

2.2 LAND USE DESIGNATIONS SUMMARY

The following table provides a high-level summary of the different land use designations in West Kelowna. Full descriptions of each designation can be found later in this section.

With regard to the land use designations identified in this plan, maximum building height is generally defined as follows:

- Low-rise: 1-3 Storeys
- Mid-rise: 4-6 Storeys
- High-rise: 7- 19 storeys

***Maximum building heights will only be achievable through structured density bonusing provisions in the Zoning bylaw.**

With regard to the intensity of land use identified in this plan, development density is generally defined as follows:

- Low density features smaller buildings more typically limited to single households or single uses
- Medium density features low to mid-rise buildings that may include a mix of uses, forms and styles
- High density features larger (taller and higher) buildings with a higher intensity of use and a concentration of people

****Maximum Density within a Land Use Designation is defined by this plan, but may be further regulated through the applicable Zoning Bylaw up to the identified maximum.**

What are building typologies?

Building typology refers to a specific type of building with similarities in function or form. Types of buildings can range from a single-detached house to a multi-unit high-rise, as well as commercial, industrial or other building types.

How is density measured?

Density is often measured by a calculation of how many units or buildings that occur within a specified area, or by a floor area ratio (FAR) which refers to the ratio of a building's total floor area to the size of the piece of land on which it is built. Both forms of density regulation will be found within the Zoning Bylaw, with specific provisions for structured density bonusing. The OCP will refer to density more generally as low, medium and high, with corresponding maximum heights established with each land use designation.

Table 4. General Land Use Summary Table

| LAND USE DESIGNATION SUMMARY | | | |
|---|---|---|---|
| DESIGNATION | PURPOSE / DENSITY** | USES | MAXIMUM BUILDING HEIGHT* |
| • Westbank Urban Centre – Mixed-Use Corridor (Area A) | • To promote a high-density downtown core with a mix of residential, commercial/retail and office uses, with integrated open space and public amenities. | • Mixed-use buildings • Institutional, and ancillary housing initiatives • Live-work units | • High-rise • Up to 19 storeys |
| • Westbank Urban Centre – Commercial Core (Area B) | • To promote a high-density district with a high concentration of commercial and office uses, while allowing for some mixed-use residential and public and private amenities. | • Commercial, including office and retail • Mixed-use buildings • Institutional, and ancillary housing initiatives • Live-work units | • Mid-rise to high-rise • Up to 15 storeys |

2.4 WESTBANK URBAN CENTRE - COMMERCIAL CORE (AREA B)

The Westbank Urban Centre – Commercial Core land use designation applies to the areas east and west of the Mixed-Use Corridor, with Ingram Road as its southern boundary and includes lands fronting Old Okanagan Highway at its northernmost extent.

The designation is intended to promote the development and redevelopment of higher density commercial uses and mixed-use buildings that contribute to active street frontages and a strong urban core.

| USES | DENSITY | MAXIMUM BUILDING HEIGHT |
|---|--|---|
| <ul style="list-style-type: none"> Commercial, including office and retail Mixed-use buildings Institutional, and ancillary housing initiatives Live-work units Parks and open space, and pedestrian connections | <ul style="list-style-type: none"> High density | <ul style="list-style-type: none"> Mid-rise to high-rise Up to 15 storeys |



2.4.1 Objectives

1. To encourage existing lots that are used for low density commercial to be redeveloped as high density commercial or mixed-use to better utilize existing areas, improve street fronting design, and the pedestrian experience.
2. To encourage future growth in this area to contribute to the creation of a transit-oriented employment and service centre for the community.
3. That development in this area contributes to the overall vibrancy of the Westbank Urban Centre.
4. To provide convenient access to services to meet the daily needs of residents and visitors.
5. To secure and develop high-quality park and plaza space in Westbank Urban Centre.

What is a “pedestrian focused environment” or “pedestrian scale”?

These terms refers to designing buildings and spaces that specifically consider the needs and perspective of pedestrians and how people interact with the building and space, encouraging safer and more visually interesting places.

2.4.2 Policies

1. Development should be primarily commercial or mixed-use in a form that supports a transition to the residential shoulders from more intense land uses to less intense.

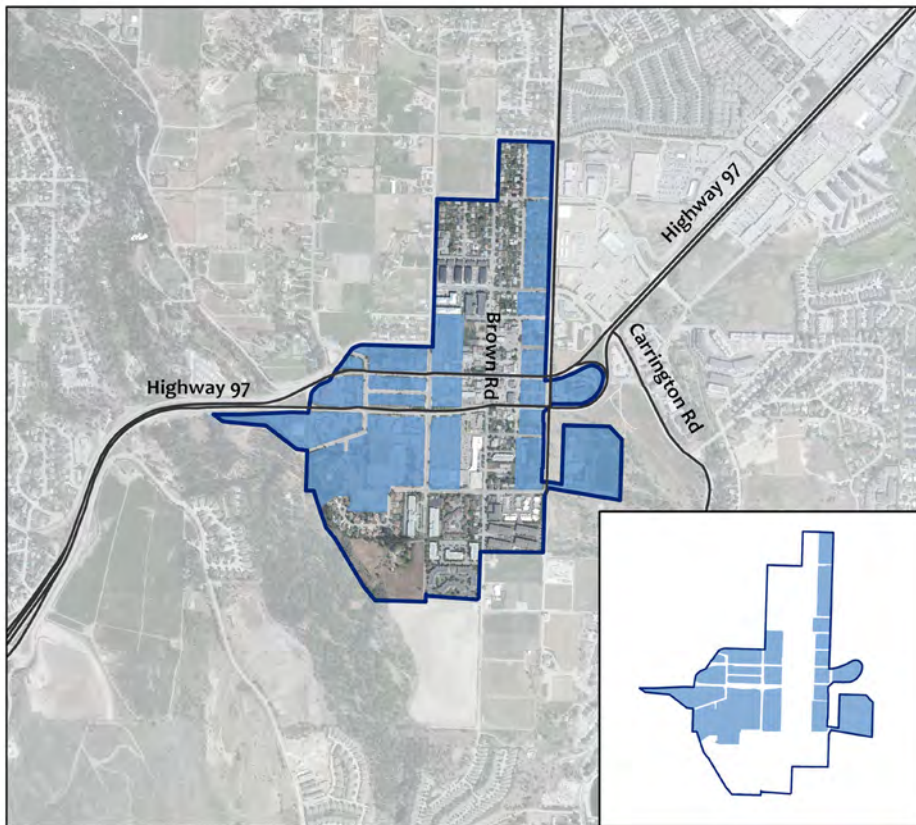


Figure 10. Westbank Urban Centre - Commercial Core

2. All development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.
3. Incorporate **transit-oriented** and active transportation design elements.
4. No new low-density residential zones or low density commercial zones are to be created or permitted within areas designated as Westbank Urban Centre - Commercial Core.
5. Support uses and activities that encourage both daytime and evening activities.
6. Consider appropriate design and transition for development adjacent to WFN lands in collaboration with WFN through the development review process.
7. Consider the protection of views to Okanagan Lake and Mount Boucherie through any potential zoning amendment as applicable, and through building design during the development permit stage.
8. Support **pop-up** uses and structures that are temporary and transportable in order to enliven streets, public areas, and **privately owned publicly-accessible open spaces**.
9. Discourage auto-oriented commercial development in the Westbank Urban Centre Commercial Core in favour of the establishment of compact, complete, pedestrian centres with a well-defined **streetscape** that supports pedestrian, bike and transit mobility.
10. Encourage uses which support and complement existing and planned institutional and civic functions within Westbank Urban Centre including City Hall and municipal facilities.
11. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.