



City of
Kelowna



Cawston

HAF Transit Supportive Corridor Pilot Project

Key Directions

March 3, 2025





Purpose

*The purpose of this report is to provide information to and seek feedback from Council regarding the **Phase 1** of the **Transit Supportive Corridor (TSC) Pilot Project** being undertaken as part of the Housing Accelerator Fund.*

And

To receive direction from Council to proceed with Phase 2 of this project as outlined in this report.

Housing Accelerator Fund (HAF)

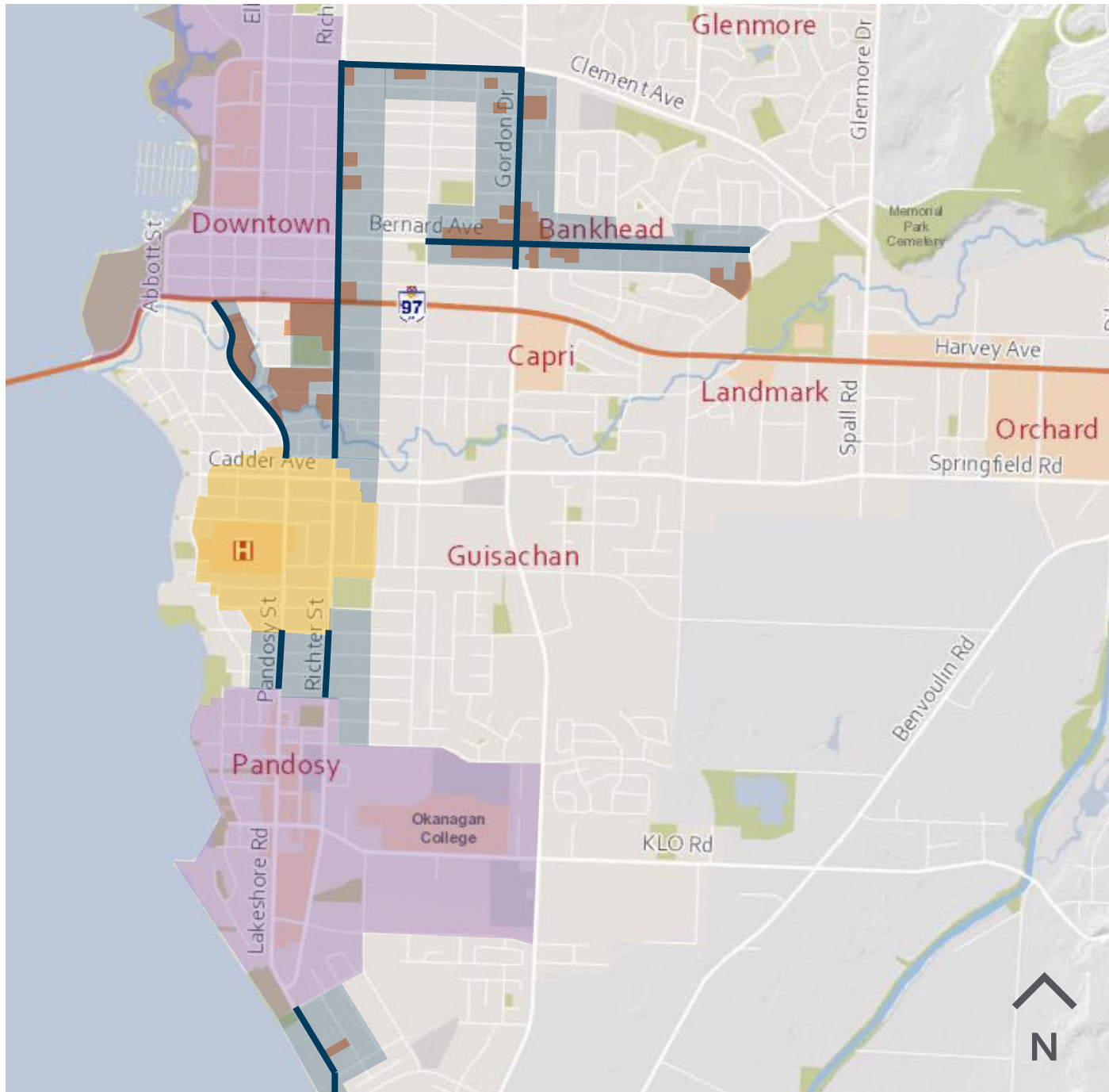
- ▶ \$31.5M to increase housing supply
- ▶ Support complete, low-carbon, and climate-resilient communities








HAF Initiative 3: TSC Planning

Through a coordinated analysis of land use and transportation options, explore pre-zoning select TSCs to increase density as-of-right.





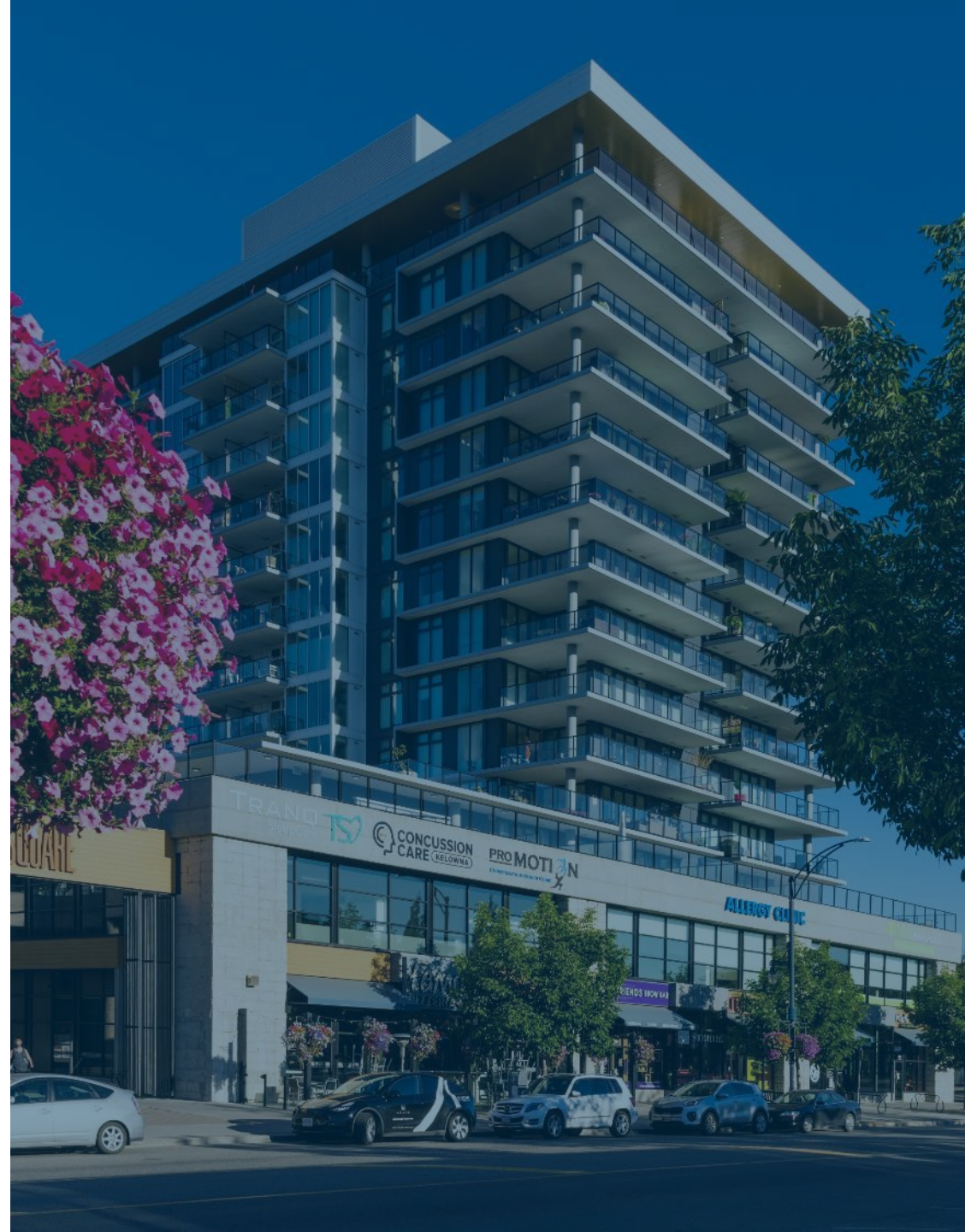
Pilot Project Corridors

-  Pilot Project TSCs
-  Pilot Project Subject Area
-  Urban Centre
-  Transit Oriented Area
-  Other Apartment Zoning (MF3, CD22, CA1, etc.)



Pilot Project Goals

1. Achieve residential density that supports our housing and transportation goals
2. Protect enough right of way for transportation needs
3. Support pleasant public spaces



TSCs can help address both housing and transportation needs.



Multi-dwelling housing is critical to addressing our housing needs



Transit is vital to addressing our transportation needs



Locating housing close to transit makes both better

Alignment with Council Priorities



Affordable Housing

- Help meet our housing targets
- Increase the supply of lower cost housing
- Provide more housing choice



Transportation

- Support population density needed for transit improvements
- Align with funding opportunities for transit infrastructure



Economy

- Support new businesses and employment opportunities
- Create neighbourhoods where residents can live, work, and play without relying on cars



Pleasant and
Inviting Corridors



Building Type
Variety



Building Height
Transition

Key Directions from Council



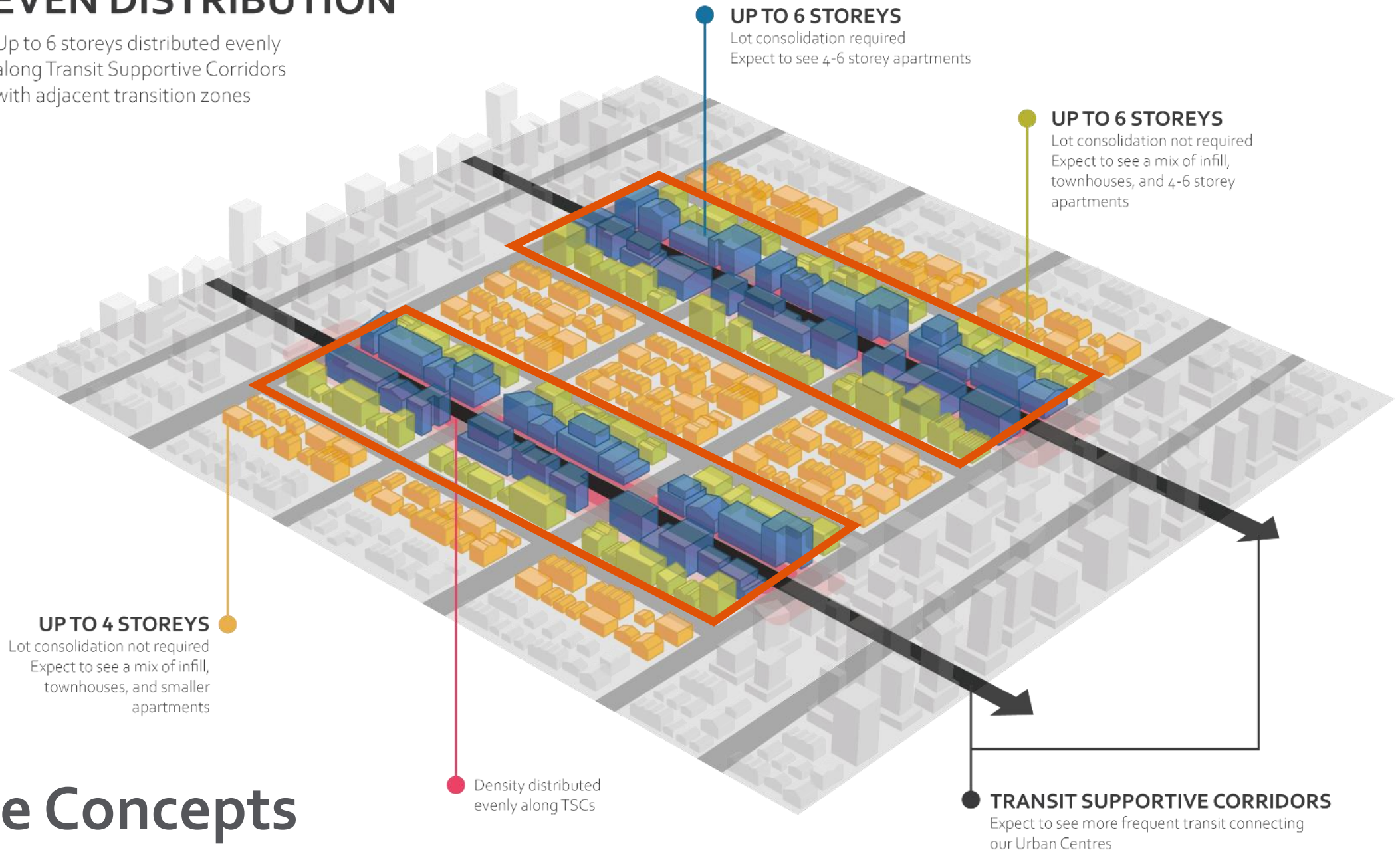
Assessment
Impacts



Better Transit
Service

EVEN DISTRIBUTION

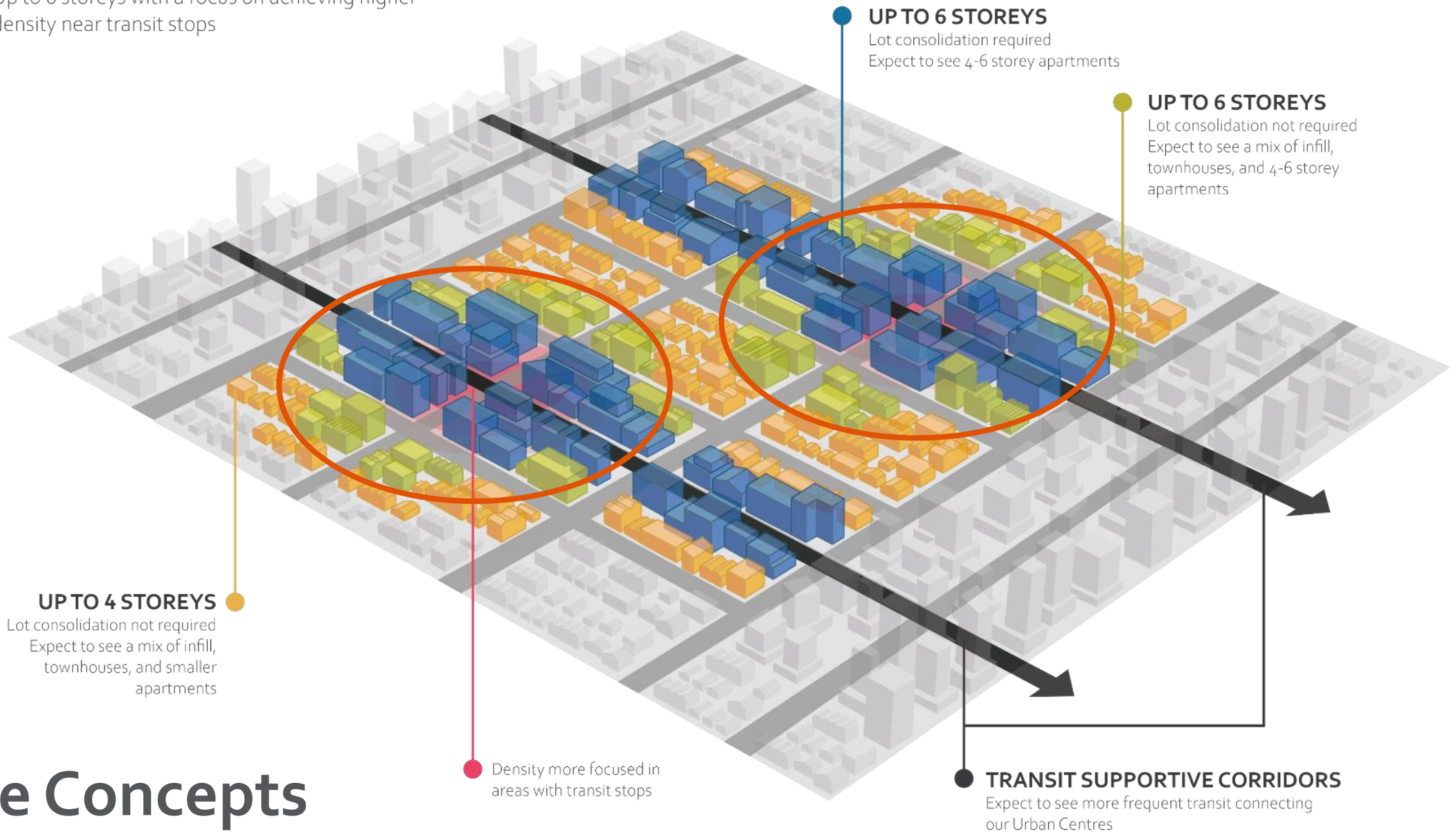
Up to 6 storeys distributed evenly along Transit Supportive Corridors with adjacent transition zones



Land Use Concepts

TRANSIT NODES

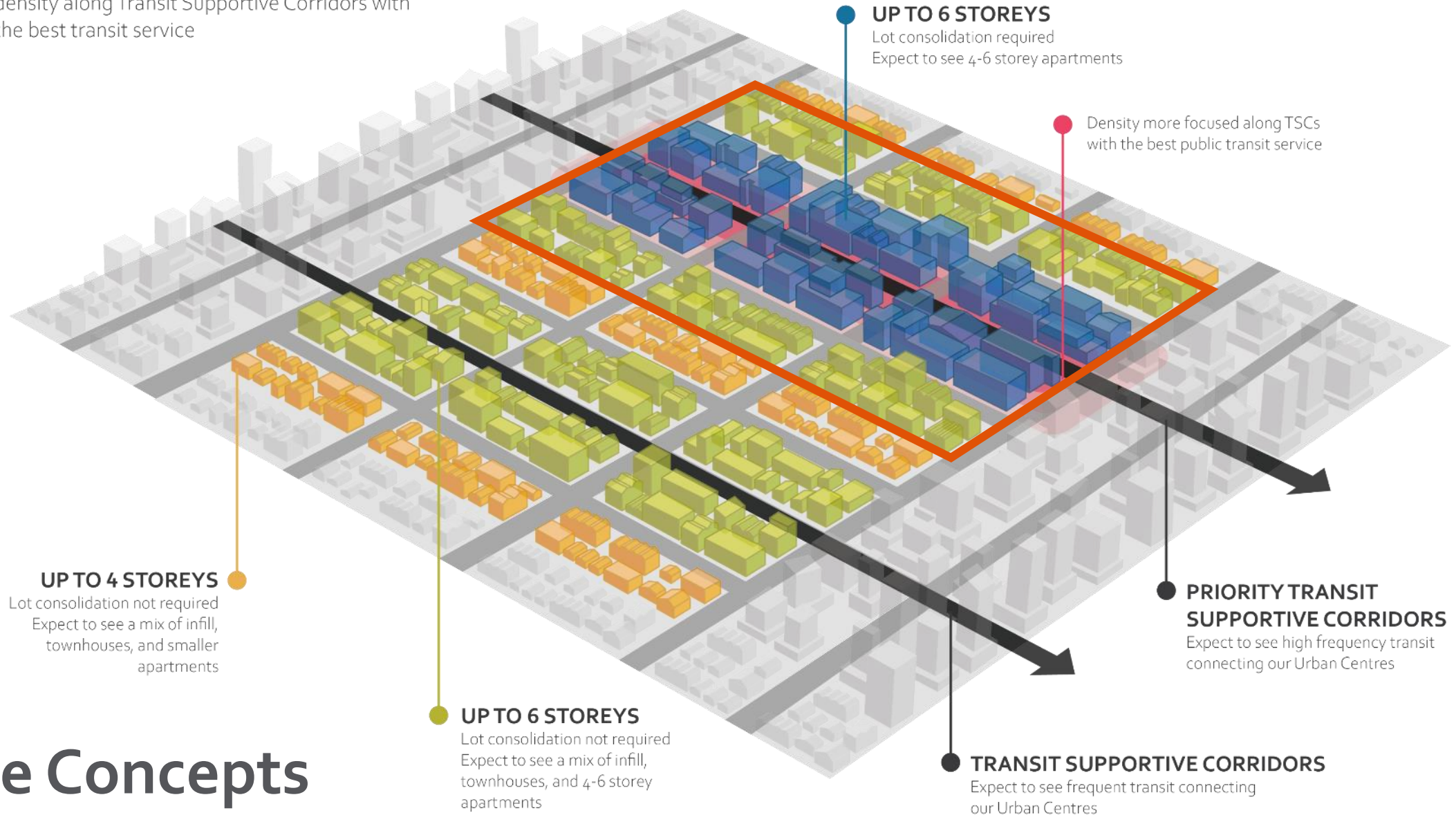
Up to 6 storeys with a focus on achieving higher density near transit stops



Land Use Concepts

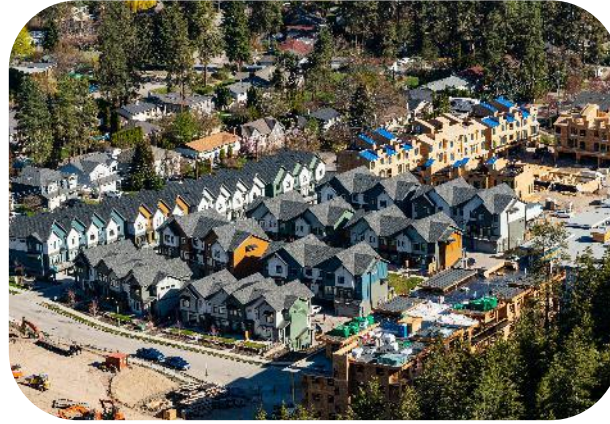
PRIORITY CORRIDORS

Up to 6 storeys with a focus on achieving higher density along Transit Supportive Corridors with the best transit service



Land Use Concepts

New Zoning Regulations



Density



Use



Setbacks



Height and transition

Form and Character Guidelines



Building form



Massing



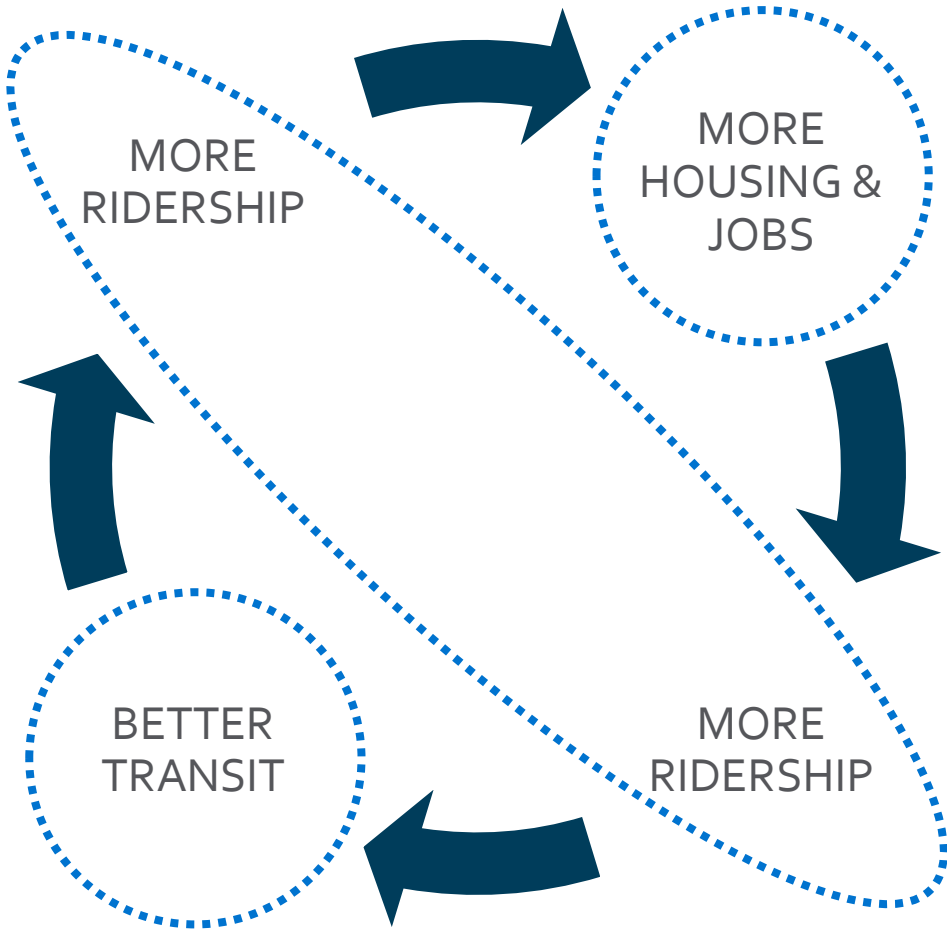
Landscaping



Materials

Transit Service Improvements

The Housing
&
Transit
Feedback Loop



Transit Service Improvements

- ▶ Aligns with service design guidelines, prioritizing investment in high-ridership routes.
- ▶ Annual Transit Improvement Program with BC Transit



Transit Service Improvements

- ▶ Targeted transit improvements along key Transit Supportive Corridors
- ▶ Richter Corridor Study
 - ▶ Incremental steps to improve transit

Introduce service

Bus only lanes

Higher order transit

TSC Pilot Project Process

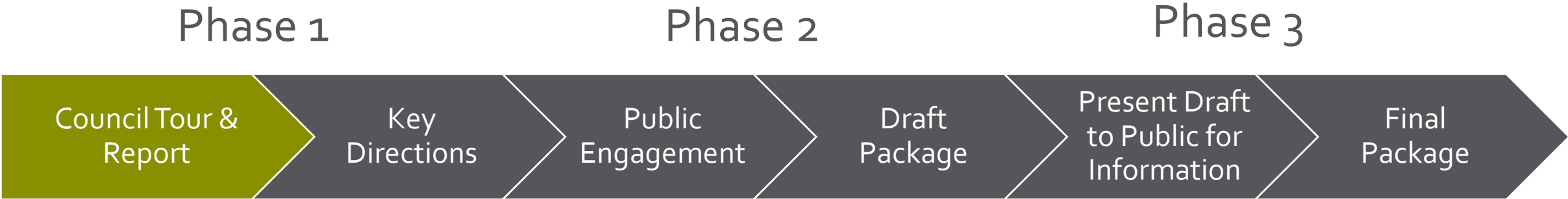
Phase 1

Phase 2

Phase 3



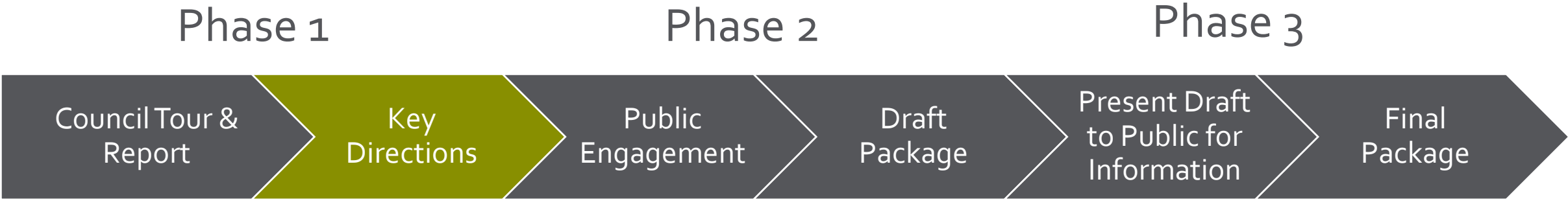
TSC Pilot Project Process



Council Tour & Report

November 4th, 2024
TSC Pilot Project Background
Process Overview

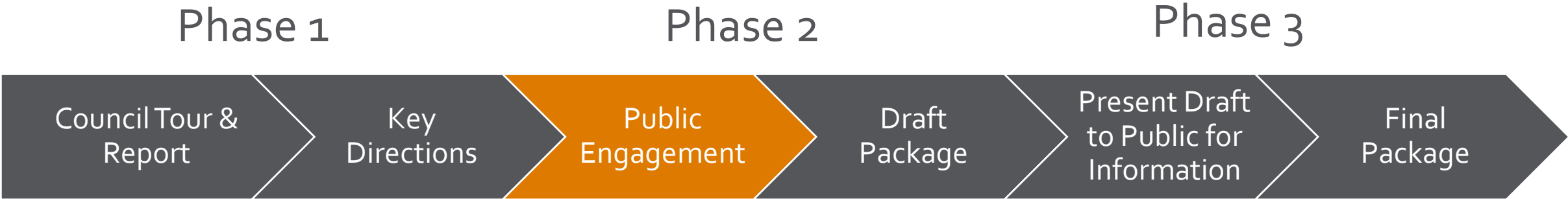
TSC Pilot Project Process



Key Directions

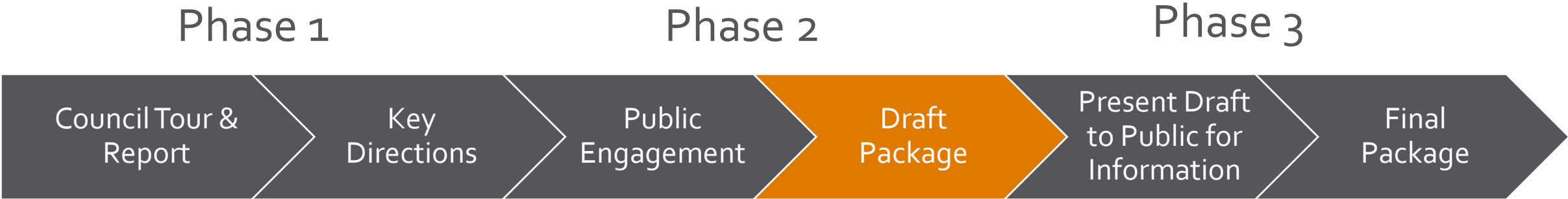
- February 24th, 2025
- Design Guidelines Considerations
- Land-use Concepts
- Zoning Considerations

TSC Pilot Project Process



Public Engagement
Early 2025

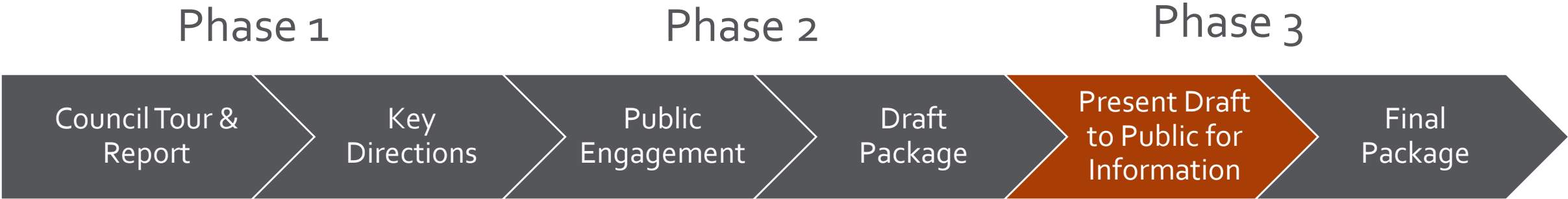
TSC Pilot Project Process



Draft Package

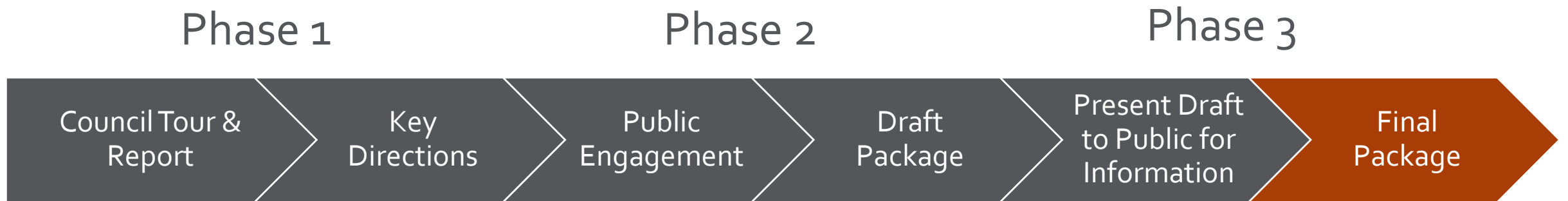
Mid 2025
Draft - Zoning, Design Guidelines, OCP
Amendments and supporting maps

TSC Pilot Project Process



Present Draft to Public for Information
Mid 2025

TSC Pilot Project Process



Final Package

Fall 2025

Final - Zoning, Design Guidelines, OCP

Amendments and supporting maps

Bylaw reading



City of
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Cawston

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