



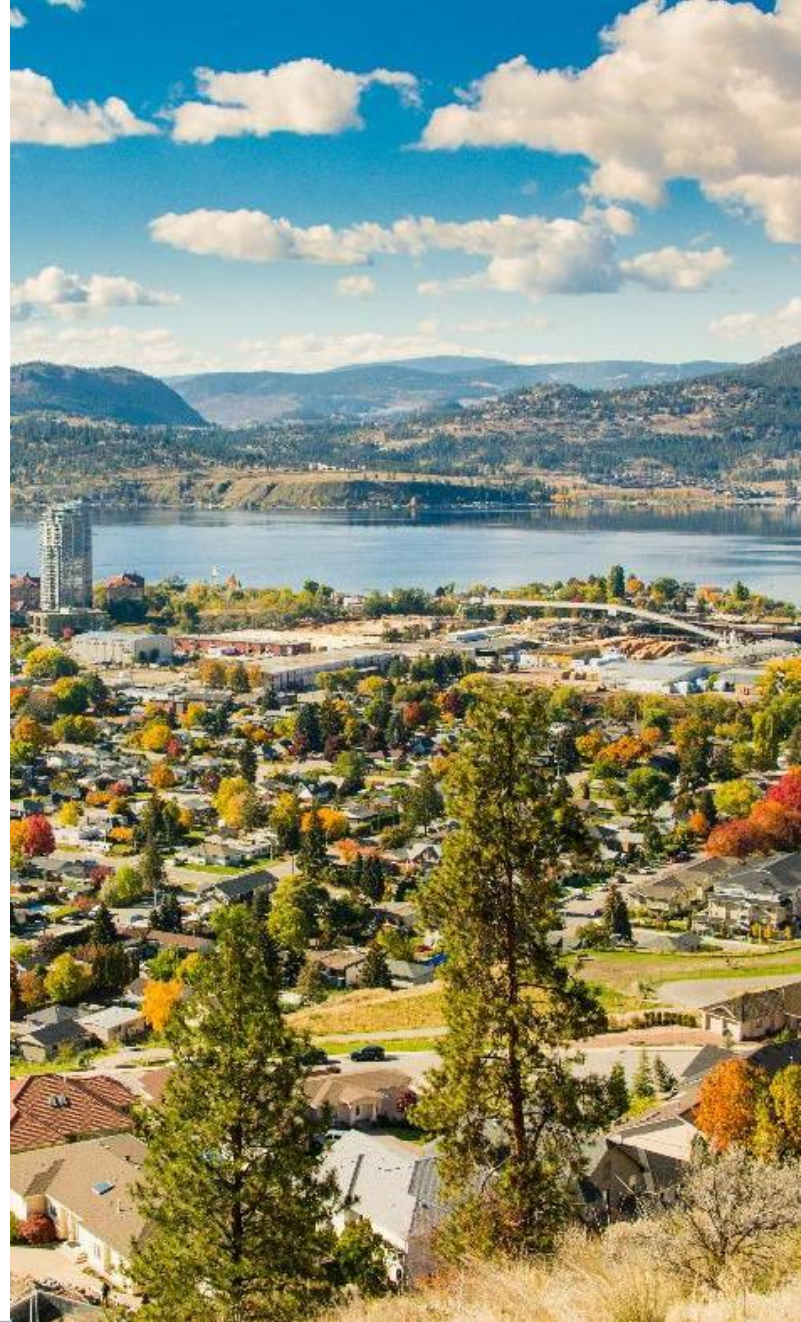
City of
Kelowna

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
 - ▶ Parks, public spaces
 - ▶ Transportation network
 - ▶ Municipal utilities



The NEP & The Mill Site ARP

North End Plan

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



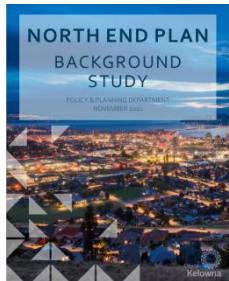
Mill Site ARP

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

NEP Process: 4 Phases

1. Information Gathering

- Background research on neighborhood
- City Policy review
- Council Review

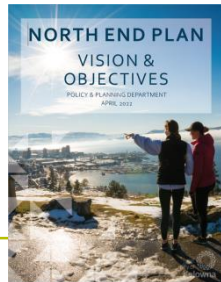


July 2021-
Nov. 2021



2. Vision & Objectives

- Public engagement
- Use public input & background info to establish V & O
- Council Review

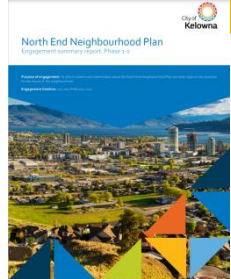


Dec. 2021-
April 2022

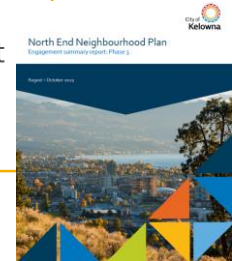


3. Neighbourhood Concept Plans

- Use V & O to develop community needs list
- Use V & O + community needs list to develop 3 neighbourhood concept plans
- Subject concept plans to Council & public review



May 2022-
Dec. 2023



4. Final Plan Development

- Develop preferred concept & draft plan
- Subject draft plan to Council & public review
- Refine into final plan
- Council & public review

Dec. 2023-
Q1 2024

Concept Plans

Key Themes

- ▶ Housing
- ▶ Parks & Public Spaces
- ▶ Shops, Services & Employment
- ▶ Transportation



Housing

Common Features

- ▶ Mill Site to include range of housing options & tenures
- ▶ Partner to develop social and supportive housing, temporary shelter space
- ▶ Support houseplexes in all existing residential areas at minimum



Housing (Unique Features)



Housing (Unique Features)



Housing (Unique Features)

3



Parks & Public Space

Common Features

- ▶ Mill Site to include:
 - ▶ Substantial waterfront park with path
 - ▶ Neighbourhood & community park space
 - ▶ Community centre
- ▶ Add waterfront park & public beach access on Manhattan Point
- ▶ Introduce parks & green elements on street rights-of-way in northeast neighbourhood
- ▶ Improve Walrod & Sutherland Bay Park



Parks & Public Space (Unique Features)



Parks & Public Space (Unique Features)

2

Parks aligned on east-west orientation through centre of neighbourhood

Parks corridor connects new Walrod activity hub to waterfront parks via a new greenway



Manhattan Point Park
Behind waterfront park access to Manhattan Point

Seawall Park

Naturalized Brandt's Creek



Parks & Public Space (Unique Features)

3

Two waterfront parks on west Manhattan Pt connect over Rotary Marsh Park to Tugboat Beach (and on to downtown)



Waterfront Parks

Cross-wise parks-on-streets on Okanagan Blvd & Kingsway connects 4 prominent parks areas



Parks On Streets



Naturalized Brandt's Creek



Shops, Services & Employment

Common Features

- ▶ Retail shops & services focused on Mill Site
- ▶ Office employment supported on Mill Site & some industrial lands
- ▶ Industrial services and jobs maintained & concentrated
- ▶ Support for craft industry



Shops, Services & Employment (Unique Features)

1



Shops, Services & Employment (Unique Features)



Incorporates more office employment, craft industry and industrial mixed-use



1. Business Hub



2. Craft Industrial



Light-Industrial Mixed-Use



Intensified Industrial

Industrial jobs & services preserved

Shops, Services & Employment (Unique Features)



Transportation

- ▶ Future travel demand in North End cannot be accommodated by increasing vehicle capacity alone
- ▶ Shift to more efficient forms of transport (walking, biking & transit) increasingly necessary as neighbourhood growth proceeds



Transportation

Unified Approach

- ▶ Widen, realign & improve roads
- ▶ Add multiple new ATC connections w/in neighbourhood & to downtown
- ▶ Improve transit in lock step with development



Phase 3 Engagement: Key Themes

- ▶ Parks & Public Spaces
- ▶ Housing
- ▶ Transportation & Traffic
- ▶ Shopping & Amenities
- ▶ Neighbourhood School
- ▶ Mill Site



Staff Recommendation – Concept 3, with Modifications






Staff Recommendation – Modifications

3

3. Explore including neighbourhood commercial node in NE residential



-  Housing
-  Parks
-  Shops, Services

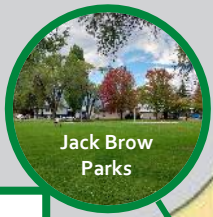
2. Support all ground-oriented infill housing up to & including townhouses



1. Introduce school adjacent Walrod Park



4. Retain Jack Brow Park



5. Establish green/parks connection from Jack Brow Park to waterfront park

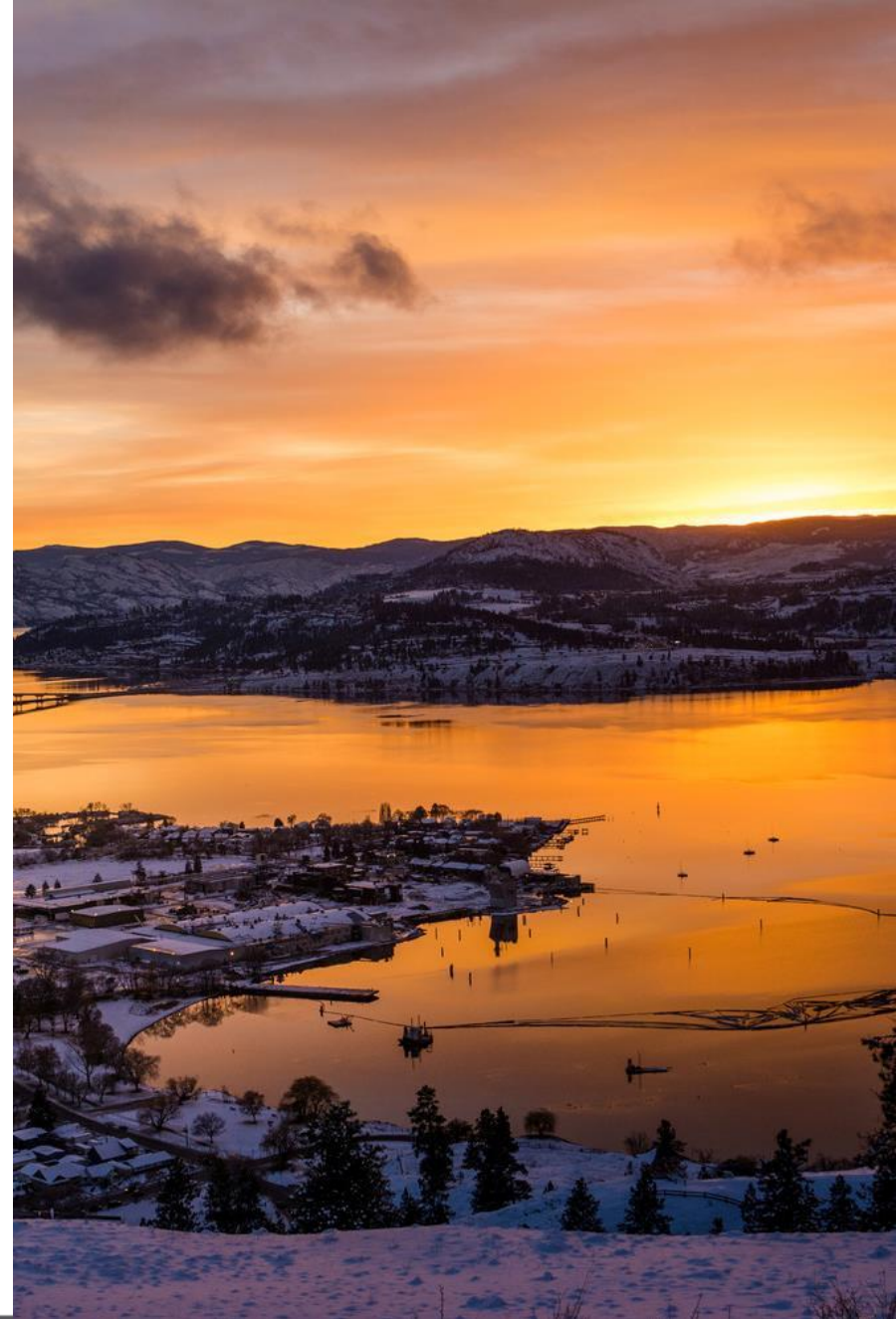
6. Explore extending naturalization of Brandt's Creek east of Richter St

Staff Recommendation – Concept 3, with Modifications



Council Priority Alignment

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



Next Steps: Phase 4





Questions?

For more information, visit kelowna.ca.