CITY OF KELOWNA

BYLAW NO. 12763

Official Community Plan Amendment No. OCP25-0003
North End Plan Amendments

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended as follows:

1. AND THAT **Chapter 3 – Future Land Use** be amended by adding the following new Mixed Employment District future land use designation as shown on Schedule 'A' as attached to and forming part of this bylaw.

2. AND THAT **Chapter 4 – Urban Centres**, Policy 4.4.2. Downtown Skyline be amended by:

    a) Deleting "objectives of the Civic Precinct Plan; and" and replacing it with "directions of the Civic Precinct Plan;".
    b) Adding "• Consistency with the directions of the North End Plan; and" before "• The development of taller buildings".

3. AND THAT **Chapter 4 – Urban Centres** be amended by adding the following new policy in its appropriate location:
    "**Policy 4.4.8.**   **North End Plan.** Use the North End Neighbourhood Plan for detailed policy guidance in the North End, including guidance for the industrial, residential, and employment areas. Where North End Plan policies conflict with policies in the Official Community Plan, the North End Plan shall take precedence."

4. AND THAT **Chapter 4 – Urban Centres** be amended by adding the following new policy in its appropriate location:
    "**Policy 4.4.9.**   **Mill Site Area Redevelopment Plan.** Consider redevelopment of the Mill Site, as identified in the North End Plan, for non-industrial uses, only at such time as an Area Redevelopment Plan, or similar area planning process, is completed, in keeping with Policy 4.4.8."

5. AND THAT **Chapter 5 – The Core Area** be amended by adding the following new policy in its appropriate location:
    "**Policy 5.3.9.**   **North End Plan.** Use the North End Plan to guide the redevelopment of properties in the North End neighbourhood within the Core Area. Key guidance includes:
    • Support for buildings up to 6 storeys along north side of Recreation Ave;
    • Support apartments up to 6 storeys between Manhattan Dr and Guy St to allow for increased density adjacent to the Mill Site and along the North Side of Recreation Ave; and
    • Support for neighbourhood commercial uses in the Walrod Park Neighbourhood."

6. AND THAT **Chapter 5 – The Core Area**, Policy 5.8.3. North End Industrial Lands be deleted in its entirety and replaced with the following Policy 5.8.3.:
    "**Policy 5.8.3.**   **North End Industrial Lands and Mixed Employment.** Support the growth of industrial development and mixed employment as guided by policy in the North End

Neighbourhood Plan, including but not limited to new regulatory and zoning approaches."

7. AND THAT **Chapter 16 – Making the Plan Work**, Table 16.1: Implementation Actions, row 20 be deleted in entirety and replaced with the following:

"

20	Implement actions outlined in the North End Neighbourhood Plan	4.4.2. Downtown Skyline 4.4.8. North End Plan 5.3.9. North End Plan 5.8.3 North End Industrial Lands and Mixed Employment	Plan development	O

"

8. AND THAT **Map 1.1 – Growth Strategy Districts** be deleted in its entirety and replaced with Map 1.1 as attached to and forming part of this bylaw.

9. AND THAT **Map 3.1 – Future Land Use** be deleted in its entirety and replaced with Map 3.1 as attached to and forming part of this bylaw.

10. AND THAT **Map 4.1 – Downtown Building Heights** be deleted in its entirety and replaced with Map 4.1 as attached to and forming part of this bylaw.

11. AND THAT **Map 4.2 – Downtown Street Character** be deleted in its entirety and replaced with Map 4.2 as attached to and forming part of this bylaw.

12. AND THAT **Map 13.1 – Functional Road Classification** be deleted in its entirety and replaced with Map 13.1 as attached to and forming part of this bylaw.

13. AND THAT **Map 13.2 – Transit Overlay, Functional Road Classification** be deleted in its entirety and replaced with Map 13.2 as attached to and forming part of this bylaw.

14. AND THAT **Map 13.3 – Biking Overlay, Functional Road Classification** be deleted in its entirety and replaced with Map 13.3 as attached to and forming part of this bylaw.

15. AND FURTHER THAT **Map 13.4 – Truck Route Overlay, Functional Road Classification** be deleted in its entirety and replaced with Map 13.4 as attached to and forming part of this bylaw.

16. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk

Mixed Employment District (MED)
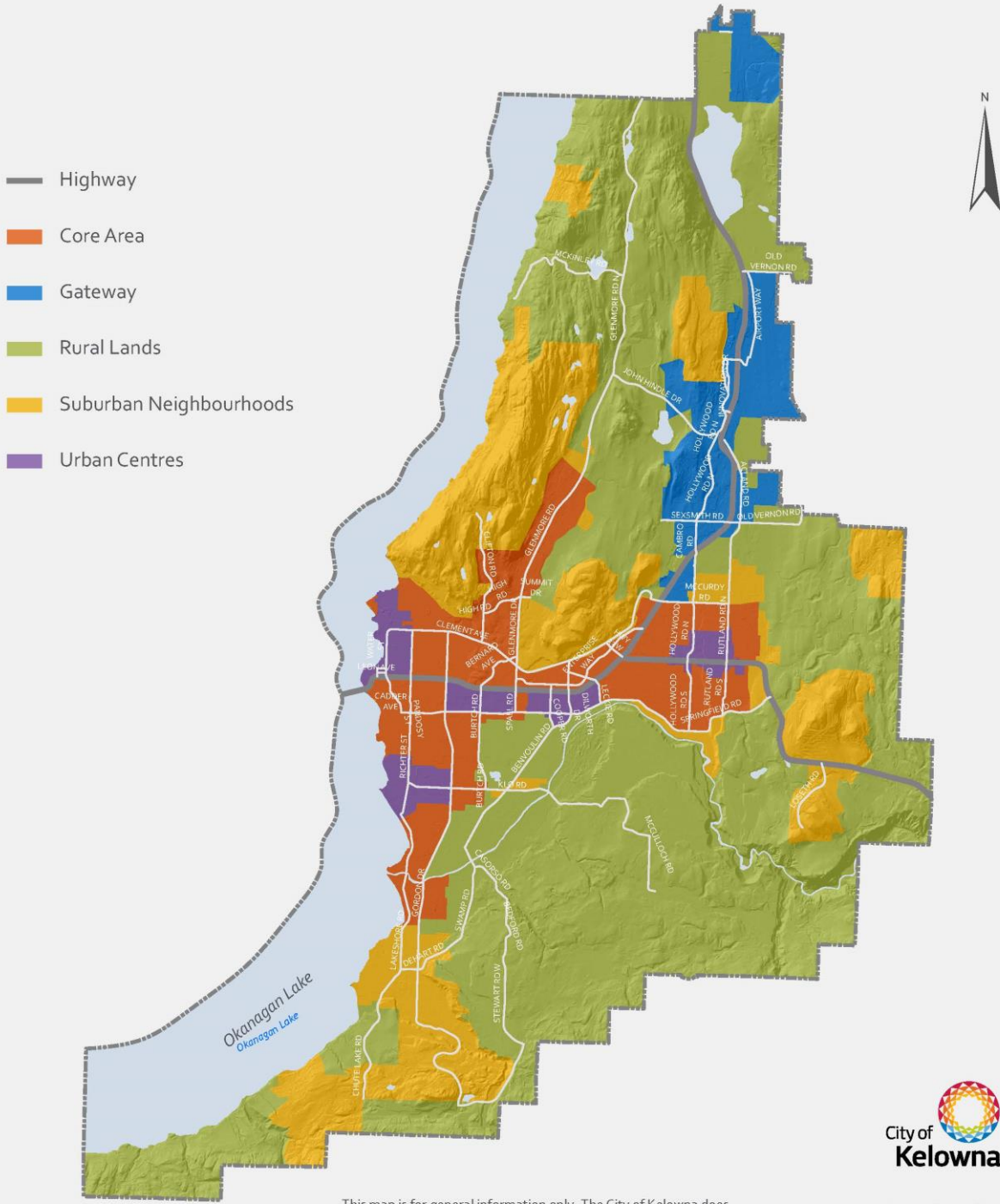
Growth Strategy Role

Mixed Employment Districts provide a variety of employment intensive activities located in strategic areas of the city. These areas are important to the local and regional economy, contributing to economic sustainability of the City of Kelowna by enhancing the service variety and job diversity through a range of employment opportunities closer to residents and a range of transportation options.

Supported Uses and Typologies

Mixed Employment Districts are characterized by higher employment density uses such as industrial, service commercial, offices and retail.

Table 3.18 Mixed Employment District Summary

| Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
• Industrial uses including manufacturing, repair, processing, storage, and distribution • Commercial, including retail, office uses • Service commercial institutional	• Low rise buildings • Mid-rise buildings	• N/A	• Development in the North End Mixed Employment District should be consistent with the North End Plan.

Legend

— Highway

Core Area

Gateway

Rural Lands

Suburban Neighbourhoods

Urban Centres

N

Okanagan Lake
Okanagan Lake

MCKINLEY
OLD VERNON RD
GLENMORE RD N
AIRPORT WAY
JOHN HINDLE DR
HOLLYWOOD RD N
SEXSMITH RD
OLD VERNON RD
CAMBRO RD
MCCURDY RD
SUMMIT DR
HIGH RD
GLENMORE RD
CLEMENT AVE
BERNARD AVE
GLENMORE ST
HOLLYWOOD RD S
RITTLAND RD N
LEON AVE
CADDER AVE
BURTCH RD
SPALL RD
COOPER RD
HOLLYWOOD RD S
SPRINGFIELD RD
RUTLAND RD S
RICHTER ST
ABBOTT ST
BENVOULIN RD
KLO RD
LECKIE RD
CASORSO RD
GORDON DR
SWAMP RD
DEHART RD
STEWART ROW
BEDFORD RD
MCCULLOCH RD
LAKESHORE RD
CHUTE LAKE RD

City of Kelowna

Rev: 04/03/2025

0   1   2 Kms

2040 Official Community Plan

Map 3.1 Future Land Use

Legend

- ⌐ Permanent Growth Boundary
- ■ UC - Urban Centre
- ■ VC - Village Centre
- ■ C-NHD - Core Area Neighbourhood
- ■ C-HTH - Core Area - Health District
- ■ S-RES - Suburban Residential
- ■ S-MU - Suburban Multiple Unit
- ■ R-RES - Rural Residential
- ■ R-AGR - Rural - Agricultural & Resource
- ■ RCOM - Regional Commercial Corridor
- ■ NCOM - Neighbourhood Commercial
- ■ IND - Industrial
- ■ EDINST - Education / Institutional
- ■ PARK - Park and Open Space
- ■ REC - Private Recreational
- ■ NAT - Natural Areas
- □ TC - Transportation Corridor
- ■ PSU - Public Service Utilities
- ■ C-HER - Heritage Conservation Area
- ■ MEM - Mixed Employment
- ▨ FNR - First Nations Reserve
- — Transit Supportive Corridors
- ▨ Transit Oriented Areas

A	Airport
F	Firehall
H	Hospital
L	Landfill
S	School
W	Works Yard
CE	Cemetery
ST	Sewage Treatment
UBCO	University of B.C. Okanagan
OC	Okanagan College

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.
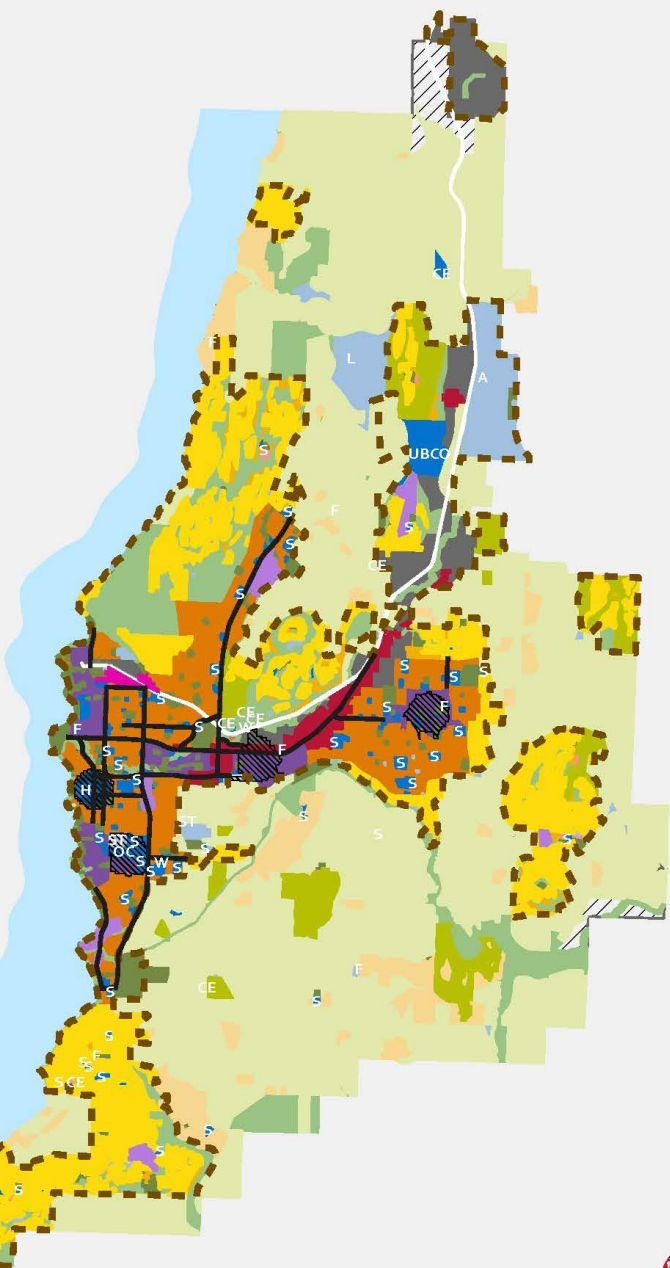
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev: 27/02/2025

Okanagan Lake

N

2,000 1,000 0 2,000 Meters

City of Kelowna

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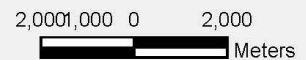
- 26 storeys
- 20 storeys
- 12 storeys
- 6 storeys
- 3 storeys
- Park
- To be determined
- Transit Supportive Corridor

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

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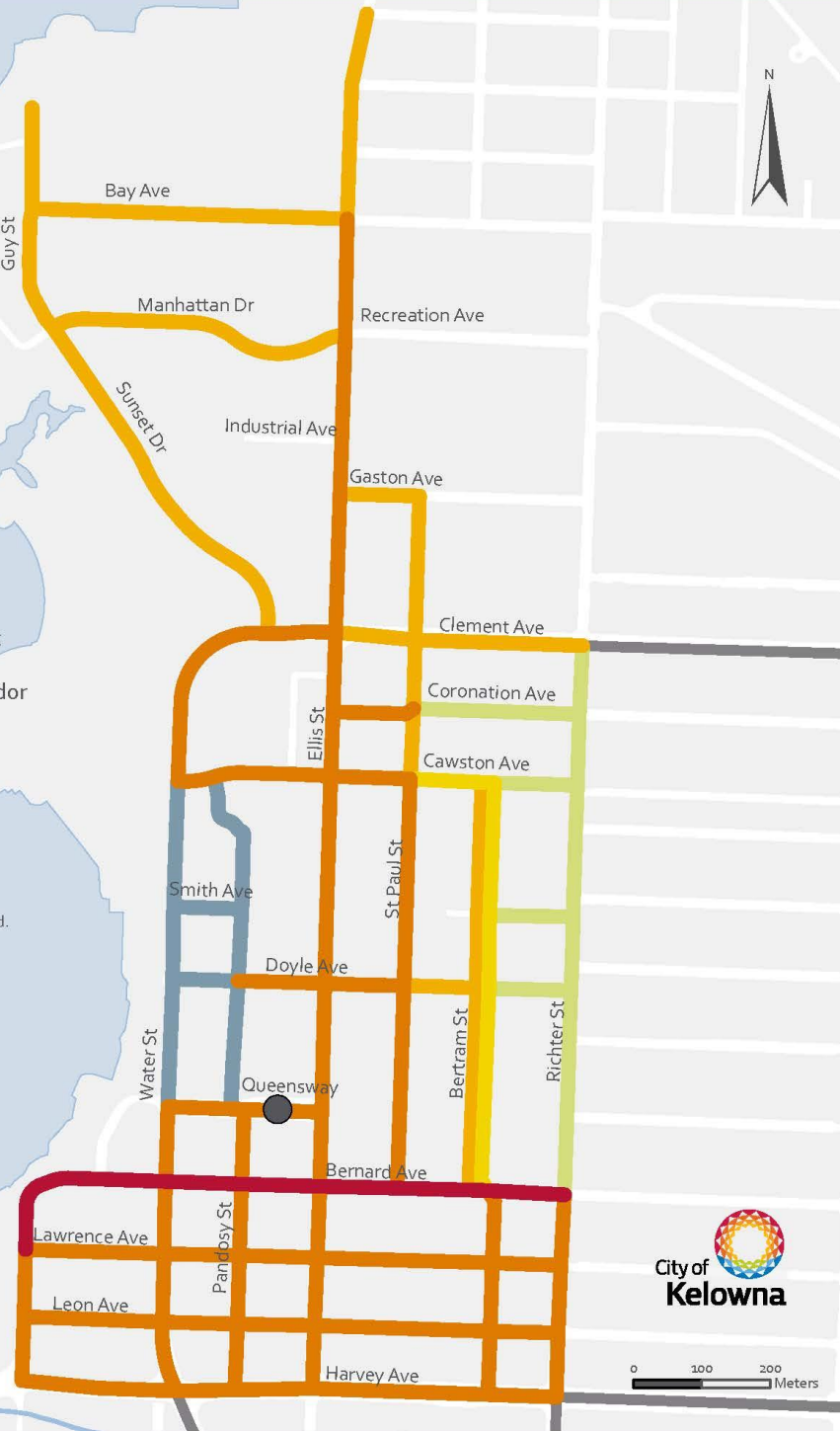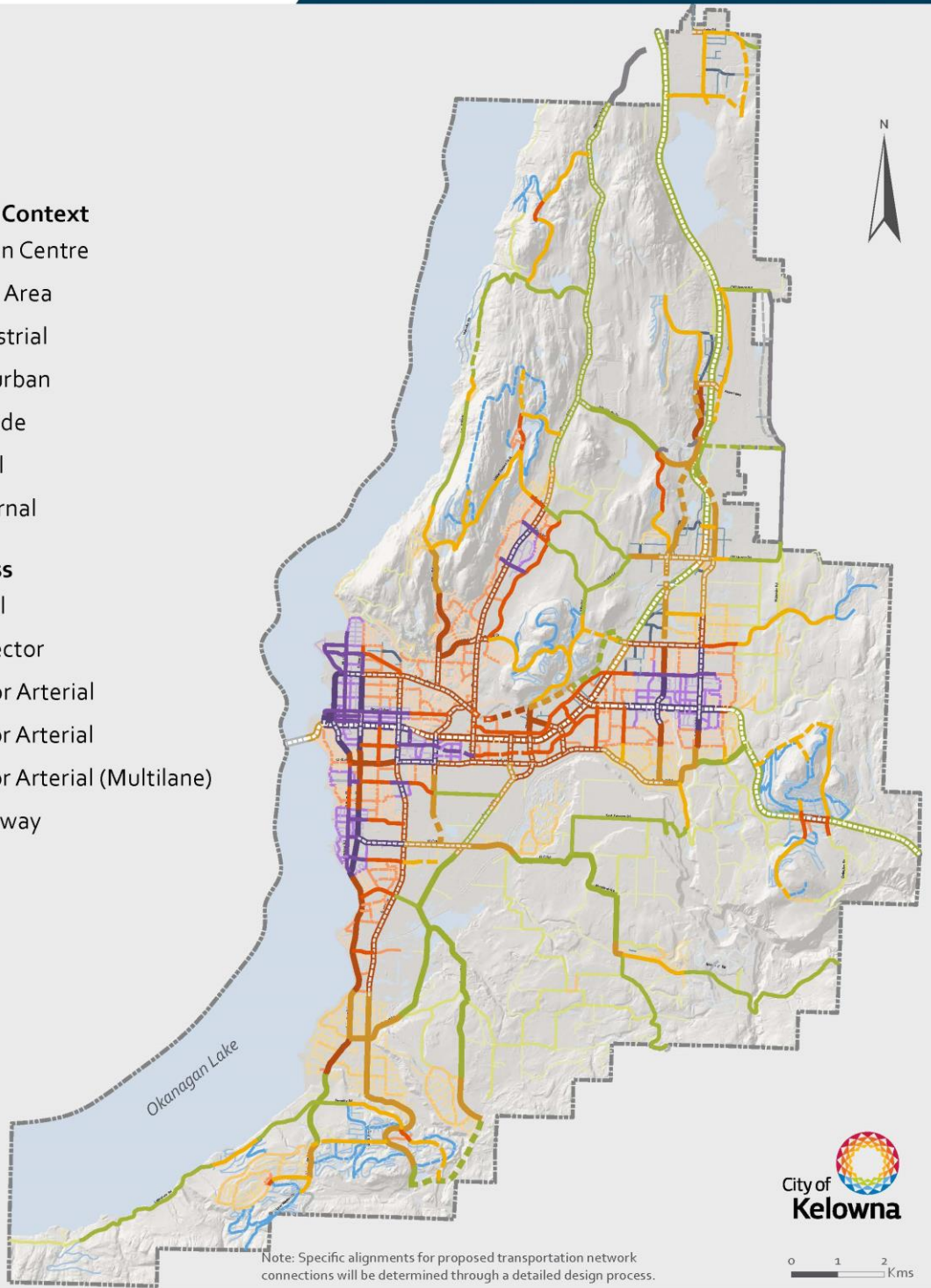
Okanagan Lake

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City of Kelowna

Legend

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

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Okanagan Lake

N

Street labels:
Guy St
Bay Ave
Manhattan Dr
Recreation Ave
Sunset Dr
Industrial Ave
Gaston Ave
Clement Ave
Coronation Ave
Ellis St
Cawston Ave
Smith Ave
St Paul St
Doyle Ave
Bertram St
Richter St
Water St
Queensway
Bernard Ave
Lawrence Ave
Pandosy St
Leon Ave
Harvey Ave

City of
Kelowna

Rev: 27/01/2025

0   100   200
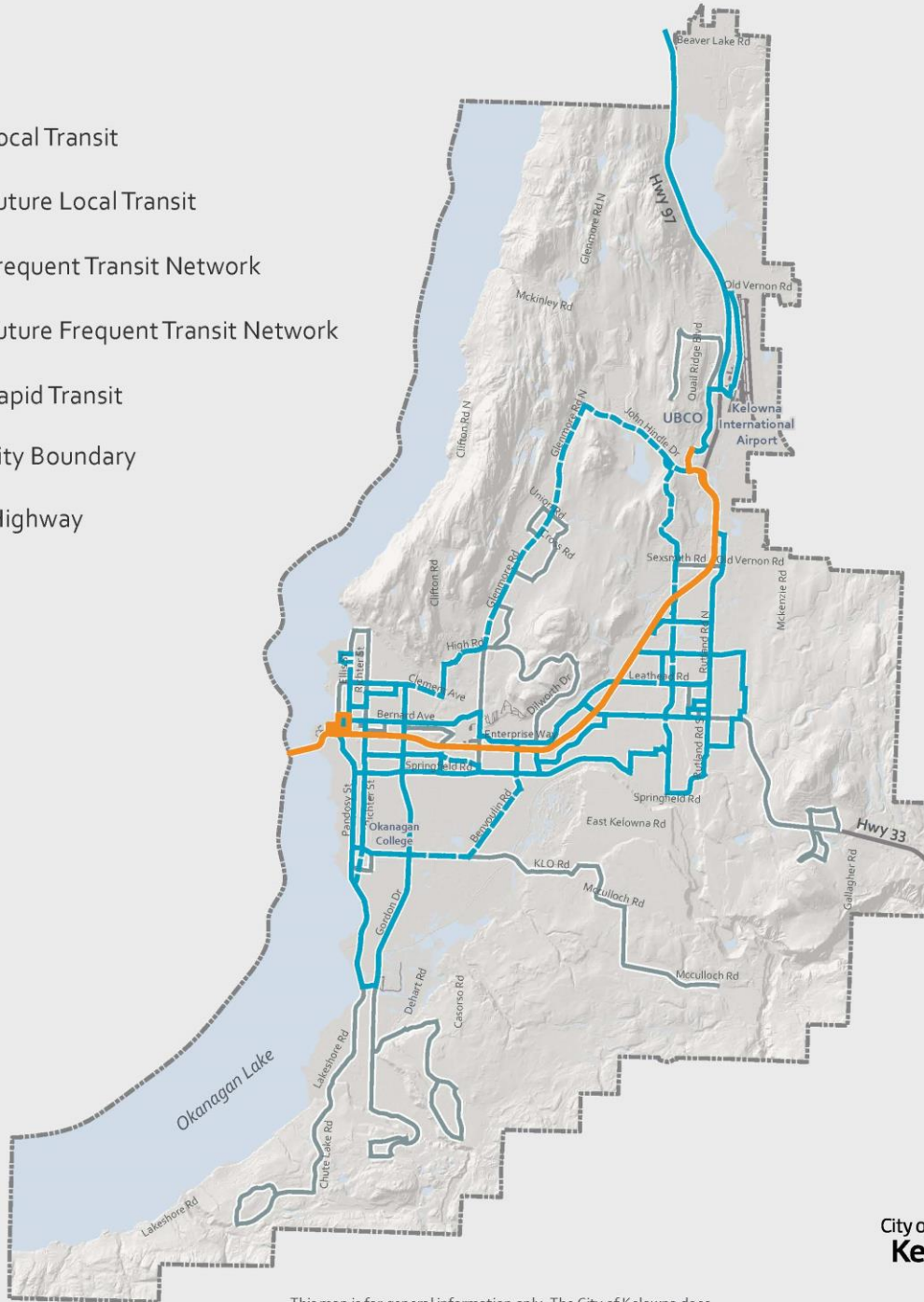Meters

Land Use Context

— Urban Centre
— Core Area
— Industrial
— Suburban
— Hillside
— Rural
— External

Road Class

— Local
— Collector
— Minor Arterial
— Major Arterial
▭▭▭ Major Arterial (Multilane)
▭▭▭ Highway

Okanagan Lake

N

Note: Specific alignments for proposed transportation network connections will be determined through a detailed design process.

City of
Kelowna

Rev: 03/03/2025

0   1   2
Kms

2040 Official Community Plan

Map 13.2
**Transit Overlay**
Functional Road Classification

Legend

— Local Transit

- - - Future Local Transit

— Frequent Transit Network

- - - Future Frequent Transit Network

— Rapid Transit

⊏⊐ City Boundary

— Highway

N

Beaver Lake Rd

Hwy 97

Gleinmore Rd N

Mckinley Rd

Old Vernon Rd

Quail Ridge Blvd

Clifton Rd N

Glenmore Rd N

John Hindle Dr

UBCO

Kelowna International Airport

Union Rd

Cross Rd

Sexsmith Rd

Old Vernon Rd

Glenmore Rd

Clifton Rd

High Rd

Mckenzie Rd

Dilworth Dr

Leathead Rd

Rutland Rd N

Clement Ave

Ellis St

Richter St

Bernard Ave

Enterprise Way

Rutland Rd S

Springfield Rd

Pandosy St

Richter St

Benvoulin Rd

Springfield Rd

East Kelowna Rd

Hwy 33

Okanagan College

Gordon Dr

KLO Rd

McCulloch Rd

Gallagher Rd

Dehart Rd

Casorso Rd

Mcculloch Rd

Lakeshore Rd

Okanagan Lake

Chute Lake Rd

Lakeshore Rd

City of **Kelowna**
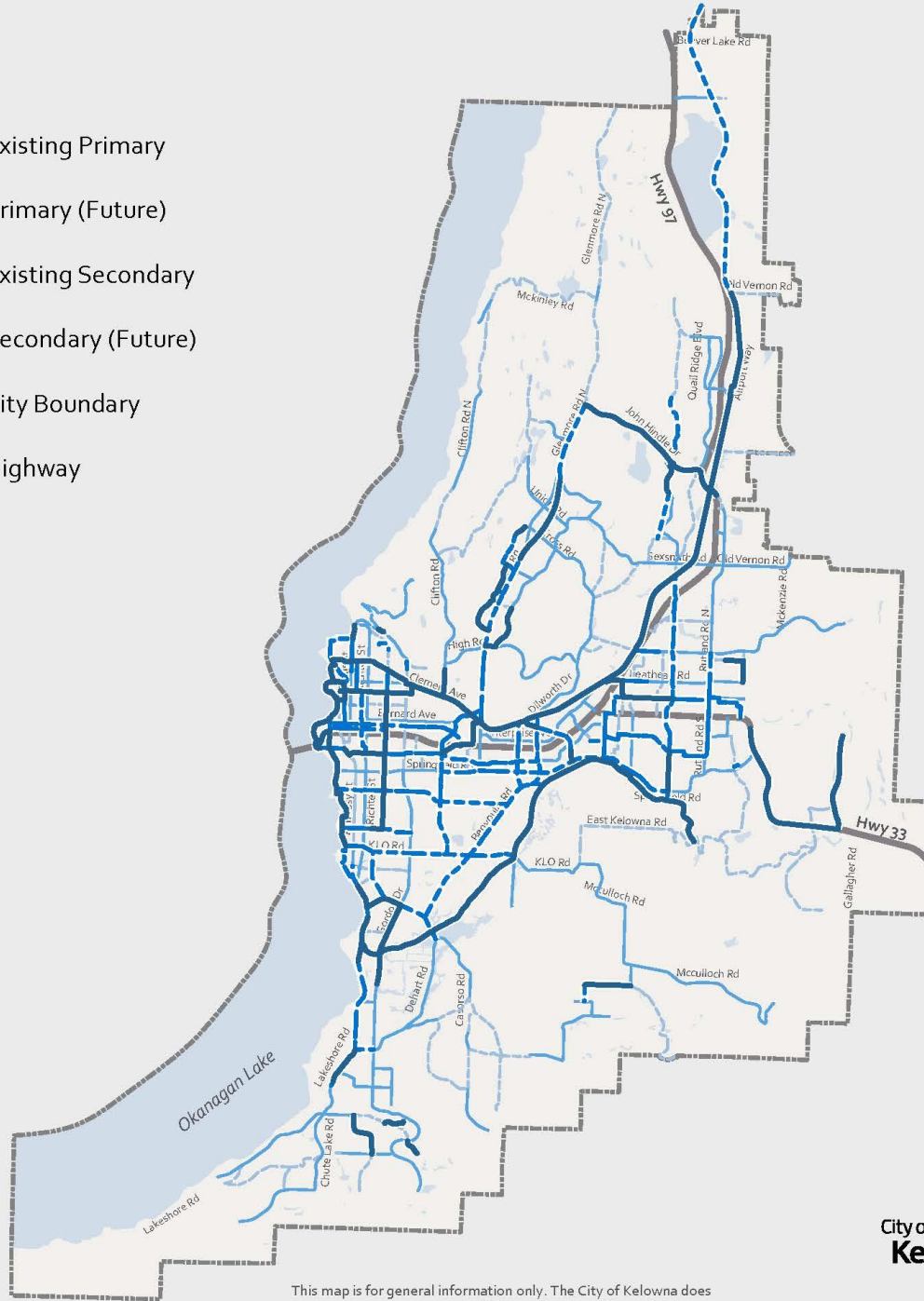
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0   1   2
Kms

Rev: 03/03/2025

Legend

— Existing Primary

--- Primary (Future)

— Existing Secondary

--- Secondary (Future)

▢ City Boundary

— Highway

N

Beaver Lake Rd

Hwy 97

Glenmore Rd N

Mckinley Rd

Old Vernon Rd

Quail Ridge Blvd

Airport Way

Clifton Rd N

John Hindle Dr

Glenmore Rd N

Union Rd

Cross Rd

Sexsmith Rd

Old Vernon Rd

Mckenzie Rd

High Rd

Clifton Rd

Clement Ave

Dilworth Dr

Leathead Rd

Rutland Rd N

St

Bernard Ave

Enterprise

Rutland Rd S

Spring Valley Rd

Springfield Rd

Benvoulin Rd

East Kelowna Rd

Hwy 33

Richter St

KLO Rd

KLO Rd

Mccultoch Rd

Gallagher Rd

Lakeshore Rd

Eldorado Dr

Dehart Rd

Casorso Rd

Mcculloch Rd

Okanagan Lake

Chute Lake Rd

Lakeshore Rd

City of Kelowna
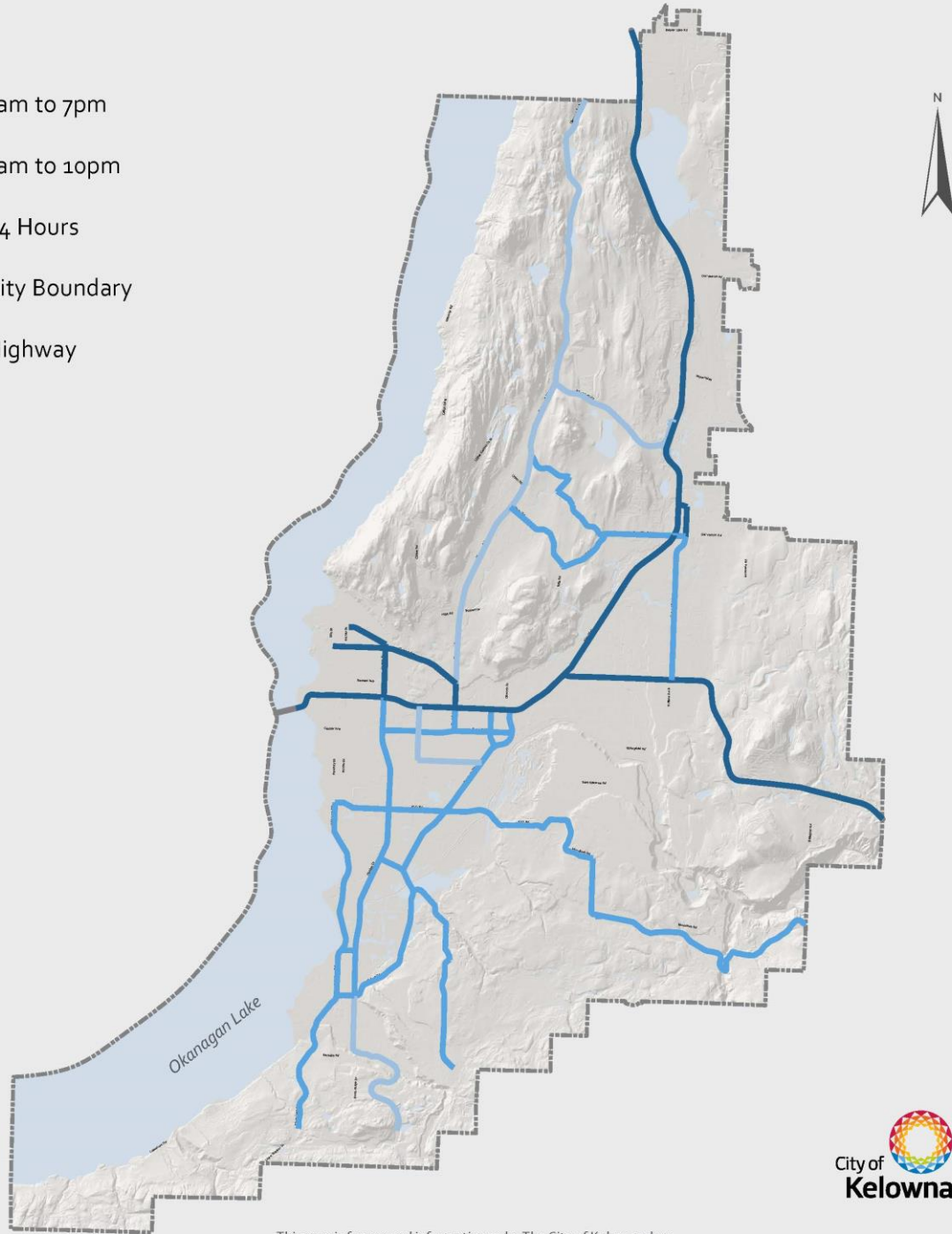
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Rev. 06/03/2025

0   1   2 Kms

7am to 7pm

7am to 10pm

24 Hours

City Boundary

Highway

N

Okanagan Lake

City of
Kelowna

Rev. Sept. 8, 2021

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0   1   2
Kms