

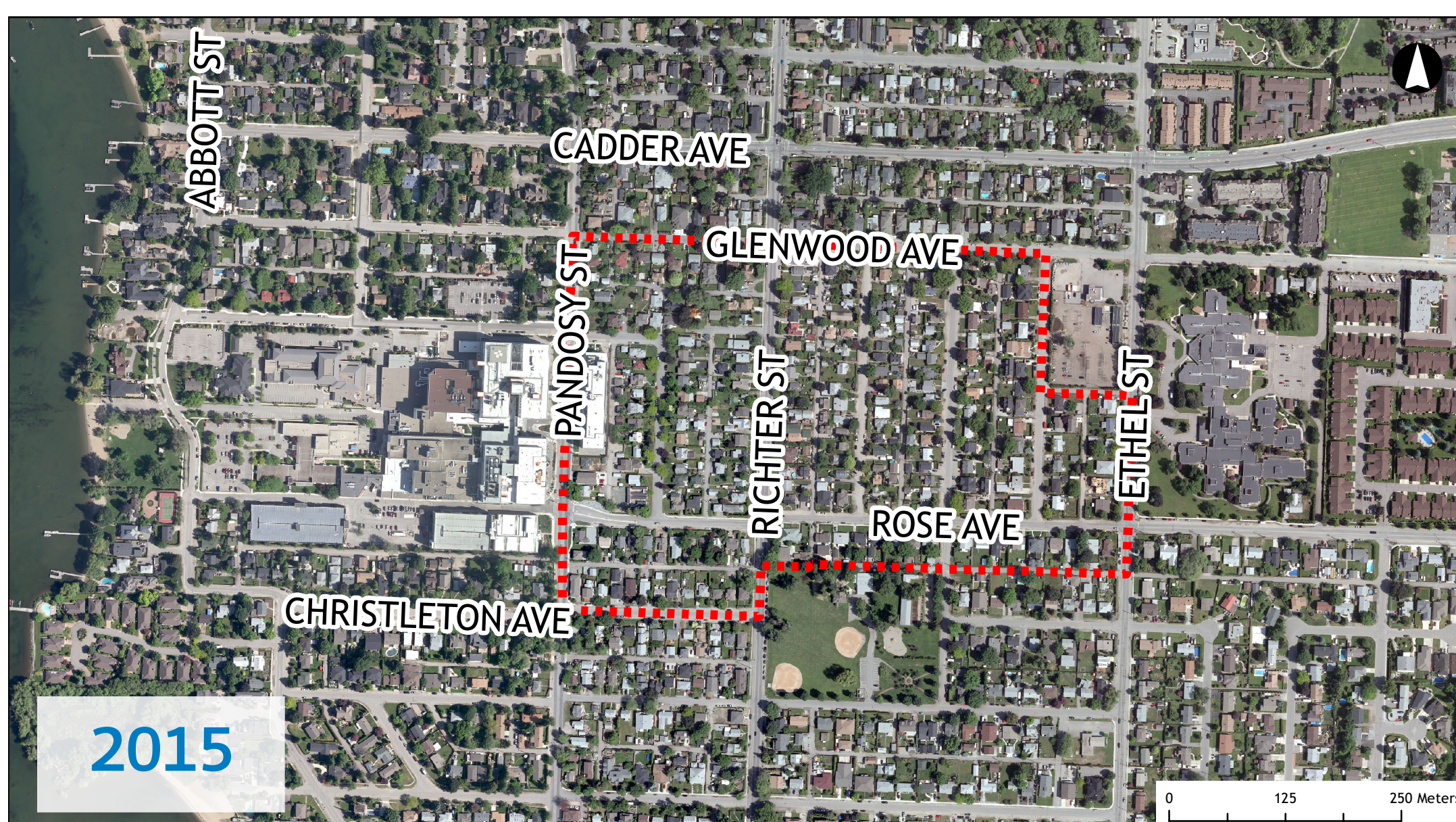
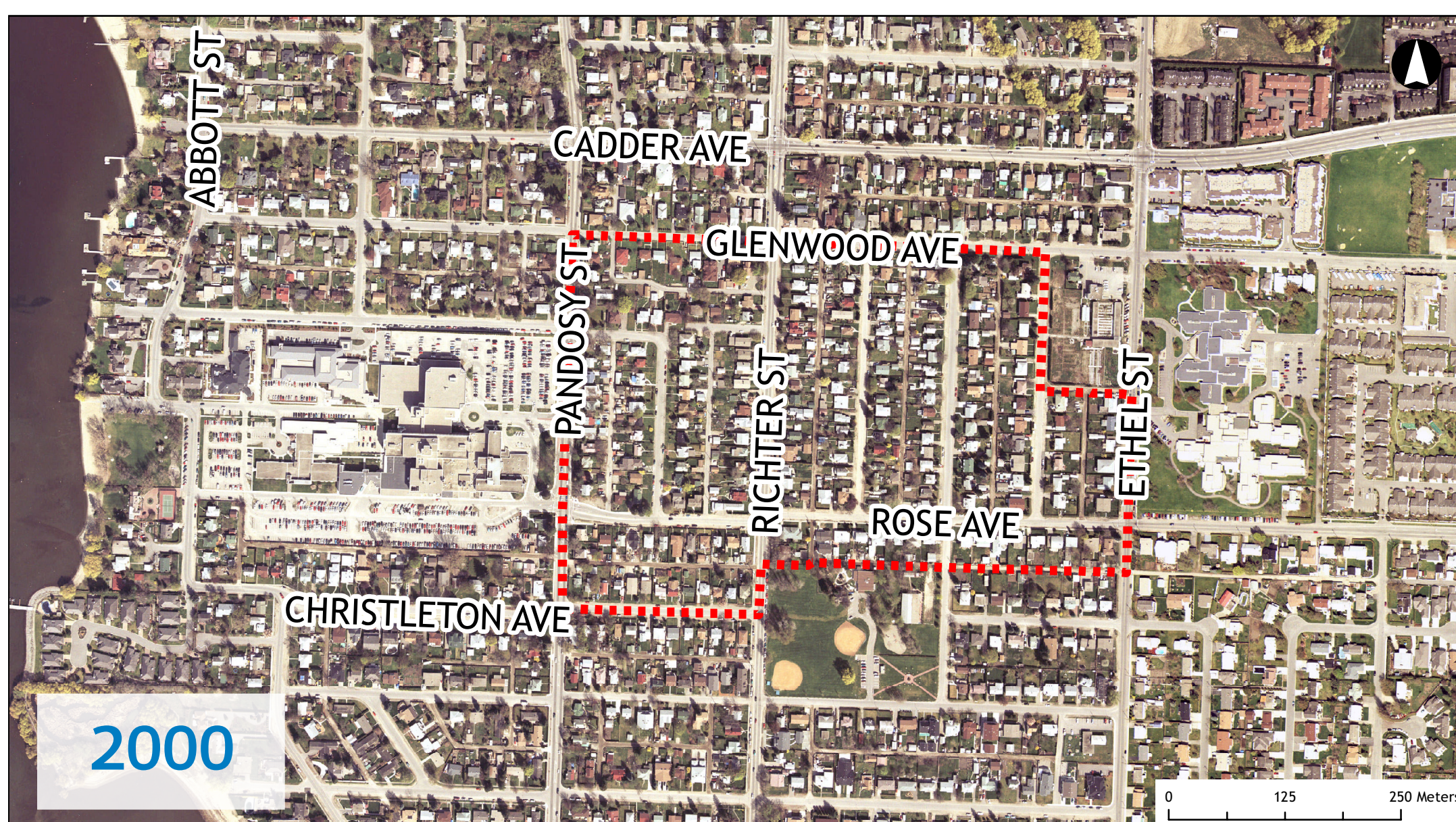
GROWTH

The City of Kelowna is one of the fastest growing municipalities in Canada. This overall population growth combined with the specific context around KGH contribute to increased pressure on land and infrastructure in the area.

Guiding appropriate health services development to the Health District will support KGH as a major medical care facility serving the Central Okanagan and beyond. As Hospital services continue to expand, there is a growing need to direct patient services, employees, medical practitioners, and related uses near the Hospital. Land designated for Health District is intended to accommodate these uses, along with the potential for some additional density in residential areas.

This study is considering how to guide future redevelopment and growth, as well as address transportation needs, in the area east of KGH.

THEN AND NOW



Hospital Area Plan

Land Use Plan Consultation

November 2016

LAND USES

The purpose of the Health District is to integrate uses that support KGH services with the surrounding communities. The designation includes development that is related to the operations of KGH or other health administration or education, patient services, or care facility operations.

Those looking to redevelop for health support services and related uses are required to rezone to the HD2 – Hospital and Health Support Services.

The purpose of the HD2 zone is to allow developments that provide services to the medical community associated with KGH, IH and UBC medical programs. The zone provides for a range of institutional, medical-related commercial and complimentary residential uses.



Do you have ideas on how land uses can support growth and redevelopment in health services and the existing residential neighbourhood? Share them with us!

HD2 ZONE PERMITTED USES

Typical uses currently permitted for larger developments in the HD2 zone are:

- ▶ Health services
- ▶ Medical treatment facilities
- ▶ Daycares
- ▶ Ambulance, police or fire operations
- ▶ Supported care or assisted living facilities
- ▶ Multiple unit residential

Secondary uses for larger developments include:

- ▶ Health-related retail stores
- ▶ Restaurants and cafes
- ▶ Hotels
- ▶ Community recreation facilities

On individual lots, permitted uses in the HD2 zone are:

- ▶ Health services
- ▶ Single dwelling residential
- ▶ Small scale daycares

Secondary uses on individual lots include:

- ▶ Bed & breakfasts
- ▶ Carriage houses or secondary suites
- ▶ Home based businesses

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TRANSPORTATION CONNECTIONS

Transportation needs in the area around KGH are varied. Some travel in and out of the area daily and are there for long periods of time, while others may go there less often or for shorter durations. Providing a range of options that allow connections to and from KGH, the Health District and residential areas will support growth, redevelopment and livability in the area.

The City emphasizes active transportation and transit as priorities for investment and inclusion in new developments. Getting around by bicycle, walking or bus contributes to community health and sustainability.

The Pedestrian and Bicycle Master Plan identifies several infrastructure improvements in the study area that will support safer and more convenient active transportation routes. These projects are listed and shown below, along with the existing transportation network in the area.

Bicycle projects:

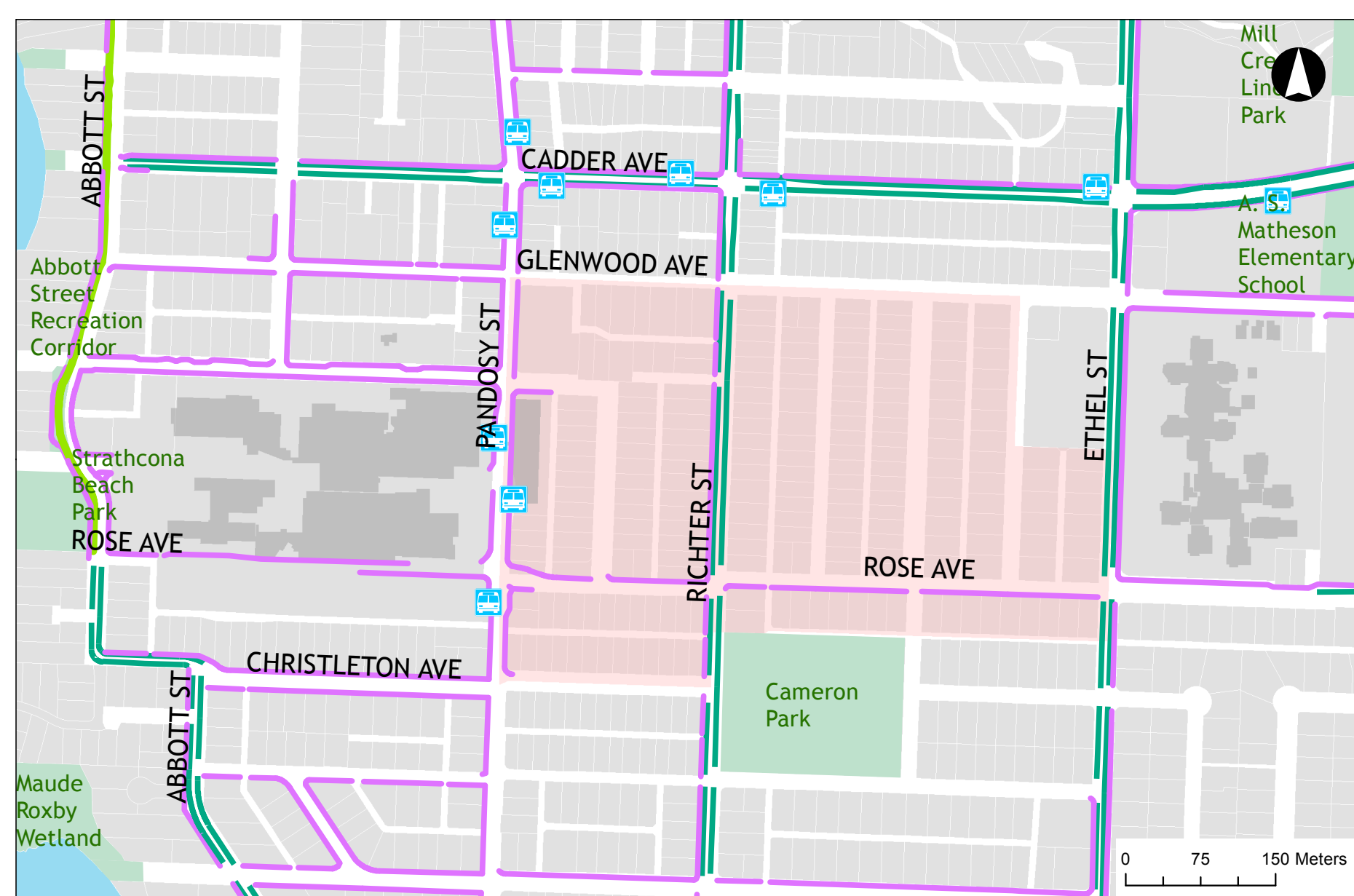
- ▶ Cycle track along Ethel Street (high priority)
- ▶ Cycle track along Rose Avenue (medium priority)
- ▶ Bike lanes along Pandosy Street (medium priority)

Pedestrian projects:

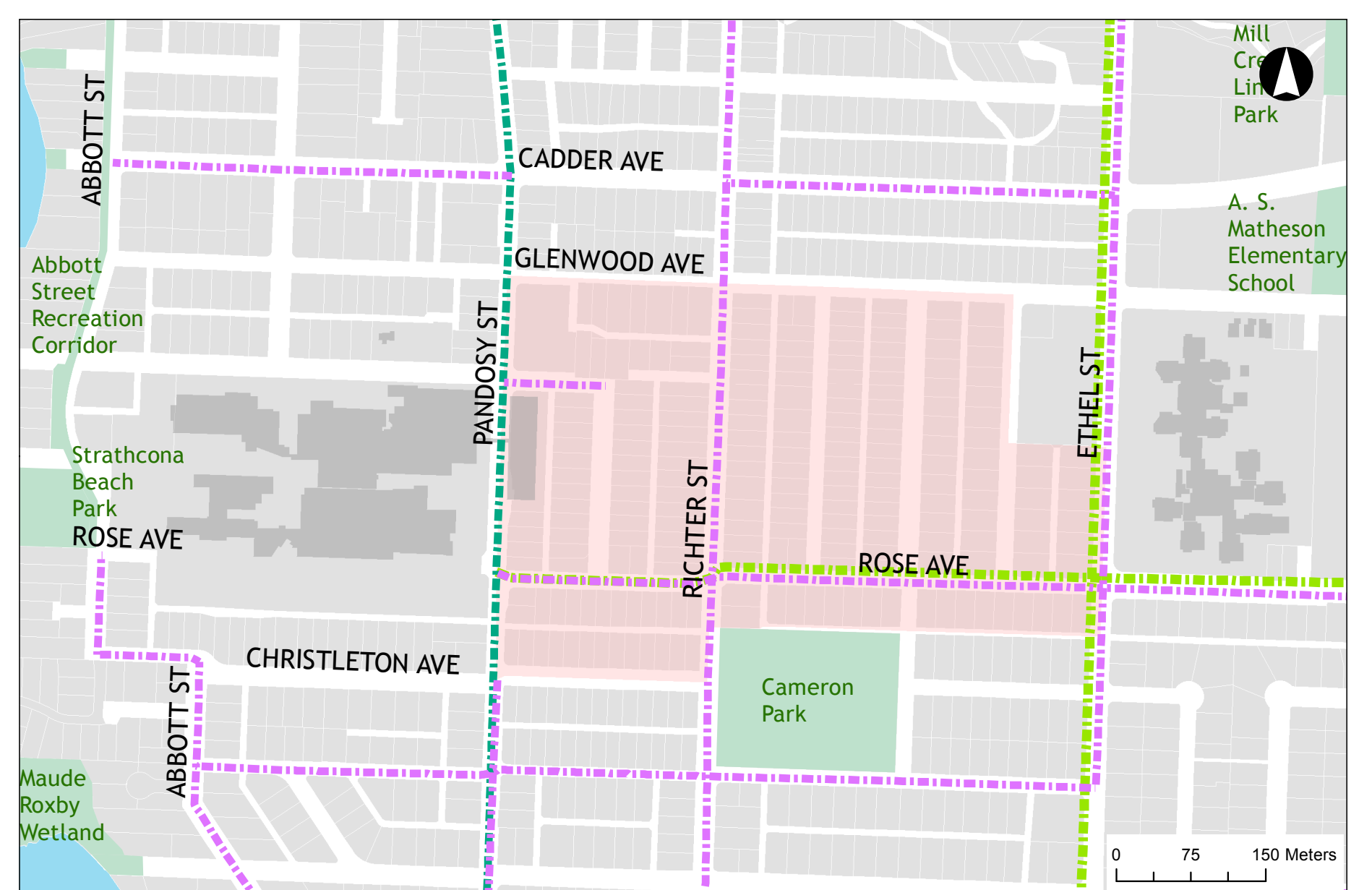
- ▶ Sidewalks along Richter Avenue (high priority)
- ▶ Sidewalks along Rose Avenue (high priority)
- ▶ Sidewalks along Ethel Street (medium priority)
- ▶ Sidewalks along Royal Avenue (medium priority)



EXISTING TRANSPORTATION NETWORK



FUTURE TRANSPORTATION NETWORK



- | | | |
|--|---|---|
| <ul style="list-style-type: none"> HOSPITAL AREA PLAN PHASE 2 BUS STOP | <ul style="list-style-type: none"> EXISTING ACTIVE TRANSPORTATION NETWORK SIDEWALK BIKE LANE CYCLE TRACK | <ul style="list-style-type: none"> FUTURE ACTIVE TRANSPORTATION NETWORK SIDEWALK BIKE LANE CYCLE TRACK |
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