

WEST KELOWNA OFFICIAL COMMUNITY PLAN

PHASE 2 - GROWTH CONCEPT







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THE IMPORTANT QUESTIONS

WHY PLAN WEST KELOWNA?

Today, West Kelowna is home to 37,046 residents, and by 2040, our population is expected to be more than 49,400. This growth will bring both opportunities and challenges and strategic planning is essential to ensure West Kelowna can continue to grow in ways that reflect the vision for the community.

To accommodate our growth over the next 20 years, we need to create and implement plans and policies that clearly identify where development will be prioritized and supported with infrastructure and amenities. The City's Official Community Plan (OCP) update is one way that we can help direct growth to positively impact our community.

The growth concept report marks an important milestone in the OCP update process. It builds on the completed work of Phase 1, #OurWK Visioning, and Phase 2, Growth Ideas, and sets forth a bold vision for the future of the City. While our policy updates have been underway, there is more work ahead.

WHAT IS A GROWTH CONCEPT?

A growth concept identifies where the City will grow over the next 20 years. It identifies the areas in the City that will have different types of housing and where other activities will occur. A growth concept serves as a benchmark for future policy development and more detailed mapping to be measured against. It is one of the most critical steps to establishing a direction moving forward.

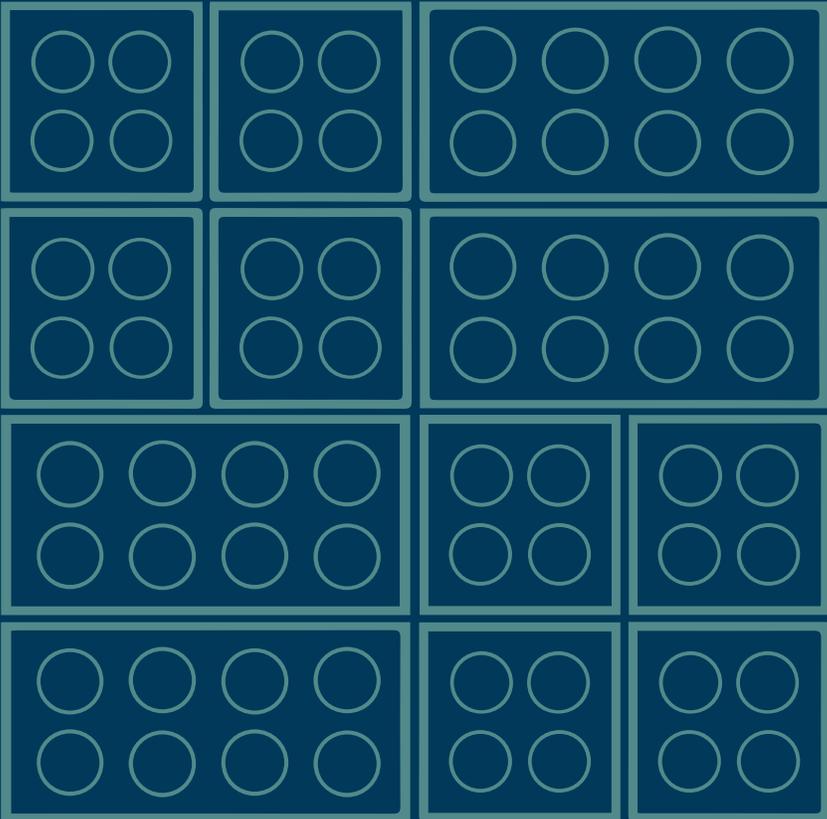
The growth concept outlined in this report represents a shift toward a new but familiar approach to growth in our community. It is an approach that focuses the majority of future growth in the urban and neighbourhood centres, setting the foundation for improvements to transit service, promoting greater housing variety, creating complete neighbourhoods and allowing the City to focus its infrastructure investments.

HOW WILL THE CONCEPT EVOLVE?

The foundation of the concept outlined in this report are the community pillars outlined in the OurWK Vision and the more recent inputs from stakeholder, Council, City staff, and public engagement conducted in Phase 2 on how the City should grow. While these items form the basis of the concept they are also aligned with best planning practices to ensure our growth enhances the quality of life that existing and future residents will enjoy.

As the growth concept is reviewed by Council and is further informed and vetted by detailed technical analysis and stakeholder consultation, some of which is legislatively required, additional refinement will occur. The OCP Update process is intended to be built in a layering approach and will continue to evolve and be refined as we work towards a succinct plan.

THE BUILDING BLOCKS



WHAT SHAPES THE WEST KELOWNA WE KNOW TODAY?

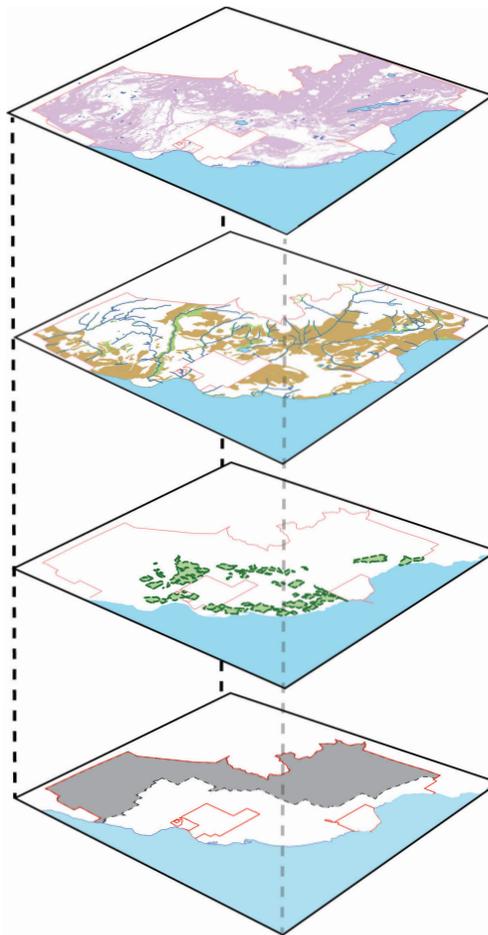
There are many different factors that have shaped the West Kelowna we all know today. Some of these influential factors have been based on policy and infrastructure decisions, while others are foundational elements of West Kelowna's natural landscape. The OCP update is one process that will allow us to help shape our future growth, but many of the foundational elements will remain the same. In order to understand the influence of these areas, we have to consider their role in continuing to shape this future growth.

Steep Slopes

West Kelowna is defined by its unique topography and landforms. While these features shape the City we know today, these prominent features also dictate how and where we may grow and develop in the future. As we consider future land use demands, we must understand how we may manage and protect our hillsides as sensitive development areas.

Agricultural Roots

The fabric of West Kelowna is defined by its rich agricultural history, which is seen throughout our community and neighbourhoods. These lands shape the way we have grown as a community and will continue to influence how we grow and build in the future. As we understand their value and importance to the community, the future growth should continue to respect their place in our rich and diverse landscape.



Environmental Features

Our lakes, streams, wetlands and green spaces are what make West Kelowna beautiful. How we interact with these features is often determined by how we build around them. As we continue to grow and develop, we must consider how our use of our lands impacts these sensitive environmental features and what efforts may be taken to protect or enhance them.

Servicing Limitations

In order to grow and develop as a community, we have to acknowledge the servicing limitations that we currently face. While servicing boundaries can change as new infrastructure can be constructed, we need to ensure and be mindful of the cost and time it takes to make improvements. As we develop and grow in the future, we must be mindful that our infrastructure improvements are targeted to provide a community benefit to new and existing users.

A LIMITED LAND BASE

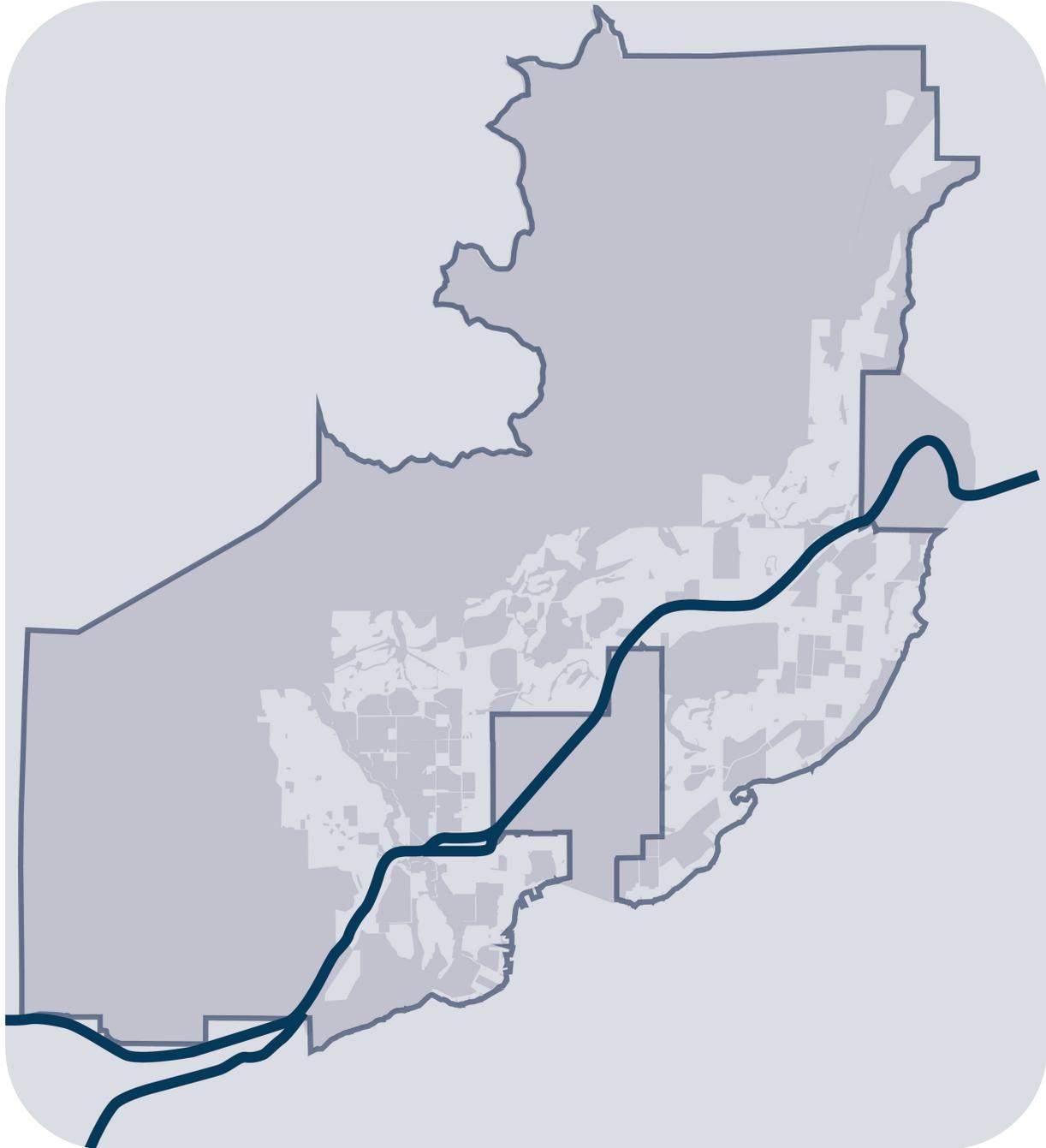
VIBRANT, MIXED-USE CITY CENTRES



A LIMITED LAND BASE: Though much of West Kelowna is developed as low-density housing, more than two-thirds of West Kelowna is Rural Reserve, Park, Nature Areas, Agricultural Land, or steep slopes. Of the more than 30,000 acres that comprise West Kelowna, less than 10,000 acres are available as developable land, represented as the lighter area above.

A MOBILITY CORRIDOR

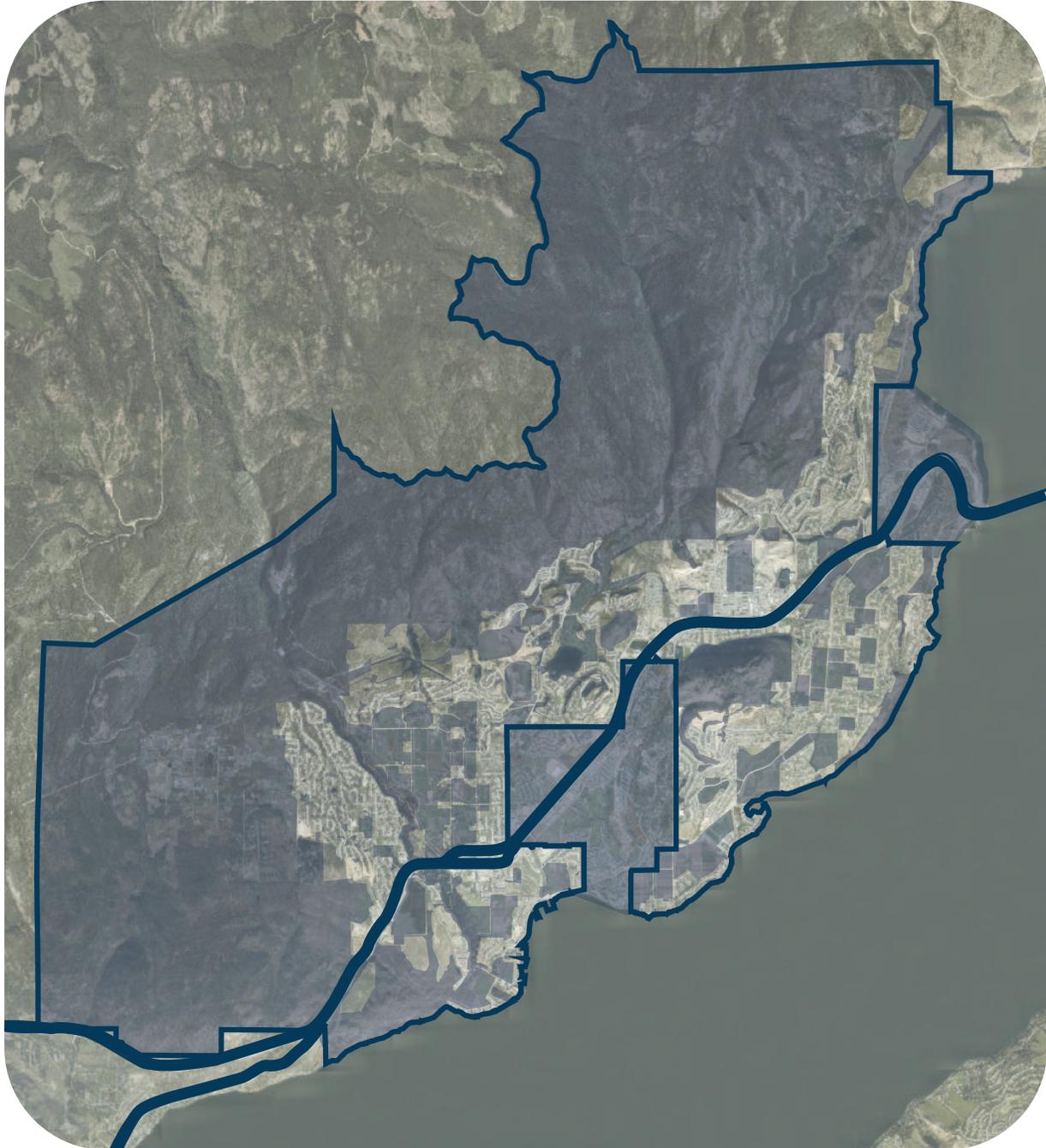
VIBRANT, MIXED-USE CITY CENTRES



A SERVICE AND MOBILITY CORRIDOR: Although Highway 97 may be experienced as a ‘divide’ in the City, separating North and South, it is also a primary corridor for services, transit, and circulation. The development of West Kelowna will continue to utilize Highway 97 as its primary mobility corridor but will establish growth and development objectives that will seek to enhance the current user experience.

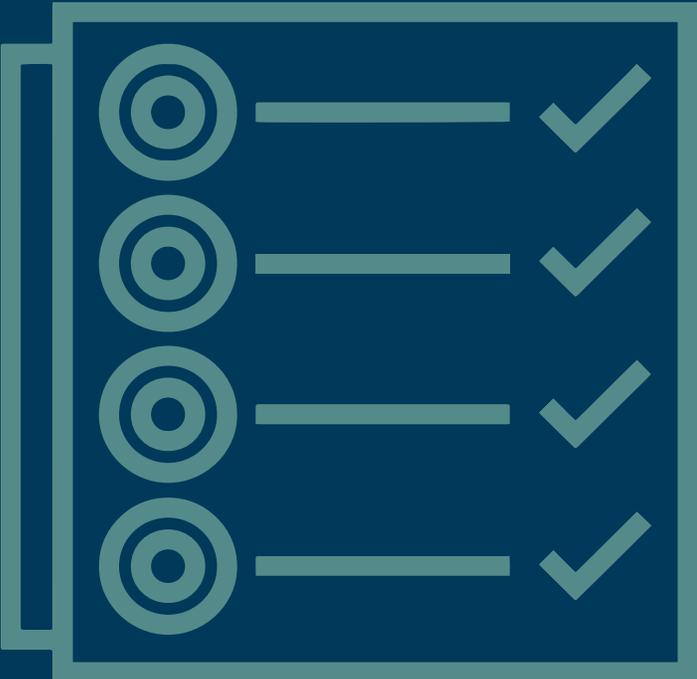
TARGETED GROWTH

WEST KELOWNA'S DEVELOPABLE AREA



TARGETED GROWTH: The limited developable land base in West Kelowna combined with the Highway 97 corridor establishing the basis for where future growth should be focused in West Kelowna. By identifying where we may grow we can inform our process moving forward with targeted growth and investment in our community. The previous maps have built upon one another to showcase the community's future developable area - those most suitable to development capabilities.

WHAT WE HEARD AND KEY OBJECTIVES



Our Community Vision

The West Kelowna Community Vision, OurWK, was marked as Phase 1 of the Official Community Plan Update. This document is crucial to understanding how our community envisions future growth for West Kelowna.

Through an extensive public engagement process, and consultation with stakeholders, Council, and Westbank First Nation the Vision was completed and adopted by Council in the winter of 2021.

The Vision is the first of its kind for West Kelowna and marks a future outlook for the community 20 years into the future. The information in the OurWK Vision captures the community's values, interests, and ideas on what was important, what we needed to achieve, what opportunities and challenges we may face, and ultimately how we may grow.

Five Foundations

The Vision contains five foundations, unique focus areas that will guide our successful achievement of our future vision. The five foundations are:

- **Our People**
- **Our Connections**
- **Our Adaptability**
- **Our Prosperity**
- **Our Places**

Each foundation is representative of the hopes and ambitions as a community, together they represent what our community will be as a whole in the future.

Our Key Directions

The Vision also contains 23 key directions, organized around the five foundations. The key directions are our priorities for moving forward, they will guide our actions, and ensure we keep on track with our Vision. These key directions are supported by signs of success, measurable deliverables our community may review as we continue to grow.

Our Considerations

The ideas behind the growth concept are rooted in the OurWK Vision, planning analysis and best practices

that were completed as part of Phase 2, including stakeholder, public, and Council consultation. Together, these two phases have informed the growth concept ideas that will provide the basis for our future land use planning decision. Further detail and analysis is required, but this concept will provide a stepping-stone in these discussions.



Phase 2 Engagement Themes

Growth in West Kelowna should happen in a way that is reflective of the foundations and key directions of the Vision. As part of the Phase 2 consultation, we asked how these themes should be incorporated into our growth and allowed people to act as planner mapping out growth areas. Through this process the public, stakeholders, and Council helped shape the basis for the growth concept and the objectives that the growth concept in this report aims to address including:

Housing Attainability - A prevalent theme throughout the public engagement process was the discussion around housing attainability, and the diversity of housing type and tenure. Housing diversity describes the variety and availability of housing types in a community, and tenure describes the type of ownership or relation that a person has with their housing. A community that has a great deal

of housing diversity can provide living opportunities to a greater range of lifestyles, life stages, and backgrounds. Housing diversity also allows for ‘aging-in-place’ - where a household can transition housing needs through all stages of life. The growth concept acknowledges our existing low density housing and identifies areas for more medium, and high density housing options. This diversity and increase in housing supply will promote the construction of smaller dwelling units, which will assist in providing residents with an entry-point to the real estate and rental markets.

Services & Amenities - There is a strong desire to have more services and amenities in West Kelowna. Currently, shopping and services in West Kelowna are concentrated in Westbank Centre, which is not as easily accessible to residents living in the eastern portion of the City. Residents living in the eastern area of West Kelowna cited their reliance on Kelowna for their shopping and service needs. The growth concept identifies Boucherie Centre as a second urban centre that supports higher density housing forms and supports the viability of more commercial and retail opportunities in the area. In

addition, neighbourhood centres will provide more local options to residents living in our periphery areas, which will see a potential decrease in the number of vehicle trips to urban centres for staples and essential services.

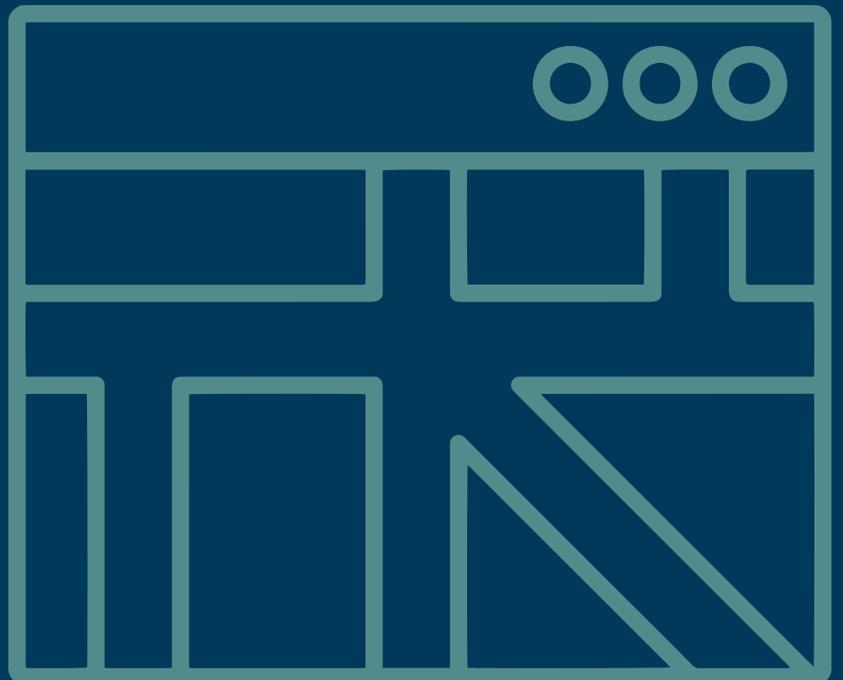
Transportation - There was extensive dialog on Highway 97 and transit options for the future of the City. Many identified that prior to future growth, additional updates to Highway 97 and to our transit system would be required. As part of the ongoing consultation process, the Ministry of Transportation and BC Transit will continue to be consulted to identify opportunities to see improvements to Highway 97. As Highway 97 falls under provincial jurisdiction, the City must work together with the Ministry to help shape change.

Another key factor for the transportation related discussion has been the ongoing update of the City’s Transportation Master Plan which is being developed in conjunction with the OCP Update. These two plans working together present a key opportunity to shape West Kelowna’s future and help eliminate transportation related growth impacts.

KEY OBJECTIVES OF THE GROWTH CONCEPT

- **Provide a range of housing types and tenures, increasing attainability and affordability options.**
- **Increase densities and promote a shift from single family dwellings to vibrant mixed-use centres.**
- **Develop urban and neighbourhood centres that will provide convenient access to services at both the community and neighbourhood levels.**
- **Identify opportunities that will address short, medium, and long-term housing challenges.**
- **Design future neighbourhoods to follow a ‘complete neighbourhood’ model and support alternative modes of transportation.**
- **Enhance and promote the West Kelowna Business Park as the economic core of the City.**

GROWTH CONCEPT OVERVIEW





VIBRANT CENTRES AND COMPLETE NEIGHBOURHOODS

OUR GROWTH CONCEPT

The growth concept developed as part of this phase of the project identifies that there will be four key types of development that will define West Kelowna’s future growth, and contribute to having vibrant centres and complete neighbourhoods. Overall, the growth concept identifies:

- 1. Two Urban Centres;**
- 2. Five Neighbourhood Centres;**
- 3. Infill Opportunities; and**
- 4. The Business Park**

Together, these four types of development establish where the majority of future residential and nearly all commercial, institutional, and industrial uses will be located. While the concept identifies ways to address key challenges like the access to services, improved housing attainability, and more diverse housing options, it also recognizes there is still an interest by many to live in single family homes. The growth concept acknowledges the desire for more traditional single family homes and anticipates this growth will occur in the two recently approved Comprehensive Development Plans (CDP) in Smith Creek and Goats Peak neighbourhood areas. As the CDP areas develop, the City will shift towards a more economic and sustainable model of growth in the future.

COMMUNITY FRAMEWORK

The community framework below illustrates the level of density anticipated in each of the four development types. While the overall identification of our urban and neighbourhood centres share similar principles in the existing OCP, the growth concept includes a significant shift towards higher densities and more diverse housing types. This model of dominant urban centres, with smaller neighbourhood centres that address daily needs will allow for focused growth and a concentration of services.



THE ANALYSIS

The growth concept has been analyzed and reviewed with the proposed heights and densities that the community and Council have identified during the consultation process. As part of the modeling that was completed, the project team used various assumptions ranging from a conservative growth model with limited redevelopment and development market uptake to a aggressive model with a higher factor of redevelopment and development of vacant sites. Through this modeling process, the identified growth concept presented in this report can accommodate more than the identified growth required ranging from **1.16x to 1.85x** the required number of units without accounting for any infill development (Table 1). While many of the inputs that influence this model are based on market driven factors, the range present is considered very supportive of development in the community and highlights the significant focus on growth in the Urban and Neighbourhood Centres (Figure 2).

Table 1. Growth Forecasting Based on Growth Concept and Moderate Level of Development

Location	Number of Dwellings	Number of People
Urban Centres	2329	5357
Westbank Urban Centre	1815	4174
Mixed-Use Corridor	447	1027
Commercial Core	353	811
Residential Shoulder	1016	2336
Boucherie Urban Centre	514	1183
Neighbourhood Centres	2486	5719
Goats Peak	530	1219
Gellatly	499	1148
Smith Creek/Shannon Lake	672	1546
Rose Valley	606	1394
Lakeview Heights	179	413
Planned Development	2953	6792
Total	7768	17867

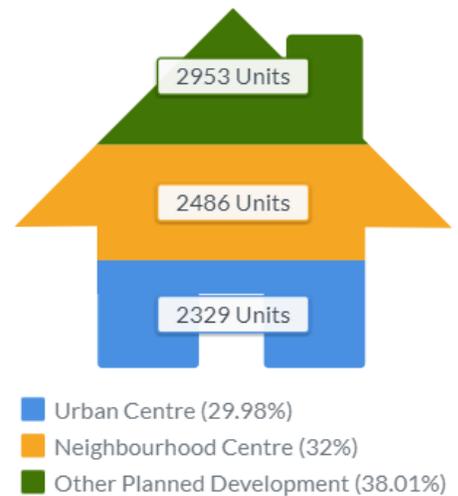


Figure 1. Development Area Breakdown

A key aspect to the growth concept is the transition to more diverse housing forms. Through the modeling and refinement processes, the proposed concept is well aligned with the housing mix identified in the initial growth forecasting report prepared by Colliers International and is close to aligning with the desired housing mix identified through consultation with stakeholders, the public and Council (Figure 2).

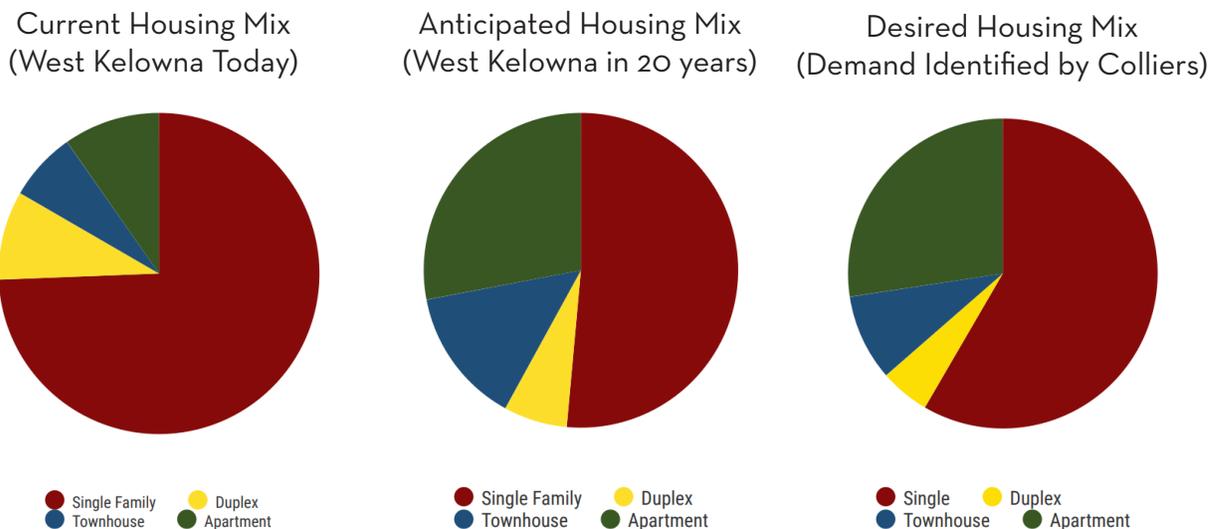
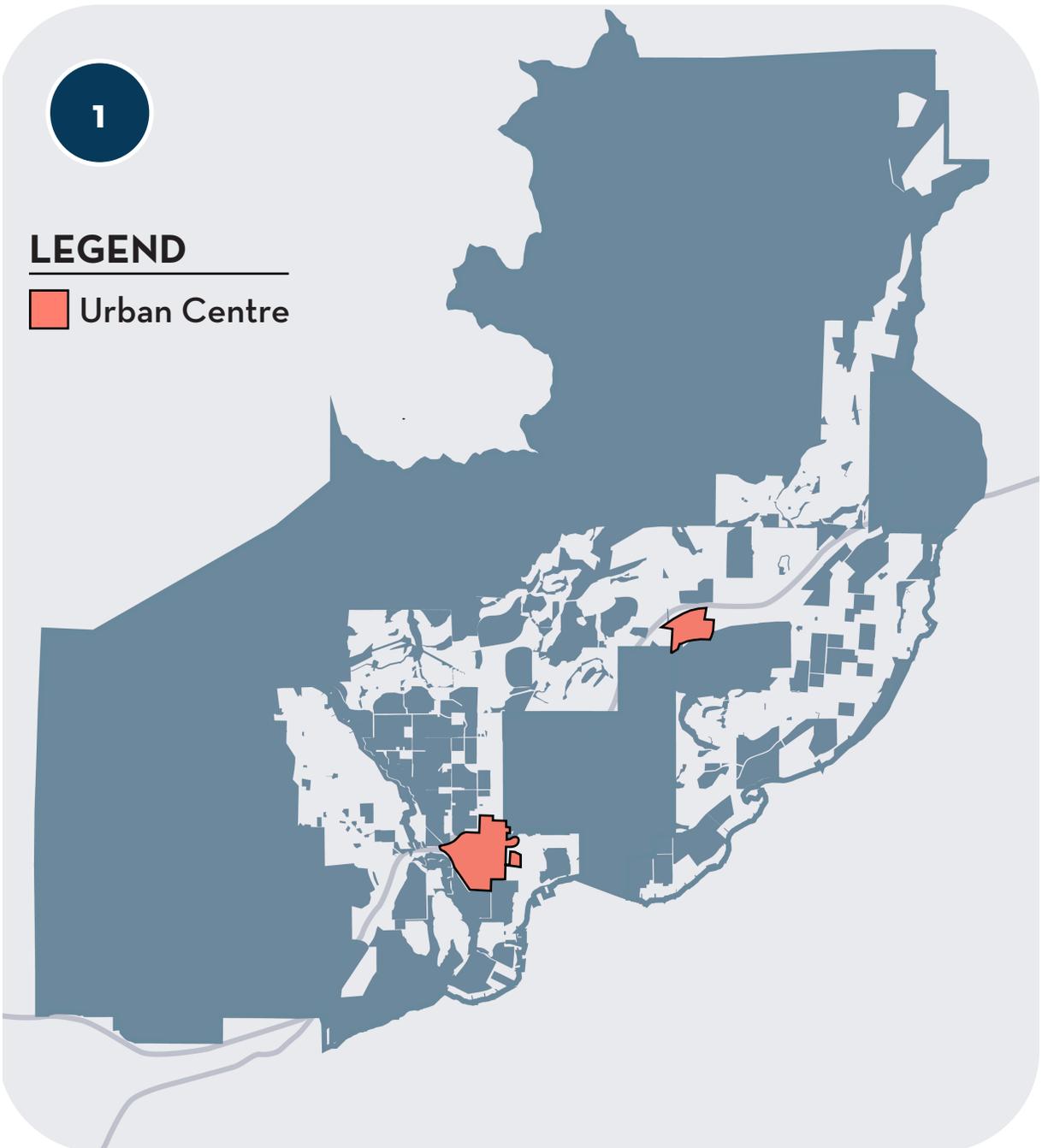


Figure 2. Housing Mix Comparison

URBAN CENTRES

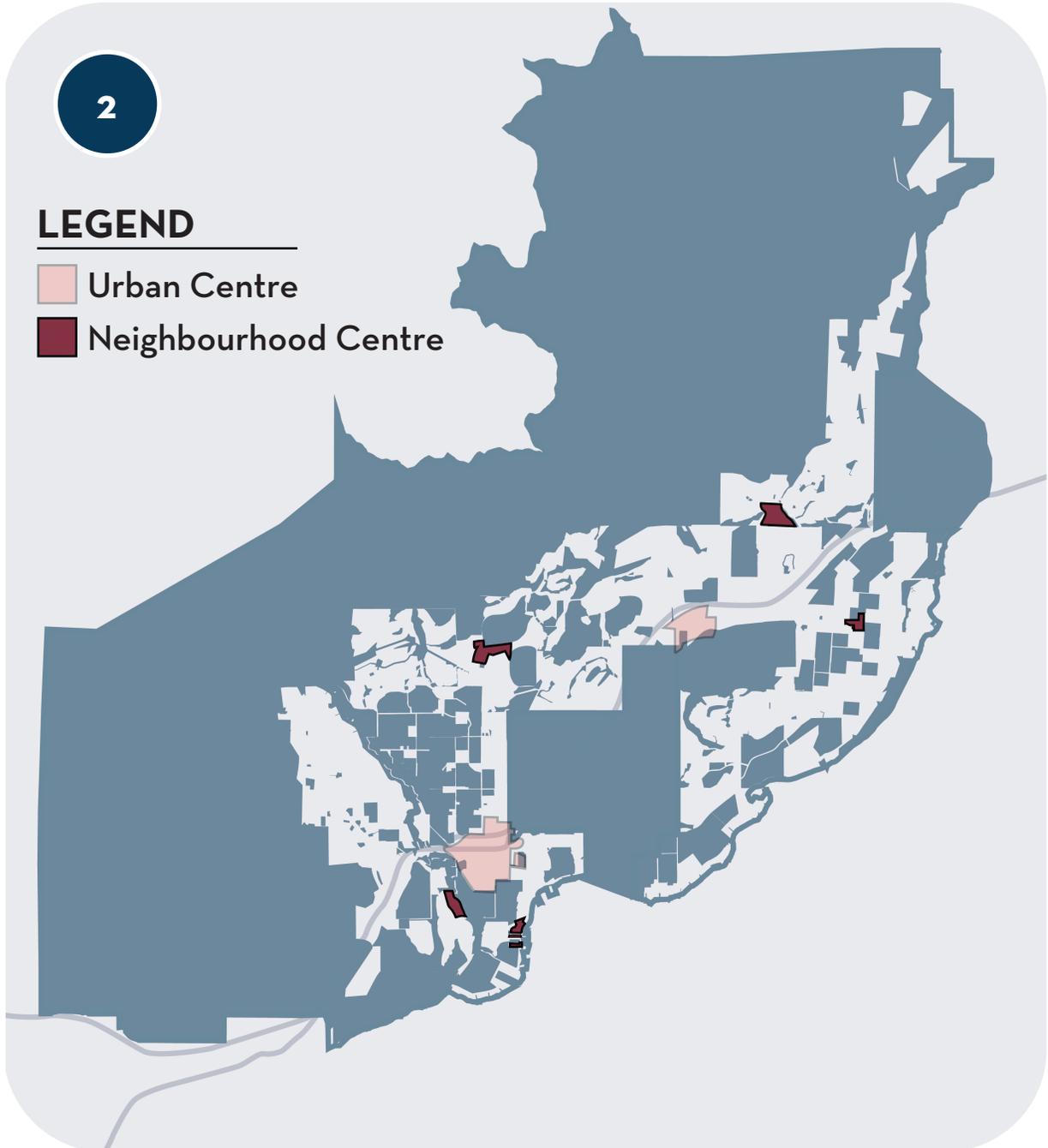
VIBRANT, MIXED-USE CITY CENTRES



URBAN CENTRES: By focusing future growth within two core centres - each within immediate proximity to Highway 97 - new residential development, commercial services, community and civic amenities, and infrastructure can be situated within a relatively compact area. This development pattern will establish two future growth areas for the City, effectively managing future growth expectations and demand effectively, while leveraging the benefits of increased density and compact urban forms.

NEIGHBOURHOOD CENTRES

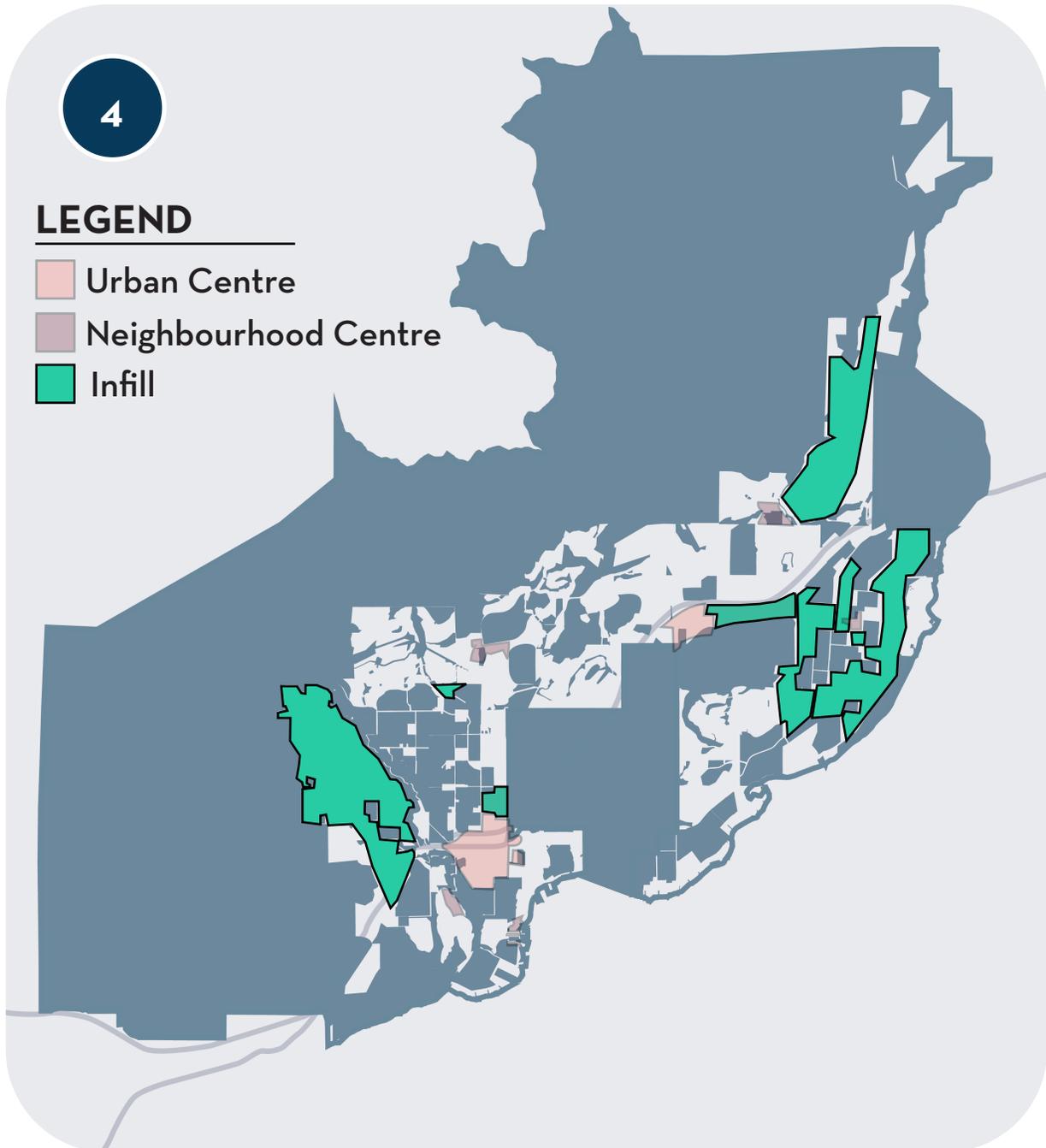
COMPLETE NEIGHBOURHOODS



NEIGHBOURHOOD CENTRES: Neighbourhood centres will address gaps within our community, by providing small scale complete neighbourhoods in select locations in the City. The development pattern of these centres will see the addition of a range of higher density housing and commercial services. The locations of these neighbourhood centres will service neighbourhoods that are on the periphery of the larger urban centres and allow for more access to services, and an increased range of housing options.

INFILL HOUSING

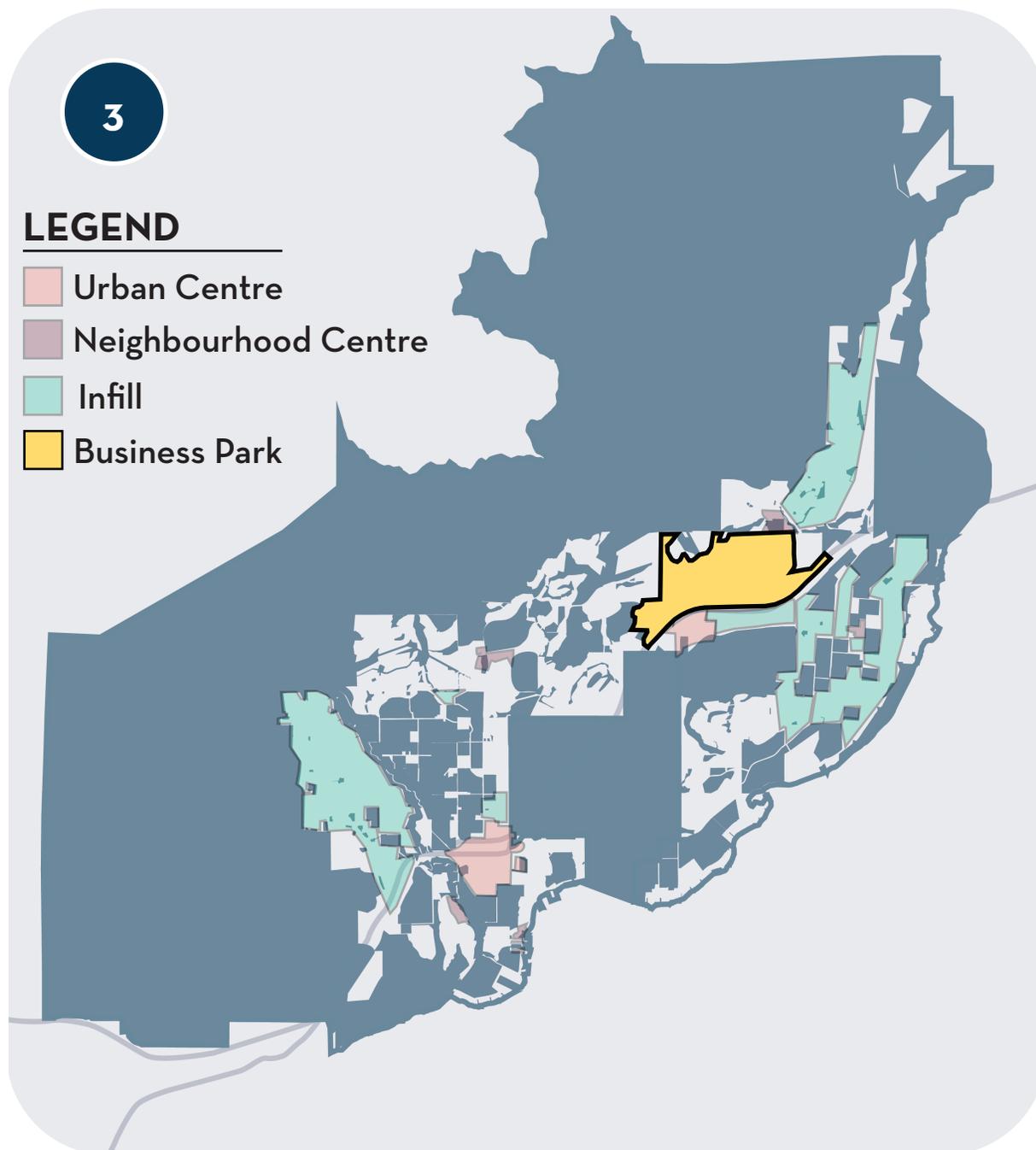
AN EFFICIENT WAY TO CELEBRATE EXISTING NEIGHBOURHOODS



INFILL OPPORTUNITIES: Though not a primary driver in shaping the growth concept, the opportunity for infill housing throughout West Kelowna will be explored. While the areas identified above highlight areas with parcel sizes more suitable for infill development, other areas of the community would also be considered. To facilitate mobility and connectivity through the community, improvements to transit and cycling infrastructure networks should occur.

BUSINESS PARK

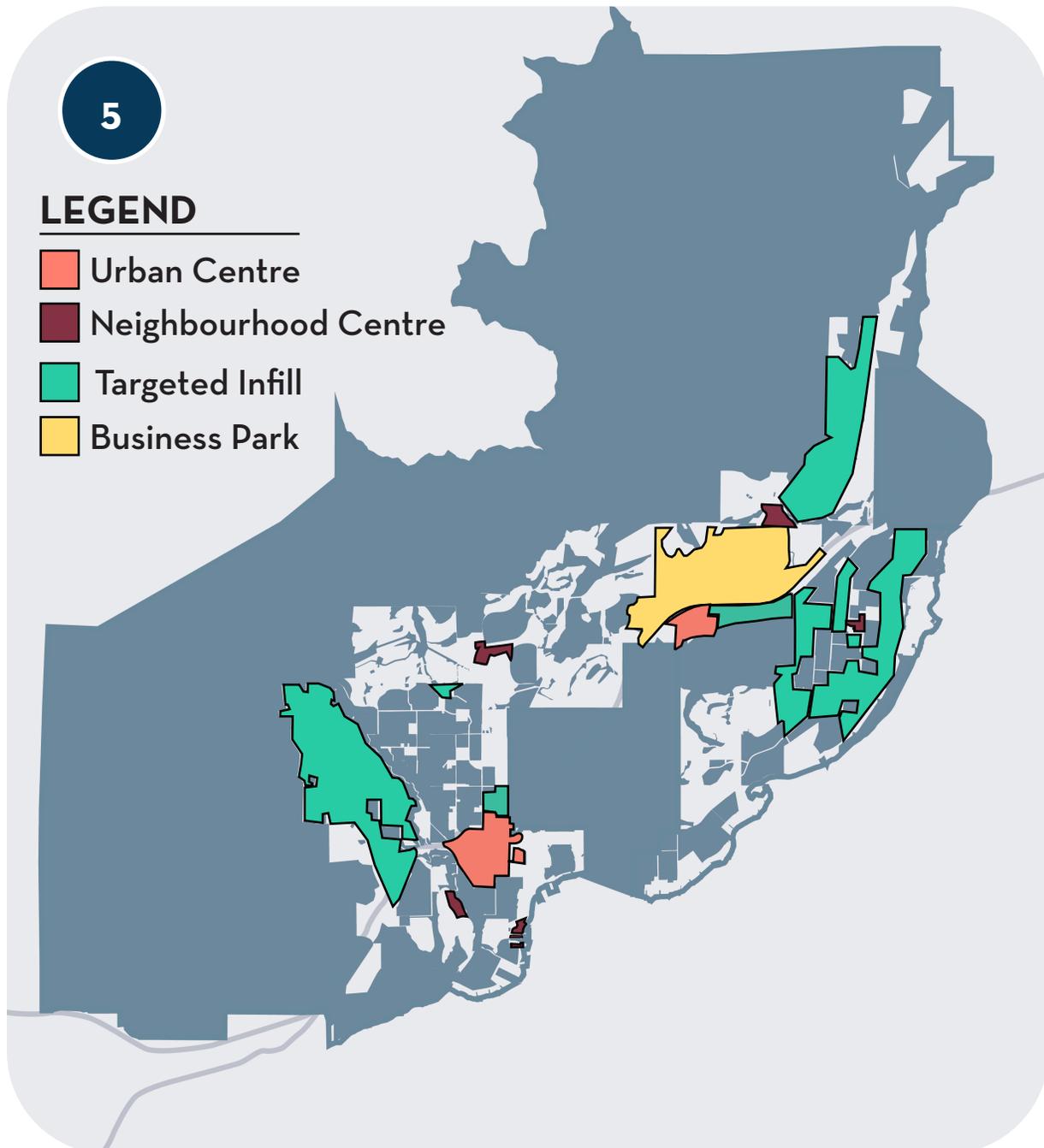
THE ECONOMIC CORE OF THE CITY



BUSINESS PARK: Including the business park in the growth concept identifies the value of employment lands to a healthy City. West Kelowna is privileged to have a healthy demand for new industrial and commercial lands. Existing industrial and employment land are well positioned along the Highway and may be strengthened through intensification. The business park's Location within the Greater Westside make it an accessible area and unique resource for the region.

COMBINED GROWTH CONCEPT

VIBRANT CENTRES AND COMPLETE NEIGHBOURHOODS



GROWTH CONCEPT: The combined layers of the growth concept provide a framework for how West Kelowna is to grow in the future. This concept will direct future land use decisions and guide the development of our residential, commercial, institutional and civic, and industrial lands.

1 URBAN CENTRES

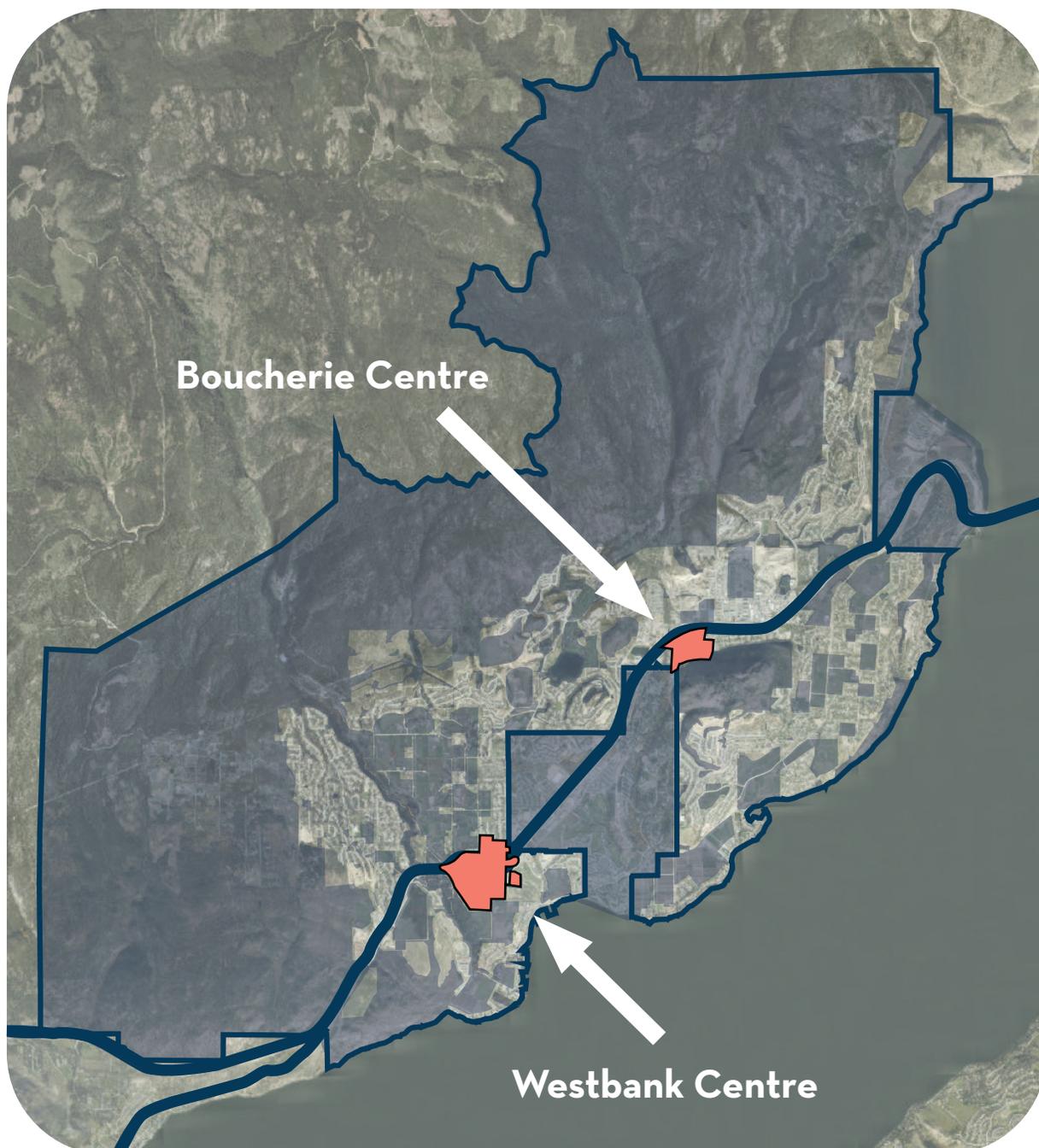


What is an Urban Centre?

An urban centre is an area that is a central service location and provides access to a range of land uses and generally supports a broad area rather than the immediate area surrounding it. Urban centres feature a high concentration of commercial and institutional uses, transit-oriented design and a prominent high-quality built form.

The identified urban centres in the concept will be prominent growth areas in West Kelowna, seeing a majority of the total growth for future housing demand. The building heights and density of these areas will be the highest in the community, including 6-12 storeys.

WEST KELOWNA'S URBAN CENTRES



WESTBANK URBAN CENTRE

A MIXED-USE CITY CENTRE AND A CIVIC HEART



The Westbank Urban Centre is one of two urban centres in West Kelowna. It is located in the heart of West Kelowna and currently serves as the focal point for high density development in the community. This urban centre will anchor its future growth around existing civic services like the new City Hall and Okanagan Regional Library, existing businesses and shops, and recent higher density residential buildings. The Westbank Urban Centre has three distinct areas that characterize unique growth opportunities including the Brown Road mixed use corridor, an established commercial core, and a developed residential shoulder.

SUPPORTED USES AND BUILT FORM

- Varying density throughout Westbank Centre, with the highest building height of 12 storeys along the Brown Road mixed use corridor.
- A commercial core will support the mixed use core with primarily commercial or lower density mixed use development and allow for a transition to the residential shoulder.
- Foster additional growth in the residential shoulder while promoting densities similar to or higher than existing development.
- Institutional uses bookending both sides of the urban centre including City Hall and the George Pringle School site will act as catalysts for development on the south side of HWY 97.

HIGHLIGHTS

- Leverage the momentum of purpose built rentals and new multi-family buildings in the Brown Road mixed use corridor.
- Utilize existing infrastructure improvements and community interest for Brown Road as a high street (most prominent area for activity, similar to Bernard Ave. in Kelowna).
- Take a more focused approach to revitalization in the Westbank Urban Centre by creating a mixed use focal point (12 storeys).
- Address housing accessibility and attainability through a diversity of housing types and tenures.
- Coordinate new development with an urban design strategy that promotes connectivity.
- Work with existing orientation of Highway 97, and support local roads in their transition to become urban streets in the urban centre.
- Plan a for density with infrastructure to support a transit-oriented community.

WESTBANK URBAN CENTRE AREA BREAKDOWN

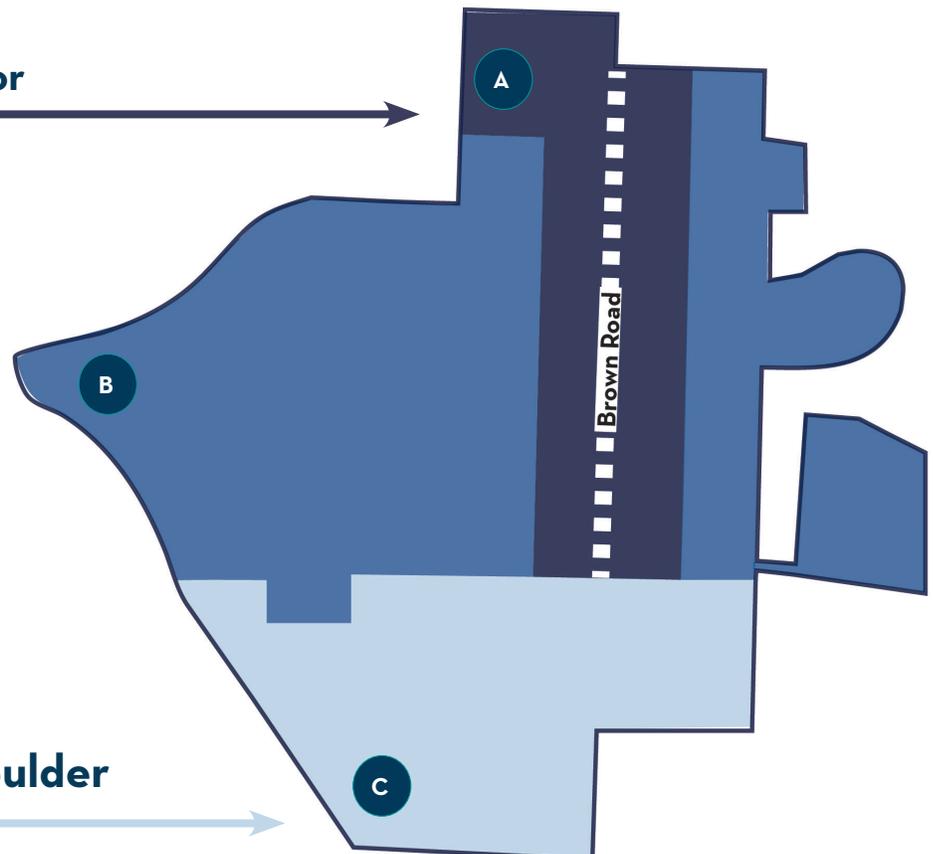
Area A - Mixed Use Corridor



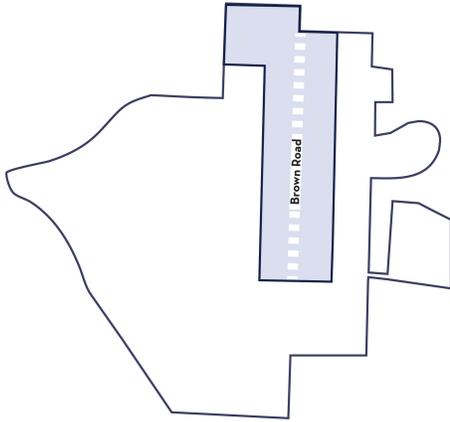
Area B - Commercial Core



Area C - Residential Shoulder



A AREA A - MIXED USE CORRIDOR

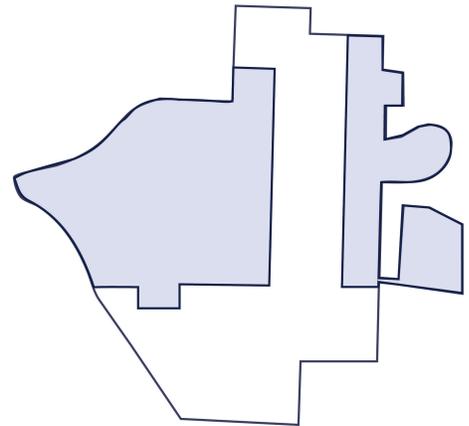


The Brown Road Mixed Use Corridor will serve as the high street and area with the tallest building heights (up to 12 storeys) and density of the Westbank Urban Centre. The corridor will serve as a focal point for thoughtful urban design to ensure this area is highly walkable, accessible, and desirable by local residents and visitors alike. Particular attention to urban design will be considered in how the street front will be designed to be highly engaging with the pedestrian to establish a vibrant and interesting main street. Highway 97 bisects Brown Road, so particular attention will need to be placed on pedestrian oriented design.

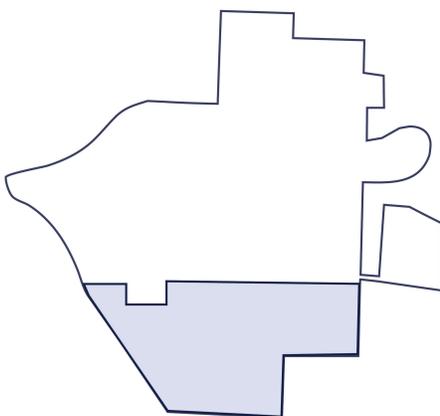
B AREA B - COMMERCIAL CORE

A range of lot sizes offer a great opportunity for a variety of commercial, civic, and institutional uses throughout Westbank Centre. Large lot configurations and existing commercial uses also create potential for significant redevelopment to occur at a range of densities (up to 8 storeys). Many existing lots that are used for low density commercial may be redeveloped as high density commercial or mixed use to better utilize existing areas, improve street front design, and the pedestrian experience.

Development of the commercial core will be supported by existing and future uses, including the new City Hall, Johnson Bentley Memorial Aquatic Centre, Okanagan Regional Library, and a range of other commercial establishments. Future growth in this area will contribute to the creation of an employment and service centre for the community. The development of each parcel in this area should be carefully considered to ensure these sites contribute to the overall vibrancy of the Westbank Urban Centre.



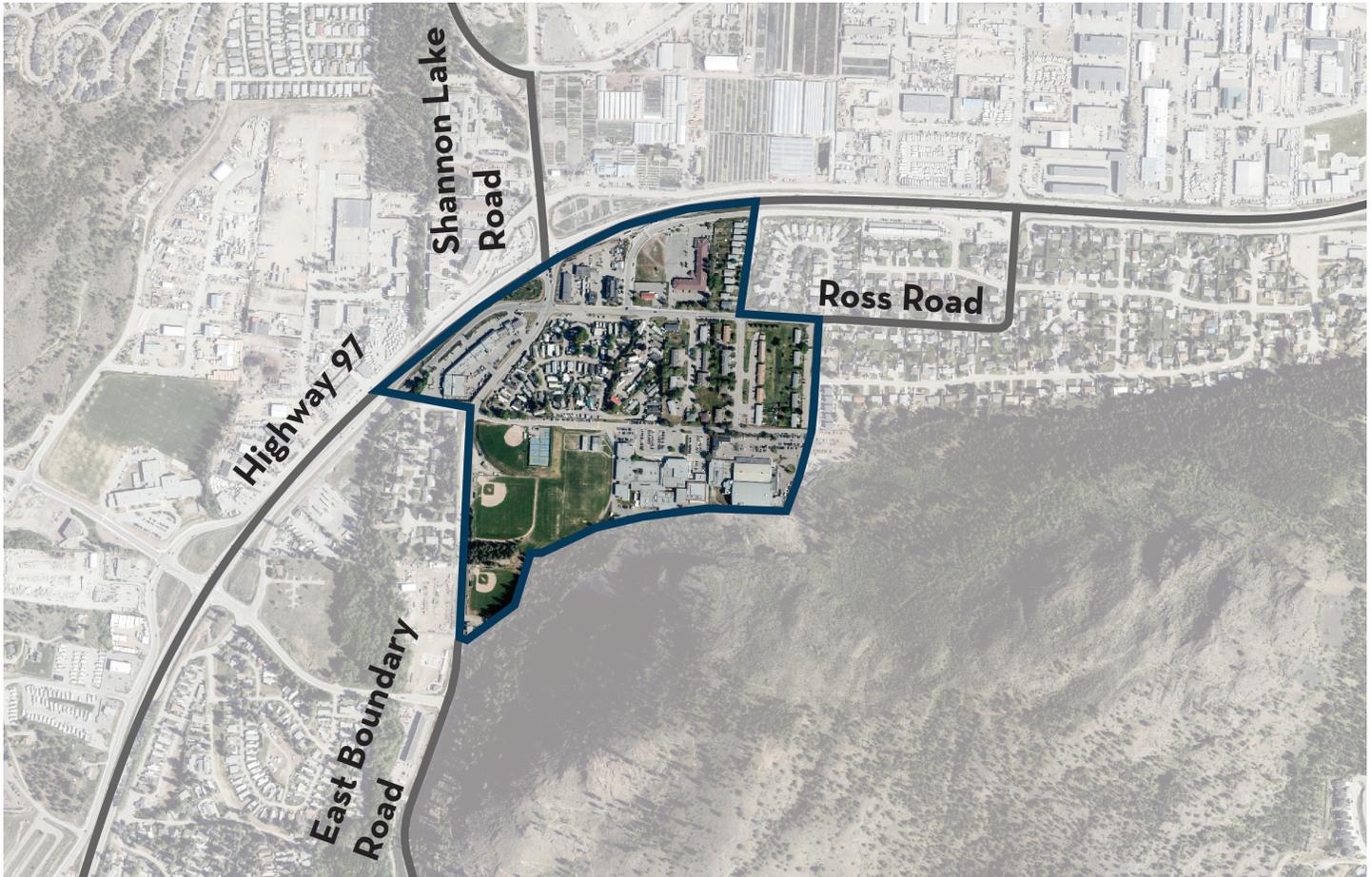
C AREA C - RESIDENTIAL SHOULDER



The residential shoulder will play a crucial role in delivering a range of multi-family housing options to those in the urban centre. Through the introduction of additional densities and an increase in the building heights (up to 8 storeys), the goal is to see some existing sites redeveloped. Despite this area being well defined with existing multi-family buildings, there is a significant development opportunity with the largest vacant parcel in the Westbank Centre area. The large 8.5 ha site is a prime opportunity for development and would act as a catalyst to support a transition for lower density housing forms and the redevelopment of older existing developments in the area.

BOUCHERIE URBAN CENTRE

A COMMERCIAL AND RESIDENTIAL CENTRE



The Boucherie Urban Centre is the second urban centre in West Kelowna. It is located on the east side of West Kelowna and will provide an accessible place to work, live, and play with excellent proximity to Mt. Boucherie, the Westside Wine Trail, as well as recreational and community facilities. The intent is to provide convenient access and services on the east side of the community while remaining identifiable from the Westbank Urban Centre by its own unique and distinct character.

The Boucherie Urban Centre will focus its highest density future growth around existing civic services like Mt. Boucherie Secondary School and the West Kelowna Community Hall (current City Hall). It will capitalize on the proximity and access to Highway 97, the existing Transit Exchange, and the business park. The close vicinity of the Business Park will enhance the potential to support medium density development in Boucherie Centre, and will support a growth model where residents can choose to live in close proximity to employment centres and major transit routes. The intent with introducing additional medium density in this area is to promote redevelopment while ensuring it does not detract from the identified higher density growth opportunities in Westbank Centre.

SUPPORTED USES AND BUILT FORM

- A concentrated area identified to promote redevelopment and a focus on higher density development (up to 6 storeys) with access and proximity to HWY 97.
- Creation of a distinct built form that is unique and does not take away from the prioritization of Westbank Centre as a focal point for investment.
- Provision of a mixed-use and commercial development to create an alternate service centre for West Kelowna.
- Prioritization of the urban centre area with building heights up to 6 storeys will support infill housing in the broader Boucherie Neighbourhood and further promote a diverse mix of housing.
- Targeted density that supports commercial uses will support additional services in the area and act as a catalyst for ongoing infill development to the east.

HIGHLIGHTS

- Permit a range of commercial, institutional, mixed-use, and residential uses that do not take away from the Westbank Urban Centre (e.g, 6 storeys vs. 8-12 storeys).
- Address housing accessibility and attainability through a diverse range of housing options.
- Focus on the unique characteristics of local civic services, parks, and natural amenities to develop an urban core that is unique.
- Provision of a mixed-use and commercial development to create an alternate service centre on the east side of West Kelowna.
- Leverage the unique proximity to two school sites on both ends of the urban centre acknowledging their role in creating a family oriented area.
- Development of an urban centre on the east side of the community near the transit exchange will support alternative transportation modes into Kelowna.

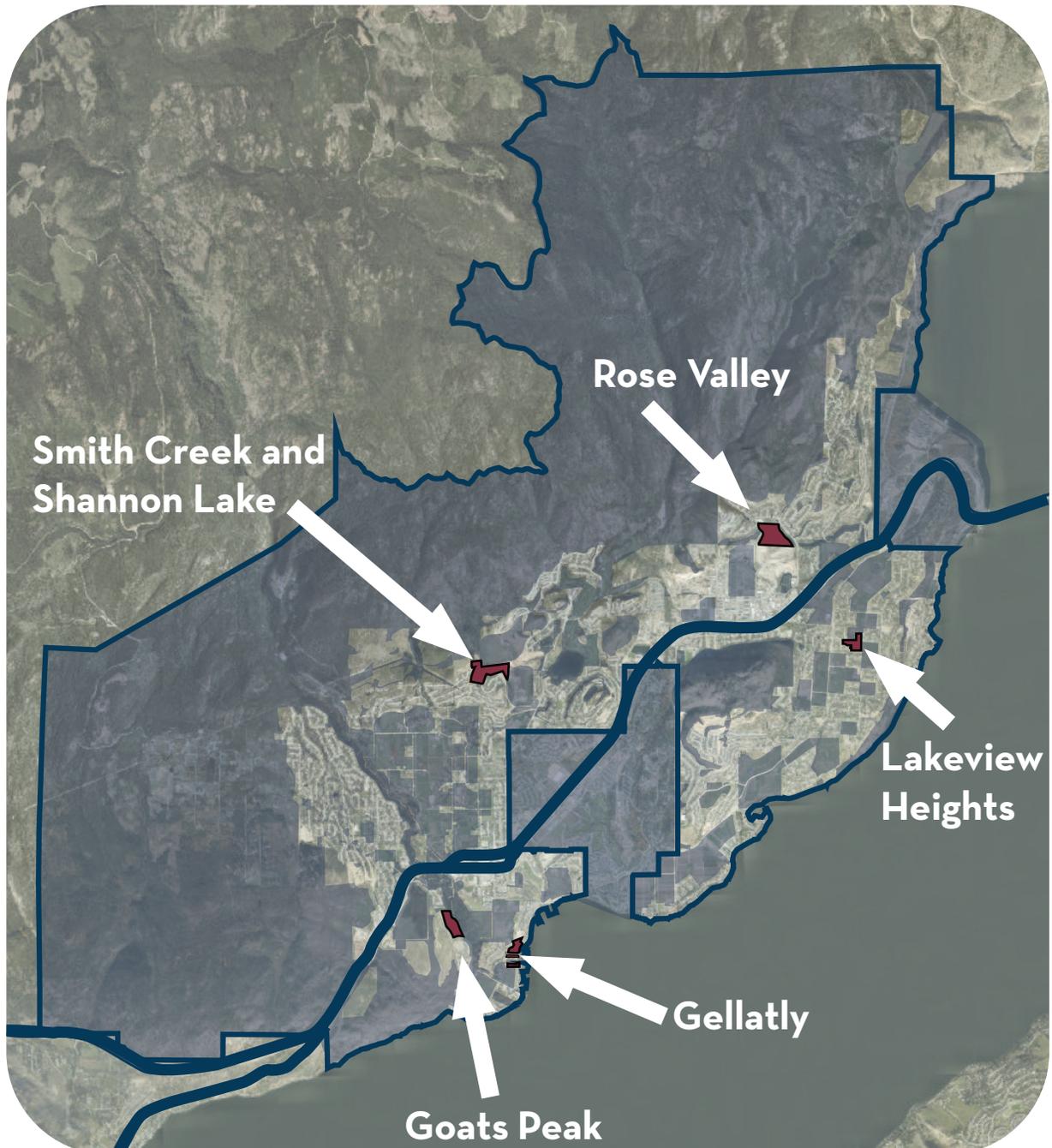
2 NEIGHBOURHOOD CENTRES



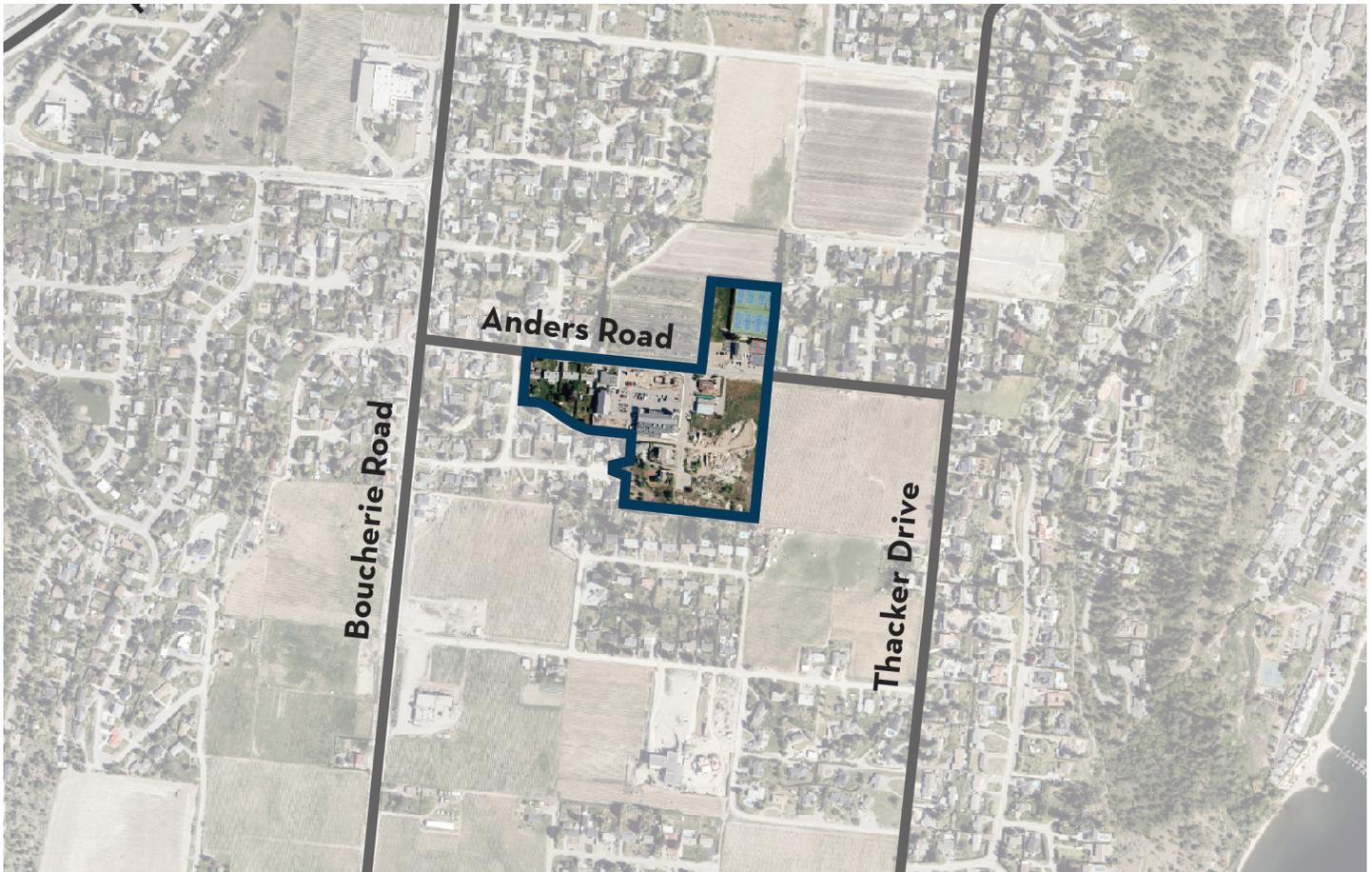
What is a complete community?

The neighbourhood centre growth concept permits small-scale commercial and medium density residential uses that promote diversity of commercial services in a neighbourhood. The services in these areas are intended to include services that are important to the daily life and activities of individuals and families in a neighbourhood. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options and civic amenities. This model creates what is described as a “complete community”. It is one that is built at a walkable and bikeable human scale, at locations conveniently located in the existing and planned transportation network, and meets the needs of people of all ages and abilities.

WEST KELOWNA'S NEIGHBOURHOOD CENTRES



LAKEVIEW HEIGHTS NEIGHBOURHOOD CENTRE



The Lakeview Heights Neighbourhood Centre makes use of existing development in the area, which aims to expand upon the existing neighbourhood centre.

Development will focus around Anders Road to establish a main street for the neighbourhood. Opportunities for future development in the area may come through parcel consolidation, whereby a single lot or multiple larger lots create a range of medium density housing types and tenures. The opportunity to create a range of different lot sizes and reconfigure the lots may also present opportunities for commercial or mixed-use, similar to what is existing in the neighbourhood centre.

SUPPORTED USES AND BUILT FORM

- ▶ A mix of medium density residential types and tenures, including townhomes and 3 to 6 storey apartments.
- ▶ Mixed-use commercial, including 3 to 6 storey apartments.
- ▶ A mix of small scale commercial uses, including office, retail, and service commercial that will cater to a complete neighbourhood model.

HIGHLIGHTS

- ▶ Support medium density and mixed-use residential to increase housing density and types and tenure options for neighbourhood.
- ▶ Allows residents to age-in-place and supports a community desire for downsizing.
- ▶ Additional development will enhance the vibrancy in the area.
- ▶ The expanded area for this centre will allow for additional development while transitioning into the surrounding area.

ROSE VALLEY NEIGHBOURHOOD CENTRE



The Rose Valley Neighbourhood Centre area is located along Westlake Road and Rosewood Drive. The centre currently includes MarJok Elementary, and the soccer dome, duplexes, and a large parcel single family lot. The surrounding area is largely single-family residential that is largely reliant on Lakeview Heights, Westbank Centre, and the Business Park for commercial retail services. The development of this area as a neighbourhood centre will promote walkability and improve accessibility to services, making this a complete neighbourhood model. This approach will alleviate some of the pressures currently felt by those having to commute long distances to access services in Westbank Centre or Lakeview Heights.

The future development of the neighbourhood centre will focus growth on the lands along Westlake Road, a portion of which are City owned lands and may be converted to athletic fields. The remaining portion of these lands may accommodate mixed use and medium residential development (up to 6 storeys).

PROPOSED USES AND BUILT FORM

- ▶ A mix of medium density residential types and tenures, including townhomes and 3 to 6 storey apartments.
- ▶ Mixed-use commercial, including 3 to 6 storey apartments.
- ▶ A mix of small scale commercial uses, including office, retail, and service commercial that will cater to a complete neighbourhood model.

HIGHLIGHTS

- ▶ Improve access to essential commercial services.
- ▶ Promote walkability in the neighbourhood and surrounding area, and reduce the number of vehicle trips outside of the neighbourhood.
- ▶ Will aid in providing access to diverse housing options.
- ▶ Few property owners and one large undeveloped site create an opportunity to create additional housing supply and diversity in the short-term.
- ▶ Close proximity to major recreational amenities.

GELLATLY NEIGHBOURHOOD CENTRE



The Gellatly Bay Neighbourhood Centre is identified as a growth area in the West Kelowna Official Community Plan, the Waterfront Plan, and Gellatly Village Study.

The OCP and Waterfront Plan identify a range of conceptual opportunities to do a mix of residential types of housing, including townhomes and apartments, as well as commercial, and amenity space. The OCP identifies the area as a future growth area, and the Waterfront Plan identifies the area as a future node for a small 'waterfront village'. Development of the area would be supported by existing community amenities including Rotary Trails, Willow Beach, the West Kelowna Yacht Club, Gellatly Bay Boat Launch, and the waterfront walkway.

Through the Official Community Update consultation process through Phase 1 (Visioning) and Phase 2 (Growth Concept), there was consistent feedback from across the community that there was development opportunities for the area.

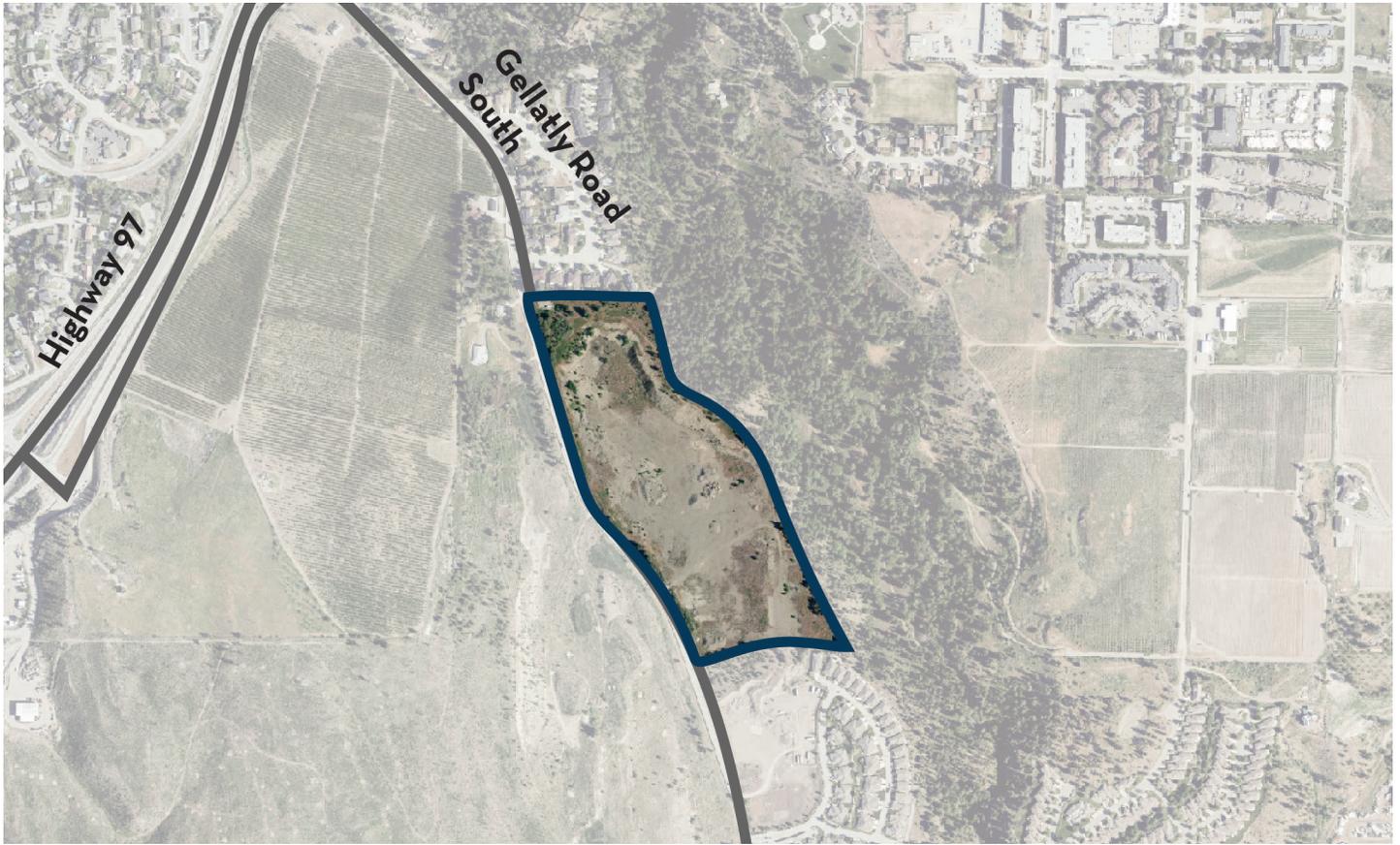
PROPOSED DENSITY AND BUILT FORM

- ▶ A mix of medium density residential, including townhomes and 3 to 6 storey apartments.
- ▶ Mixed-use commercial, including 4 to 6 storey apartments.
- ▶ Additional consideration may be made through policy development regarding promoting additional density if the proposal addresses community-wide challenges or creates a landmark for the broader community (e.g. parking, vibrant street-fronting commercial, etc.)

HIGHLIGHTS

- ▶ Provide a range of mixed use, and residential housing types in an area with extremely limited housing diversity.
- ▶ Commercial and residential space would provide new and otherwise unique services and residential options not currently available in the area.
- ▶ A fundamental concept is to ensure the development of the area would not detract from the user experience and would remain a desirable space.
- ▶ A significant opportunity to recognize and enhance the prominence of this area along West Kelowna's waterfront for residents and visitors.
- ▶ Opportunity to secure public parking through development.

GOATS PEAK NEIGHBOURHOOD CENTRE



The Goats Peak Neighbourhood Centre is located along Gellatly Road South, adjacent to the Goats Peak Comprehensive Development Area. The Goats Peak Neighbourhood Centre has a mix of medium density residential, commercial, mixed-use, and institutional uses. The northern portion of the neighbourhood centre has been designated for institutional use and will be used for a future school site and park purposes.

Development of this neighbourhood centre will see a mix of medium density and mixed-use residential. The area is recognized as future growth area, and has seen significant development interest. Its close proximity to the Highway, Gellatly Bay, and Westbank Urban Centre make this an ideal location for residents wanting to live outside the core, but still within a short distance of services and amenities.

PROPOSED DENSITY AND BUILT FORM

- ▶ A mix of medium density residential types and tenures, including townhomes and 3 to 6 storey apartments.
- ▶ Mixed-use commercial, including 3 to 6 storey apartments.
- ▶ A mix of small scale commercial uses, including office, retail, and service commercial that will cater to a complete neighbourhood model.

HIGHLIGHTS

- ▶ Previously identified as an area for mixed use growth.
- ▶ Will contain a future school site and community park.
- ▶ Few property owners and undeveloped sites create an opportunity to create additional housing supply and diversity in the short-term.
- ▶ Promote the viability of transit in the area, which may reduce broadening parking issues along Gellatly Road South.

SMITH CREEK AND SHANNON LAKE NEIGHBOURHOOD CENTRE



The Smith Creek Neighbourhood Centre is east of the previously identified commercial site identified in the Smith Creek CDP and is west of Shannon Lake located at a major intersection. The development of a neighbourhood centre in this area will support future residential growth in Smith Creek, a large portion of which is slated for future development, Talus Ridge, and Shannon Lake.

The function of this neighbourhood centre will serve as a hub for those living on the northern periphery of the community. A mix of residential, commercial, and institutional lands are included, including a future school site. These identified land uses are all consistent with the Smith Creek Comprehensive Development Area Plan.

The development of this neighbourhood centre will establish this area as a hub of services for the surrounding area, which will serve a role in improving residential diversity and service accessibility to the community to an area that is currently undeserved and is dependent on the larger urban centres.

PROPOSED DENSITY AND BUILT FORM

- ▶ A mix of medium density residential types and tenures, including townhomes and 3 to 6 storey apartments.
- ▶ Mixed-use commercial, including 3 to 6 storey apartments.
- ▶ A mix of small scale commercial uses, including office, retail, and service commercial that will cater to a complete neighbourhood model.

HIGHLIGHTS

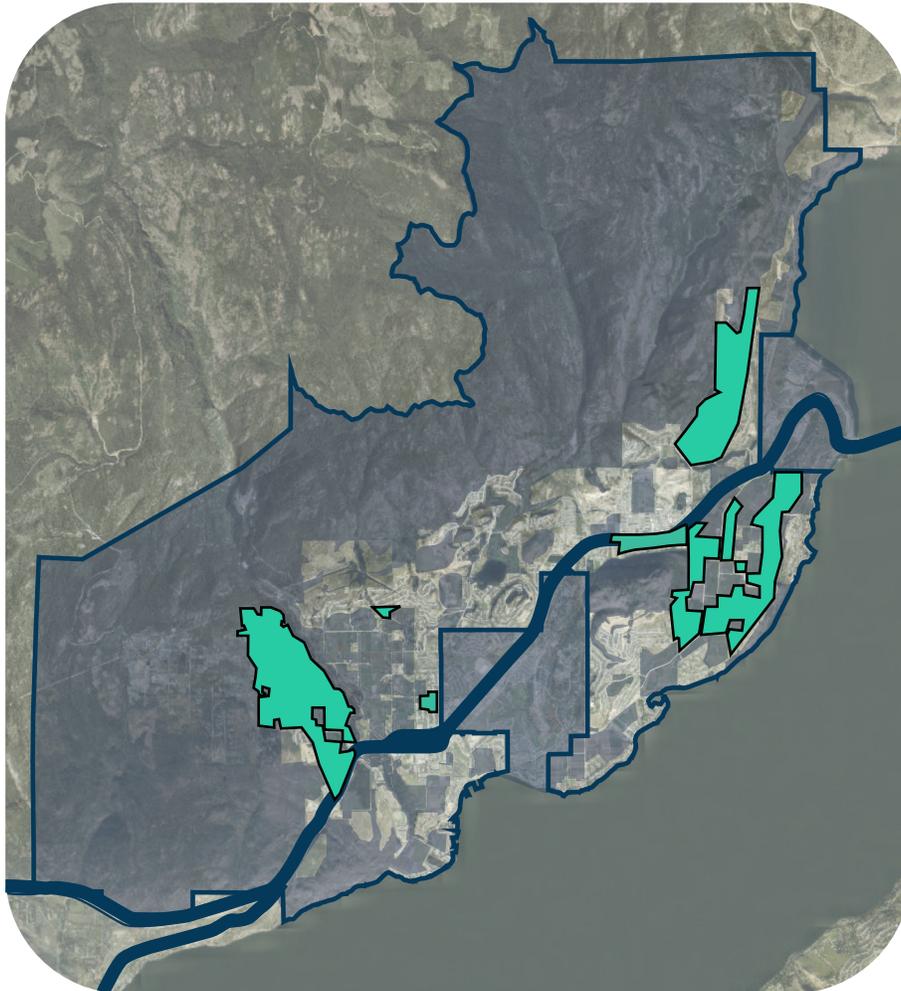
- ▶ Provides ease of access to services and amenities to those living on the periphery of the community.
- ▶ Future arterial road connections will connect the Smith Creek, Talus Ridge, and Shannon Lake neighbourhoods with this site at the centre.
- ▶ Few property owners and one large undeveloped site create an opportunity to create additional housing supply and diversity in the short-term.

3 INFILL DEVELOPMENT



INFILL

ENHANCING OUR UNIQUE NEIGHBOURHOODS

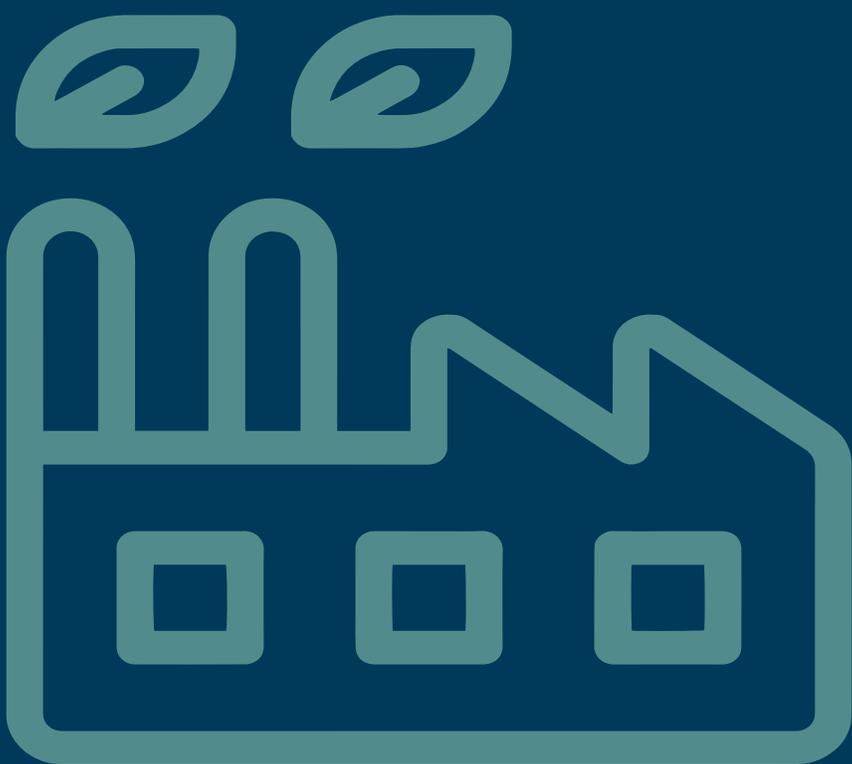


Infill development is the addition of new housing units into existing residential neighbourhoods. Residential infill forms and densities can vary widely, from carriage house and secondary suite construction, to rezoning to compact lot sizes. When constructed in a sensitive manner, infill development can have minimal impact to the existing neighbourhood, often having little change to the overall built form and character of the surrounding area.

The advantage of residential infill is that it can make use of existing developed sites, reducing urban sprawl. Infill development is also beneficial because it can make use of existing services and infrastructure. This form of development can also be an effective method for homeowners looking to generate additional income through a rental property or for new home buyers looking to purchase non-traditional housing - infill residential is typically smaller in scale, which can reduce cost.

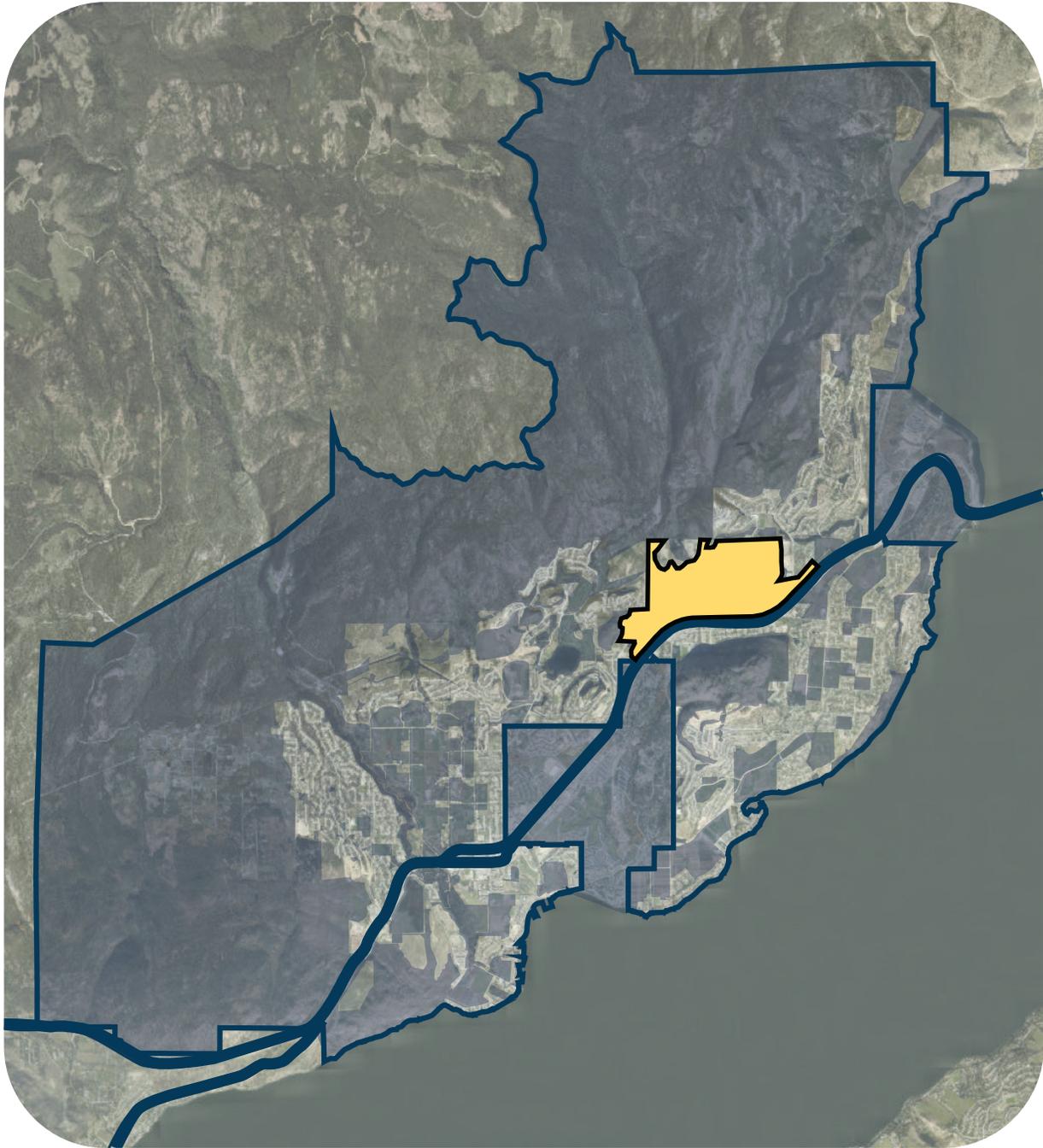
While the identified mapping highlights the areas in West Kelowna with primary infill potential, the secondary areas will be throughout the community and not captured in the mapping. The general intent is to continue to support infill where appropriate and supplement existing infill initiatives.

4 BUSINESS PARK

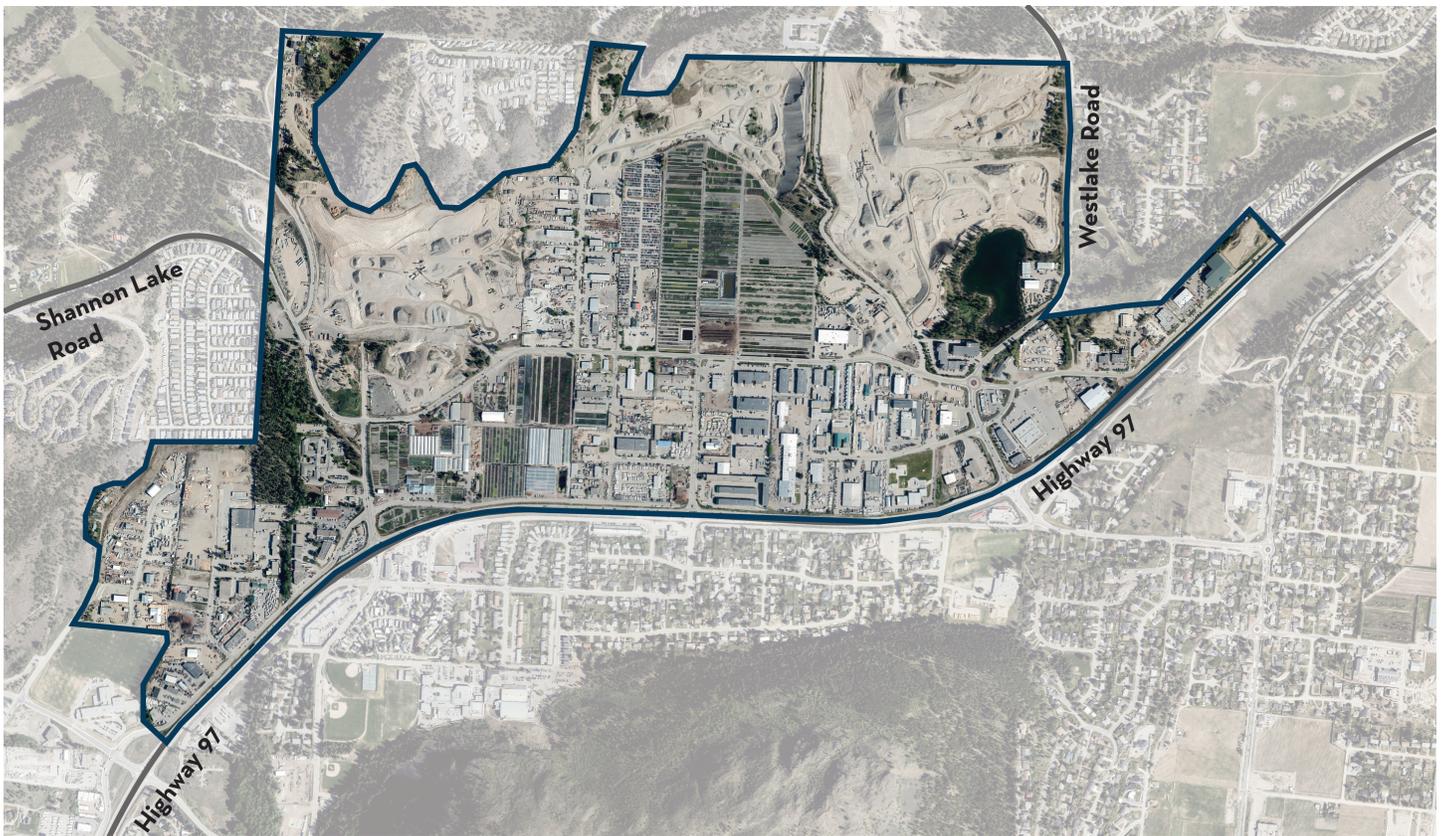


BUSINESS PARK

THE ECONOMIC CORE OF THE CITY



WEST KELOWNA BUSINESS PARK



The West Kelowna Business Park is a distinct area in the community that serves as an employment and service hub that permits a range of uses, including industrial, commercial, and agriculture. Access to this area off Highway 97 make it a highly desirable area for future industrial and commercial development.

The Business Park is anchored by many existing businesses, including aggregates, agriculture, aerospace, manufacturing and general industry. Future development in the Business Park will look to expand the diversity of businesses to reflect the ever changing dynamic of the changing world, future uses may include uses like office, studios, labs, manufacturing and processing, and technology.

The Business Park will support the Boucherie Urban Centre area, which runs parallel to the Business Park, south of Highway 97.

OPPORTUNITIES

- ▶ Reaffirm the importance of the Business Park as one of West Kelowna's most vital employment centres.
- ▶ Support policy initiatives and changes that promote the use of these lands for industrial purposes and heights and density where possible.
- ▶ Explore opportunities to better utilize undeveloped lands.

HIGHLIGHTS

- ▶ A unique resource to West Kelowna and the Greater Westside.
- ▶ Undeveloped gravel extraction uses have a defined lifespan and present an opportunity for additional industrial lands.
- ▶ Proximity to HWY 97 and a natural topographic change from adjacent residential uses create an established area for growth.

BACK INSIDE COVER

