



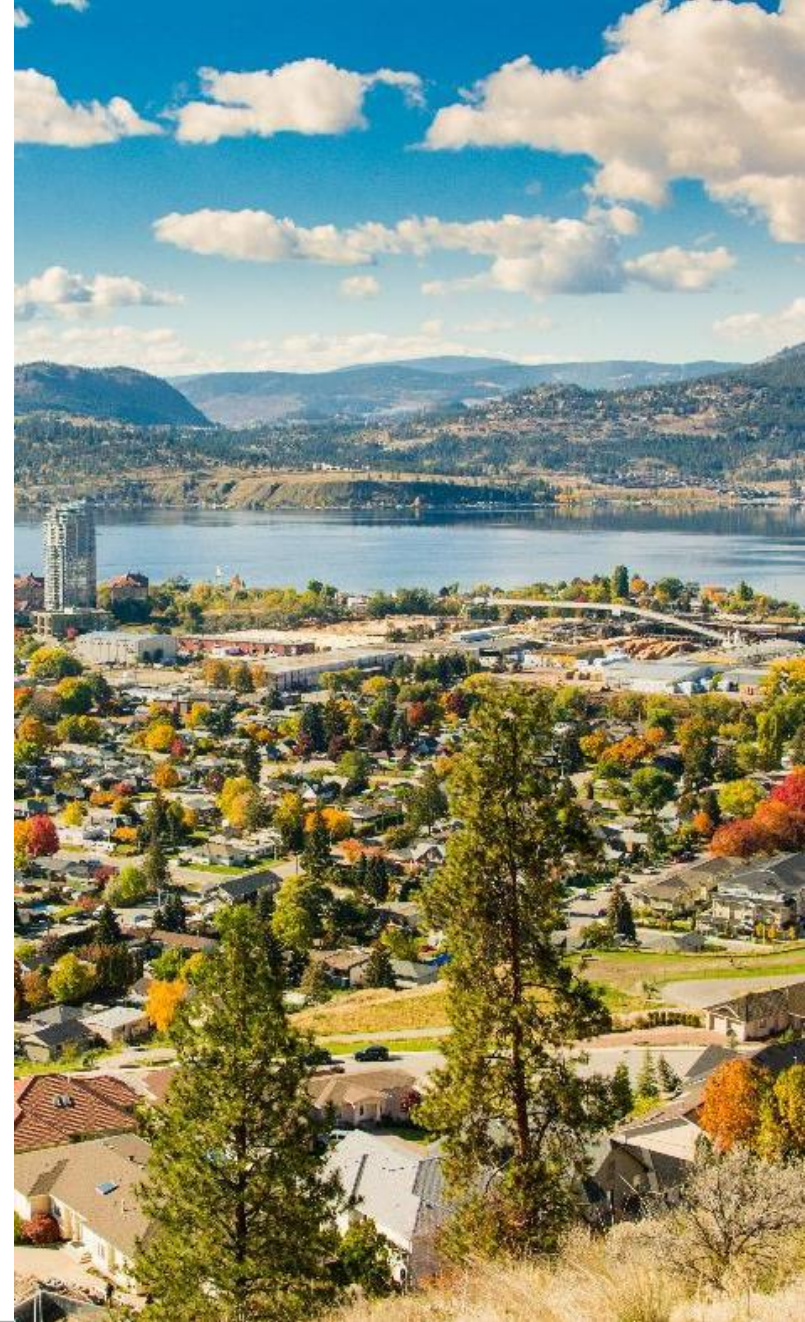
City of
Kelowna

North End Plan

Neighbourhood Concept Plans

Background

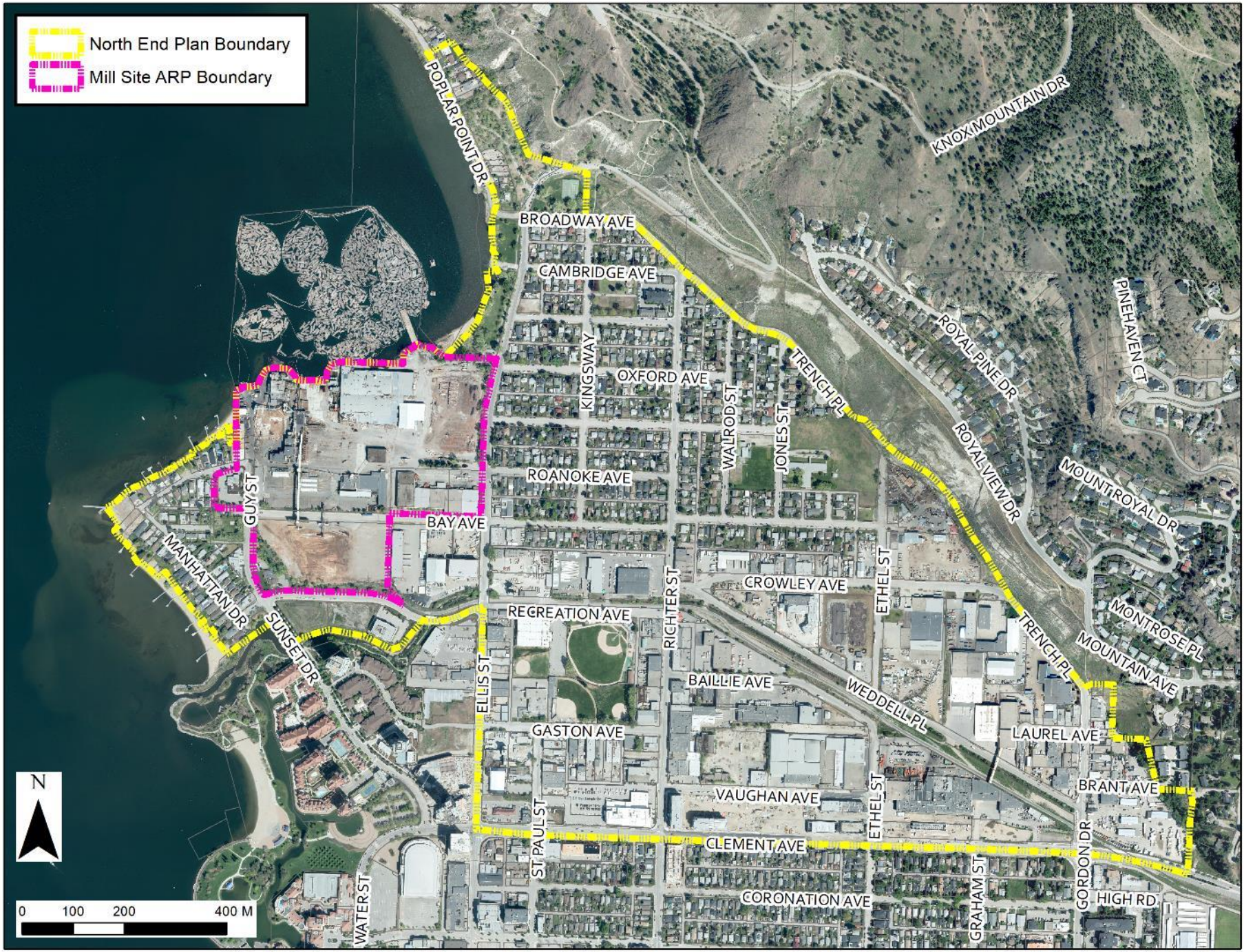
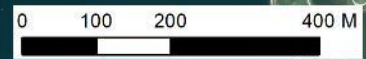
- ▶ North End Plan (NEP) launched July 12, 2021
- ▶ NEP intended to guide and manage the growth and evolution of the North End over the next 20 years+
 - ▶ Land use mix
 - ▶ Transportation network
 - ▶ Parks, public spaces
 - ▶ Utilities
 - ▶ Heritage





North End Plan Boundary

Mill Site ARP Boundary



POPLAR POINT DR

KNOX MOUNTAIN DR

BROADWAY AVE

CAMBRIDGE AVE

OXFORD AVE

ROANOKE AVE

BAY AVE

REGREATION AVE

CROWLEY AVE

GASTON AVE

VAUGHAN AVE

CLEMENT AVE

CORONATION AVE

KINGSWAY

WALROD ST

JONES ST

RICHTER ST

BAILLIE AVE

ST PAUL ST

TRENCH PL

ETHEL ST

WEDDELL PL

ETHEL ST

GRAHAM ST

ROYAL PINE DR

ROYAL VIEW DR

TRENCH PL

LAUREL AVE

BRANT AVE

HIGH RD

PINEHAME CT

MOUNT ROYAL DR

MONTROSE PL

MOUNTAIN AVE



MANHATTAN DR

SUNSET DR

WATER ST

GUY ST

ELLIS ST



City of Kelowna

The NEP & The Mill Site ARP

North End Plan

- Neighbourhood Plan at Neighbourhood scale
- Developed by City
- Gives higher-level direction to Mill Site Area



Mill Site Area Redevelopment Plan

- Development Application
- Developed by property owner(s)
- Takes higher-level direction from NEP
- Deliver a detailed Site Plan for the site

NEP Process: 4 Phases



NEP Phase 2: Public Engagement Key Themes

- ▶ Local Businesses & Services
- ▶ Housing Availability & Affordability
- ▶ Waterfront Access
- ▶ Parks & Recreation
- ▶ Walkability & Bikeability
- ▶ Art, Culture & Heritage



NEP Process: 4 Phases



NEP Phase 3: Prioritized Community Needs

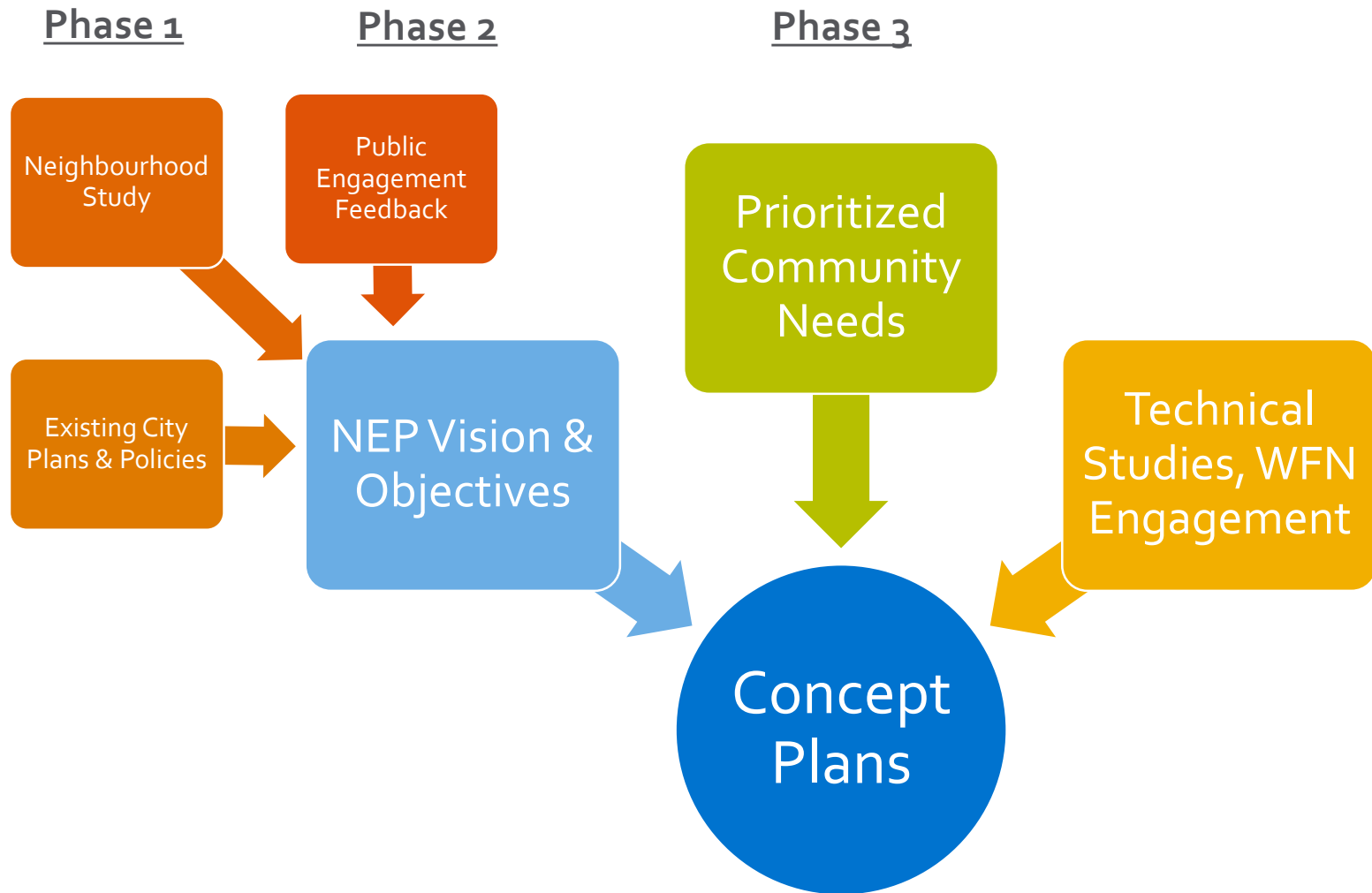
- ▶ Housing Variety & Affordability
- ▶ Parks & Public Spaces
- ▶ Recreational & Community Facilities
- ▶ Schools & Childcare Facilities
- ▶ Shops & Services to Support Day-to-Day Needs



NEP Process: 4 Phases



Neighbourhood Concept Plans Inputs



Neighbourhood Concept Plans (Common Features)

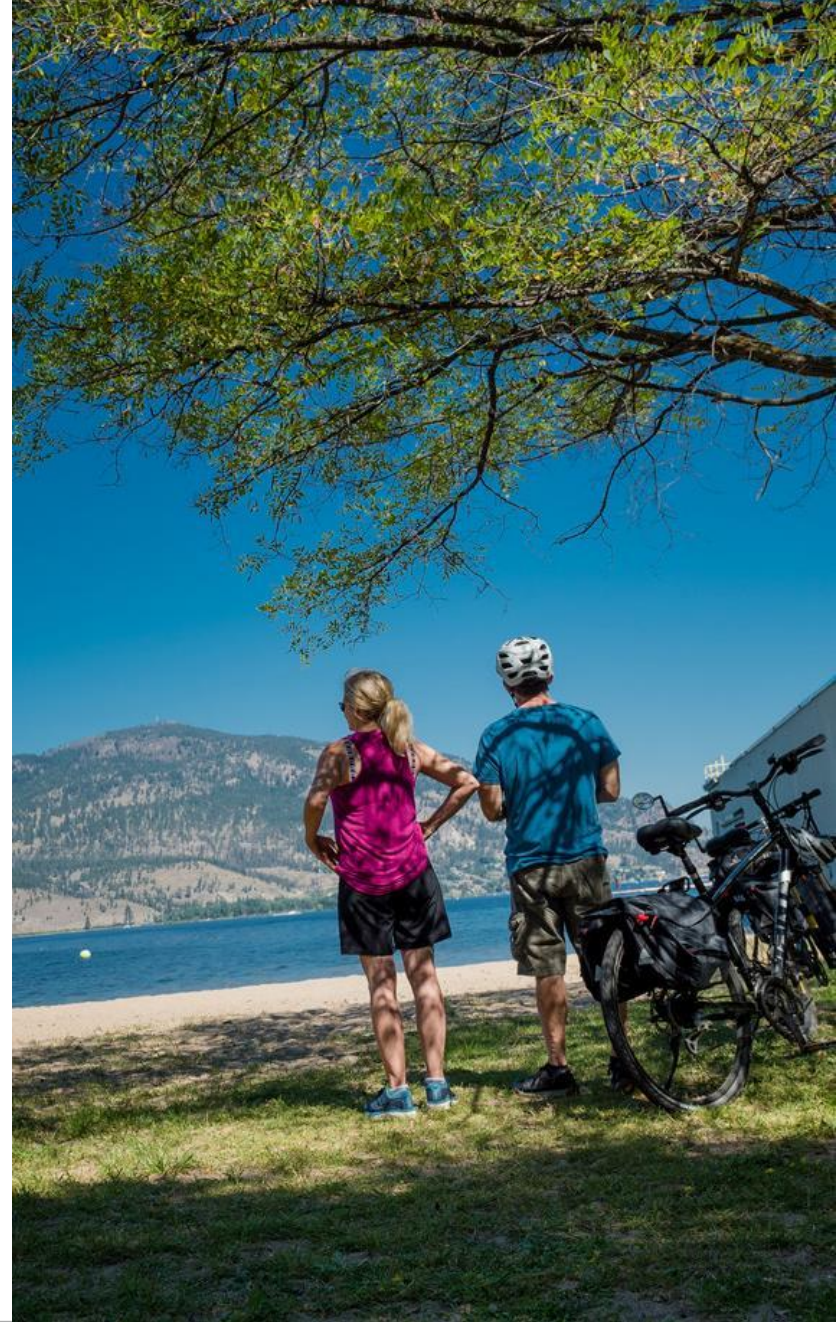
▶ Mill Site

- ▶ Urban, mixed-use hub
 - ▶ Mixed housing
 - ▶ Local shops and services
 - ▶ Waterfront park with waterfront pathway
 - ▶ Community facility space
 - ▶ Other public amenities



Neighbourhood Concept Plans (Common Features)

- ▶ Variety of housing types and tenures
- ▶ Waterfront parks and pathway improvements on Manhattan Point
- ▶ Improvements to Sutherland Bay and Walrod Parks already identified in existing plans
- ▶ Expansion of Walrod Park



Neighbourhood Concept Plans (Common Features)

- ▶ Support for conservation of identified heritage assets
- ▶ Protection of industrial lands and support for craft industry
- ▶ Improvements to transit services
- ▶ New active transportation corridors
- ▶ Road improvements



Concept Plan 1

Mill Site

- Lively mixed-use hub introduced, complete with local services and other community amenities
- New public waterfront park and pathway developed
- Mix of housing types and tenures included

Northeast Residential Area

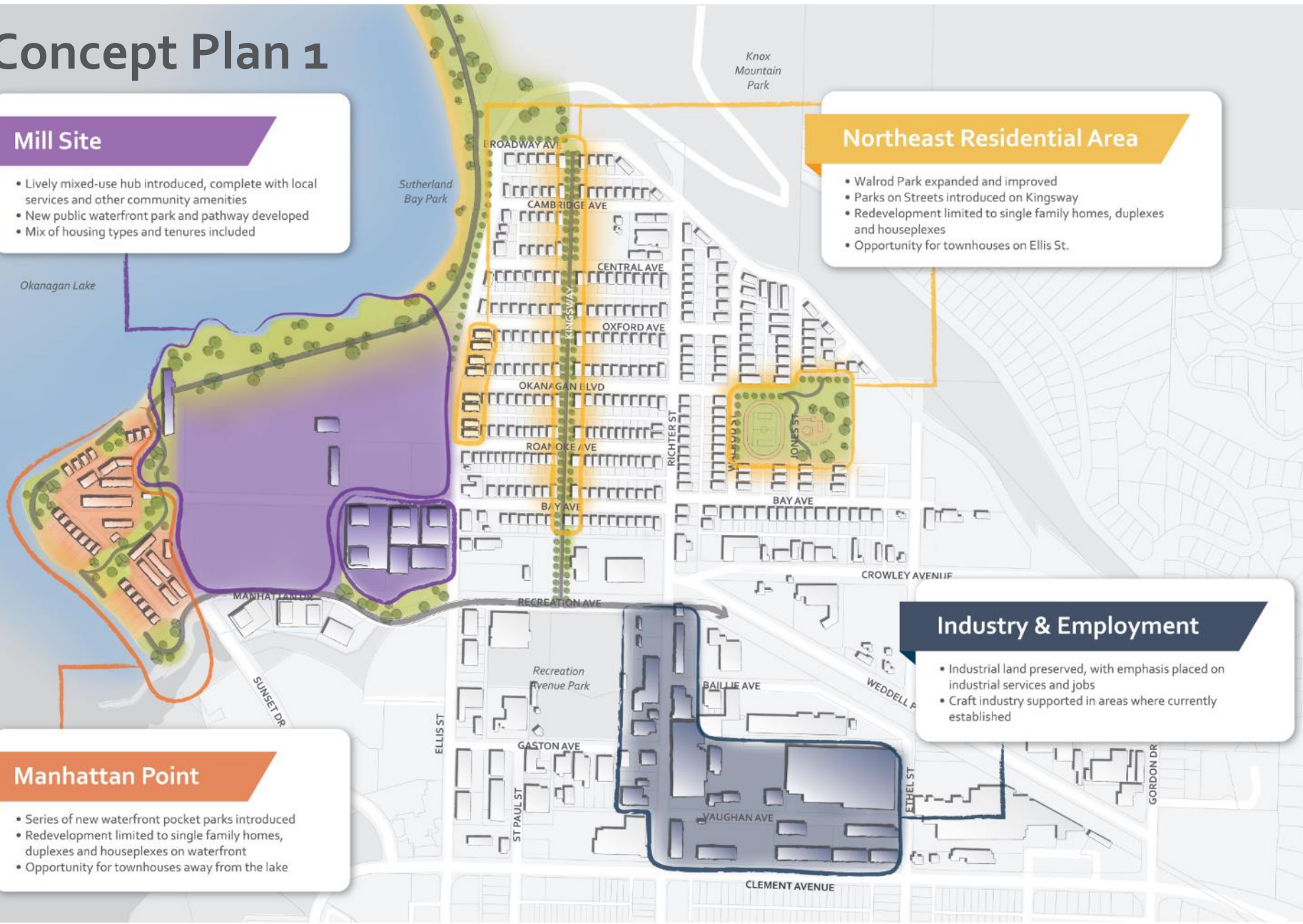
- Walrod Park expanded and improved
- Parks on Streets introduced on Kingsway
- Redevelopment limited to single family homes, duplexes and houseplexes
- Opportunity for townhouses on Ellis St.

Industry & Employment

- Industrial land preserved, with emphasis placed on industrial services and jobs
- Craft industry supported in areas where currently established

Manhattan Point

- Series of new waterfront pocket parks introduced
- Redevelopment limited to single family homes, duplexes and houseplexes on waterfront
- Opportunity for townhouses away from the lake



Concept Plan 2

Mill Site

- Lively mixed-use hub introduced, complete with local services and other community amenities
- New public waterfront park and pathway developed
- Mix of housing types and tenures included

Northeast Residential Area

- New activity hub emerges with school site adjacent to an expanded and improved Walrod Park
- Opportunity for townhouses surrounding activity hub
- New greenway on Okanagan Blvd. connects activity hub to Mill Site
- Opportunity for low-rise apartments flanking the greenway

Okanagan Lake

Sutherland Bay Park

Knox Mountain Park

BROADWAY AVE

CAMBRIDGE AVE

CENTRAL AVE

KINGSWAY

OKANAGAN BLVD

ROANOKE AVE

BAY AVE

RECREATION AVE

MANHATTAN DR

SUNSET DR

ELLIS ST

GASTON AVE

BAILLIE AVE

VAUGHAN AVE

CLEMENT AVENUE

CROWLEY AVENUE

WEDDELL PL

LETHEL ST

GORDON

Manhattan Point

- New waterfront park extends west to tip of Point
- Beach access along western edge of Point
- Opportunity for low rise apartment housing

Industry & Employment

- Industrial land preserved; emphasis shifts to craft industry and industrial mixed-use
- Craft industry expands westward
- New business hub introduced next to Mill Site incorporating office employment

Concept Plan 3

Mill Site

- Lively mixed-use hub introduced, complete with local services and other community amenities
- New public waterfront park and pathway developed
- Mix of housing types and tenures included

Northeast Residential Area

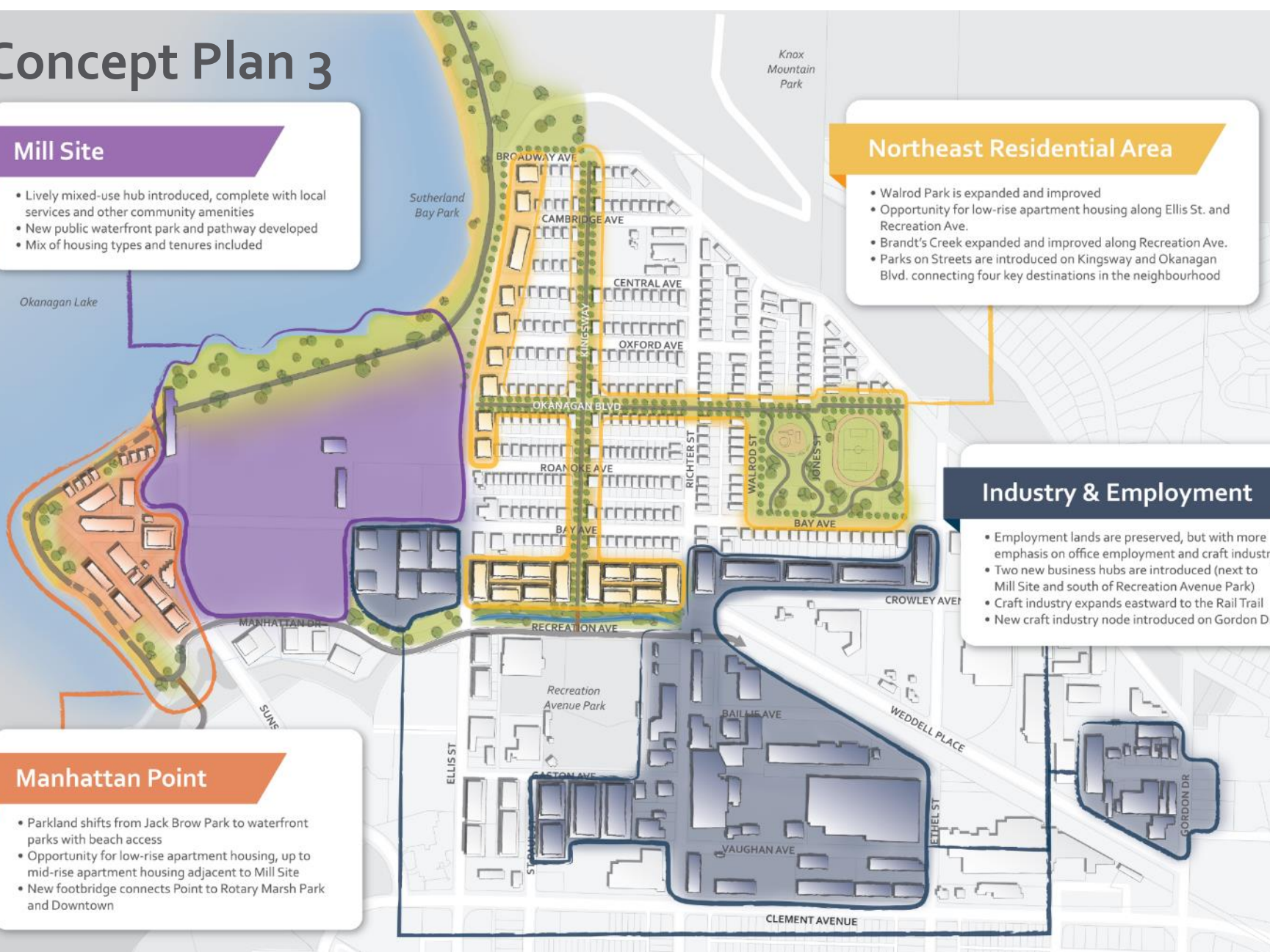
- Walrod Park is expanded and improved
- Opportunity for low-rise apartment housing along Ellis St. and Recreation Ave.
- Brandt's Creek expanded and improved along Recreation Ave.
- Parks on Streets are introduced on Kingsway and Okanagan Blvd. connecting four key destinations in the neighbourhood

Industry & Employment

- Employment lands are preserved, but with more emphasis on office employment and craft industry
- Two new business hubs are introduced (next to Mill Site and south of Recreation Avenue Park)
- Craft industry expands eastward to the Rail Trail
- New craft industry node introduced on Gordon Dr.

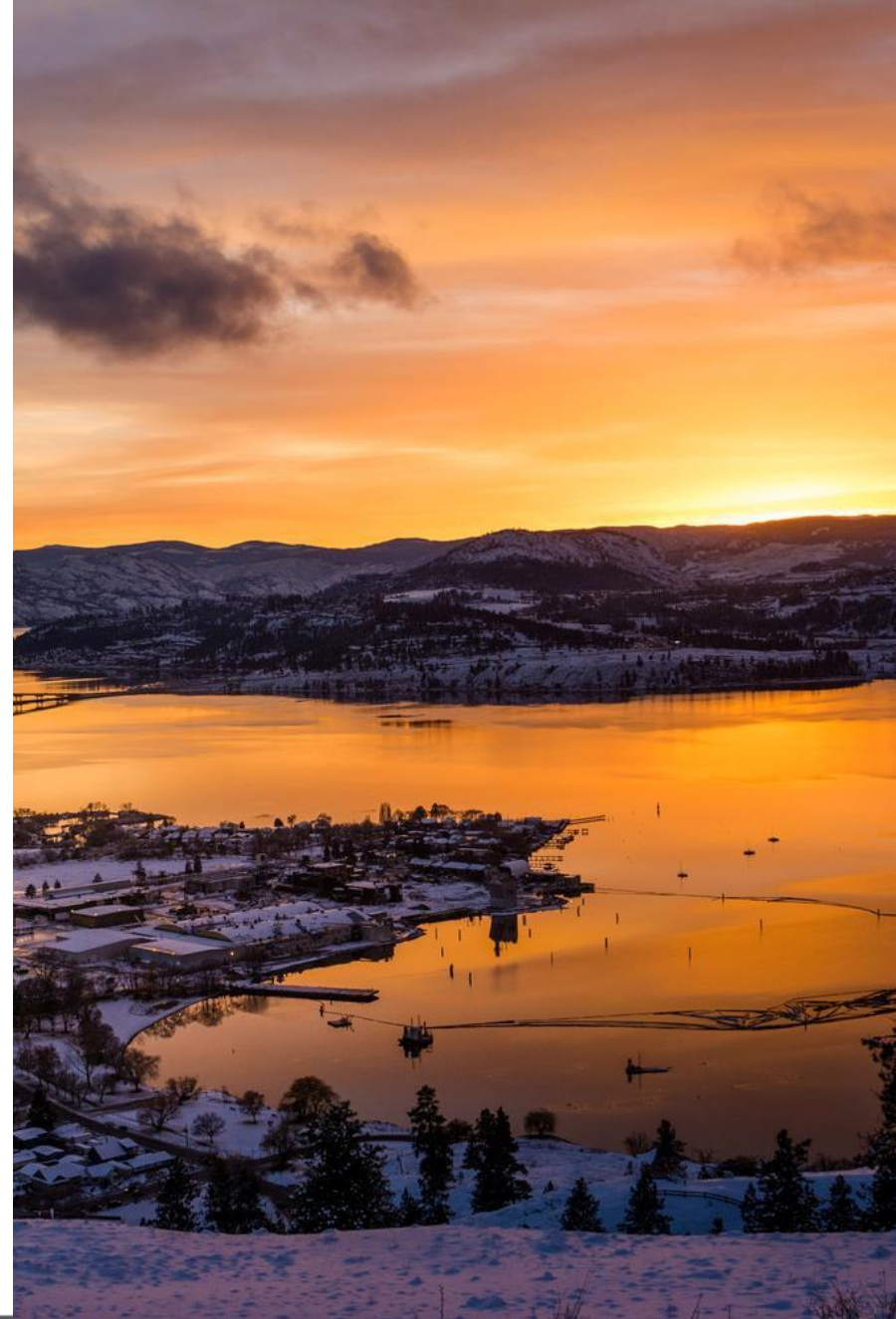
Manhattan Point

- Parkland shifts from Jack Brow Park to waterfront parks with beach access
- Opportunity for low-rise apartment housing, up to mid-rise apartment housing adjacent to Mill Site
- New footbridge connects Point to Rotary Marsh Park and Downtown



Council Priority Alignment

- ▶ Homelessness
- ▶ Affordable Housing
- ▶ Transportation
- ▶ Environment & Climate



Next Steps: Public Engagement and Preferred Concept Development

- ▶ Public Workshops
- ▶ Community Survey
- ▶ Engagement with CLC
- ▶ Meetings with Community Partners
- ▶ Engagement with First Nations





Questions?

For more information, visit kelowna.ca.



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