

REPORT TO COUNCIL

OCP



Date: March 17, 2025
To: Council
From: City Manager
Subject: North End Plan and Associated OCP Amendments
Department: Long Range Planning

1.0 Recommendation

THAT Council endorses the North End Plan, as outlined in and attached to the report from the Long Range Planning Department dated March 17, 2025;

AND THAT Official Community Plan Amendment Application No. OCP25-0003 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Schedule “A” and “Schedule B” attached to the Report from the Long Range Planning Department dated March 17, 2025, be considered by Council;

AND FURTHER THAT the Official Community Plan Text Amending Bylaw be forwarded to Public Hearing for further consideration.

2.0 Purpose

To endorse the North End Plan and to amend the Official Community Plan to align with the policies within the North End Plan.

3.0 Council Priority Alignment

- Affordable Housing
- Transportation
- Climate & Environment
- Economy

4.0 Background

Previous Council Resolution

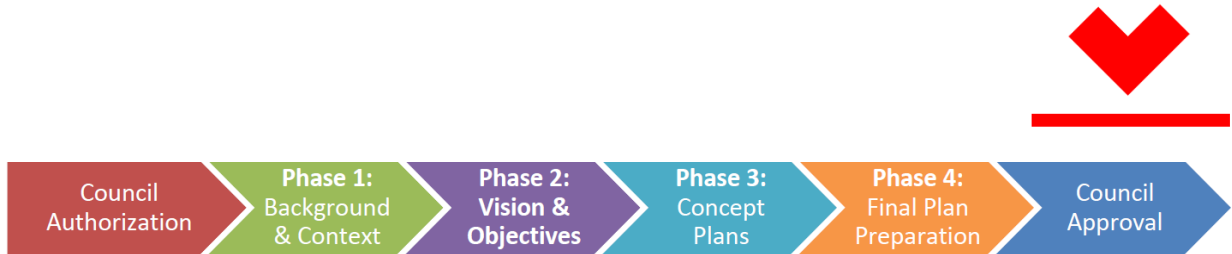
Resolution	Date
THAT Council endorse in principle the draft North End Plan as set out in the report from Long Range Policy Planning dated October 21, 2024; AND THAT staff be directed to bring forward for adoption a final version of the North End Plan with a series of bylaw amendments to implement the plan.	October 21, 2024

The North End Plan (NEP) is intended to guide and manage the growth of the North End neighbourhood. The NEP will identify the land use mix, housing approach, transportation network, parks and public spaces, municipal utilities and other community amenities needed to ensure the neighbourhood evolves in a deliberate way that benefits both North End residents and the City as a whole. It also provides guidance for the development of the Mill Site Area Redevelopment.

The NEP is a City-led process and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

5.0 Discussion

The NEP is now at the end of its fourth and final phase (see Figure 1). Previous phases have focused on background research followed by vision and objective development (Phases 1 and 2), the development of a series of concept plans to use for community engagement and feedback (Phase 3), and crafting of a draft for Council’s consideration (Phase 4).



The NEP focuses policy direction on four distinct areas, each with its unique geography, land use mix, identity and character: the Downtown Urban Centre Expansion; Manhattan Point Neighbourhood; Walrod Park Neighbourhood; and the Mixed Employment District. It includes a vision and policy direction for the neighbourhood’s transportation network, focusing on walking and cycling within the neighbourhood and to nearby destinations and transit for more distant destinations – while recognizing that cars will continue to play a role in the neighbourhood. The Plan also includes directions on utility infrastructure and a robust implementation plan and financing strategy (see Attachment A).

North End Plan Public Engagement Recap

In Phase 2 of the NEP process, public engagement and staff input were utilized to guide the development of a vision and series of objectives which would guide the plan through future phases. In Phase 3, staff conducted public engagement to receive feedback on a series of three neighbourhood concepts, and the input from the engagement helped develop a recommended direction for a preferred concept that has guided the crafting of the Plan in Phase 4.

Plan Refinements

Following Council’s endorsement of the draft North End Plan in October 2024, staff have continued making final refinements to the Plan, reflecting community and Council feedback and further analysis of plan elements. This refined North End Plan is now ready for Council to consider for adoption. Major refinements to the plan include, but are not limited to:

- Re-introduction of low-rise apartment buildings up to 6 storeys for Manhattan Point properties in close proximity to the Mill Site, more closely reflecting concept plans used during community engagement;
- Removal of the Light Industrial Mixed-Use area and consolidation into the Industrial area in the Land Use Concept in favour of more flexible policy language on industrial/residential interface and to provide clarity on the direction for commercial and industrial uses within the North End;
- Clarity for land dedication needs for Brandt’s Creek improvements along Recreation Avenue;
- Reconfiguration of future Bertram ATC route from Downtown to the North End;

- Inclusion of Richter Corridor Study boundary to further clarify future transit possibilities; and
- Minor edits to policy language and maps, improving legibility and understanding of plan directions.

A more detailed summary of the plan refinements can be found in Attachment B.

Council directed Staff to continue exploring opportunities for a school site within the North End Neighbourhood. Staff have met with School District 23 on numerous occasions but have been unable to pinpoint a firm location. Staff will continue to work together with SD23 to explore opportunities and locations for urban school models within the North End neighbourhood and the Downtown area.

Official Community Plan Amendments

Staff are proposing amendments to the 2040 Official Community Plan to align the OCP with policies outlined within the NEP (see Schedules A & B). OCP amendments related to the NEP include, but are not limited to:

- A new Mixed Employment Future Land Use in Chapter 3: Future Land Use;
- Policies within Chapter 4: Urban Centres, and Chapter 5: Core Area that speak to the importance of using the NEP for detailed policy guidance in the North End;
- Policy considerations for redevelopment of the Mill Site in Chapter 4: Urban Centres;
- Policies that speak to the new Mixed Employment Future Land Use in Chapter 5: The Core Area;
- Implementation Actions for the NEP; and
- Various mapping amendments to align with the NEP including:
 - Updates to 'Map 1.1 Growth Strategy Districts' to expand the Downtown Urban Centre Growth Strategy District to include the Urban Centre in the North End;
 - Updates to 'Map 3.1 Future Land Use Map' to align with the NEP, for example applying the new 'Mixed Employment Future Land Use';
 - Updates to 'Map 4.1 Downtown Building Heights' to increase heights from 12 storeys to 20 storeys between Sunset Dr and Ellis St, and designating height to 20 stories for properties located between Guy St and Ellis St down to Recreation Ave to align with the North End Plan;
 - Updates to 'Map 4.2 Street Character Map', to align with NEP policies including applying the 'Retail Street' character along Ellis Street from Bay Ave to Oxford Ave;
 - Updates to 'Map 13.1 Functional Road Classifications' to ensure the roads in the North End reflect their adjacent land use context as proposed in the North End;
 - Updates to 'Map 13.2 Transit Overlay, Functional Road Classification', for example, to improve transit in the north in through increasing frequency of routes and extending transit routes;
 - Updates to 'Map 13.3 Bike Overlay, Functional Road Classification', for example, to extend the protected bike lane network north of Downtown into the North End; and
 - Updates to 'Map 13.4 Truck Route Overlay, Functional Road Classification', for example, a 24 hour truck route was removed from Ellis St in the North End.

A more detailed summary of the OCP amendments can be found in Schedules A & B.

Next Steps

Should Council endorse the North End Plan and move the OCP Amendment bylaw forward, a Public Hearing would be scheduled to allow Council to hear from Kelowna residents on those amendments. Following that Public Hearing, should Council adopt the OCP Amendment Bylaw, the North End Plan process would conclude.

Notably, the Mill Site Area Redevelopment Plan is still underway and would be guided by the directions of the NEP. Council can expect to receive updates on that process as part of future staff reports.

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Integrated Transportation
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Development Engineering
Development Planning
Communications
Climate Action & Environmental Stewardship
Cultural Services

Existing Policy:

Official Community Plan: Policy 5.8.3. North End Industrial Lands.

Report prepared by: Robert Miles, Long Range Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Refined North End Plan
Attachment B: North End Plan Refinement Summary
Schedule A: OCP Text Amendments Summary
Schedule B: OCP Mapping Amendments