



City of
Kelowna

Thriving Urban Centres: Project Update and Trends Report

March 10, 2025

A changing context



Population
Growth



Council
Priorities



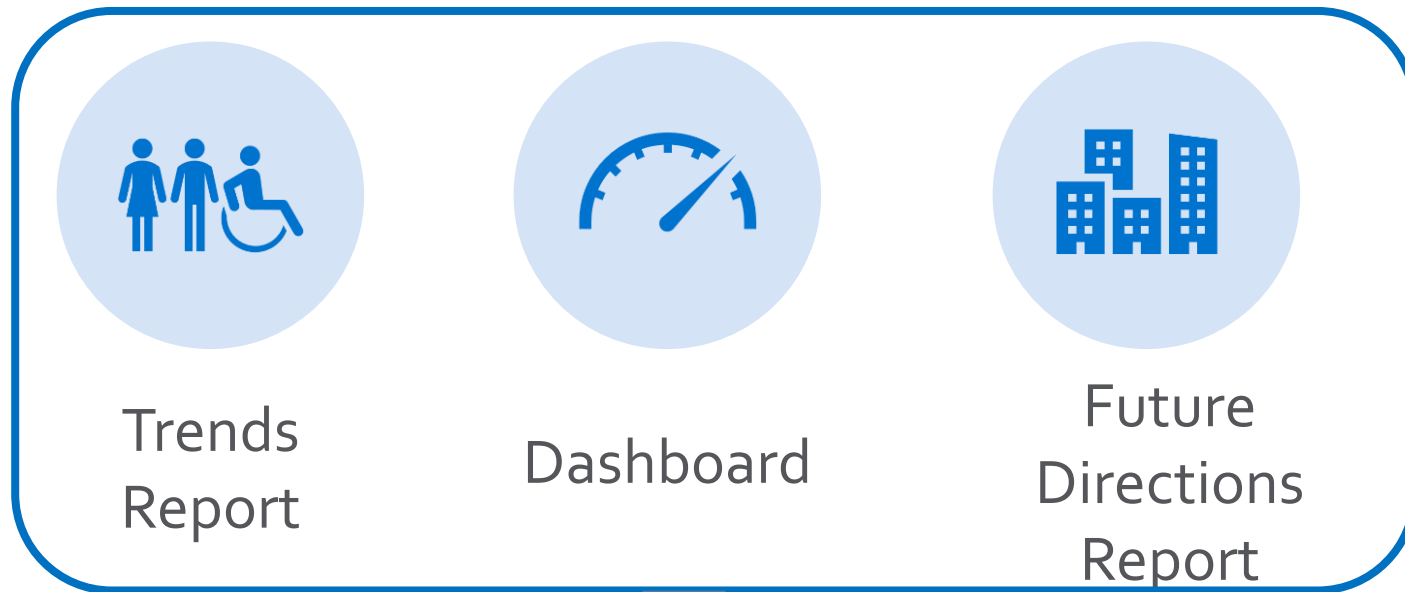
New policy &
regulations



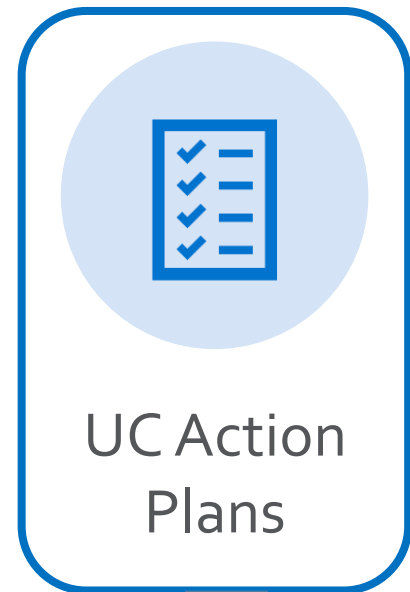
New plans
& initiatives



Thriving Urban Centres



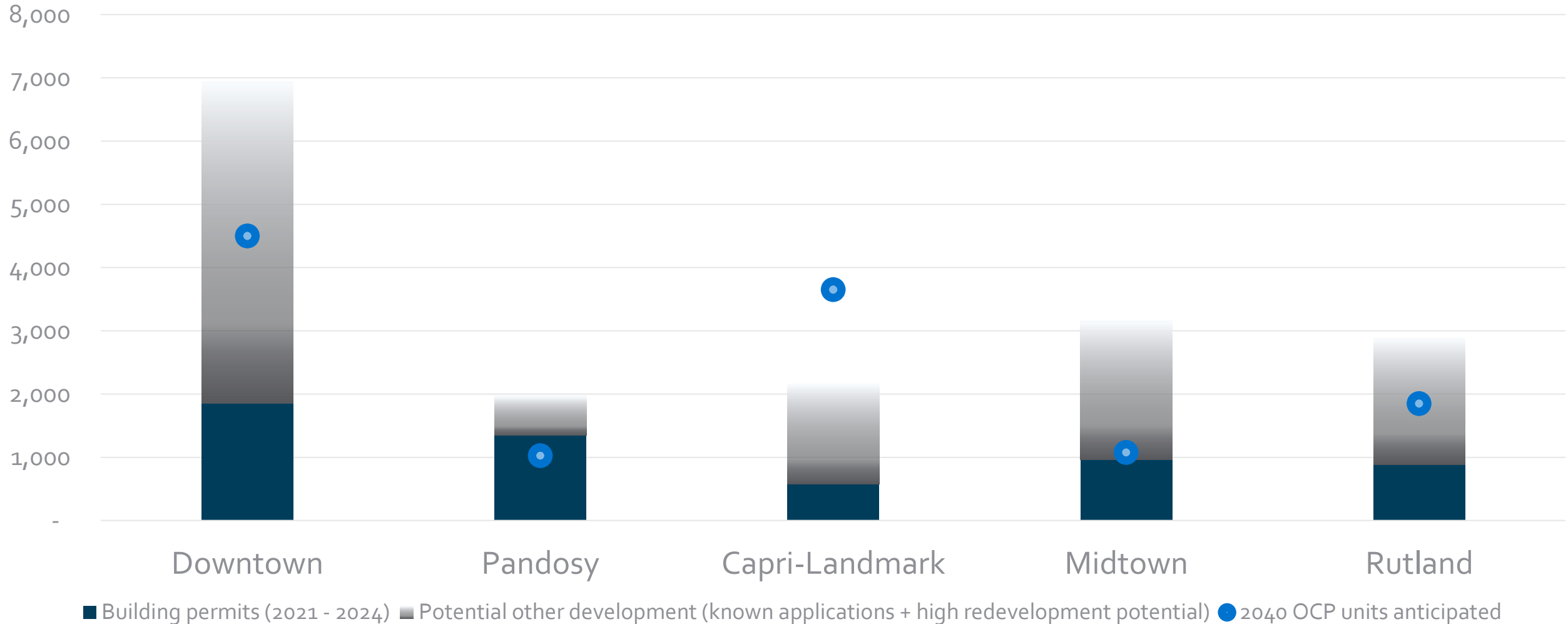
Immediate guidance for decision making across [all Urban Centres](#)



Downstream implementation actions in [specific Urban Centres](#)

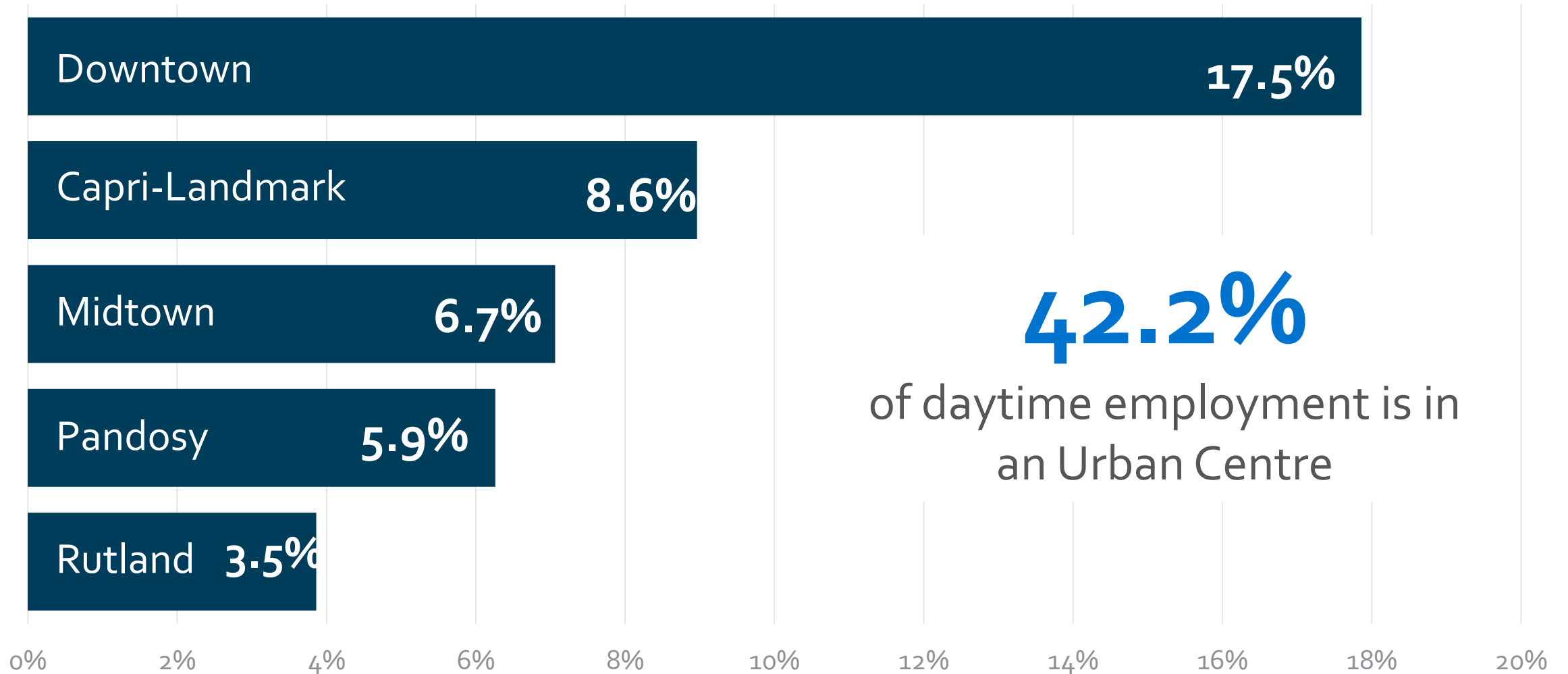
Highlights:

Urban Centres positioned for continued growth



Highlights:

Urban Centres are significant hubs for employment



Highlights:

Urban Centres have gaps in access to daily needs



2 out of 5

Urban
Centres have
**PUBLIC
SCHOOLS**



5 out of 5

Urban
Centres have
**FULL SERVICE
GROCERY STORES**



3 out of 5

Urban
Centres have
**MEDICAL
FOR ALL**

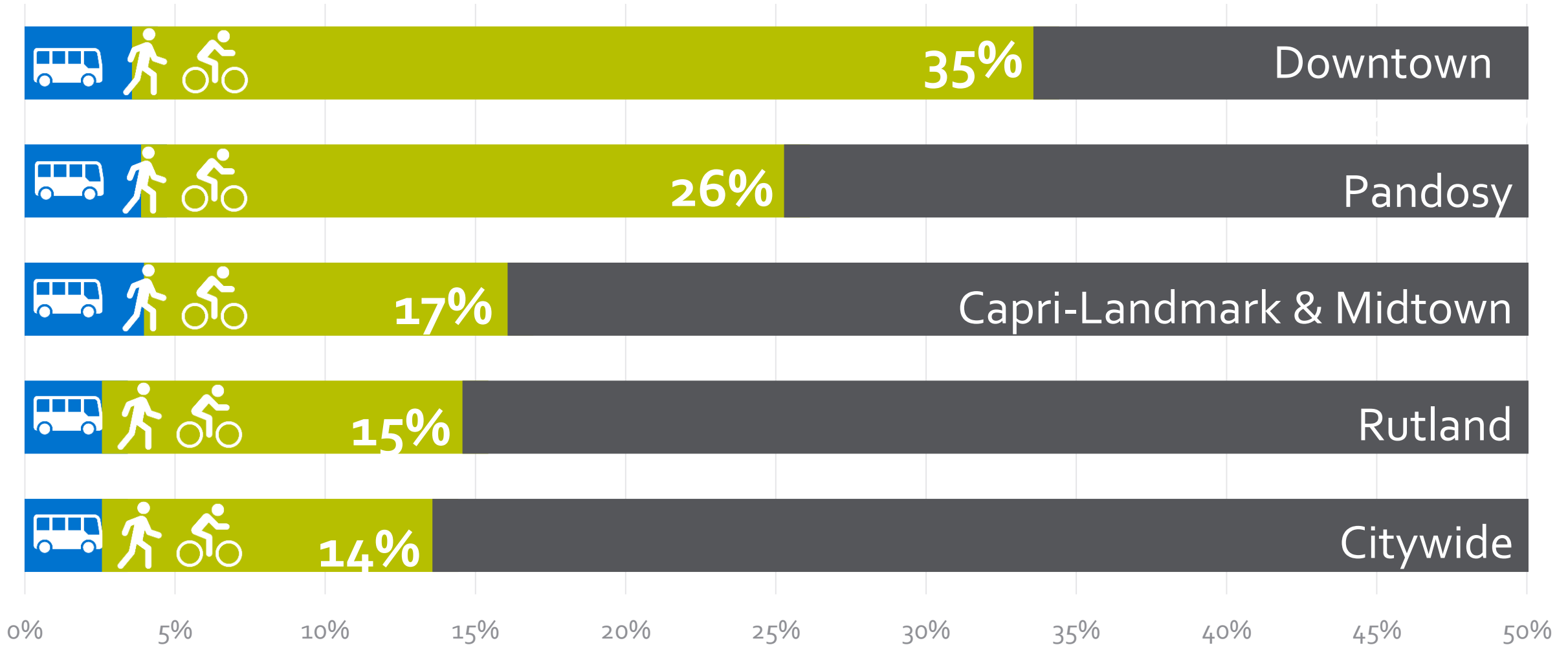


2 out of 5

Urban
Centres have
**INDOOR
PUBLIC SPACE**

Highlights:

Urban Centre residents have different travel habits



Highlights:

Urban Centres are less affluent

URBAN CENTRES

CITYWIDE



% of households with low to moderate household income (<\$80,000)

55%

40%



2023 average home sale price

\$630,774

\$828,584



% of households who rent

48%

37%

Highlights:

Urban Centres need more trees

Urban Centre tree
canopy coverage

12%



Citywide tree
canopy coverage

22%

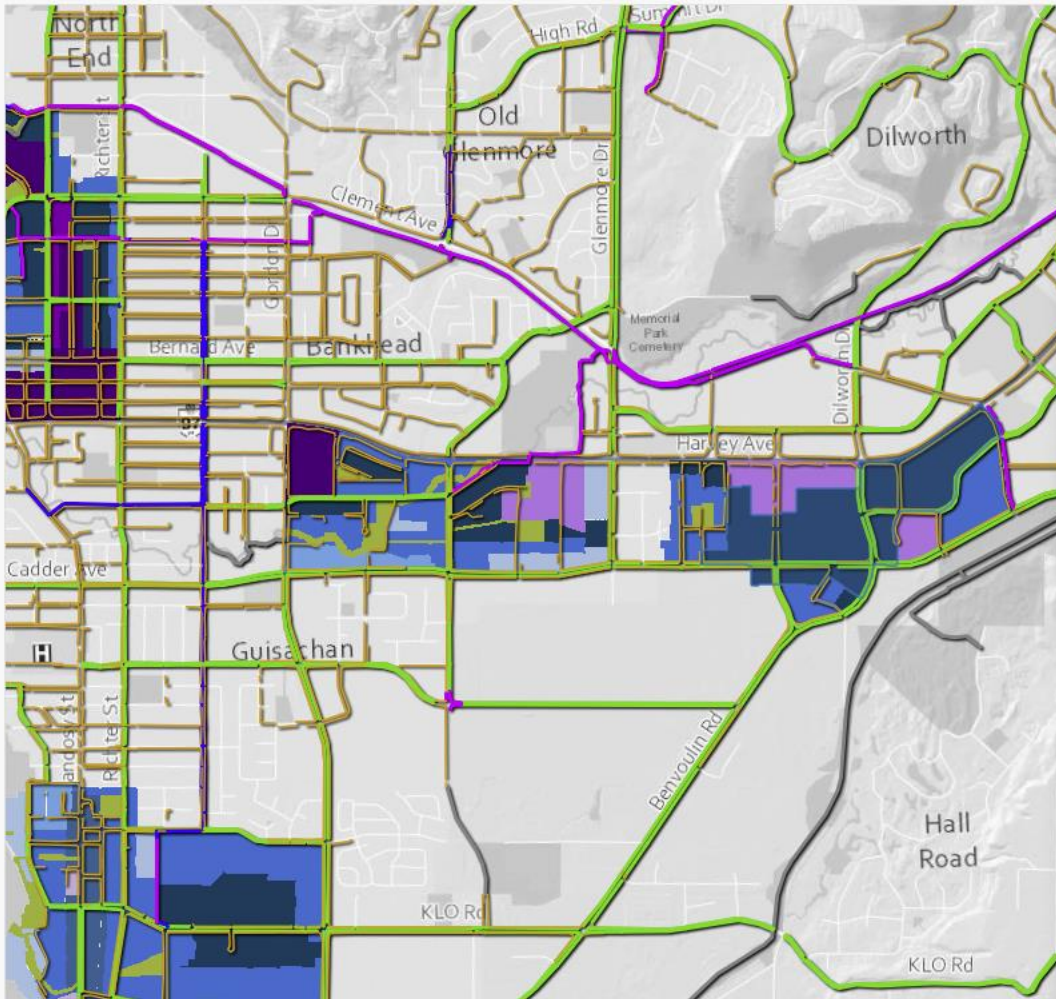
Highlights:
Urban Centres are influenced by adjacent growth and external factors



Next steps: Dashboard

Sample dashboard, under development

Select Urban Centre
Capri Landmark, Midtown 2



2040 OCP Urban Centre Building Height - OCP 2040 Urban Centre Building Heights: Midtown

Zoom to Pan

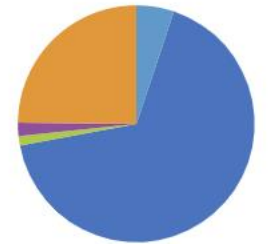
BuildingHeight	12 storeys
Shape.STArea()	528,691.04
Shape.STLength()	4,791.69
Urban Centre	Midtown

Active Transportation Network - Active Transportation Existing

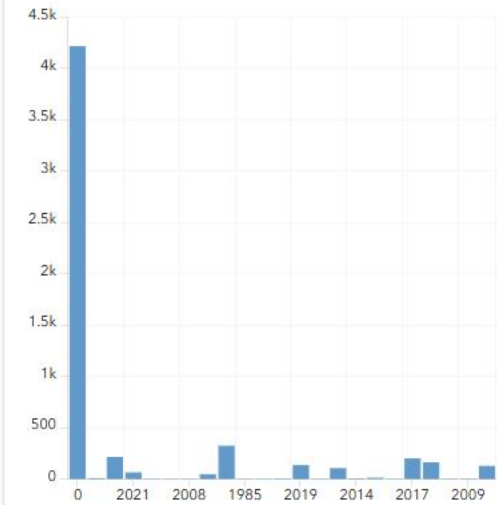
- Cycle Track
- Shared-Use Pathway, Paved
- Shared-Use Pathway, Unpaved
- Bike Lane
- Sidewalk

2040 OCP Urban Centre Building Height - OCP 2040 Urban Centre Building Heights

- 26 storeys
- 20 storeys
- 18 storeys
- 14 storeys
- 12 storeys
- 8 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Park
- Pandosy Lakeshore Corridor



Shared-Use Pathway, Paved	290	Sidewalk	3.8k
Shared-Use Pathway, Unpaved	72	Cycle Track	103



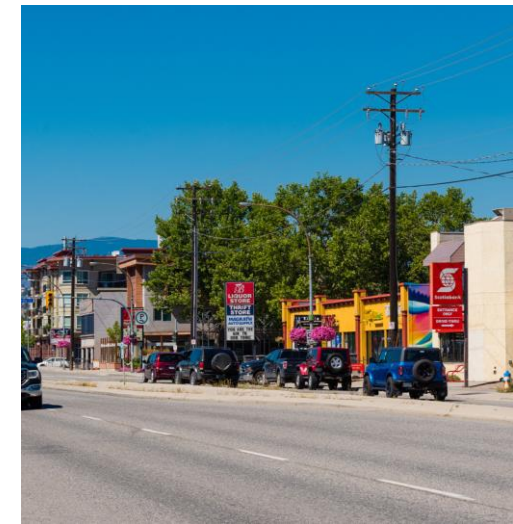
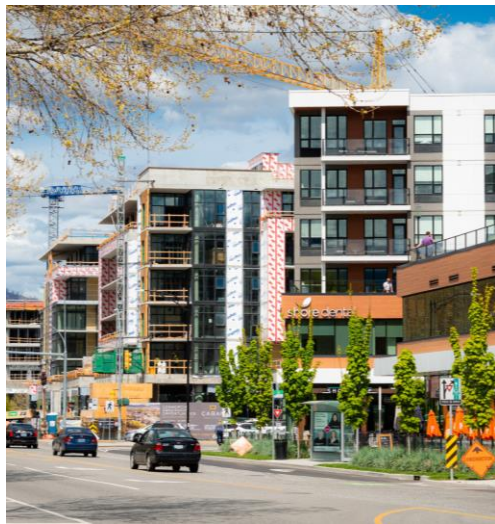
Next steps: Engagement

- Get Involved, Kelowna virtual survey and interactive ideas board
- Open houses and displays
- Workshops with interested and affected parties

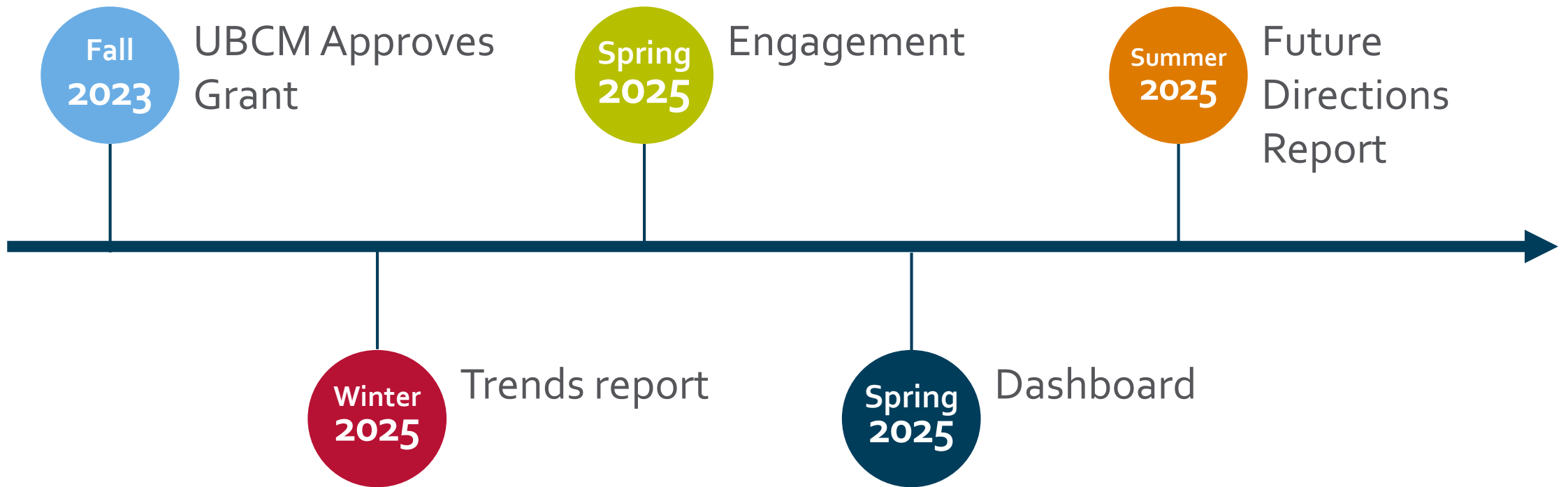


Next steps: Individual Urban Centre presentations

1. Rutland, Midtown and Capri-Landmark
2. Pandosy and Downtown



Timeline



An aerial photograph of a city skyline. In the foreground, a street with traffic runs through the center. To the left, a tall, dark skyscraper is under construction, with a red crane on top. To the right, two modern, multi-story residential buildings with glass facades and balconies stand prominently. The background features a large, hilly mountain range under a clear sky. The word "Questions?" is overlaid in the center in a large, white, sans-serif font.

Questions?