

# Report to Council



**Date:** July 8, 2024

**To:** Council

**From:** City Manager

**Subject:** Transit Supportive Corridors and the Development Application Process

**Department:** Planning, Climate Sustainability and Development Services

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## **Recommendation:**

THAT Council receives, for information, the report from the Divisional Director of Planning, Climate Sustainability and Development Services dated July 8, 2024 related to Transit Supportive Corridors and the development application process.

## **Purpose:**

To update Council on the background rationale for including Transit Supportive Corridors as policy direction in the City's 2040 Official Community Plan.

## **Council Priority Alignment:**

**Transportation**

**Affordable Housing**

**Climate and Environment**

## **Background:**

After multiple lengthy community engagement processes, Transit Supportive Corridors (TSCs) were designated as part of the 2040 Official Community Plan (OCP). This plan is underpinned and informed by the City's Transportation Master Plan (TMP) which was completed in tandem with the OCP. Policies contained in the Official Community Plan support a greater density of residential development (and mix of land uses) directly adjacent to the City's Transit Supportive Corridors.

## **Discussion:**

Staff recently identified Transit Supportive Corridors as topic for information to Council after discussion related to several development applications along these newly identified corridors.

As a key component of the City's 2040 Official Community Plan and Transportation Master Plan multiple significant present and future transportation corridors in Kelowna were designated as Transit Supportive Corridors.

- Supports housing near our primary (best) transit routes.
- Supports more frequent transit service by placing more people and jobs in proximity (easy walking distance).

Additional pre-zoning work related to Transit Supportive Corridors is also identified as one of 7 Federal Government - Housing Accelerator funded initiatives that staff are currently moving forward for Council consideration.

### **Conclusion:**

Transit Supportive Corridors form a key component of both the OCP's future land use plan and the City's Transportation Master Plan. The designation of Transit Supportive Corridors has had an immediate impact on Kelowna's planning and development landscape with multiple applications either in the development application process or contemplated through land assemblies.

As these corridors begin to densify, the transit supporting these corridors will also be improved – providing better and more frequent transit options to the core areas of Kelowna.

### **Internal Circulation:**

Office of the City Clerk

### **Considerations not applicable to this report:**

***Legal/Statutory Authority:***

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Financial/Budgetary Considerations:***

***Consultation and Engagement:***

***Communications Comments:***

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**Approved for inclusion:**

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