

City of Kelowna
OCP24-0001
OCP Building Height Map
Amendments
May 14, 2024

Purpose

- ▶ The purpose of these mapping amendments are to implement the provincial legislation regarding Transit Oriented Areas

Background

- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)
 - ▶ Zoning Bylaw Text changes adopted March 18th 2024
 - ▶ OCP Building Heights Map required a public hearing

Original Map

2040 Official Community Plan

Map 4-5 Pandosy Building Heights

- 14 storeys
- 8 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Park
- Pandosy Lakeshore Corridor
- Transit Supportive Corridor

Okanagan Lake

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

Rev. Sept. 8, 2021



Proposed Map

2040 Official Community Plan

Map 4.5 Pandosy Building Heights

14 storeys

12 storeys

8 storeys

6 storeys

4 storeys

3 storeys

Pandosy Lakeshore Corridor

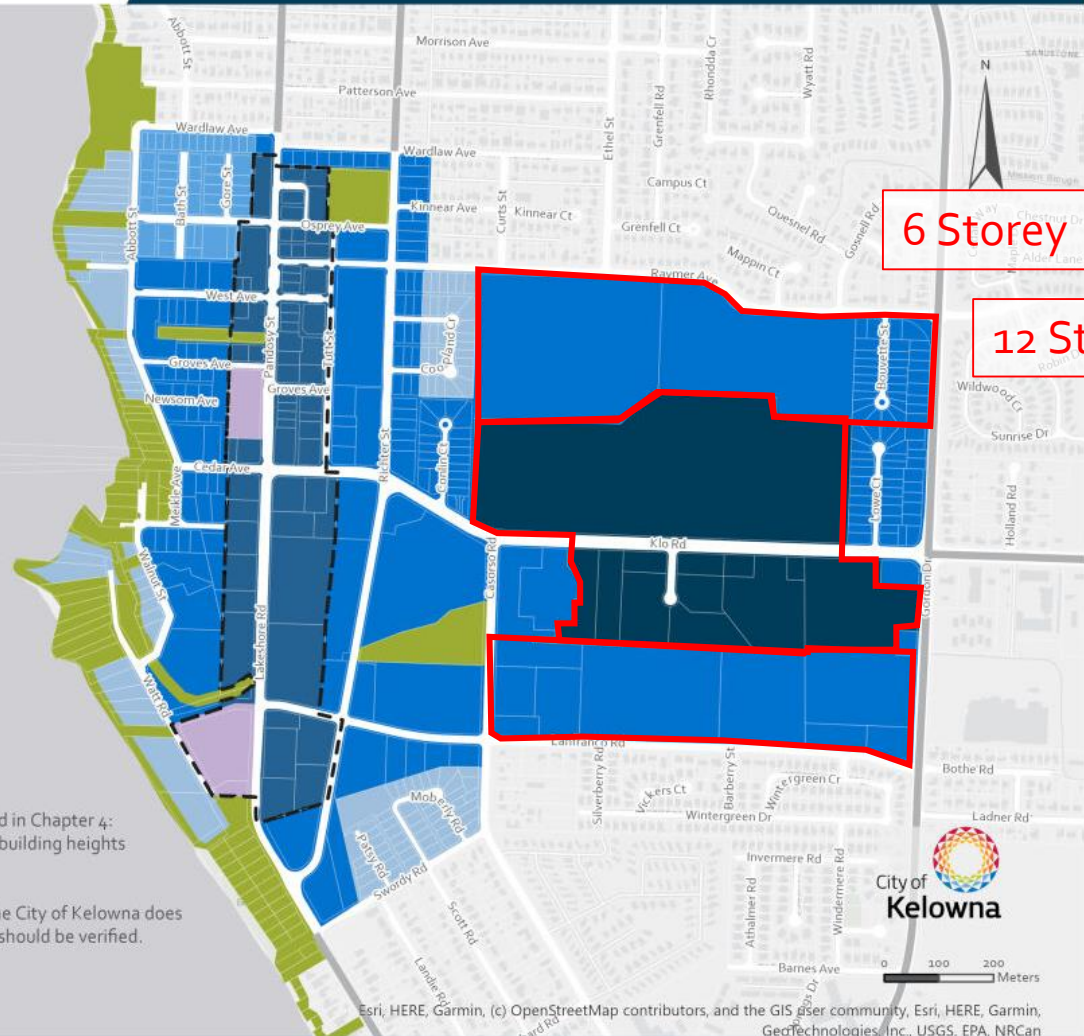
Park

Okanagan Lake

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Dec 18th, 2021



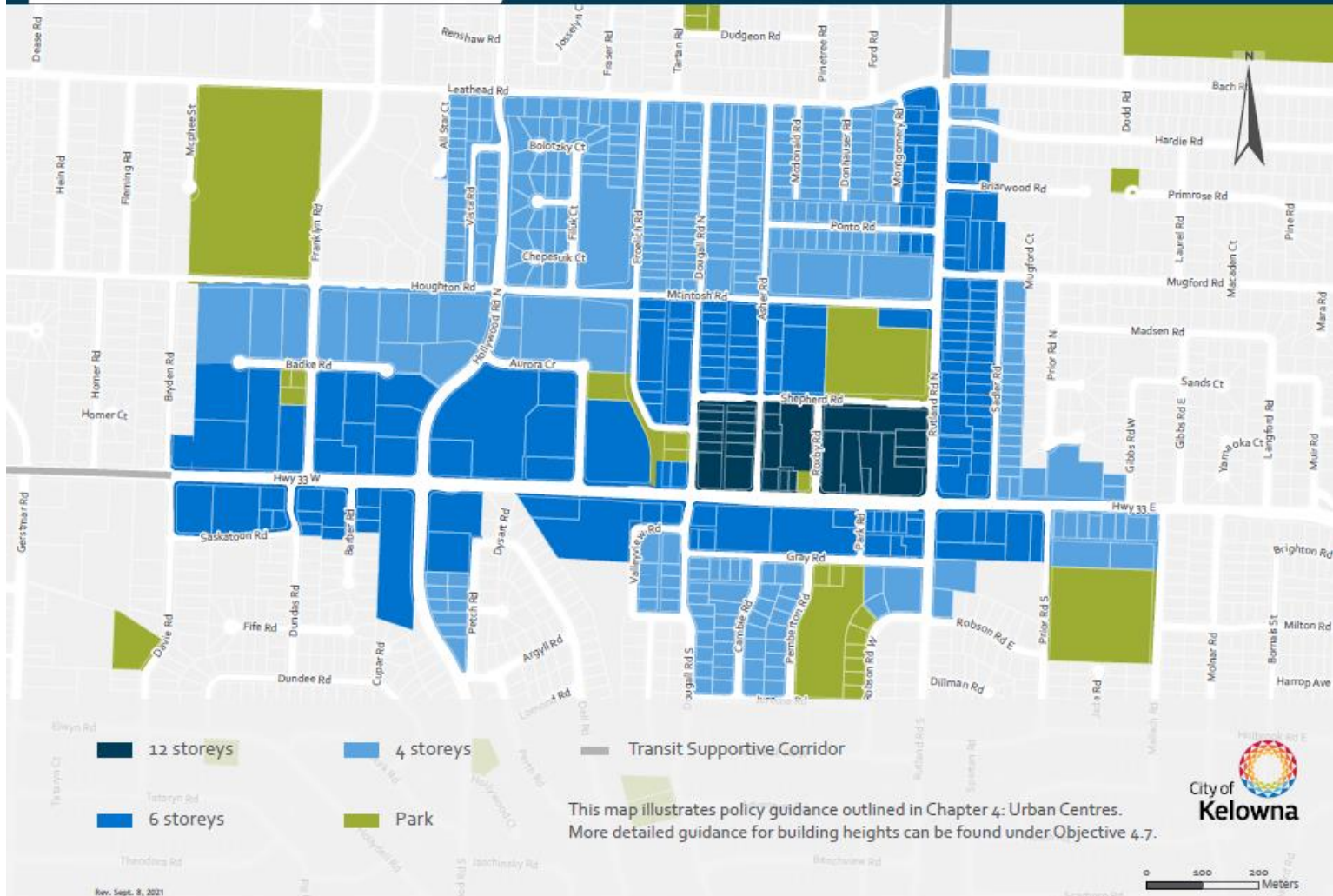
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies Inc., USGS, FPA, NRCan

Original Map

2040 Official Community Plan

Map 4-7

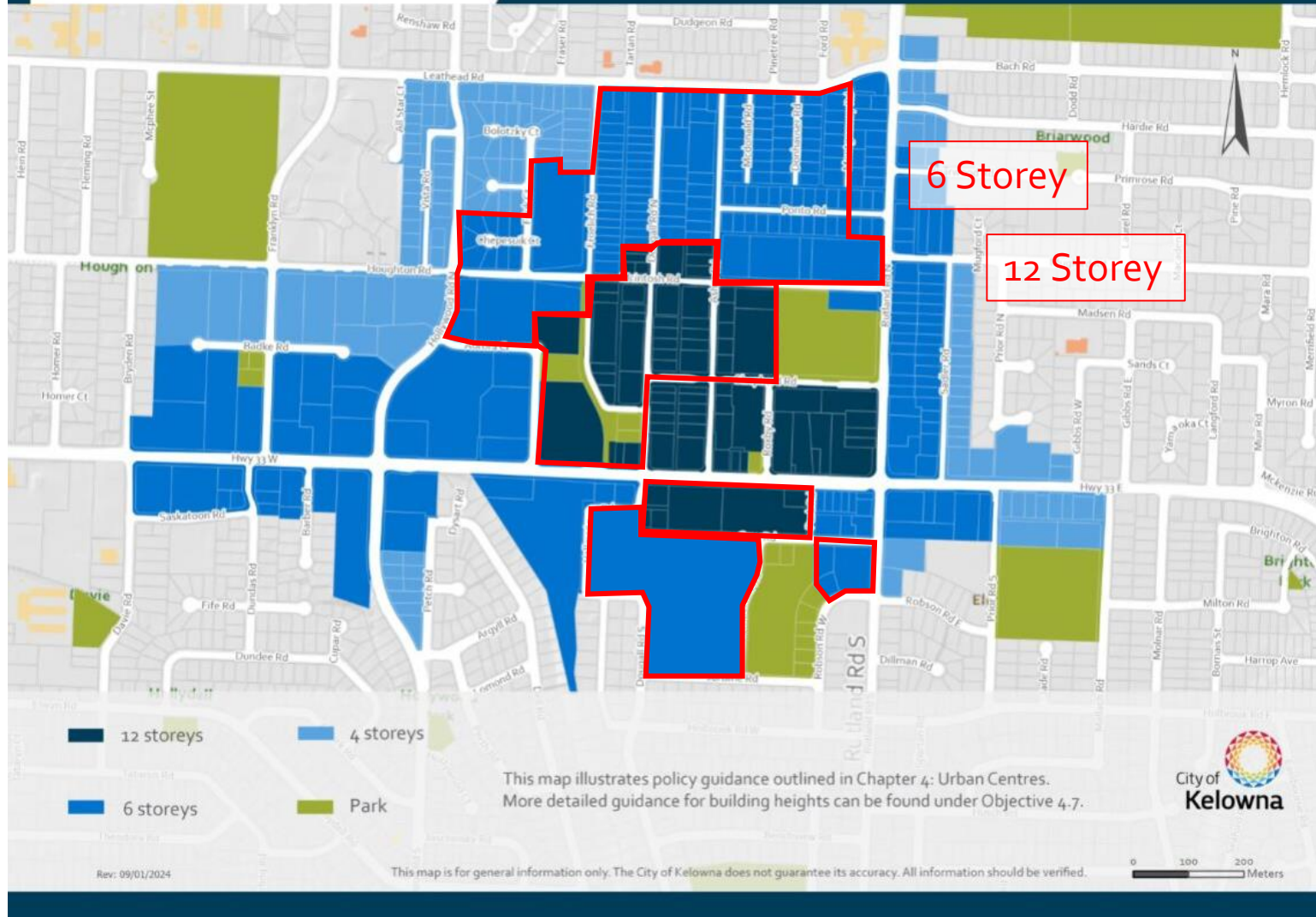
Rutland Building Heights



Proposed Map

2040 Official
Community Plan

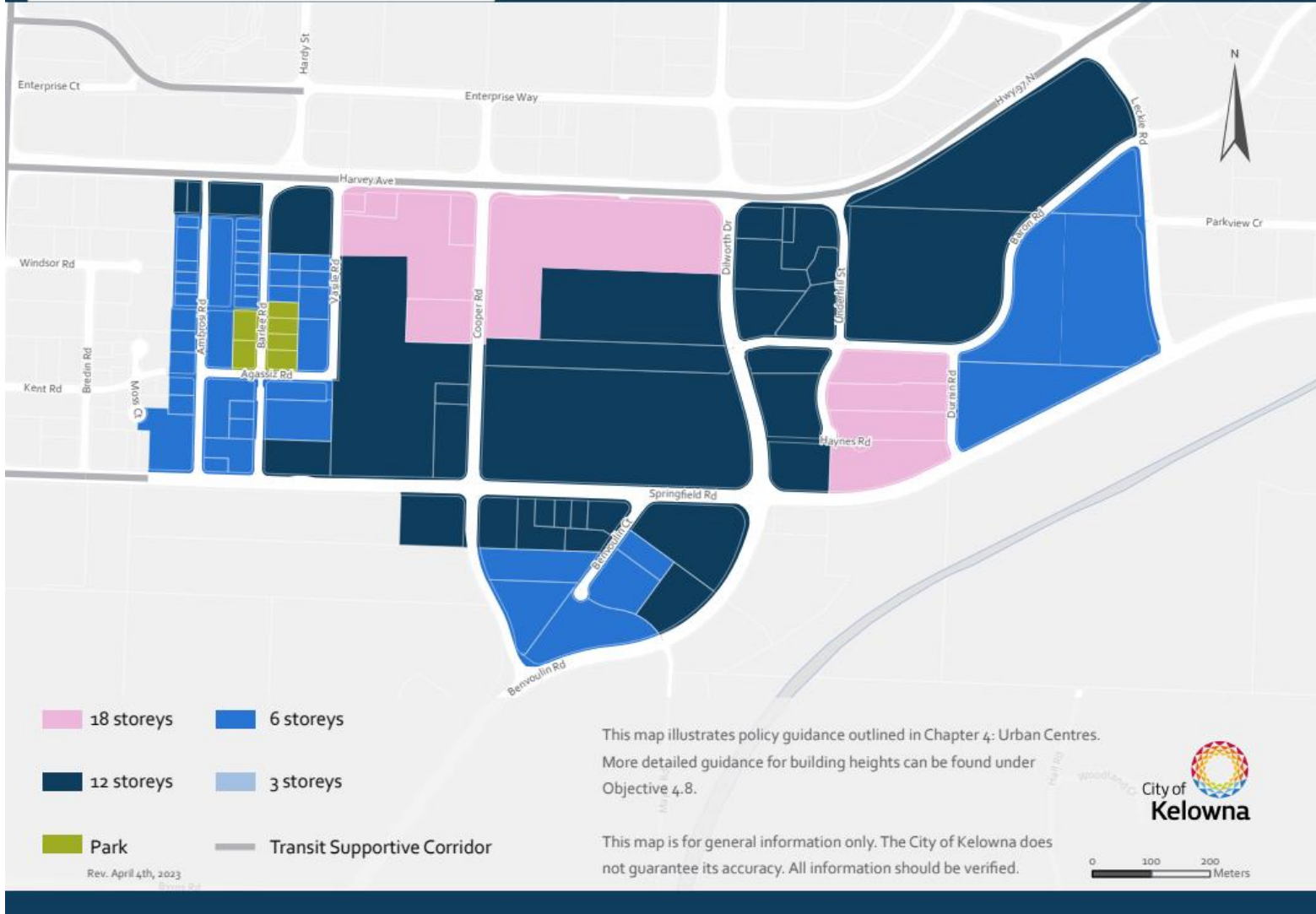
Map 4-7 Rutland
Building Heights



No Change Proposed

2040 Official Community Plan

Map 4-9 Midtown Building Heights



Staff Recommendation

- ▶ Staff recommend support for OCP24-0001 and accompanying bylaws



Conclusion of Staff Remarks