

## Schedule A – Proposed OCP Text Amendments

No.	Section	Current Policy or Wording Excerpt	Proposed Policy or Wording Excerpt	Reason for Amendment
1.	<b>Chapter 3: Future Land Use</b> NEW FUTURE LAND USE DESIGNATION: Mixed Employment District (MED)	N/A	<u>See Chart A</u>	This new Future Land Use (FLU) designation has been created for areas that provide a variety of employment intensive activities located in strategic areas of the city, including within the North End Neighbourhood. Directions for MED areas are now outlined in the MED FLU.
2.	<b>Chapter 4: Urban Centres</b> Policy 4.4.2 Downtown Skyline.	Support development Downtown that is generally consistent with Map 4.1 to accomplish the following: <ul style="list-style-type: none"> <li>• Tapering heights from taller buildings in the centre of Downtown to lower buildings towards Okanagan Lake and adjacent Core Area Neighbourhoods;</li> <li>• Preservation of existing form and character of historic Bernard Avenue and other heritage sites;</li> <li>• Consistency with the objectives of the Civic Precinct Plan; and</li> <li>• The development of taller buildings that incorporate distinct architectural features in strategic locations near Okanagan Lake.</li> </ul>	Support development Downtown that is generally consistent with Map 4.1 to accomplish the following: <ul style="list-style-type: none"> <li>• Tapering heights from taller buildings in the centre of Downtown to lower buildings towards Okanagan Lake and adjacent Core Area Neighbourhoods;</li> <li>• Preservation of existing form and character of historic Bernard Avenue and other heritage sites;</li> <li>• Consistency with the <del>objectives</del> <u>directions</u> of the Civic Precinct Plan;</li> <li>• <u>Consistency with the directions of the North End Plan; and</u></li> <li>• The development of taller buildings that incorporate distinct architectural features in strategic locations near Okanagan Lake.</li> </ul>	The North End Plan provides key policy and guidance for how the Urban Centre within the North End should develop and grow.
3.	<b>Chapter 4: Urban Centres</b> Policy 4.4.8. North End Plan.	N/A	Use the North End Neighbourhood Plan for detailed policy guidance in the North End, including guidance for the industrial, residential, and employment areas.	The North End Plan was created through a rigorous engagement process with the community and provides key policy guidance on

			Where North End Plan policies conflict with policies in the Official Community Plan, the North End Plan shall take precedence.	the development of the North End.
4.	<b>Chapter 4: Urban Centres</b> Policy 4.4.9. Mill Site Area Redevelopment Plan	N/A	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.	More detailed planning is required through the Mill Site ARP process to set detailed directions for redevelopment of that site.
5.	<b>Chapter 5: The Core Area</b> Policy 5.3.9 North End Plan	N/A	Use the North End Plan to guide the redevelopment of properties in the North End neighbourhood within the Core Area. Key guidance includes: <ul style="list-style-type: none"> <li>• Support for buildings up to 6 storeys along north side of Recreation Ave;</li> <li>• 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</li> <li>• Support for neighbourhood commercial uses in the Walrod Park Neighbourhood</li> </ul>	The North End Plan was created through a rigorous engagement process with the community and provides key policy guidance on the development of the North End.
6.	<b>Chapter 5: The Core Area</b> Policy 5.8.3	<b>Policy 5.8.3 North End Industrial Lands</b> Support the growth of industrial development in Kelowna's North End with additional opportunities for specialty retail where it is supportive of the production and manufacturing in the area. Develop more detailed policy guidance through the North End Neighbourhood Plan.	<b>Policy 5.8.3 North End Industrial Lands and Mixed Employment</b> Support the growth of industrial development in Kelowna's North End with additional opportunities for specialty retail where it is supportive of the production and manufacturing in the area. Develop more detailed policy guidance through the North End Neighbourhood Plan, and mixed employment as guided by policy in the North End Neighbourhood Plan, including	Industrial development and employment opportunities are important to the North End. The North End Plan provides policy guidance for the growth and maintenance of industrial and mixed employment opportunities specific to the North End.

			<u>but not limited to new regulatory and zoning approaches.</u>	
7.	<b>Chapter 16: Making the Plan Work</b> <b>Table 16.1: Implementation Actions</b>	20. Develop a North End Neighbourhood Plan  7.8.3. North End Industrial Lands  Timing: ST	20. <del>Develop a North End Neighbourhood Plan</del> <u>Implement actions outlined in the North End Neighbourhood Plan</u> <u>4.4.2. Downtown Skyline</u> <u>4.4.8. North End Plan</u> <u>5.3.9. North End Plan</u> <u>5.8.3 North End Industrial Lands and Mixed Employment</u>  Timing: <del>ST</del> <u>Q</u>	The North End Plan signals an opportunity to advance improvements to Elks Stadium and consider whether new recreation facilities are appropriate to be introduced into the area.

## Chart A

Proposed – Chapter 3: Mixed Employment District

### 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
<ul style="list-style-type: none"><li>• Industrial uses including manufacturing, repair, processing, storage, and distribution</li><li>• Commercial, including retail, office uses</li><li>• Service commercial institutional</li></ul>	<ul style="list-style-type: none"><li>• Low rise buildings</li><li>• Mid-rise buildings</li></ul>	<ul style="list-style-type: none"><li>• N/A</li></ul>	<ul style="list-style-type: none"><li>• Development in the North End Mixed Employment District should be consistent with the North End Plan.</li></ul>