



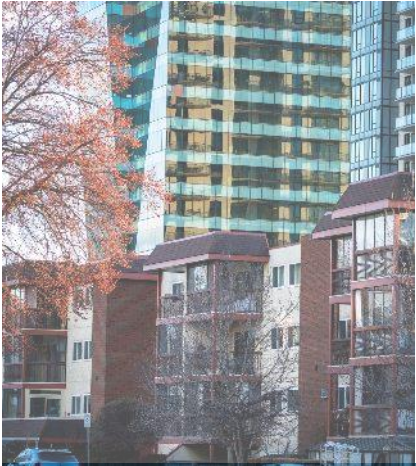
City of  
**Kelowna**

# Thriving Urban Centres: Rutland, Midtown & Capri-Landmark

March 31, 2025

# Kelowna's 5 Urban Centres

Focus of this report



Downtown  
Urban  
Centre



Pandosy  
Urban  
Centre



Rutland  
Urban  
Centre

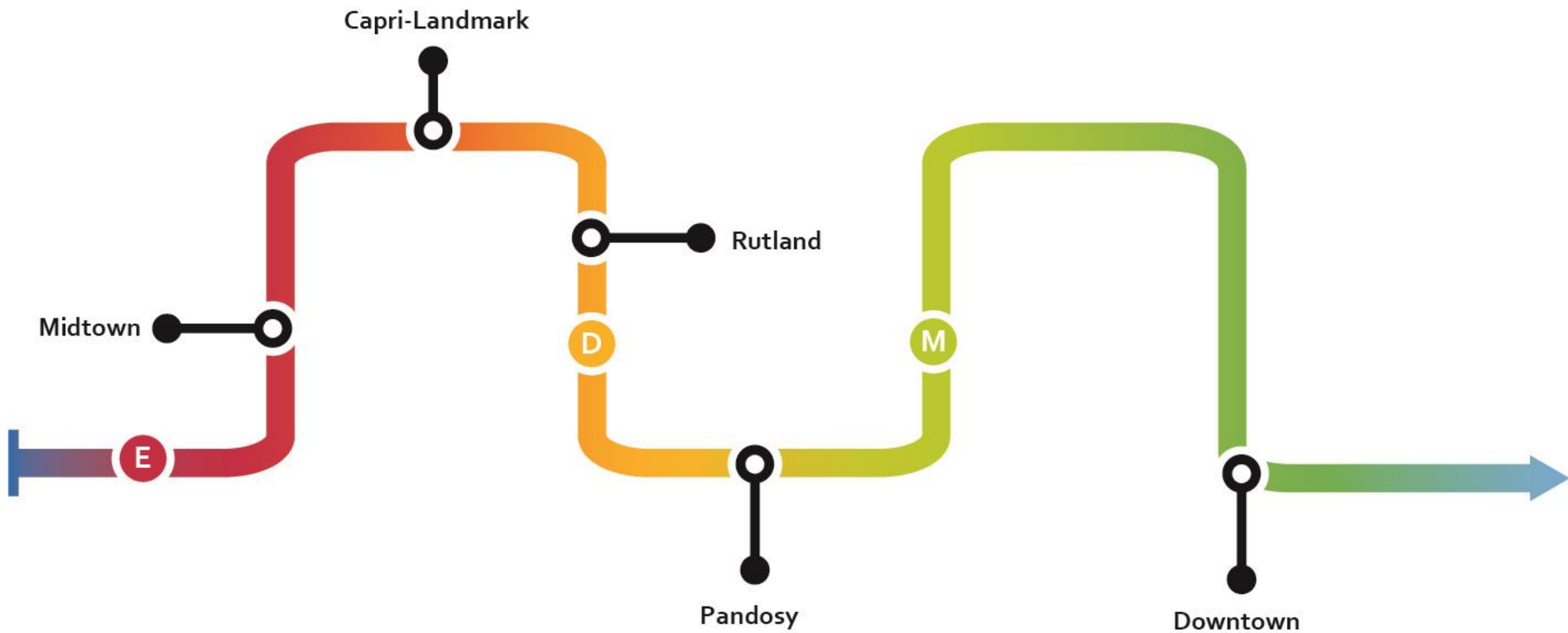


Midtown  
Urban  
Centre



Capri-  
Landmark  
Urban  
Centre

# Urban Centre stages of maturity



# Thriving Urban Centres Components



Demographics



Housing



Growth



Daily Needs



Transportation



Climate &  
Environment

# Rutland Urban Centre



# Rutland highlights



**1 in 4**

identify as Indigenous or  
visible minority



**40 people / ha**

Population density



**<50,000 ft<sup>2</sup>**

Commercial space  
in past 4 years

# Rutland highlights



**2,227 jobs**

Fewest of all Urban Centres



**#98**

Offers increased transit service to/from Rutland



**4**

Parks offering places for recreation & connection



# Midtown Urban Centre





## Midtown highlights

- **4 in 10** people over the age of 65
- Most people (**90%**) live in an apartment
- Building permits issued for **962** units



## Midtown highlights

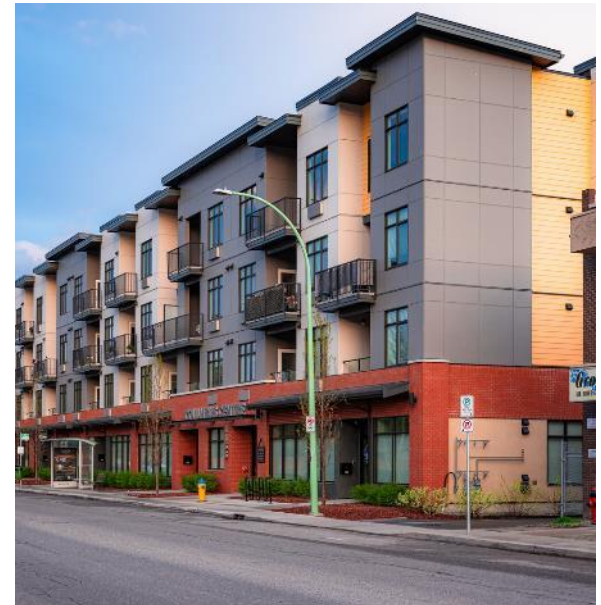
- **60%** land base for commercial businesses
- **0** schools and indoor public space
- As regional destination the area is **auto-oriented**
- Only has **7.4%** tree canopy coverage

# Capri-Landmark Urban Centre



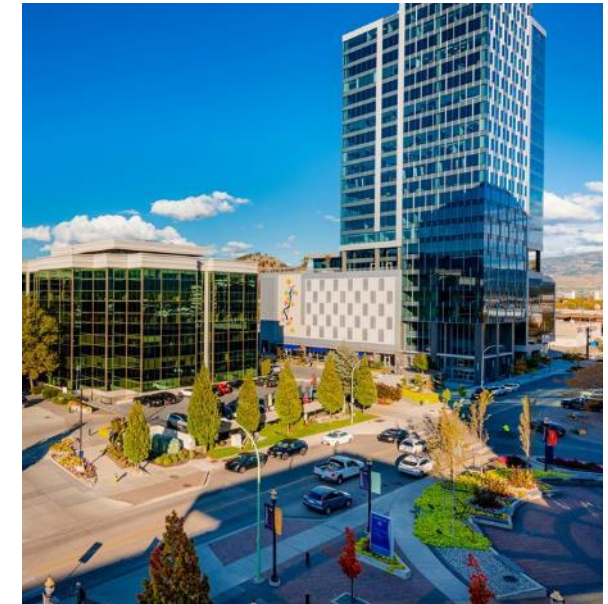
# Capri-Landmark highlights

- Over **one-quarter** of households have low incomes
- **7 of 10** households rent
- Nearly **10%** of the city's commercial growth

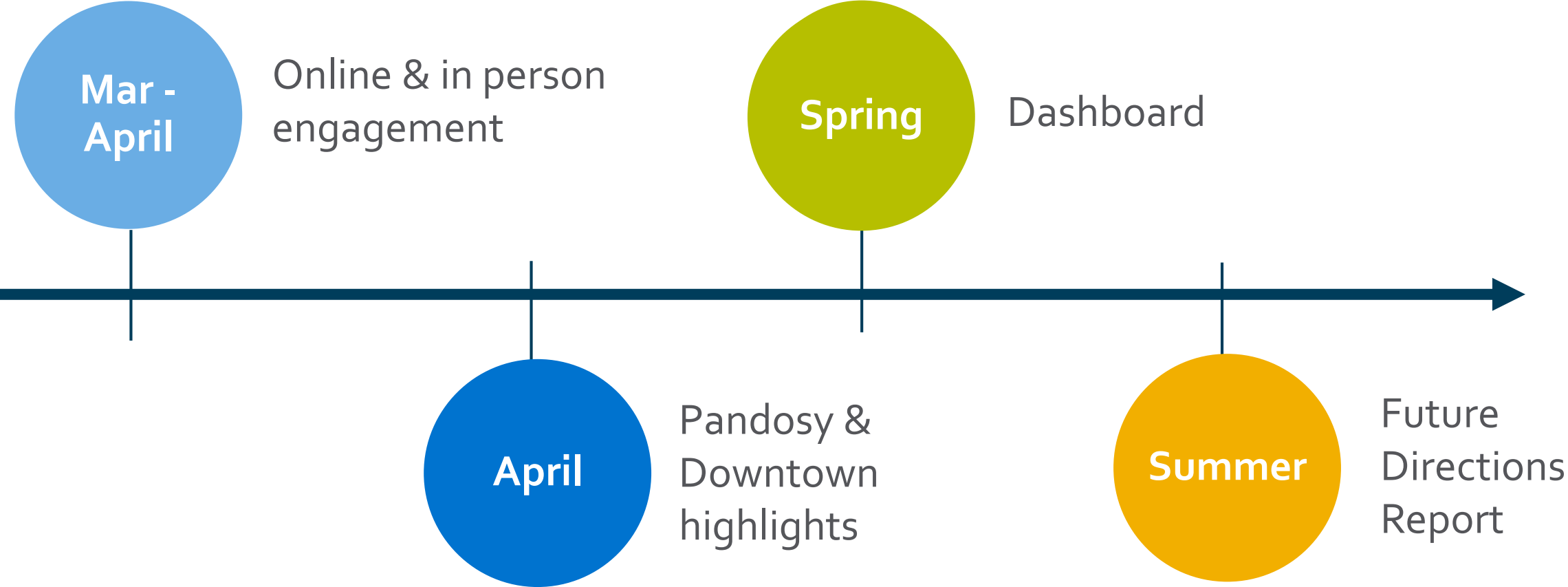


# Capri-Landmark highlights

- **No** schools or indoor public space, but now hosts Kelowna Farmers Market
- **63%** sidewalk completeness
- Parks make up **<2%** of land base



# Next Steps



An aerial photograph of a city, likely Vancouver, showing a mix of residential and commercial buildings. In the background, a large blue lake is visible, with mountains rising behind it. The foreground shows a busy street intersection with various businesses, including a 7-Eleven and a Starbucks. The word "Questions?" is written in large, white, sans-serif font across the middle of the image.

Questions?