

The approach to land use in the Core Area going forward focuses on modest residential growth (primarily through residential infill in existing neighbourhoods) with targeted redevelopment in the Core Area's Village Centres and along Transit Supportive Corridors.

Housing in the Core Area

Core Area Neighbourhood



The Core Area includes neighbourhoods that are adjacent to and connecting the 5 Urban Centres within the central part of the city.

Village Centre



Village Centres act as small hubs of activity in the city serving their immediate surroundings, providing basic, day-to-day services within a short walking or biking trip.

Transit Supportive Corridors



Streets that are identified to support a higher density and greater mix of uses in the Core Area that can be accommodated with and support increased transit service.

Looking ahead



- **Mix of Housing Types:** Includes small lot single family homes and 'missing middle' housing forms, designed to be sensitive to the surrounding neighbourhood. Apartments would be focused along key corridors.
- **Transit Supportive Corridors:** Low and mid rise apartments will be focused along a series of corridors that connect our Urban Centres. These corridors will see increased transit investment to provide more transportation options for nearby residents.
- **Transportation Choice:** Continued investment in sidewalks, cycling routes and transit will provide more transportation options for residents in the Core Area.
- **Protected Heritage Areas:** Heritage areas like the Abbott Heritage Conservation Area will continue to be protected through lower scale development options and the existing design guidelines in place today.

What is the missing middle?



The missing middle is a range of house-scale buildings with multiple units—compatible in scale and form with single-detached dwellings—located in a walkable neighbourhood.

Typical examples include townhomes, house-plexes, bungalow courts, and courtyard apartments.

Approximately 25% of future residential development will be through infill in the Core Area

This approach to infill reflects public feedback – that residents wanted to see less sprawl, but wanted more housing options available through redevelopment

Get Involved to discuss

- How the OCP supports housing diversity in the Core Area
- Learn more and share your feedback on the draft 2040 OCP at getinvolved.kelowna.ca

