

Okanagan Falls Town Centre Plan

- Highway 97 south of 9th Avenue -



OK Falls Town Centre Plan

- Initiated in 2014;
- Extensive Community Consultation;
- Town Centre Plan completed in 2017.



OK Falls Town Centre Plan

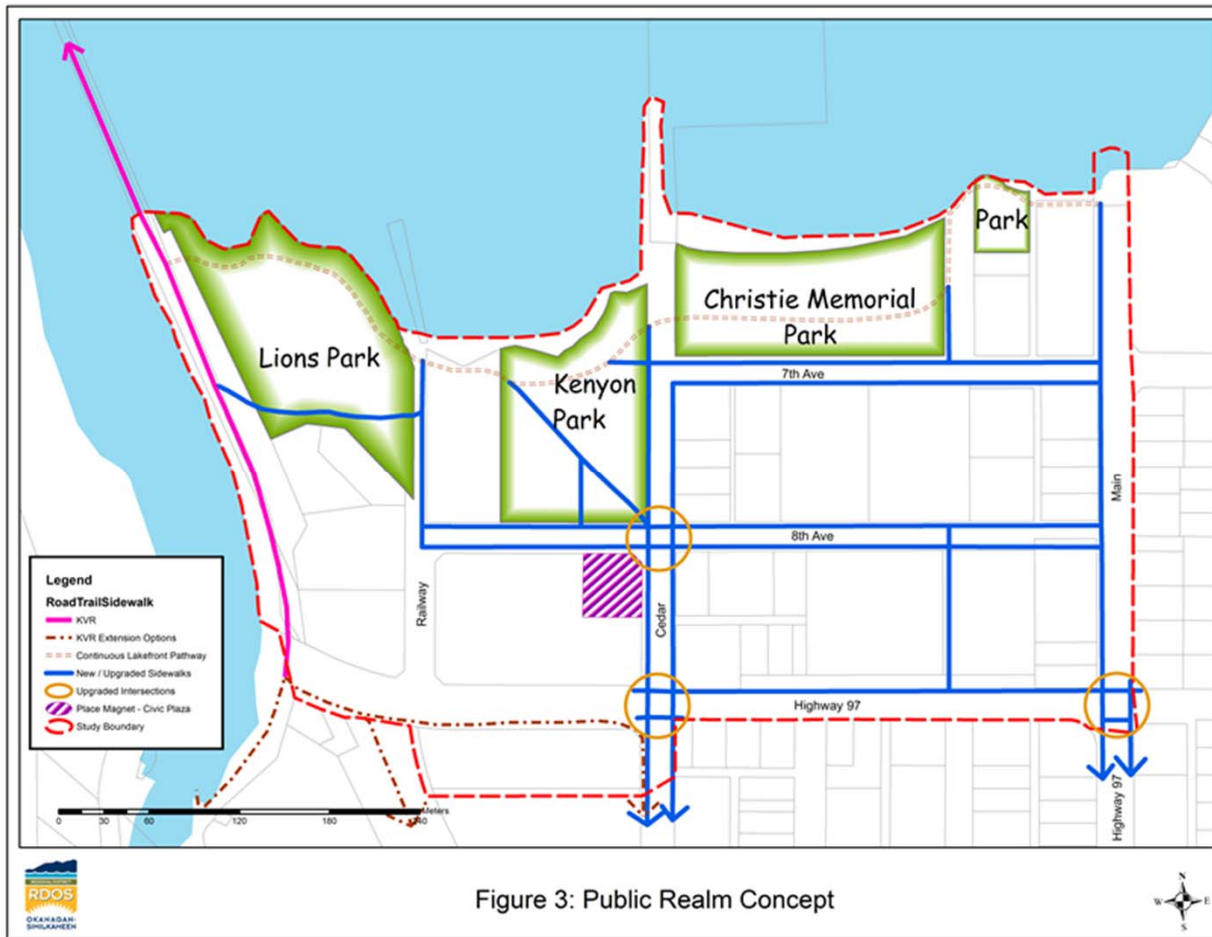
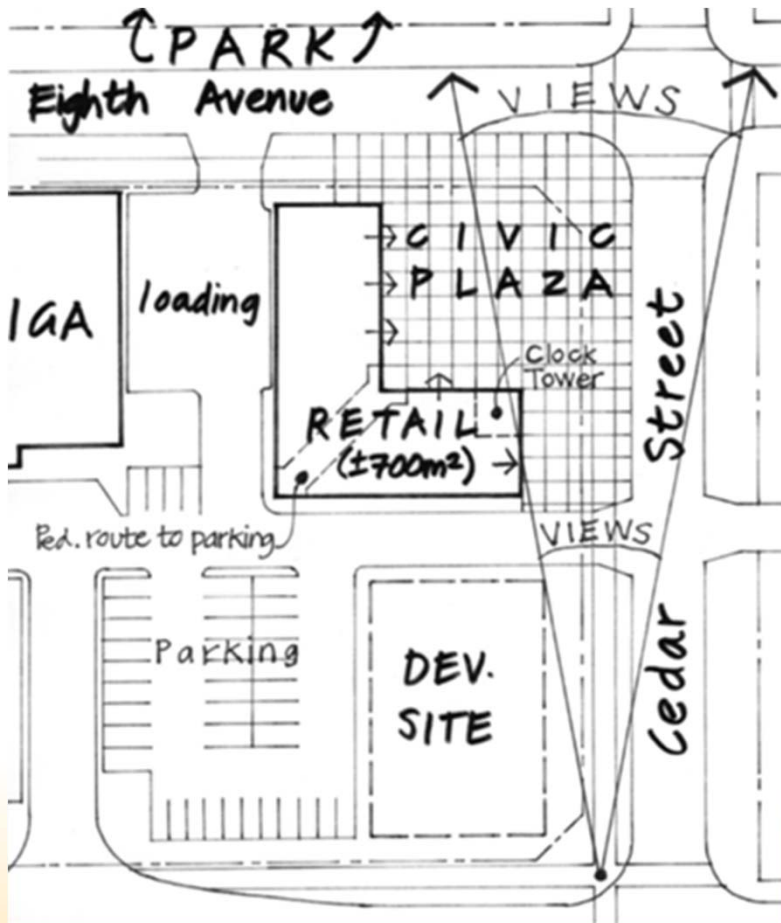


Figure 3: Public Realm Concept

- Public Realm Concept (i.e. “Place Magnet”);
- Park & Trail Connections;
- Intersection and Sidewalk Upgrades.

OK Falls Town Centre Plan

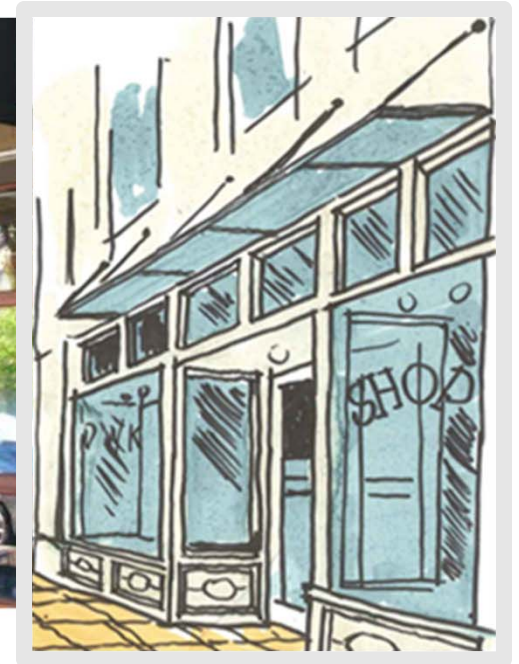
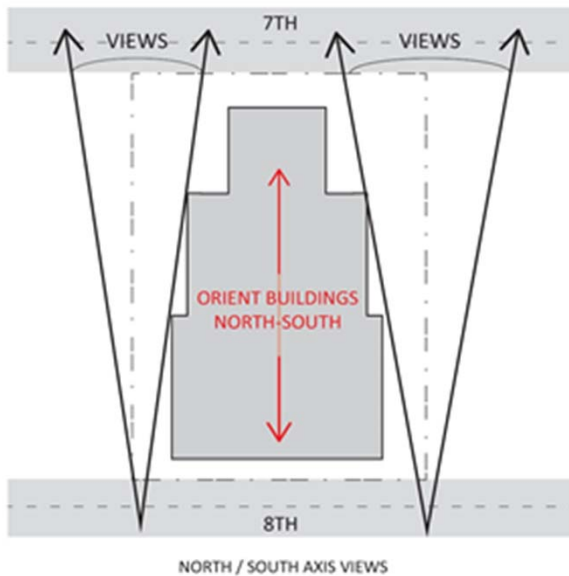


CIVIC PLAZA



Proposed “Place Magnet”
Concept.

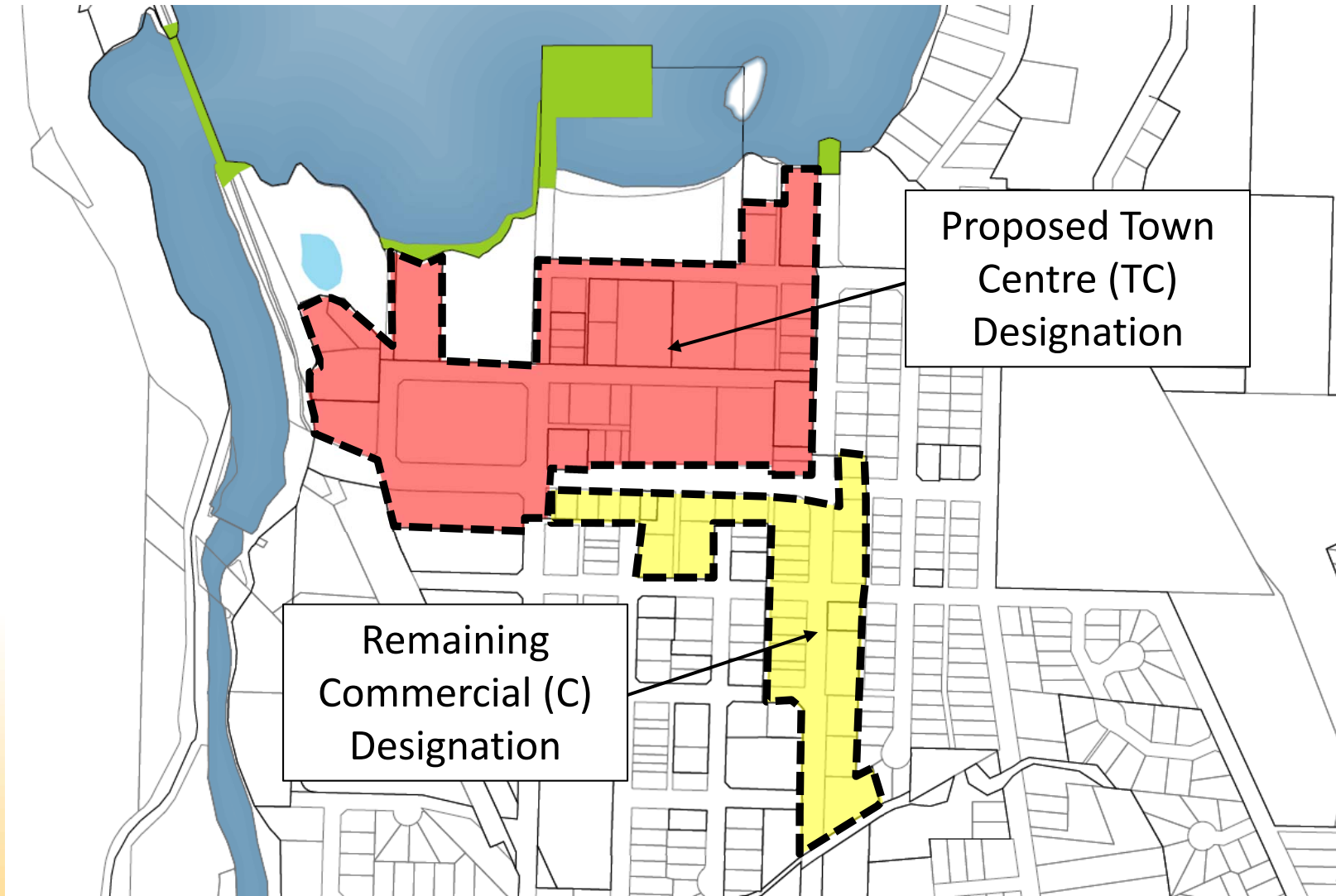
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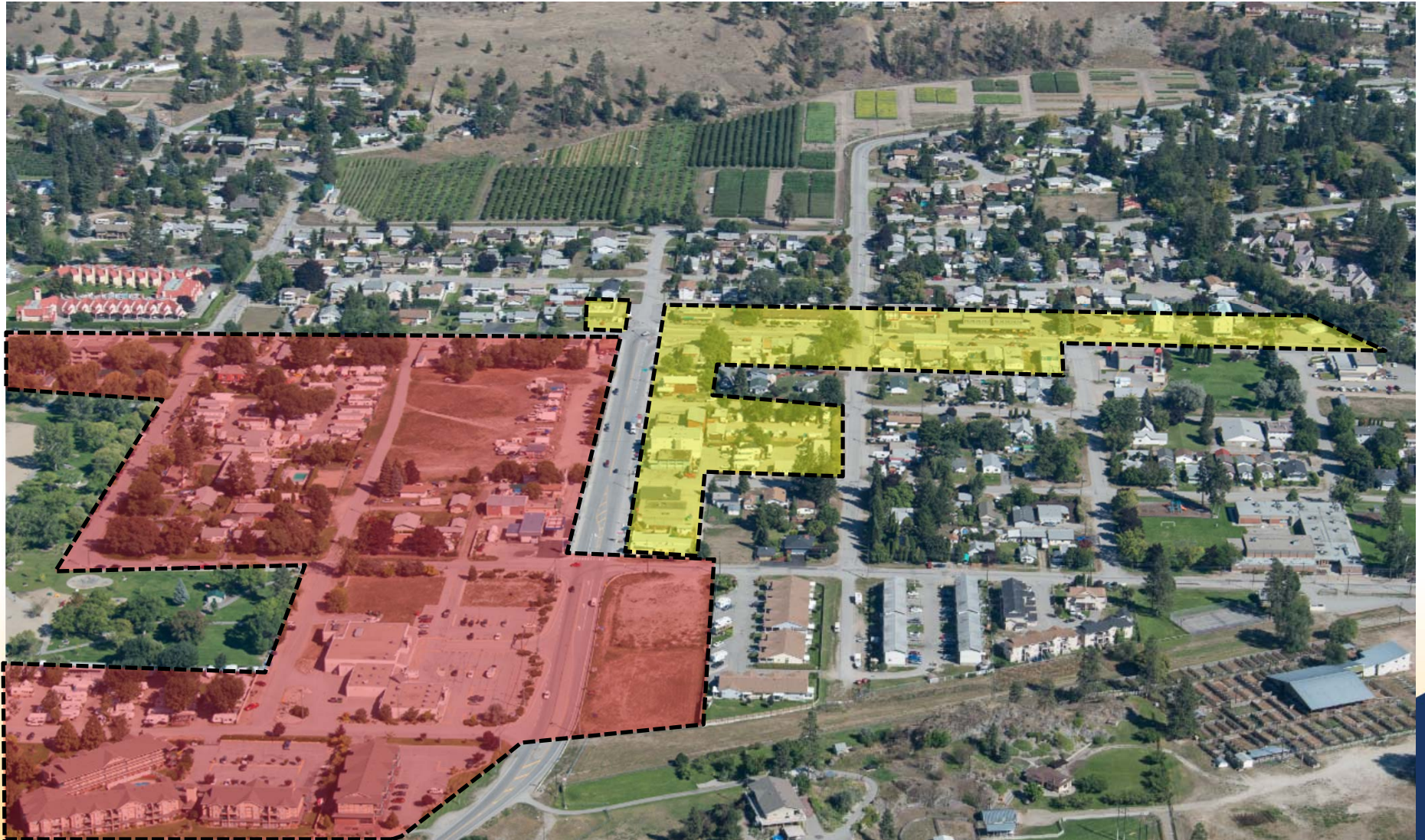
New Development Permit Guidelines:

Orient buildings on a north-south axis to optimize sunlight;
Design buildings to an appropriate scale;
Pedestrian-oriented ground floor, etc.

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Commercial Uses:



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Mixed Uses
(Commercial & Residential):



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Institutional
Uses:



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Non-Conforming Uses (Residential):





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Option No. 1 – Status Quo

- least intrusive option;
- retain Commercial (C) designation;
- rename C4 Zone to eliminate confusion with new “Town Centre” Zone;
- would continue to encourage densities & mixed-use types of development outside of “Town Centre” area.

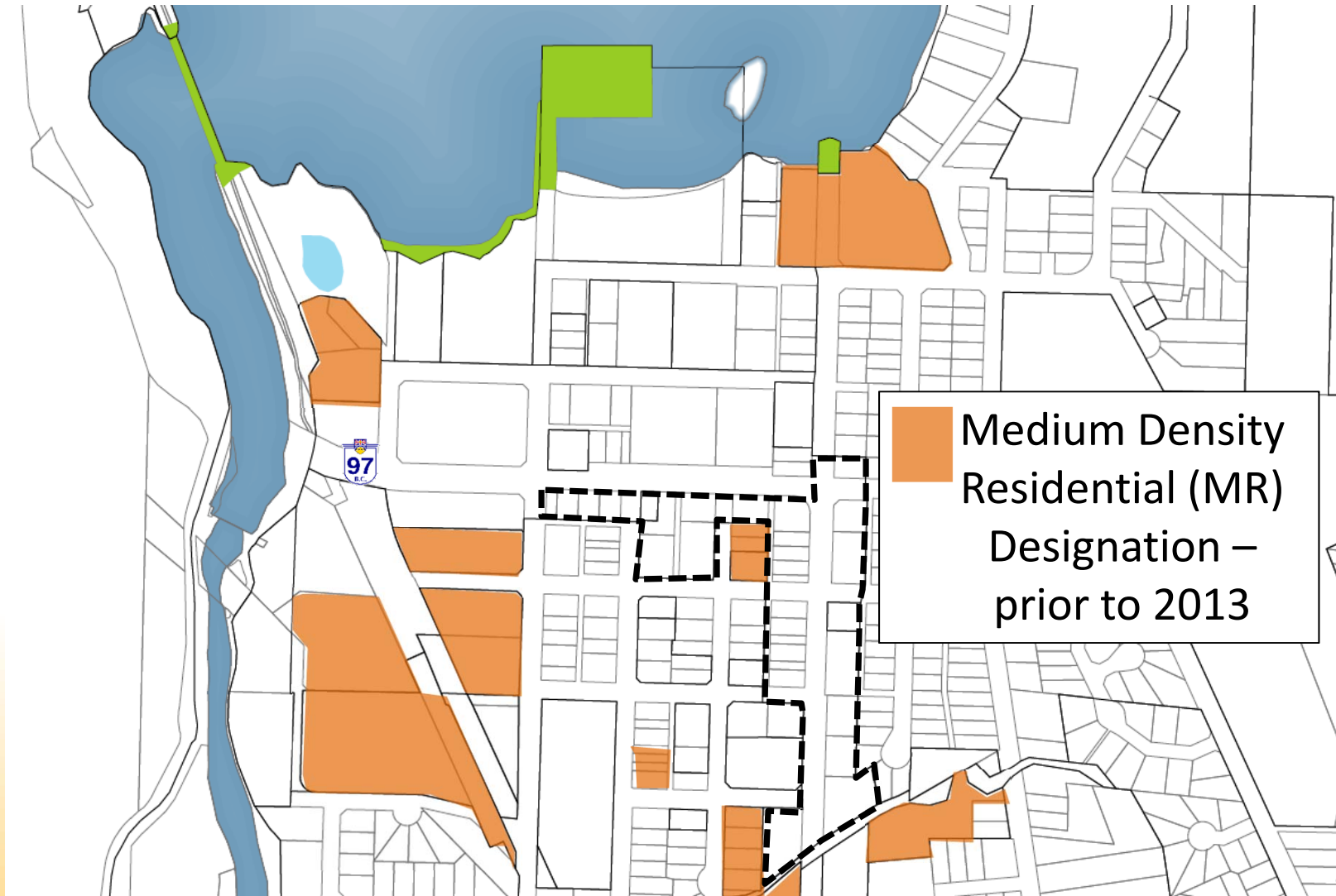


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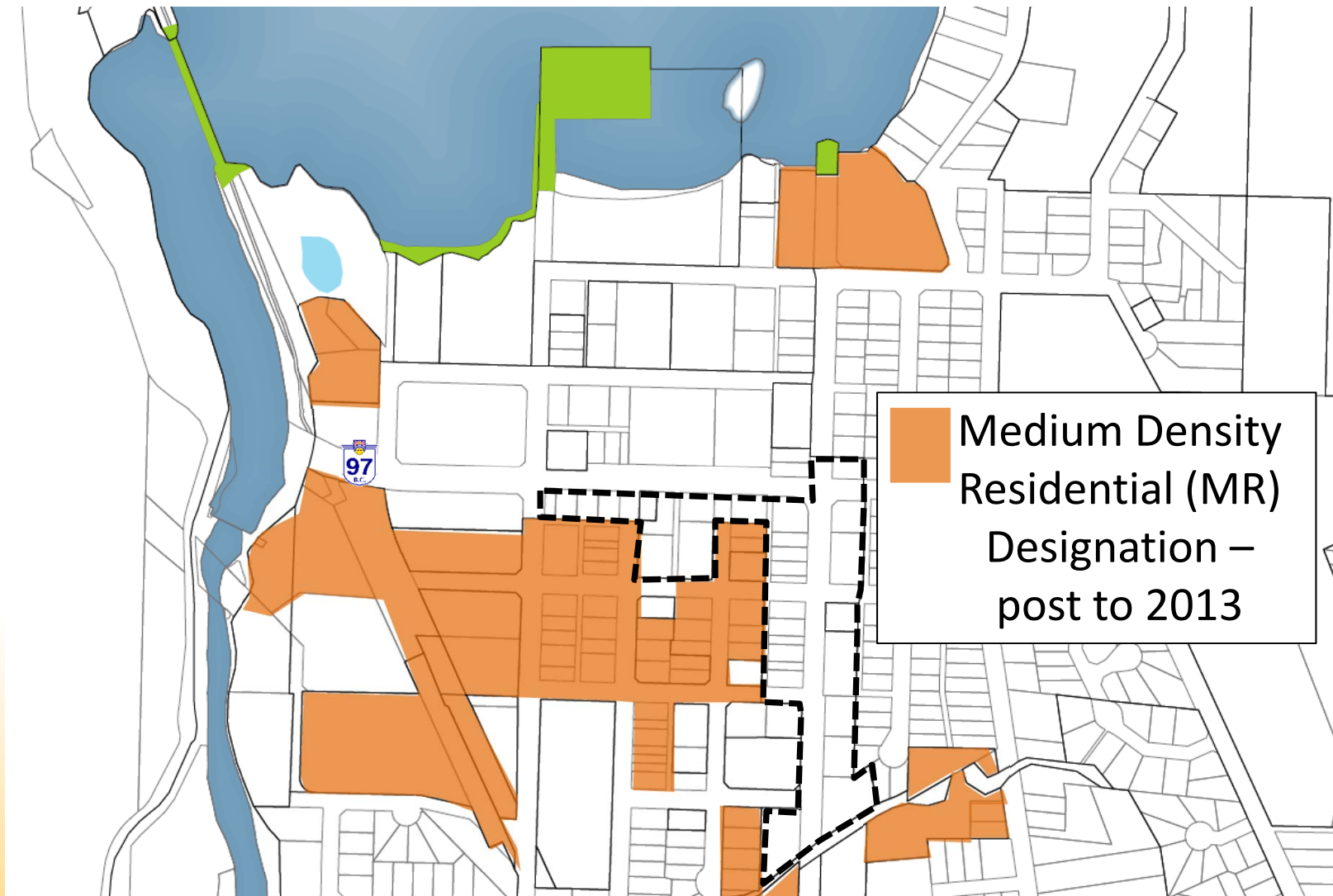
Options No. 2 – OCP designation/zone review

- explore replacing commercial designation / zone with:
 - Medium Density Residential
 - Administrative and Institutional; and
 - Tourist Commercial.
- Seen to support (and not compete) with OK Falls Town Centre Plan objectives;
- Supports direction of 2013 OCP Review to encourage Medium Density Residential development in this area.

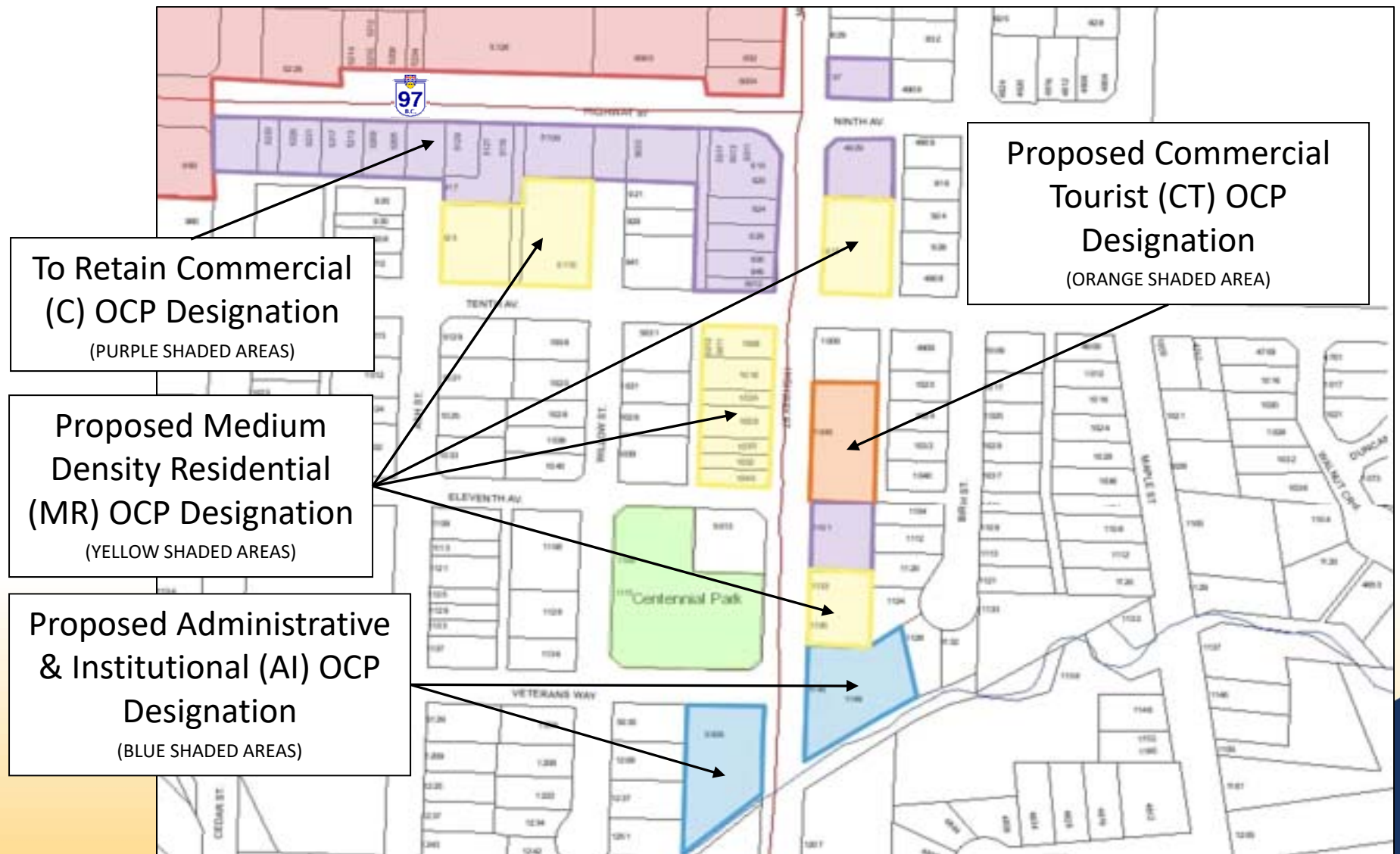
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To Retain Commercial (C) OCP Designation
(PURPLE SHADED AREAS)

Proposed Medium Density Residential (MR) OCP Designation
(YELLOW SHADED AREAS)

Proposed Administrative & Institutional (AI) OCP Designation
(BLUE SHADED AREAS)

Proposed Commercial Tourist (CT) OCP Designation
(ORANGE SHADED AREA)



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Consultation

- Contact affected property owners to seek input/feedback;
- Convene Public Information Meeting;
- Possible consideration by APC.



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Questions?