



Development Evaluation

January 2, 2024

Development Location: 3715 Hoskins Road, 3717 Hoskins Road, and 2424 Dobbin Road

Local Government: West Kelowna

Transit System: Kelowna

Local Government File Number: Z23-07

Land-use Typology

Urban

Suburban

Rural

Local Context

Urban Infill

Urban-suburban Fringe

Suburban Infill

Suburban-rural Fringe

Rural

Suburban Sprawl

Urban Sprawl

Urban-rural Fringe

Density

Increasing

Same/similar

Decreasing

Supporting Policy & Design

Offsite pedestrian connections to nearest bus stop(s)

Onsite pedestrian connections to public pedestrian facilities

Cyclist connections to nearest bus stop(s)

Onsite cyclist facilities

Universally accessible

Reduced or remove minimum parking requirements

Grid or grid-like block design

Small block size

Connections to lands beyond

Transit Readiness

Service:

Currently the proposed development is within proximity to most of West Kelowna's transit. Being centrally located, routes 21, 24, 25, 26, 28 and 29 are all within 100 meters. More rapid transit is available under 350 meters away on route 97.

Future planning highlights the need to improve weekend service on the local routes in West Kelowna as well as adding additional weekday frequency to route 97.

Infrastructure:

Both nearby bus stops (#103596 and #103597) currently have shelters and garbage bins. No further improvements are required.

Ensuring pedestrian connectivity from the west side of the development is key to ensure that transit riders have the most accessible pathway to transit at Westbank Exchange and stop #103597.

BC Transit supports this development as it brings additional density to the urban core in West Kelowna while making transit accessible. BC Transit has received updated information related to the reduction of parking via cash-in-lieu as well as the introduction of car share spaces. Thank you for the opportunity to review this proposed development.

If you have any questions or would like to discuss further on this proposal, please contact:

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