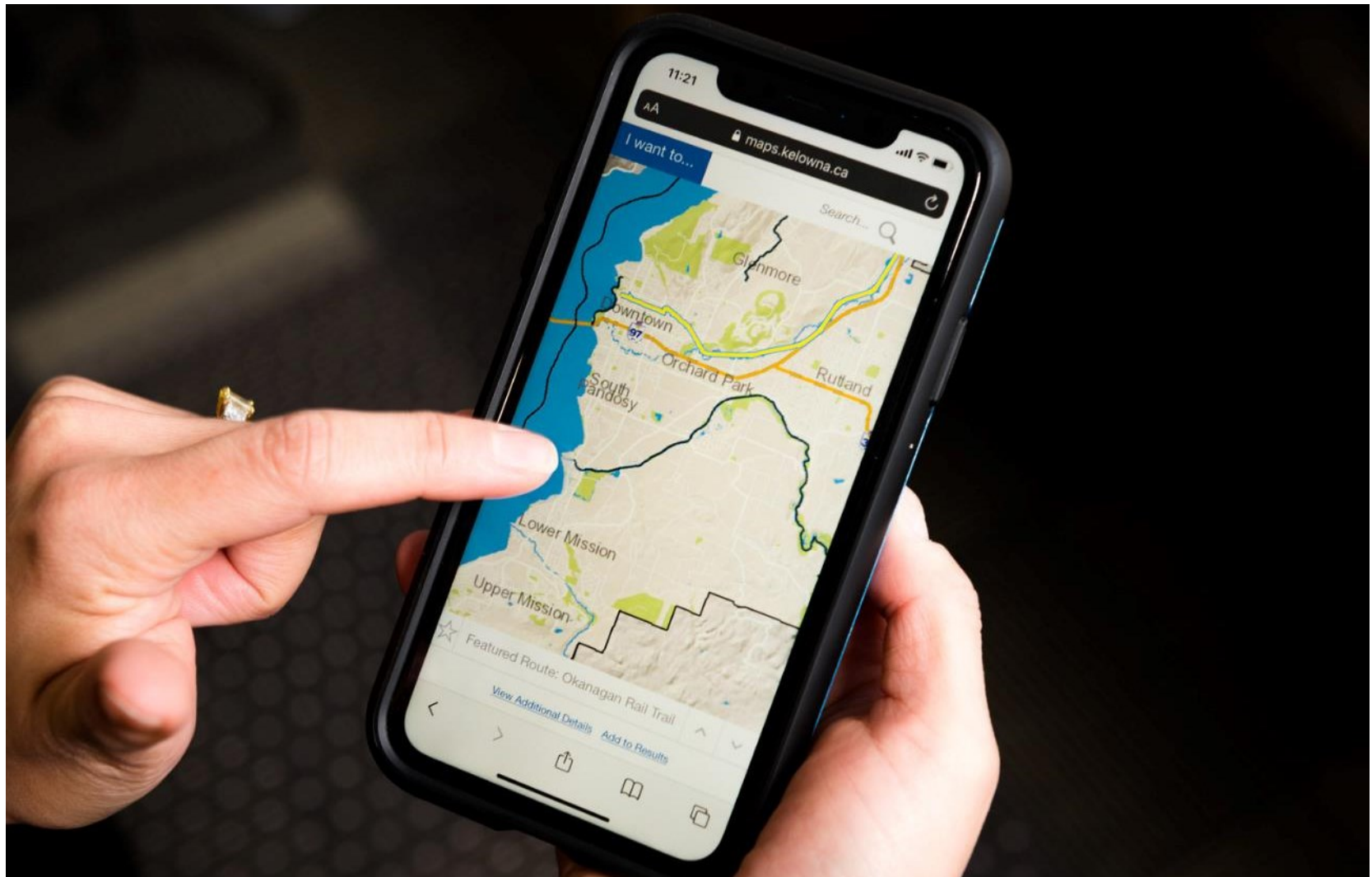




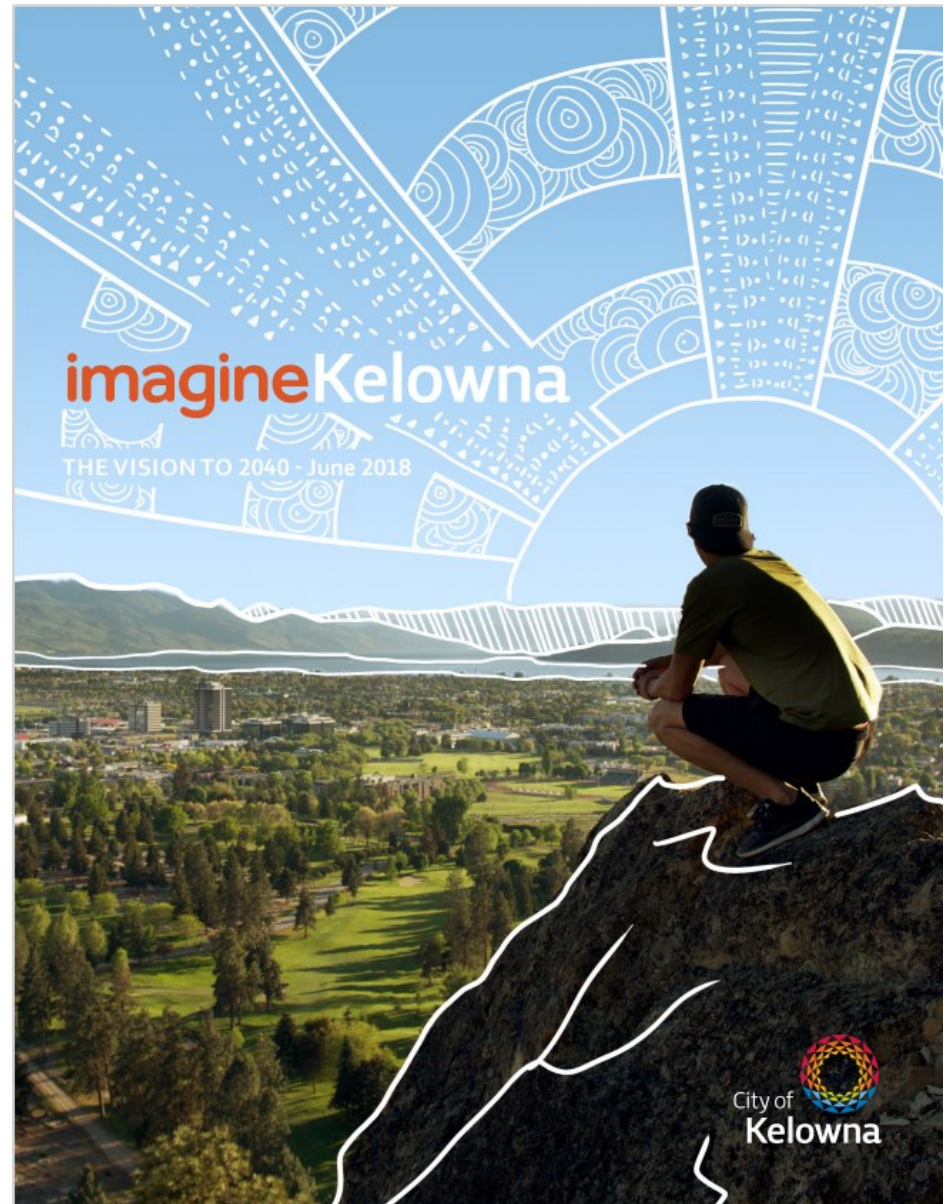
The Way We Grow: 2040 OCP







-
- To flourish in the future, we need to be agile, resilient and unafraid to do things differently.
 - The community has made it clear that as we grow, we need to look out for one another and protect the stunning environment that sustains us.
 - Our vision for an inclusive, welcoming, prosperous and sustainable future calls upon us all to be ambitious to embrace the challenges ahead.











2040 Official Community Plan

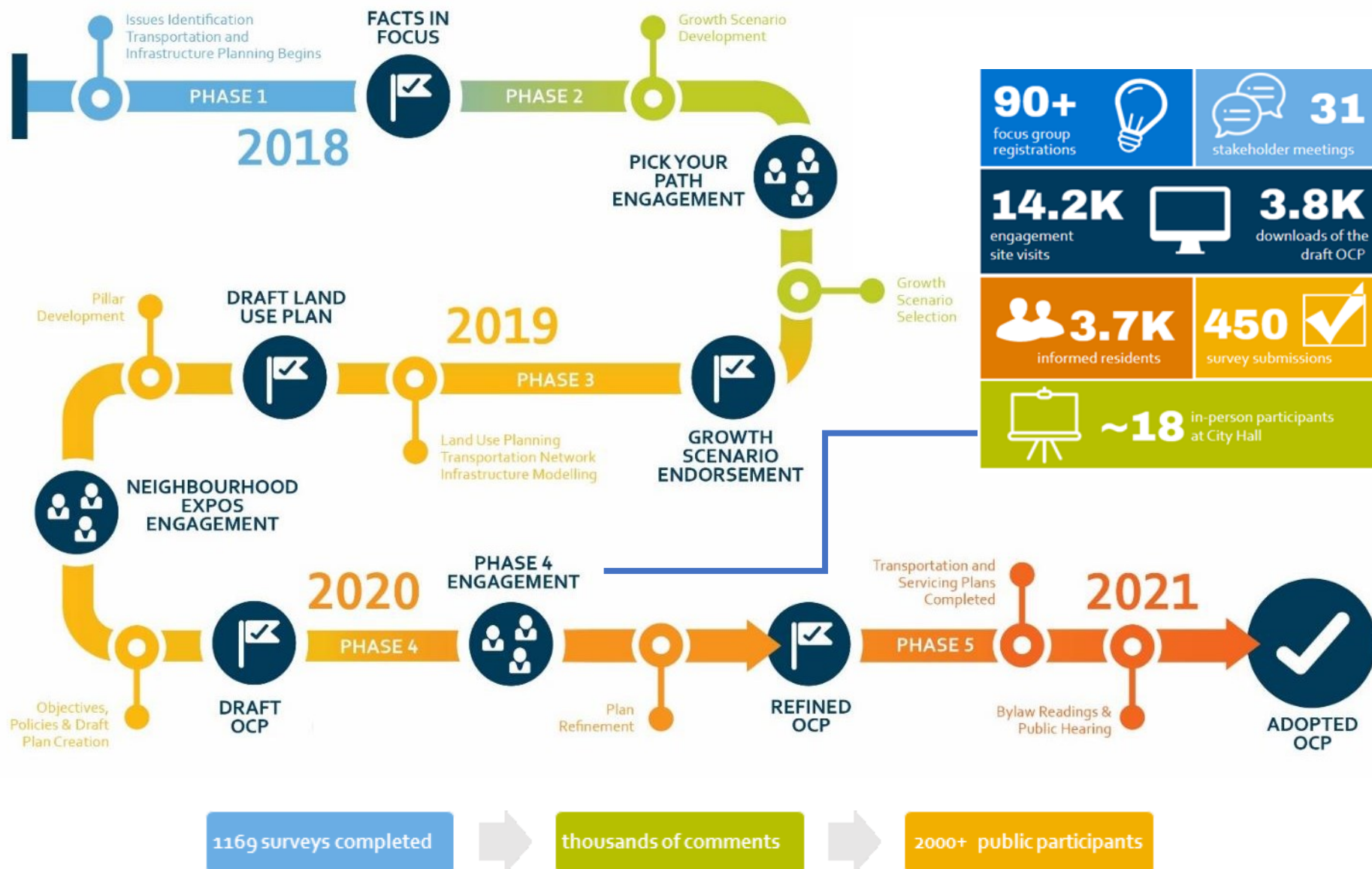














Prioritize sustainable
transportation and
shared mobility



Take action on
climate



Focus investment in
Urban Centres



Target growth along
transit corridors



Stop planning new
suburban neighbourhoods



Strengthen Kelowna
as the region's
economic hub



Protect and restore
our environment



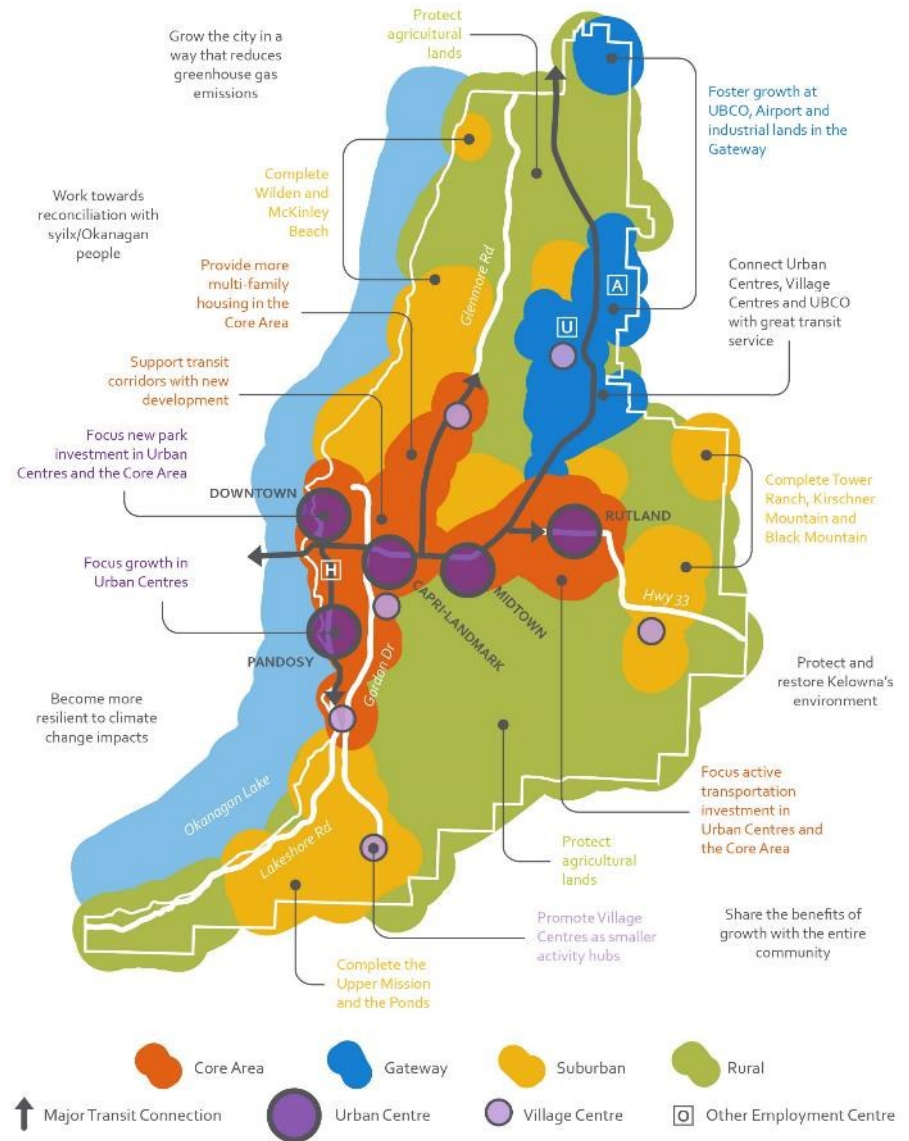
Incorporate equity
into city building



Promote more
housing diversity



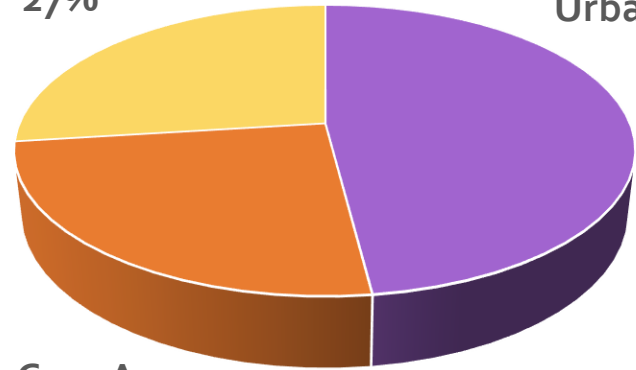
Protect
agriculture





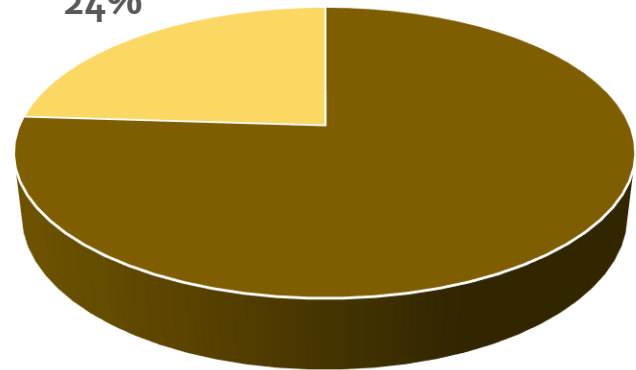
Rest of City
27%

Urban Centres
48%



Core Area
25%

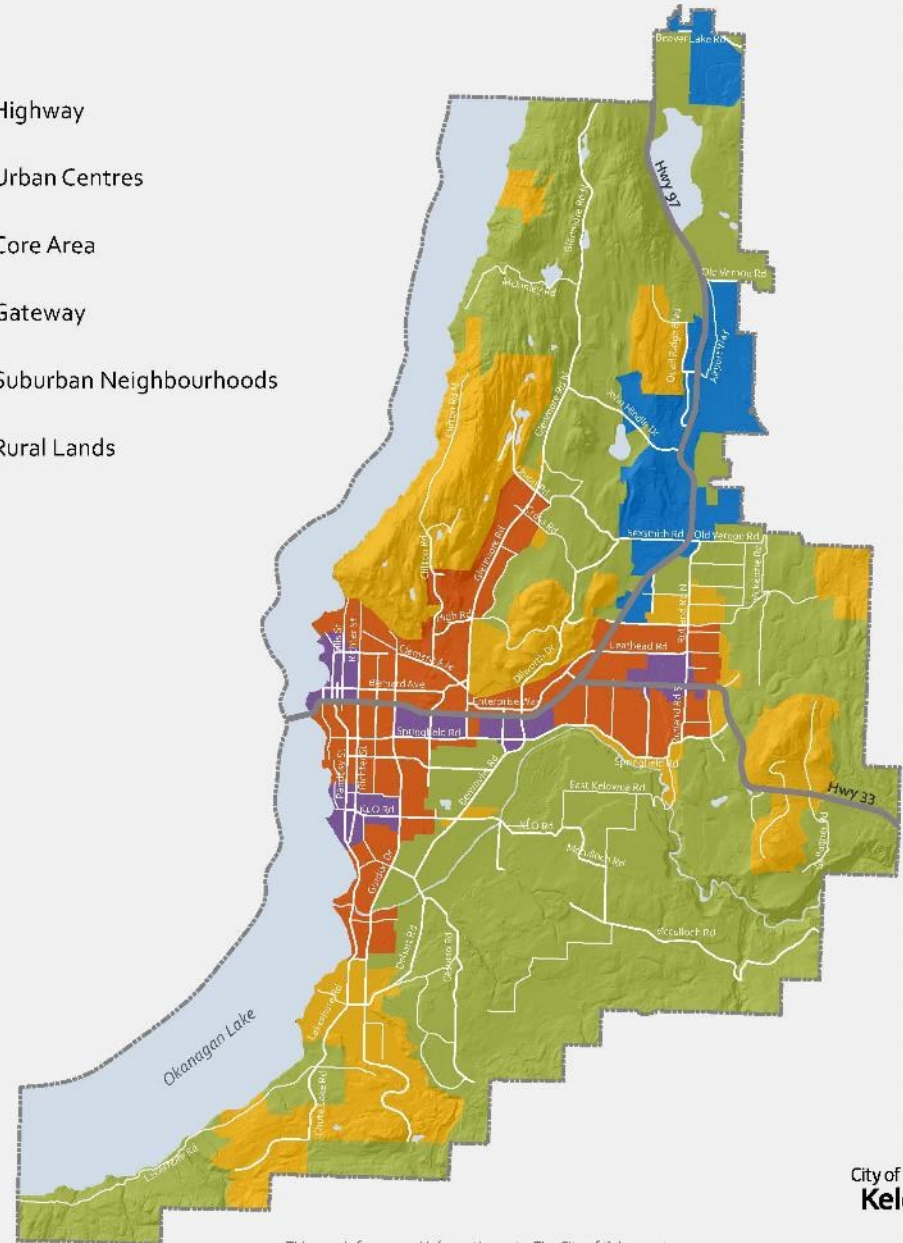
Single and Two Unit
24%



Multi Unit
76%



-  Highway
-  Urban Centres
-  Core Area
-  Gateway
-  Suburban Neighbourhoods
-  Rural Lands





Permanent Growth Boundary

UC - Urban Centre

VC - Village Centre

C-NHD - Core Area Neighbourhood

C-HTH - Core Area - Health District

S-RES - Suburban Residential

S-MU - Suburban Multiple Unit

R-RES - Rural Residential

R-AGR - Rural - Agricultural & Resource

RCOM - Regional Commercial Corridor

NCOM - Neighbourhood Commercial

IND - Industrial

EDINST - Education / Institutional

PARK - Park and Open Space

REC - Private Recreational

NAT - Natural Area

TC - Transportation Corridor

PSU - Public Service Utilities

FNR - First Nations Reserve

Transit Supportive Corridors

A Airport

F Firehall

H Hospital

L Landfill

S School

W Works Yard

CE Cemetery

ST Sewage Treatment

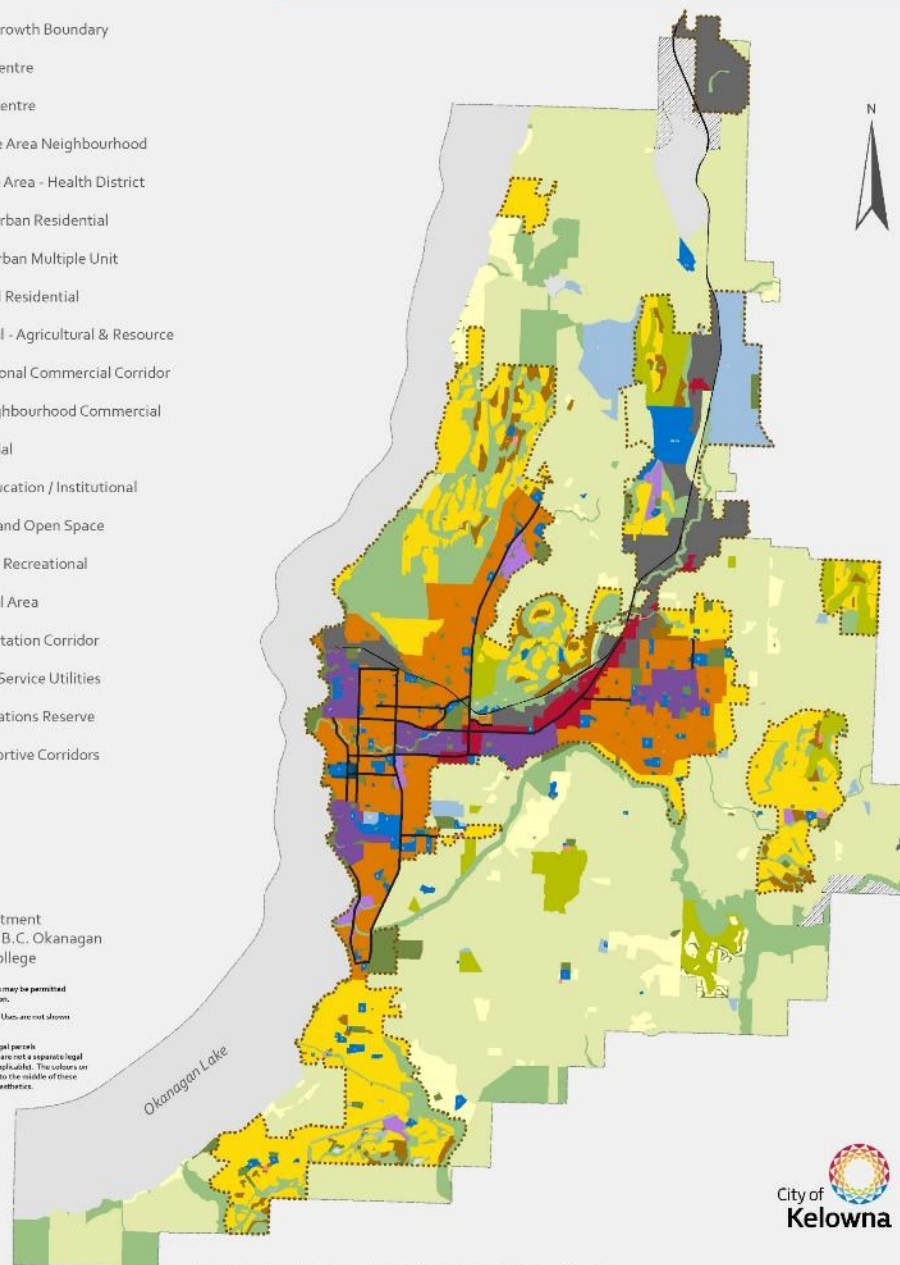
UBCO University of B.C. Okanagan

OC Okanagan College

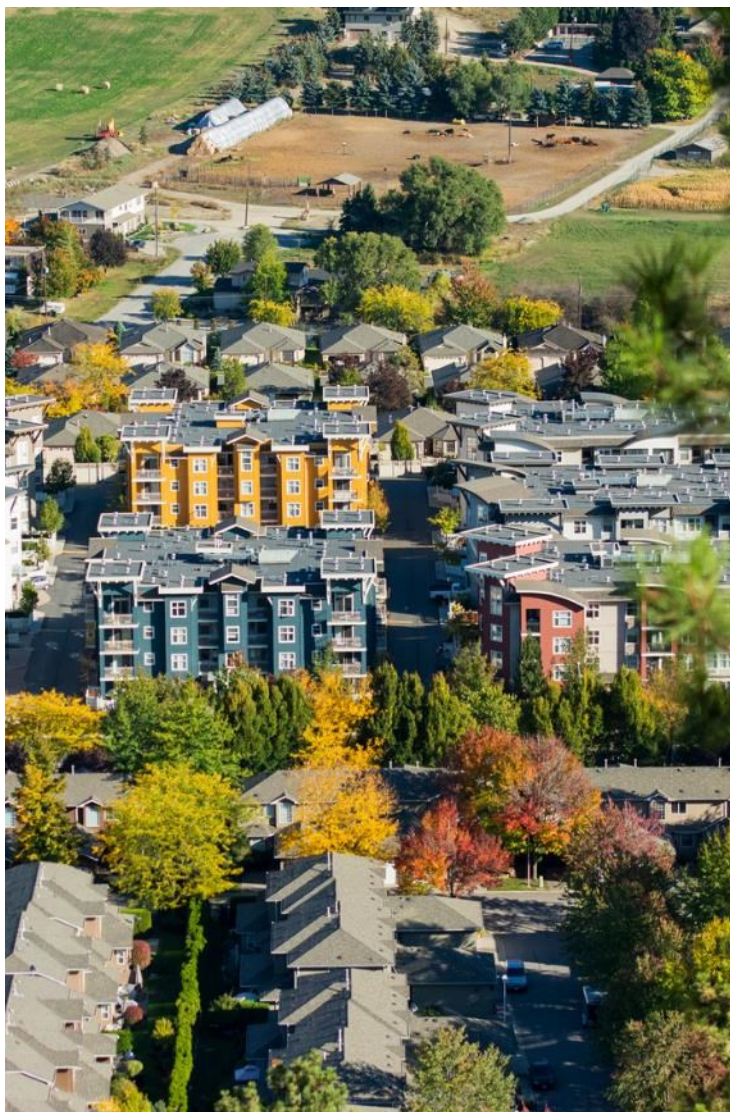
Adaptive Re-use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map.

Land use designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc.) that are not a separate legal parcel have no land use designations applied. 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.



IMAGINE KELOWNA

What is our community's vision?

OCP PILLARS

How can the OCP meet that vision?

OCP GROWTH STRATEGY

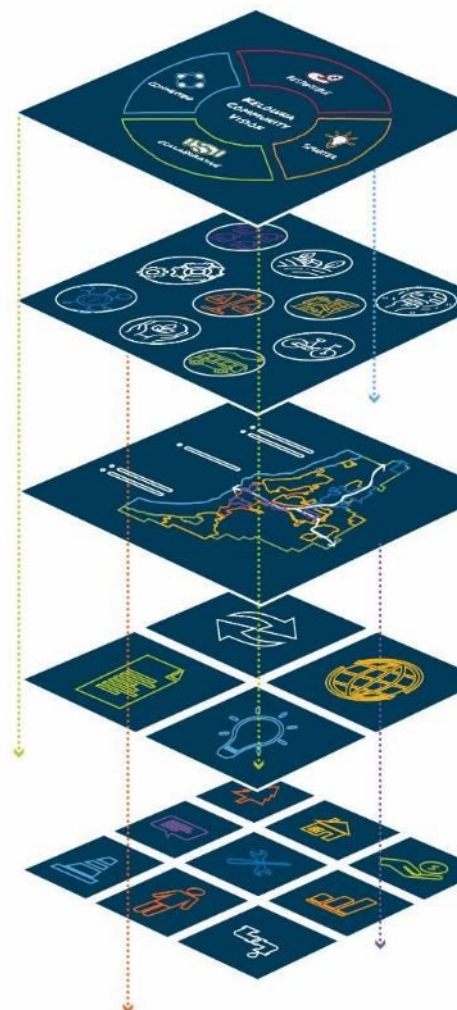
What would the City look like under this vision?

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



We
Listened,
We
Responded

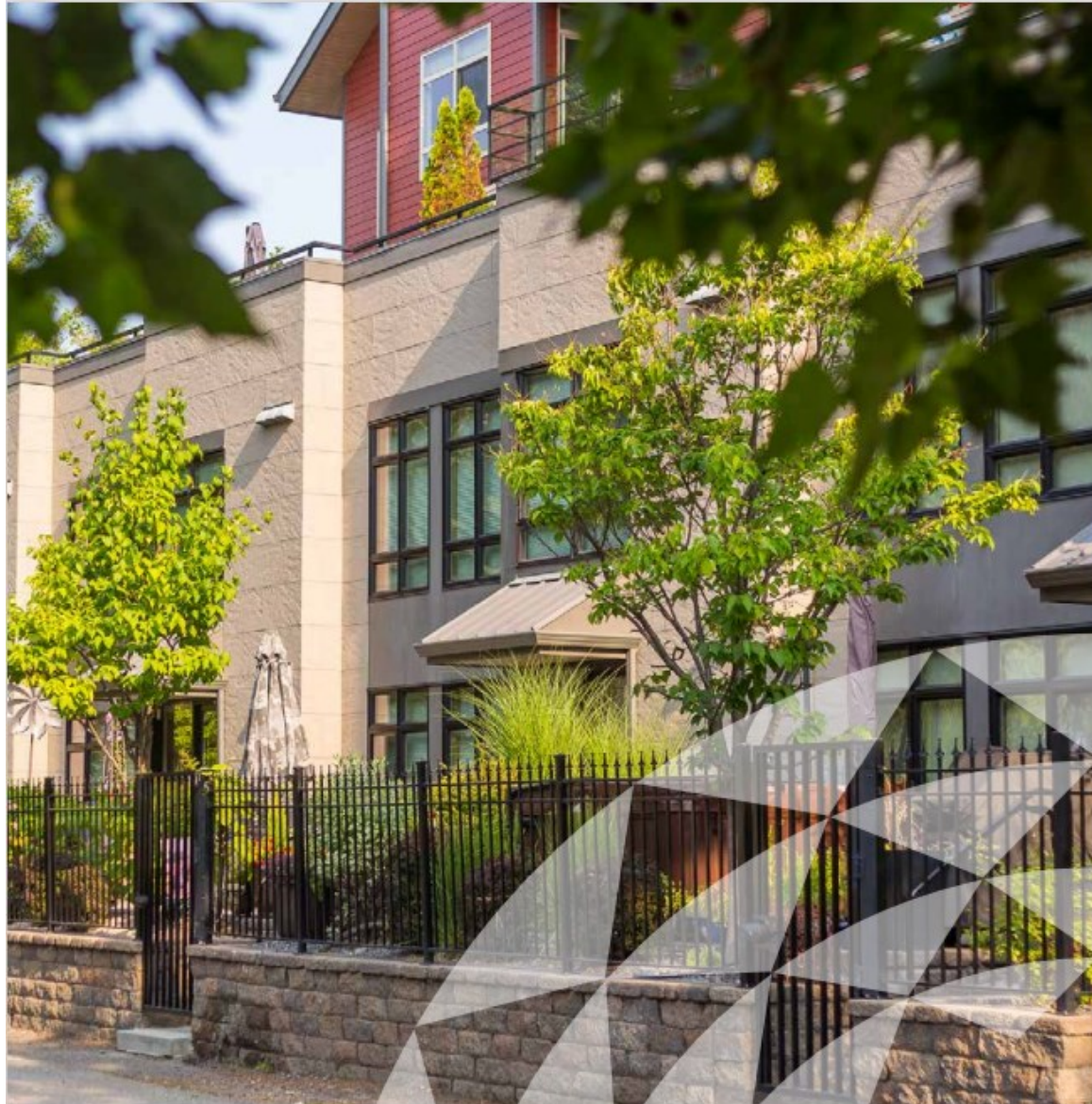




The Big Picture - Refinements



Urban Centres and Core Area



FORM & CHARACTER

DEVELOPMENT PERMIT GUIDELINES





Suburban Neighbourhoods and Village Centres

Future Land Use Map Refinements

A nighttime photograph of a city skyline across a body of water, with snow-capped mountains in the background. The city lights are reflected in the water, and a bright moon is visible in the dark sky.

Recent development approvals
Further stakeholder engagement
Urban Centre and Village Centre Boundaries
Other minor refinements

Making The Plan Work:

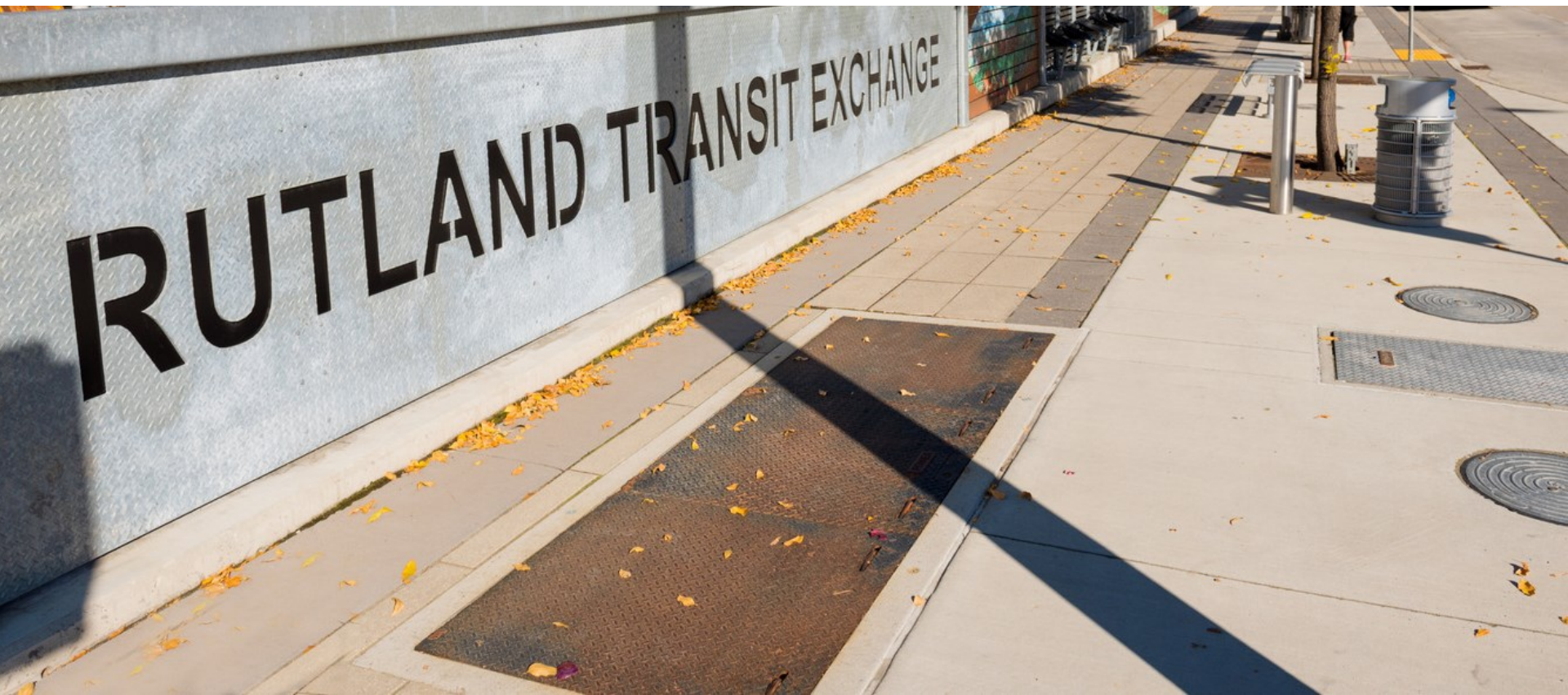
- ❖ Urban Centre and Neighbourhood Plans
- ❖ Housing program
- ❖ Bylaw amendments
- ❖ Implementing existing plans
- ❖ Equity and inclusion strategy
- ❖ Climate resiliency planning
- ❖ Environmental initiatives and monitoring
- ❖ Heritage planning
- ❖ Transportation, parks and utility infrastructure planning

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Implementation
Actions

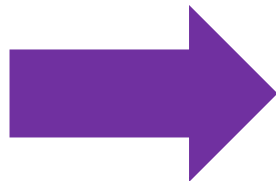


30
OCP
Indicators





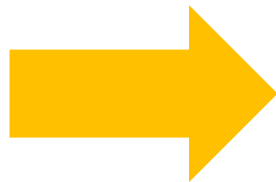
Focus investment in
Urban Centres



- Proportion of new commercial space within Urban Centres and Core Area
- New commercial space vs. OCP projections
- Park development in Urban Centres and Core
- Multi-family residential growth vs. growth scenario



Stop planning new
suburban neighbourhoods



- Ground oriented land supply in Core Area
- Ground oriented land supply in Suburban Neighbourhoods
- Suburban residential development vs. growth scenario
- Absorption price of new ground oriented units





2040 Official Community Plan