



City of
Kelowna

Draft North End Plan

October 21, 2024

Background

- ▶ North End Plan (NEP) launched
- ▶ NEP intended to guide and manage the growth of the North End over the next 30+ years
- ▶ Downtown expansion
- ▶ Housing options in residential neighbourhoods
- ▶ Mixed employment district



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



NEP Engagement Key Themes

- ▶ Housing
- ▶ Parks & Public Spaces
- ▶ Shops & Services
- ▶ Transportation & Traffic
- ▶ Art, Culture & Heritage
- ▶ Mill Site





Walrod Park Neighbourhood

Downtown Urban Centre Expansion

Manhattan Point

Mixed Employment District

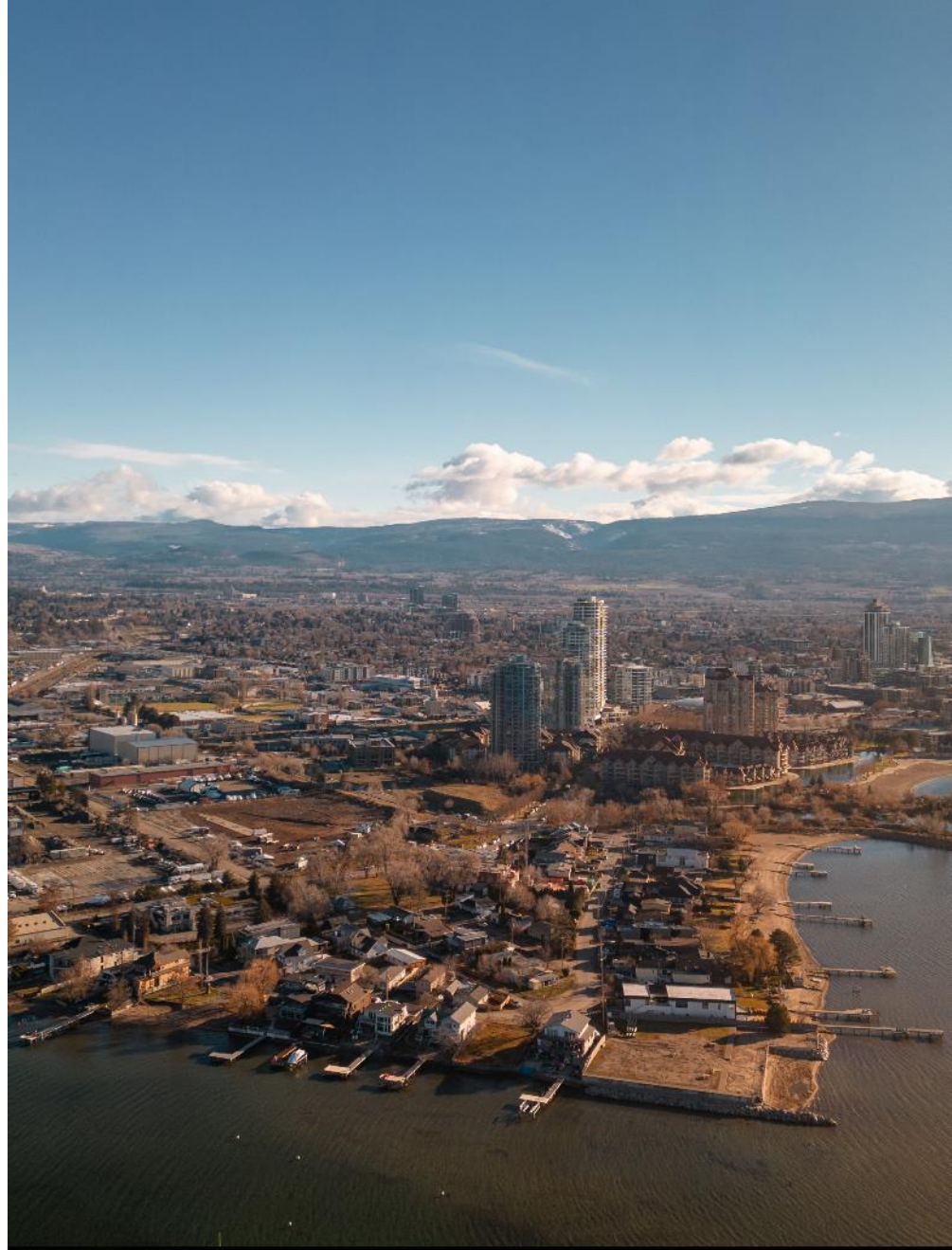
Downtown Urban Centre Expansion

- ▶ Anchored by redevelopment of Mill Site
- ▶ Mix of housing, commercial and institutional uses
- ▶ Mix of urban living with public spaces on waterfront & other amenities
- ▶ Heights taper down toward the lake



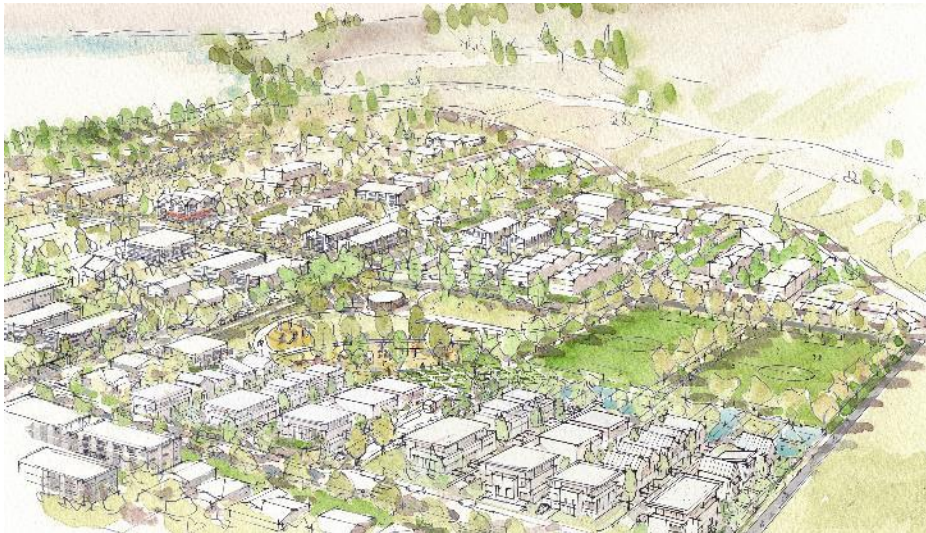
Manhattan Point Neighbourhood

- ▶ Will remain a predominantly residential area
- ▶ Modest neighbourhood growth
- ▶ New park space will be added as opportunities arise



Walrod Park Neighbourhood

- ▶ Moderate neighbourhood growth
- ▶ New retail opportunities for day-to-day needs at strategic locations
- ▶ Walrod Park improved & expanded eastward



- ▶ Brandt's Creek daylit & restored
- ▶ Parks on Streets on Kingsway and part of Okanagan Blvd

Mixed Employment District

- ▶ Allow broader range of commercial uses to enhance service variety & job diversity
- ▶ Transition sensitively to adjacent residential neighbourhoods
- ▶ Support for craft breweries and small-scale industrial businesses and retail, personal service establishments and office at strategic locations



Transportation

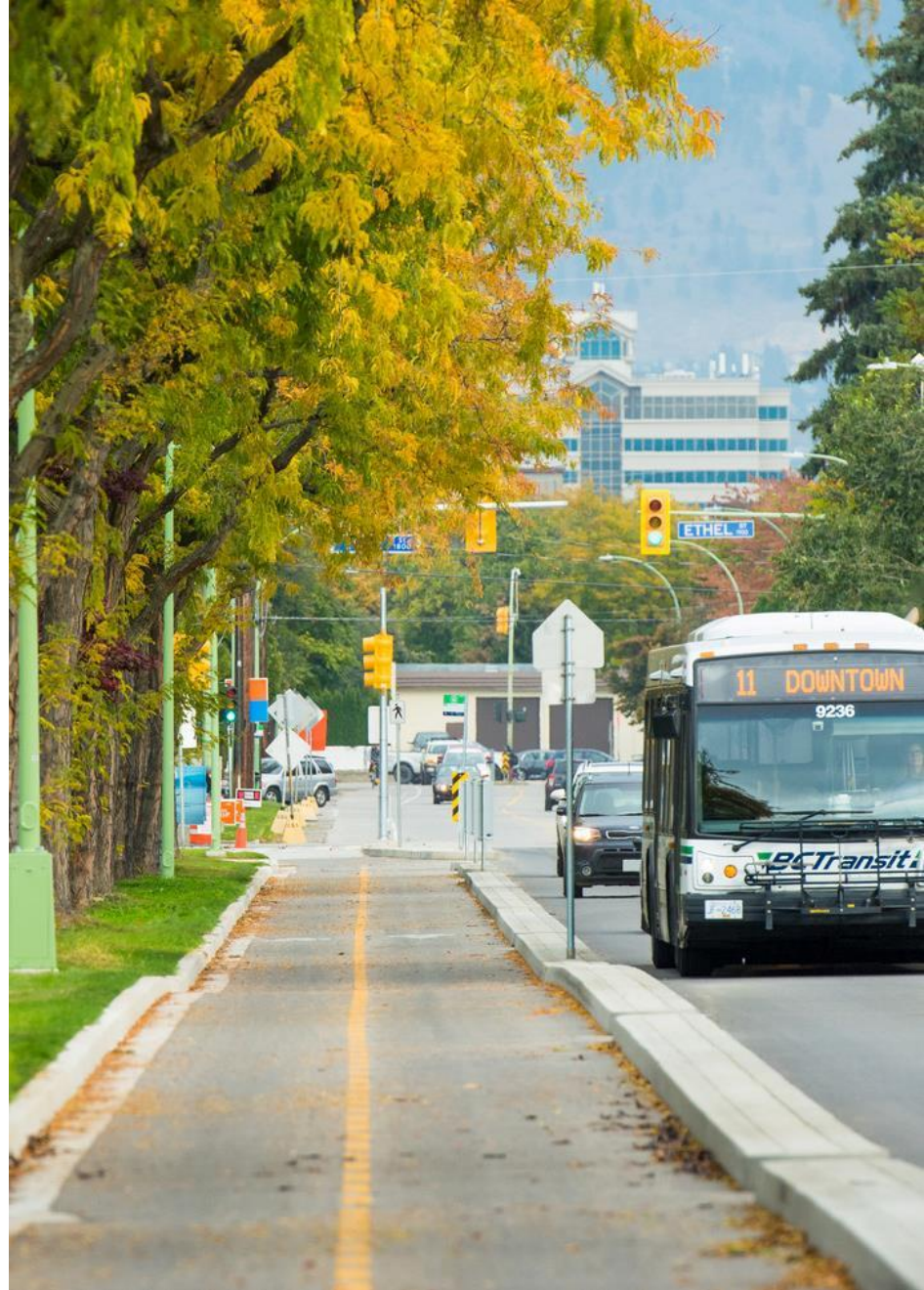
- ▶ Future travel demand in North End cannot be accommodated by increasing vehicle capacity alone
- ▶ Shift to more efficient forms of transport (walking, biking & transit) increasingly necessary as neighbourhood growth proceeds



Transportation

Key Features

- ▶ New and enhanced active transportation connections
- ▶ Enhanced transit service—including frequent transit service to major destinations
- ▶ Realignment of Recreation Ave with Weddell Pl for better east-west connectivity & other road improvements

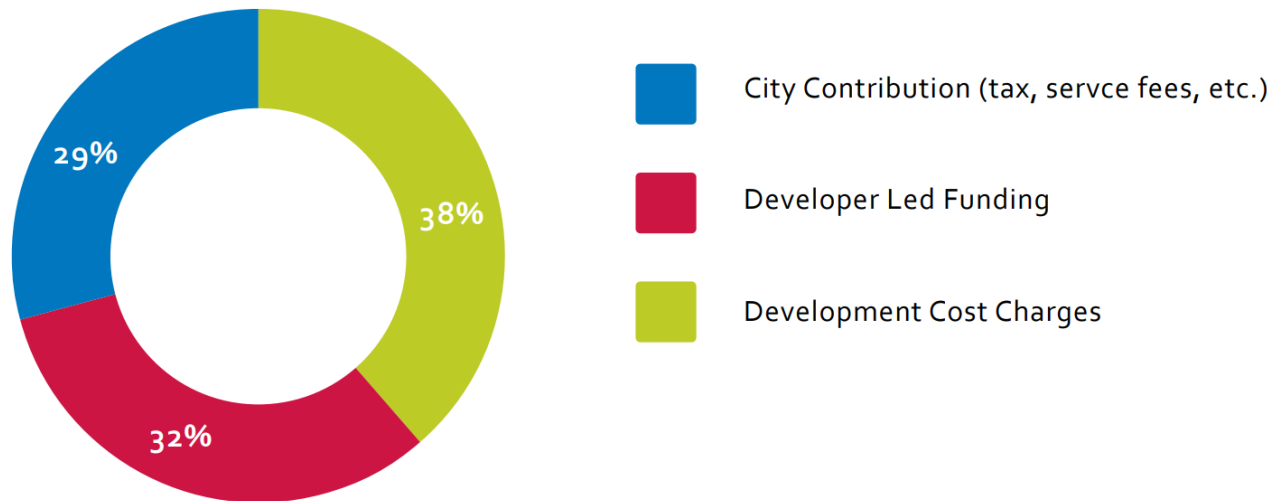


Big Moves



Infrastructure Costs

Project Type	Land Costs	Improvement Costs	Total
Parks & Public Space	\$43.9M	\$124.4M	\$168.3M
Transportation	\$30.3M	\$167.7M	\$198M
Utilities	N/A	\$19.1M	\$19.1M
Total	\$74.3M	\$311.2M	\$385.4M



Long Term Cost vs. Benefit

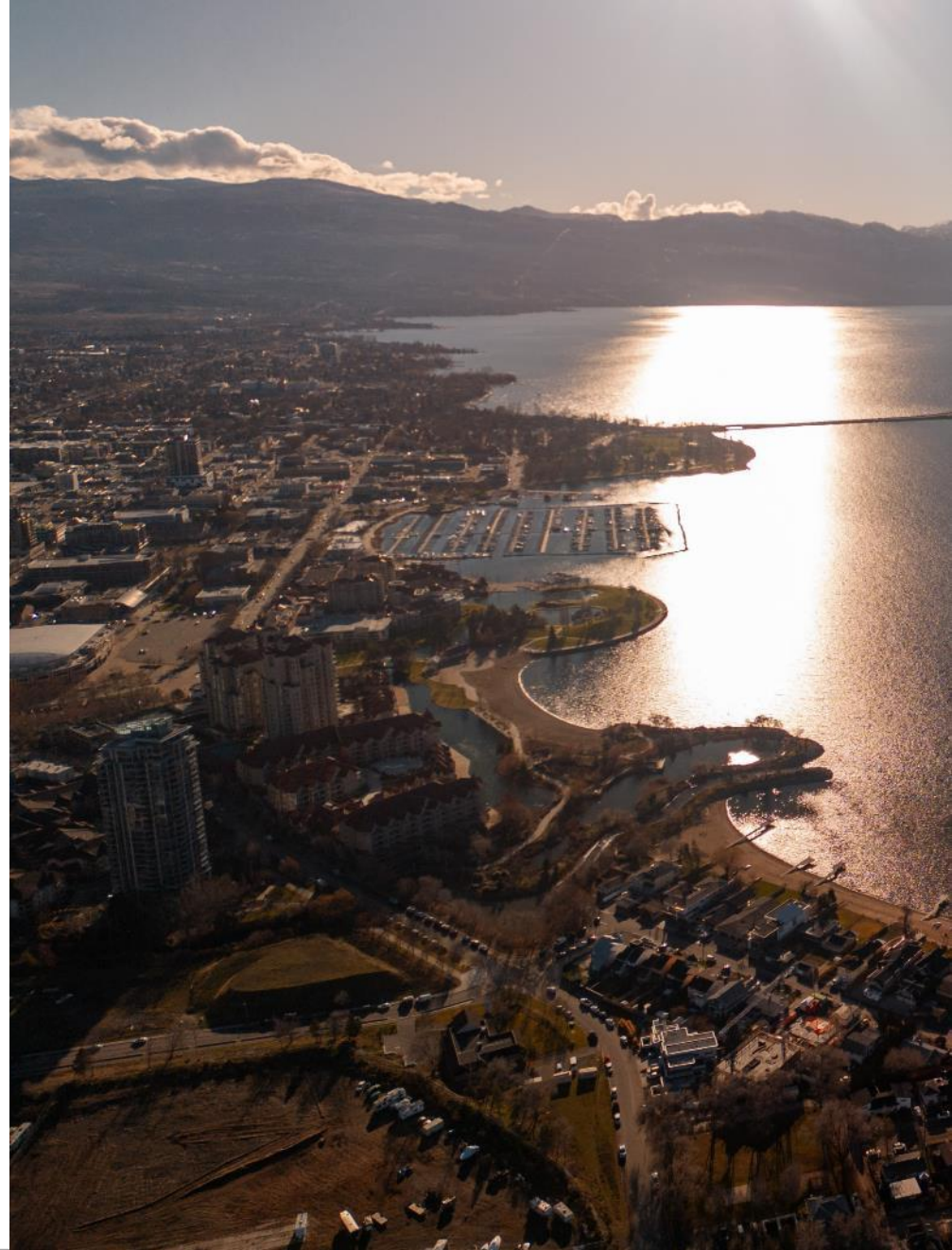
▶ Model City Infrastructure

- ▶ North End development would perform similar to the Urban Centres and Core Area
- ▶ Sustainably supports long term infrastructure costs
- ▶ Supports City's objective of addressing infrastructure deficit by focusing development nearer to core services



North End Plan

- ▶ Advances Council's Priorities
- ▶ Significant leadership roles for both City & development community
- ▶ Cost-effective investment to transform North End into an exciting, walkable, complete community
- ▶ Implemented gradually over 30+ years
- ▶ Bylaw amendments to come





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