

North End Plan and OCP Updates OCP25-0003

Long Range Planning

March 17, 2025



Purpose

- For Council to adopt the North End Plan and to amend the Official Community Plan to align with the policies with the North End Plan.

Background

- North End Plan (NEP) launched July 12, 2021
- NEP intended to guide and manage the growth of the North End over the next 30+ years
- On Oct 21, 2024, Council directed staff to bring forward for adoption a final version of the North End Plan with a series of bylaw amendments to implement the plan



NEP Process: 4 Phases



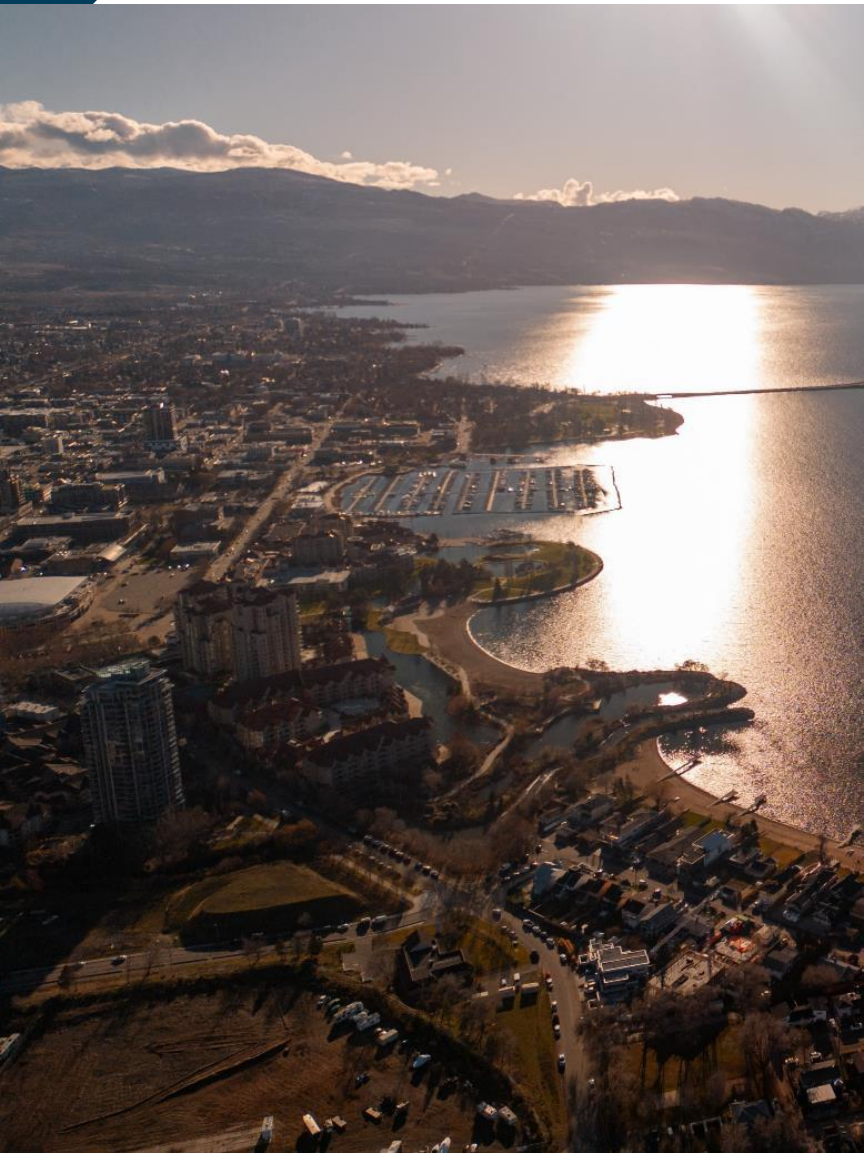
An aerial night photograph of a city, likely Vancouver, showing a dense urban area with illuminated streets and buildings. In the background, there are snow-capped mountains under a dark, cloudy sky. In the foreground, a harbor area is visible with several boats docked. The overall scene is bathed in a blue and white light, with the city lights providing a warm contrast.

North End Plan Refinements and OCP Amendments

Land Use Refinements

- Re-introduction of low rise apartments up to 6 storeys for Manhattan point properties within close proximity to the Mill site
- Removal of the Light Industrial Mixed Use area





OCP Amendments

- New Mixed Employment Future Land Use
- Policies that speak to importance of using NEP for policy guidance
- Policies consideration for Mill Site redevelopment
- Policies for new Mixed Employment Future Land Use
- Updates to implementation actions

OCP Mapping Amendments

- Map 1.1 Growth Strategy Districts
- Map 3.1 Future Land Use Map
- Map 4.1 Downtown Building Heights
- Map 4.2 Street Character Map
- Map 13.1 Functional Road Classification
- Map 13.2 Transit Overlay, Functional Road Classification
- Map 13.3 Bike Overlay, Functional Road Classification
- Map 13.4 Truck Route Overlay, Functional Road Classification

Figure 14
North End Plan
Future Land Use



- 26 storeys
- 20 storeys
- 12 storeys
- 6 storeys
- 3 storeys
- Park
- To be determined
- Transit Supportive Corridor

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.4.

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



- High Street
- Retail Street
- Mixed Street
- Civic Street
- Residential Street
- Mixed Residential Street
- Transit Supportive Corridor
- Transit Exchange

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Recommendations

- That Council adopt the North End Plan for the purpose of initiating the bylaw reading and public hearing process
- That the OCP amendments be forwarded to Public Hearing





Questions?