

**Table 8 - 1 New Housing Distribution**

The development of new housing is projected to occur as a function of both development / redevelopment in some areas, and development initiatives in new growth areas. Based on related Neighbourhood and Sector Plan initiatives, and approved projects within the community, a pattern of housing growth is projected to occur on a distribution of 53% multiple unit and 47% single / two unit as shown in **Table 8-1**.

	<b>20 year Development Projection</b>			<b>Residual Potential</b>			<b>Total</b>
	<b>SU</b>	<b>MU</b>	<b>SubTotal</b>	<b>SU</b>	<b>MU</b>	<b>SubTotal</b>	<b>Buildout</b>
North Clifton	35	-	35	-	-	-	35
Glenmore Highlands	2000	200	2200	125	375	500	2700
Glenmore Valley	173	814	987	-	275	275	1262
Clifton / South Glenmore	660	110	770	-	-	-	770
Inner City / Waterfront	-	4157	4157	-	3514	3514	7671 (a)
South Pandosy	-	1510	1510	-	1052	1052	2562
Guisachan	-	332	332	-	186	186	518
North Mission/Crawford	251	723	974	430	-	430	1404
Southwest Mission	3082	709	3791	1139	1636	2775	6566
Southeast Kelowna	654	50	704	-	-	-	704
Black Mountain	1778	-	1778	142	-	142	1920 (b)
Dilworth Mountain	314	231	545 (c)	-	-	-	545
Hwy 97 / Springfield	-	1653	1653	-	-	-	1653
Rutland	267	1932	2199	-	785	785	2984
Tower Ranch	691	111	802	-	-	-	802
University South	1005	590	1595	-	400	400	1995
University North	101	406	507	-	295	295	802
South McKinley	-	-	-	n/a	n/a	3500	3500
North McKinley	-	-	-	n/a	n/a	3500	3500
Secondary Suites	1000	-	1000	undetermined			1000
<b>Total</b>	<b>12011</b>	<b>13528</b>	<b>25539</b>	<b>1836(d)</b>	<b>8518(d)</b>	<b>17354</b>	<b>42893</b>

The Projected Growth Strategy assumes development continues or commences within five years in the Clifton Area, South Glenmore, Glenmore Valley, Glenmore Highlands, Inner City/Waterfront, South Pandosy, Guisachan, North Mission/Crawford, Southwest Mission, Southeast Kelowna, Black Mountain, Dilworth Mountain, Highway 97 / Springfield, Rutland, and University North areas.

Development is projected to commence after the initial five years in the Hall Road, Tower Ranch, and University South areas.

**Notes:**

- (a) The Inner-City / Waterfront area includes those lands in the South Central, North Central, North End, Kelowna Centre, Downtown and between Gordon and Burtch from Sutherland to Bernard Avenue.
- (b) Consideration may be given to a more comprehensive form of cluster housing within the context of the overall Black Mountain Sector Plan.
- (c) Includes 150 units at Mt. Baldy, outside of LUC.
- (d) The sum of the residual totals for the single unit and multiple unit split are not the same as the residual total because that level of detail has not been pursued for the North and South McKinley areas at this time.