


Official Community Plan 2040 – Regional Context Statement

(Regional District of Central Okanagan)

File: P 21-01
November 16, 2023



Official Community Plan Update Process to Date

OUR WEST KELOWNA
our vision, our community

- **Phase 1 - Community Vision 2020**
 - 5 Foundations and 23 Key Directions
- **Phase 2 – technical growth forecast projections 2021**
- **Phase 3 – develop the Growth Concept 2022**
- **Phase 4 – prepare Draft OCP for consideration of readings and adoption process**



OCP At A Glance



Official Community Plan - At a Glance

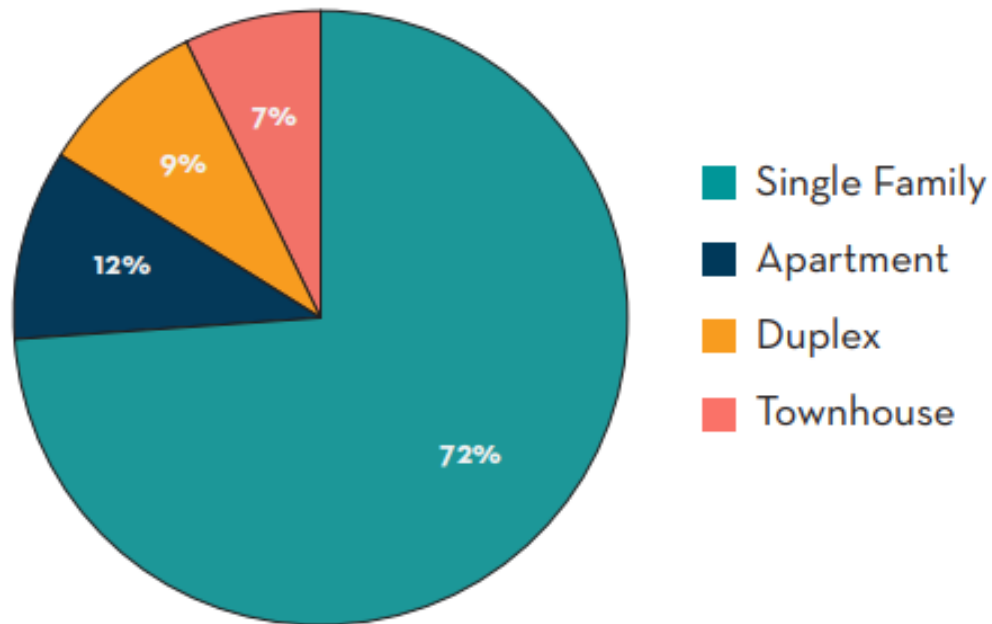


- Links **Community Vision** to **Land Use Policy**
- 5 Foundations and 23 Key Directions
- Anticipate **12,000 Residents** in next 20 years
- Plan for **31,000+ residents (12,000 units)** in next 20 years (2.58x)
- Provide **opportunity for growth** in variety of building types – single/multi-units

OCP At A Glance

Shift in Housing Type

Current Housing Typology Mix



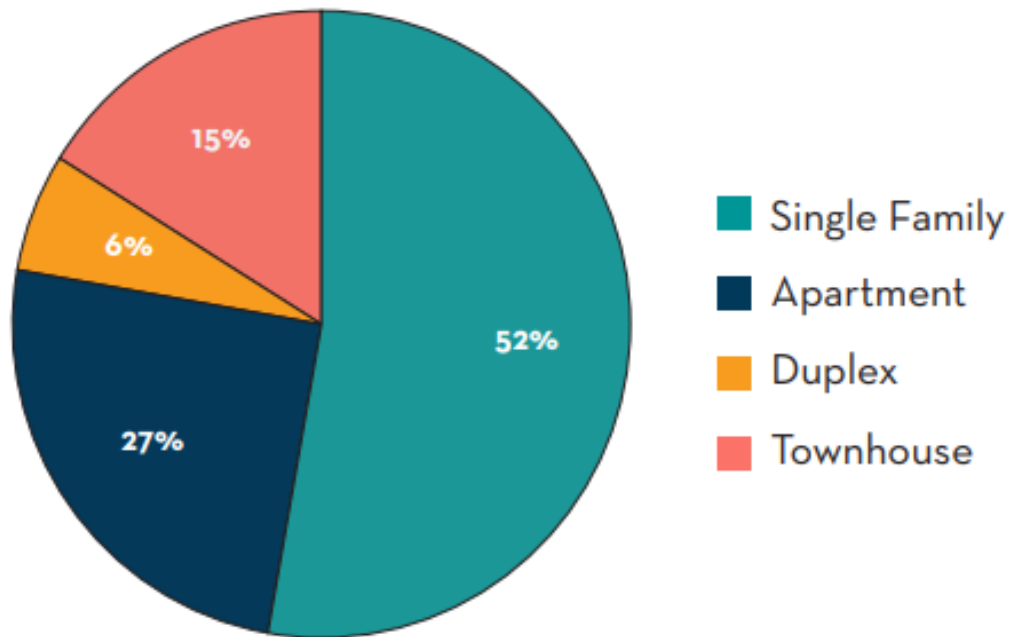
Current Housing

- Primarily Single Family (72%)
- 28% Multi-family units (Apartment, Townhome, Duplex)

OCP At A Glance

Shift in Housing Type

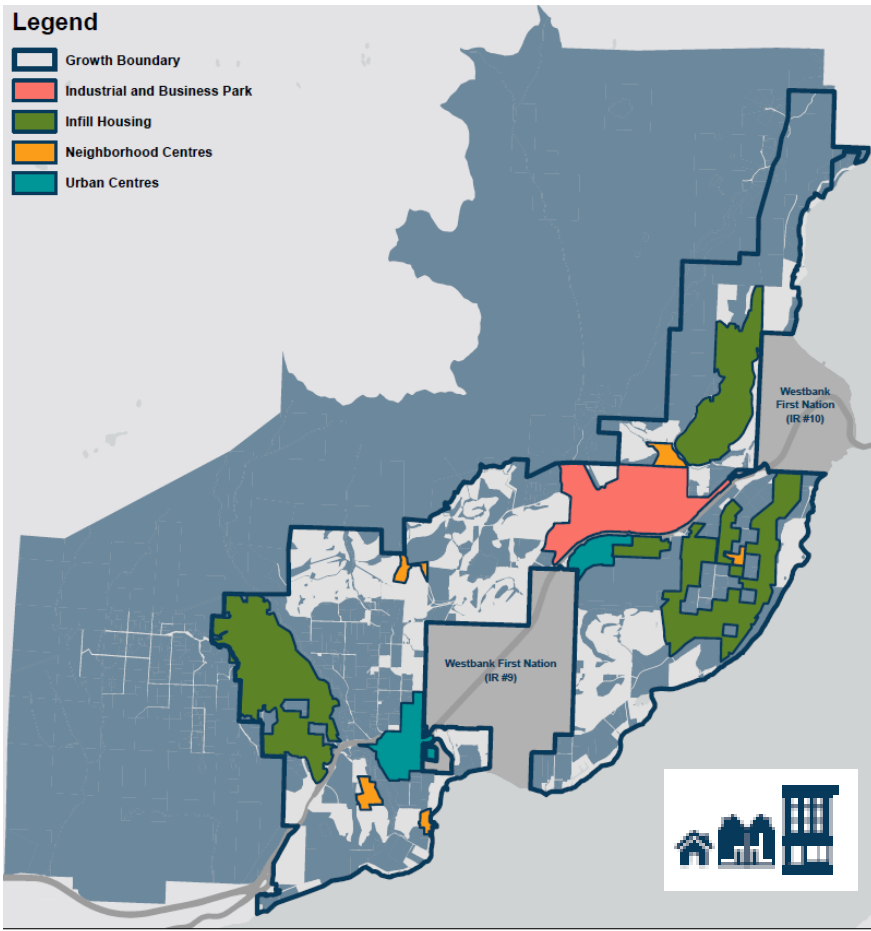
Projected Future Housing Typology Mix



Future Housing

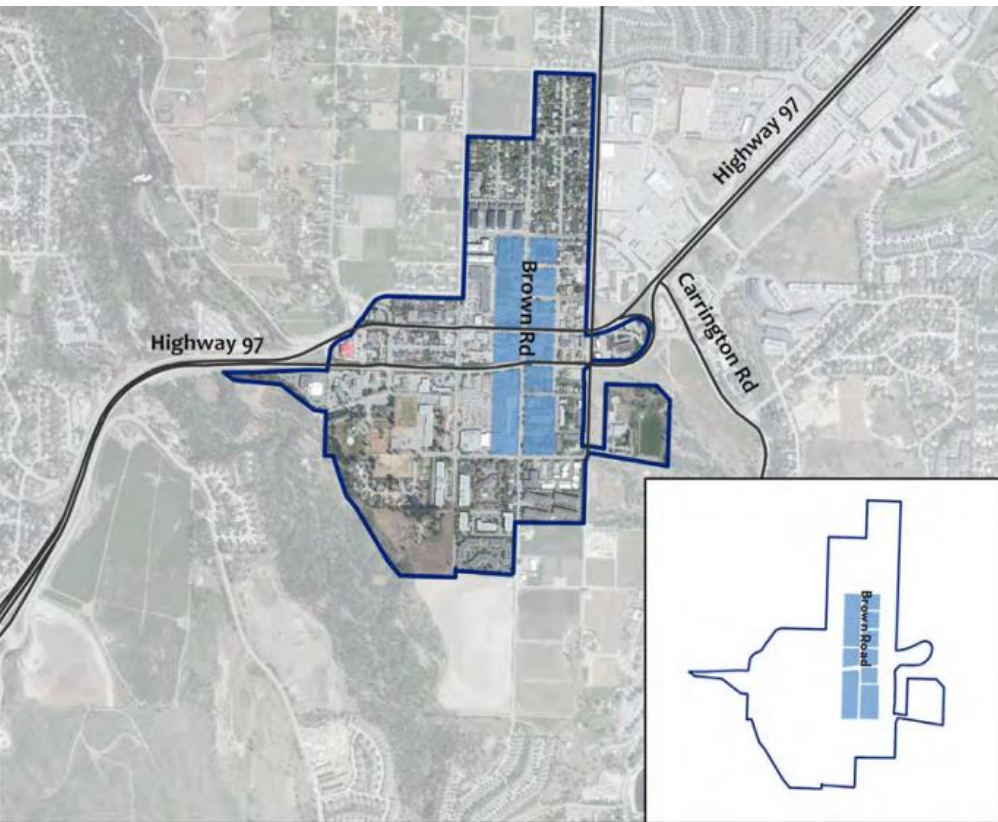
- Mix of uses
- Reduce % single family homes (52%)
- Increase apartment, townhomes, Duplex (27%)

OCP At A Glance



- Focused Growth within **Growth Boundary**
 - **2 Urban Centres**
 - **4 Neighbourhood Centres**
 - **1 Village Centre**
 - **New Land Use Designations**
 - **New Maximum heights** to allow growth in Centres

OCP At A Glance

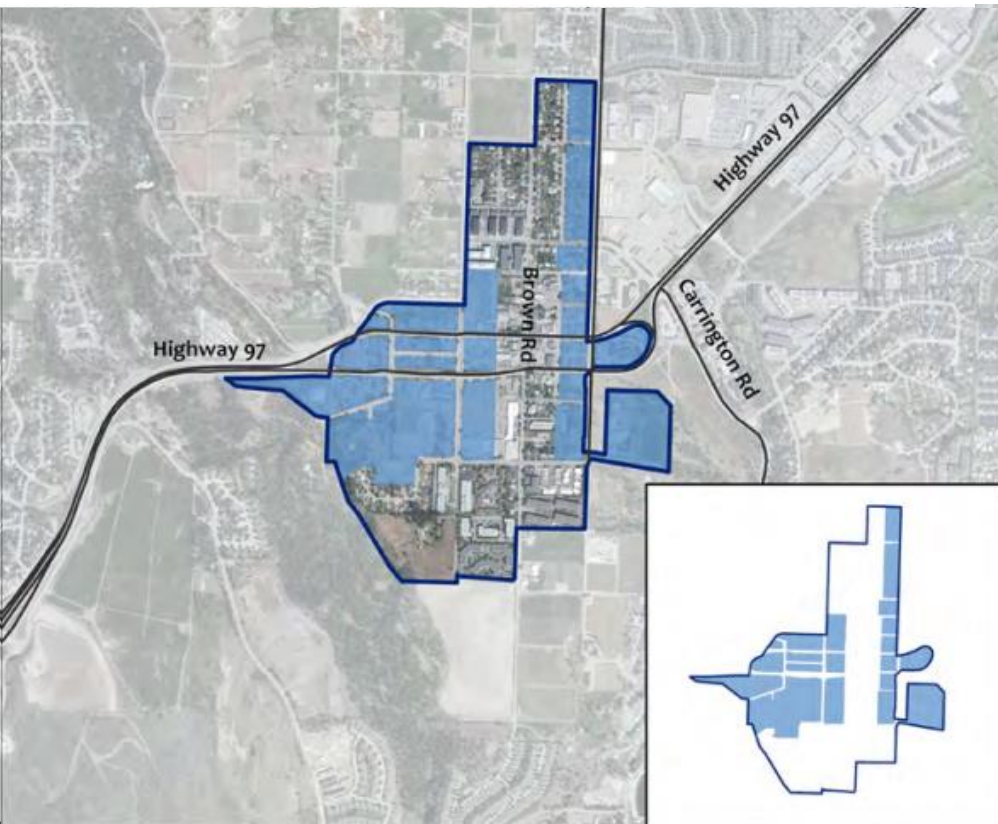


Westbank Urban Centre – Mixed Use Corridor

- Promote **high density, mixed use** (residential, commercial, office uses)
- **Walkable, pedestrian focused**
- Public uses – retail, entertainment, hospitality on **ground level**
- Private uses – residential and office on **upper floors**
- Building heights to **19 storeys**

* **New Urban Design policy** for tall buildings

OCP At A Glance

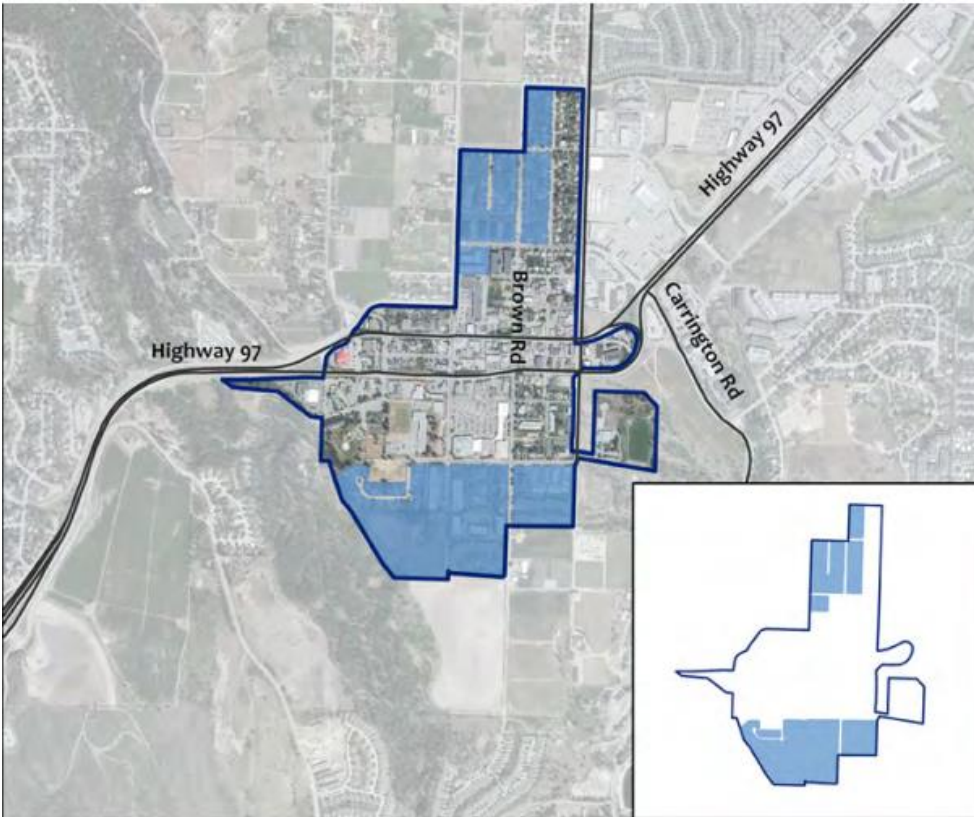


Westbank Urban Centre – Commercial Core

- Promote higher density **commercial uses**
- Focus on **office and retail** with **residential opportunities**
- Walkable, pedestrian focused
- Building Heights to **15 storeys**
- Transition to outlying areas

* **Structured density program** to support priority housing types (rental, seniors, social and supportive housing) to achieve maximum heights

OCP At A Glance



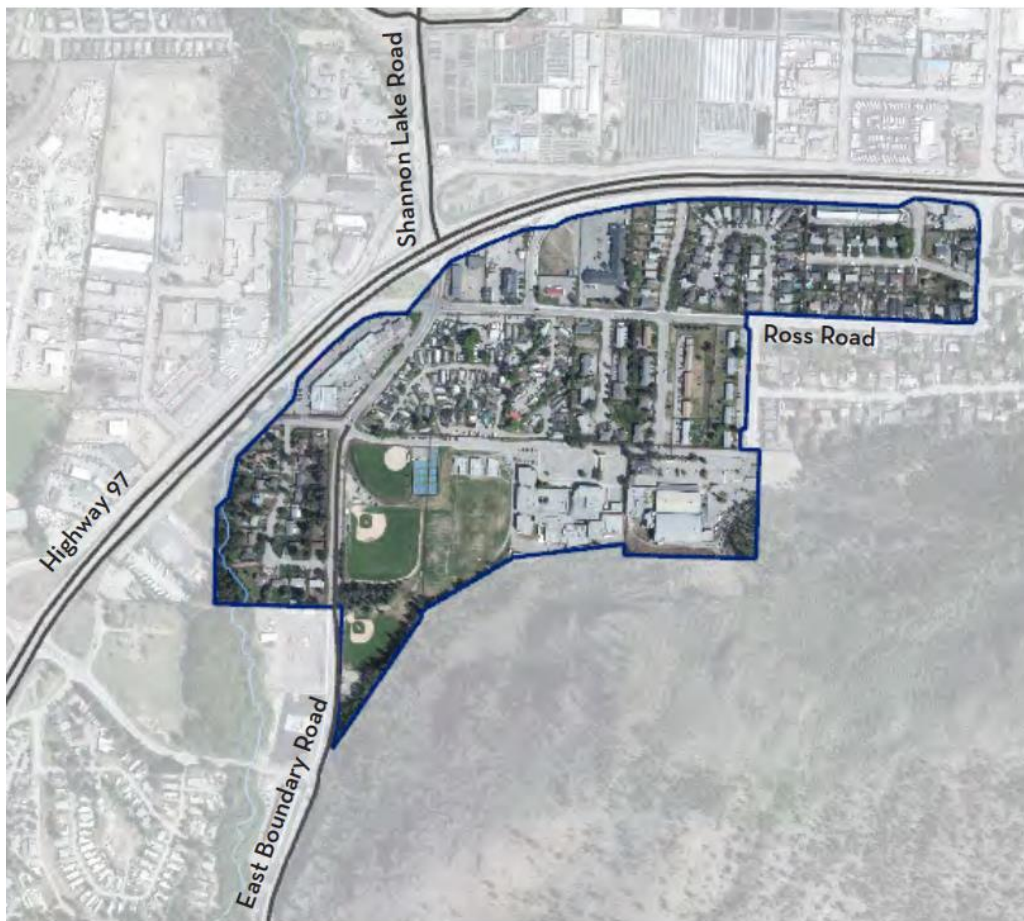
Westbank Urban Centre – Residential Shoulder

- Promote **multi-unit residential uses** and **mixed uses on first 4 storeys**
- Focus on **diverse housing types** with various levels of **affordability** to **support commercial** uses in WBUC and CWK
- Provide **transition from Urban Centre** to lower density/agriculture lands
- Building Heights to **12 storeys**

OCP At A Glance

Boucherie Centre

- Supports development of a **second Urban Centre**
- Provides **housing and employment, commercial and recreational** opportunities
- Focus on proximity to **Transit Hub** (Boucherie Exchange)
- Building Heights to **12 storeys**



OCP At A Glance



4 Neighbourhood / 1 Village Centres

- Neighbourhood based
- Create **Complete Communities**
- Provide **local services** close to residences
- Located based on existing or planned **transportation network**
- Permits **multi-family housing**, townhomes
- Heights up to **6 storeys**

OCP At A Glance

Infill housing Opportunities

- OCP supports **Infill housing opportunities** and setting stage for future **Infill Strategy**
 - Considers **infrastructure capacity, services, and neighbourhood context**
 - Identify opportunities to **sensitively** implement **gentle density** in low-density residential areas
 - Increase awareness of existing infill options for homeowners through an **information campaign**
 - Encourage appropriate density focused on City's **housing priorities**
 - Create opportunities for new **manufactured home development** through OCP and Zoning Bylaw



A stylized landscape illustration at the top of the slide. It features a large dark blue mountain on the left, a bright yellow sun in the upper right, and a range of green mountains in the background. A light blue horizontal band represents water at the base of the mountains. The sky is a gradient of orange and red.

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Thank you!

Two solid horizontal bars at the bottom of the slide: a dark blue bar on top and a green bar below it.