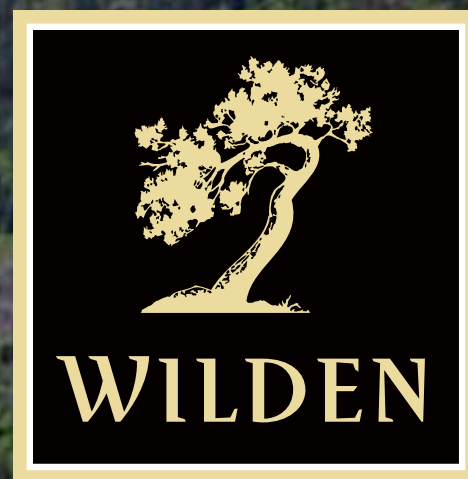




Phase III

COMPLETING WILDEN'S VISION



Wilden's Final Phase

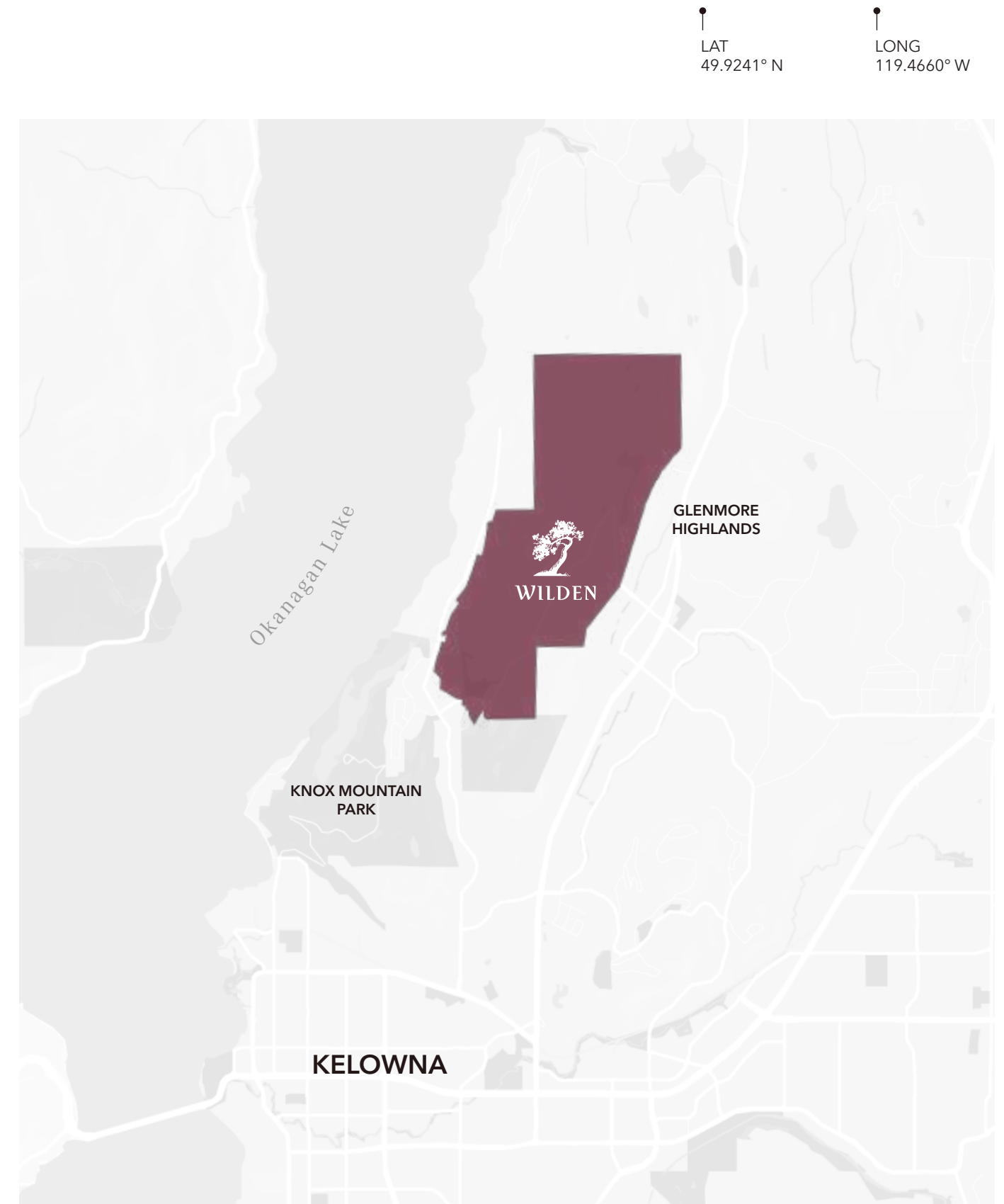
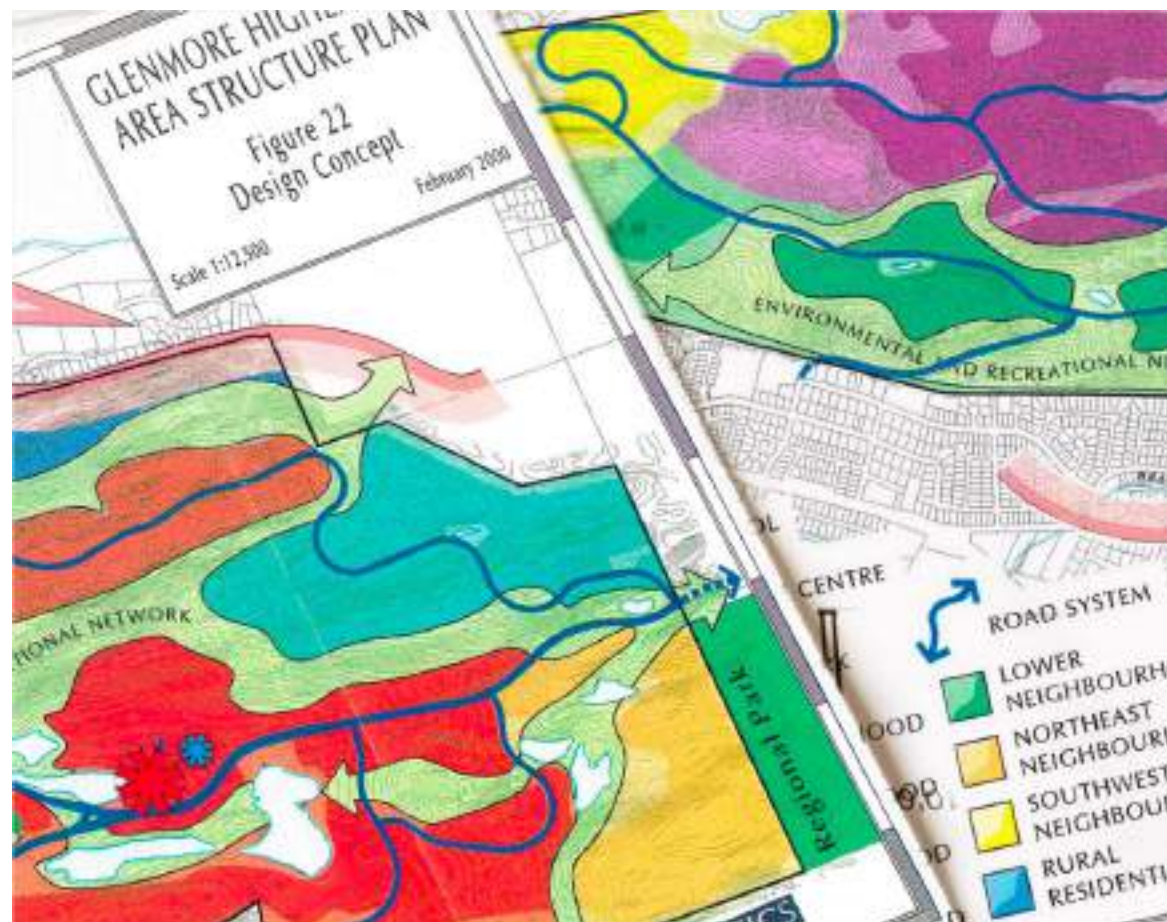
A WILD PIECE OF LAND | A BALANCE TO BE PROTECTED

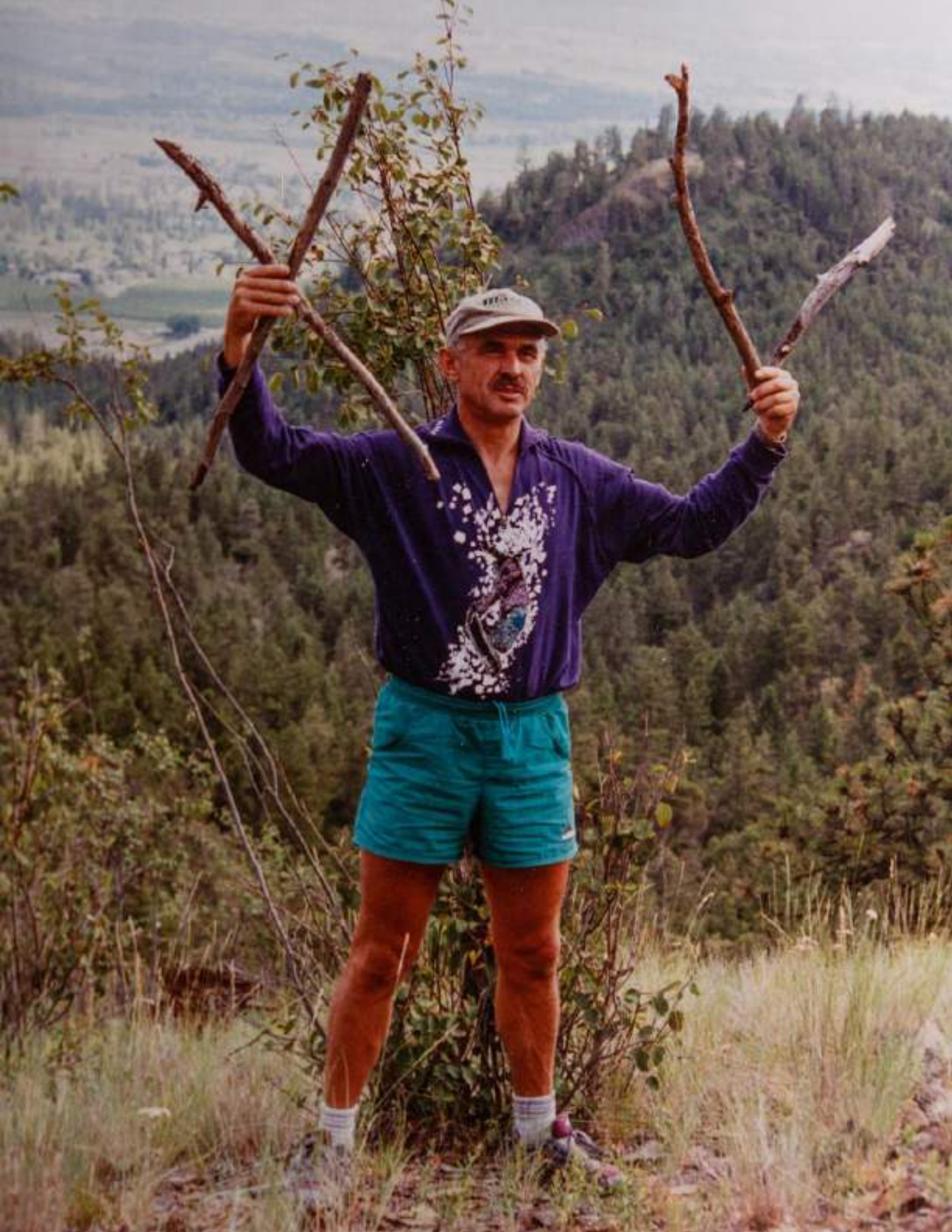


The Blueprint for Wilden's Master Plan

The development of Wilden began with the creation of the Master Plan in the 1990s and took physical shape when the first homes were built in 2003.

Gerhard Blenk, owner of the land, and his family established clear guidelines: preserving connected ecosystems, building thoughtfully designed neighbourhoods, and offering residents access to nature through an extensive trail network.





The Master Plan Vision

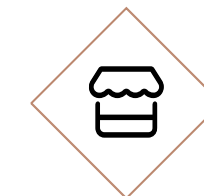
Designed to balance homes, nature, amenities, and connectivity

Wilden and EKISTICS Town Planning worked together to develop an Area Structure Plan (ASP) to guide the Wilden Master Plan.

Integral parts are:



Hillside road standards for a tighter footprint & less environmental impact



A village centre and commercial plaza near the central wetlands



An elementary school



Pockets of different types of housing



Wildlife corridors, natural habitat, and plenty of green space and parks

This ASP, first incorporated in Kelowna's 20-year Official Community Plan (OCP), was reaffirmed in the city's 2040 OCP.

Nature at the Center

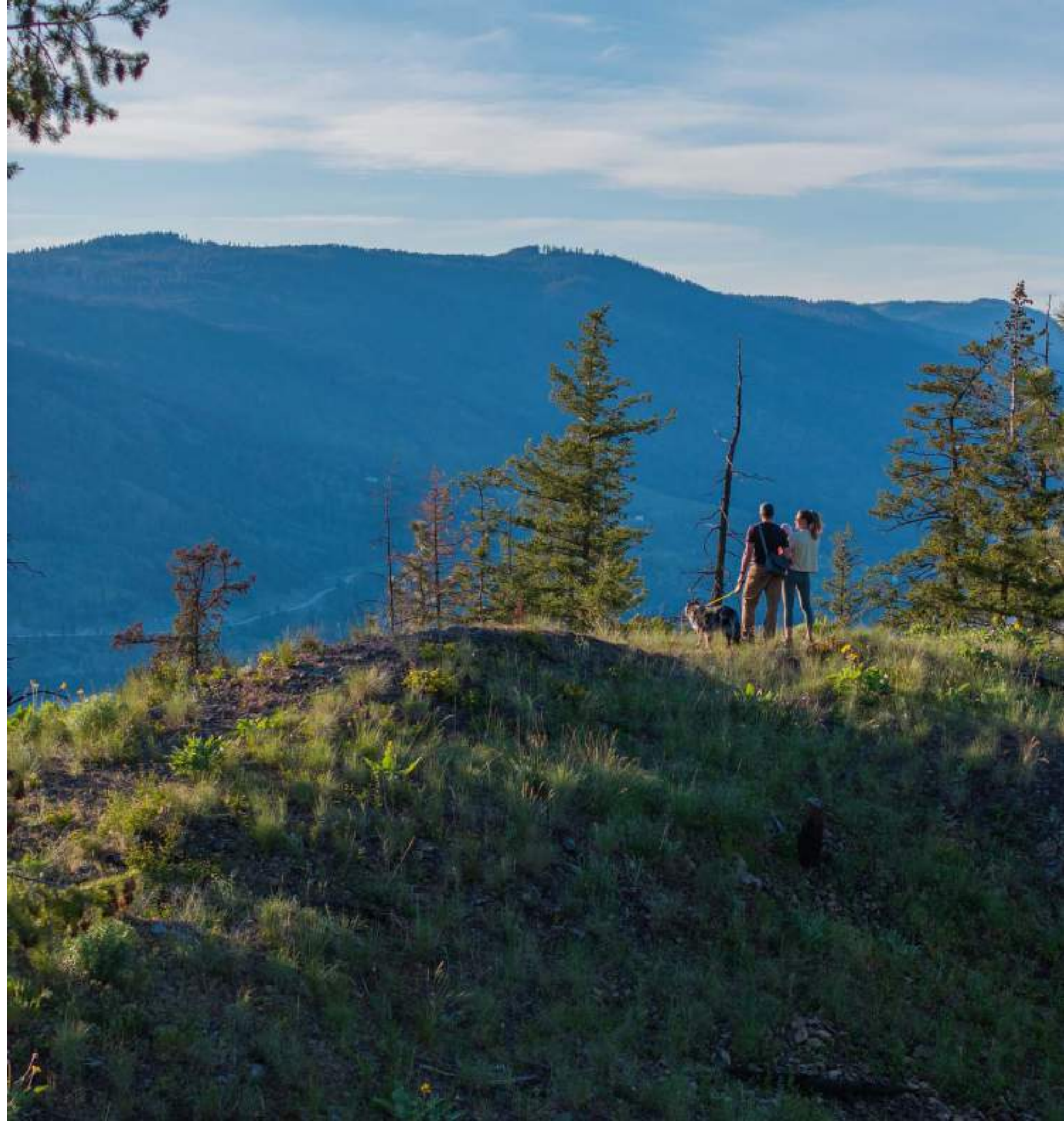
When a piece of land north of downtown Kelowna became available in the mid 90s, Gerhard Blenk and his family, who loved the Okanagan Valley, did not hesitate. Over the course of five years they assembled, piece by piece, what would later become Wilden.

The collaboration with EKISTICS in Vancouver began with the need to unify these land parcels into one master planned community.



“The vision is to preserve the wildness and the topographic whims of the land and let them shape the beauty of our neighbourhoods.”

GERHARD BLENK
(1940 - 2022)



Master Plan & Timeline

The Wilden Master Plan is divided into three general phases and will ultimately include approximately 30 single- and multi-family neighbourhoods. Construction commenced in 2003 with Phase 1, which is now approaching completion. Phase 2 followed in 2006 and continues to progress. Phase 3 will bring the Master Plan to its final stage, completing the vision for the Wilden development.

A COMMUNITY OF 7,000 RESIDENTS

Once fully built out, Phases 1 and 2 will include approximately 2,000 homes, including apartments. The proposed zoning for Phase 3 would add roughly 1,000 additional homes of various types, bringing the total to about 3,000 homes. Based on an average household size of 2.3* people, Wilden’s projected population would reach approximately 7,000 residents when complete.

ESTIMATED TIMELINE

Phases 1 and 2 - including the Wilden Market Square and surrounding Village - are expected to reach full build-out between 2035 and 2040. The first subdivisions in Phase 3 are projected to begin development between 2030 and 2035.

Timelines are projections and depend on market conditions, approvals, and servicing.

*according to Statistics Canada’s 2024 figures



Our Commitment

Even the best intentions are only as good as the action that follows.

To this day, the Wilden land is stewarded by those who are personally connected to it, the original owner's family and their dedicated team, many of whom call Wilden home. Driven by vision, not by financial goals, every step in developing Wilden is taken slowly and carefully.

Wilden is a true gem for future generations to live close to Kelowna's city core full of growing opportunities, while surrounded by a protected natural environment.





Phase 1 & 2

Phase 3

Phase III

THE FINAL PHASE OF WILDEN

Evolution of Phase III

A more complete community

In crafting this final phase of Wilden, we are building more than just homes: we are shaping a sustainable future where community and nature intertwine.

Building on the strengths of Phases 1 and 2, our OCP and Zoning amendment application submitted in fall 2025 updates the policy framework for Wilden's final phase to better meet today's expectations of a complete community:

housing choice, walkability, amenities, and stewardship.

- Early phases delivered strong neighbourhoods, but key elements of the original vision (like a true community hub and broader housing choice) are still evolving.
- Phase 3 advances the Master Plan by addressing these gaps and aligning with Kelowna's growth needs.



A Stronger Plan for Tomorrow's Needs

Four meaningful improvements

While respecting the DNA and intent of the 2000 ASP, the application introduces four significant updates:

SCENIC PARKWAY

A signature ridge roadway designed to avoid fronting homes and highlight the landscape.

MORE OPEN SPACE

A clearer and more refined balance between development and protected natural areas.

INCREASED HOUSING DIVERSITY

More inclusive, clustered housing forms while reducing the overall hillside development footprint.

LAND IN THE NORTHWEST CORNER

Including this area provides for a community park opportunity and supports gentler development forms.



The Missing Piece

Growth Boundary Adjustment:
Improving outcomes, not increasing unit count

In 2000, the northwest corner of the Wilden property was excluded from the ASP due to servicing constraints. Today, Kelowna’s servicing boundary extends further west and north, creating a practical opportunity to integrate this area into the plan.

Including this land parcel does not increase the total number of units planned for Phase 3. It helps place homes and amenities where they work best, allowing for sensitive development and a viable community park.

- BETTER DEVELOPMENT PRACTICES**
Relieves pressure on areas that would require more disturbance/earthworks.
- GENTLER TOPOGRAPHY**
Supports medium-density forms (townhomes/duplexes) with less site disruption.
- COMMUNITY PARK**
Enables a community park of a scale not otherwise achievable within Wilden lands.
- TRAIL NETWORK EXTENSION**
Creates stronger trail connections past North Clifton toward waterfront parks.
- MORE OPEN SPACE**
Increases the plan’s undeveloped lands compared with the original ASP figures presented.
 - 2000 ASP: 39.5% undeveloped lands
 - 2025 Proposal: 50.2% undeveloped lands.



Phase III in Essence

Rooted in the Wilden Group's values, Phase 3 completes Wilden's Master Plan, designed for resilience, livability, and a connected outdoor lifestyle.

Delivered in stages along panoramic ridge lines and connected neighbourhood pockets, it will introduce a scenic drive and new homes while keeping public trail connections and key viewpoints part of the experience.



Resilient & Connected by Design

Wilden's final phase is being planned for long-term resilience

The plan emphasizes climate-conscious design that supports comfortable daily living while reducing long-term environmental impact. Neighbourhood pockets are shaped to work with the land and connect through walkable links and cycling routes, helping reduce reliance on cars as the community grows.

- Planning that respects topography and existing natural systems
- Efficient, thoughtfully designed homes
- Walkable and bike-friendly connections across the community



Space for Wildlife

Keeping nature at the core

Wilden has been planned with a long-standing commitment to designate 50% of its total land as natural areas and public park space. As Phase 3 gradually unfolds, that commitment continues, shaping how neighbourhood pockets and outdoor spaces are integrated.

Protecting what makes this landscape resilient means supporting wetlands, maintaining vital natural features, and enabling wildlife movement through connected habitat corridors that remain a defining part of daily life in Wilden.

In practice, this includes:

- Wetlands, ponds, and habitat areas remain protected
- Wildlife corridors and connections between natural areas are intact
- Native restoration and stewardship are enhanced in key areas





Designed to Be Shared

Spaces that connect people and nature

Wilden’s final phase is designed as a natural extension of what Wilden stands for: a healthy, balanced lifestyle with room to breathe, explore, belong, and connect with community and surrounding nature.

Housing Diversity

Homes for every stage of life

The Wilden Master Plan has evolved to reflect changing housing needs in Kelowna. Phase 3 introduces a broader mix of home types to support a more inclusive, intergenerational community and a lighter footprint on the land. From young adults to growing families to down-sizers, residents can stay connected to Wilden as life changes.



APARTMENTS

Highest-density living option, offering efficient, comfortable living with amenities and shared outdoor spaces.



TOWNHOMES

Ground oriented gentle density, townhomes offer an ideal balance of private space and affordability.



SEMI-DETACHED HOMES

A balance of efficient living and preservation of privacy offering the feel of a single-family residence.



MOUNTAIN HOMES

Mid-sized hillside residences, thoughtfully designed for energy efficiency and visual flow with the topography.



RIDGE HOMES

Larger estate homes offering generous living space with a light footprint that follows the contours of the land, blending with the natural landscape.



Spectacular Views, Shared Experiences

Amenities That Shape Phase III

Key amenities will define daily life
and the outdoor experience



Scenic Drive

A panoramic ridge route designed to be savoured, not rushed.

A unique alpine-style scenic drive winds its way along the mountainside, connecting all ridge-side neighbourhoods while embracing the natural landscape. Free of individual fronting driveways, the road follows the natural contours of the land, inviting both motorists and pedestrians to take in spectacular views. Poised to become one of Kelowna's most iconic routes, it offers pullouts to take in sweeping lake and valley vistas as it meanders along the ridge lines





A Connected Trail Network

Woven Into the Landscape

Whether you're planning a family outing, a trail run, a biking adventure, or simply a peaceful walk in nature, the trail network weaving through Phase 3 will offer a variety of short and long routes – many of them leading to breathtaking viewpoints and moments of calm in the wild.



Annual Community Trail Run: WILD ONE RUN

Each fall, Wilden hosts an annual charity trail run for local youth mental health initiatives that celebrates movement and connection to nature, reinforcing why a connected community matters.

Mountain Bike Trails

The vision is to establish a formalized mountain bike trail network throughout Wilden, including routes linking Wilden Ridge and Phase 3 neighbourhoods to the future Wilden Market Square area.

Trails are being planned with experienced trail builders to support sustainable design, rider experience, and respect for the land.

Initial trail work is targeted to begin in 2026, with the network expanding over time as phases progress.



Gathering Places

Wilden’s Phase 3 features one Community Park, five Neighbourhood Parks, and 16 Pocket Parks, all linked by paths and greenways.

PLAYGROUNDS & ADVENTURE PARKS

Play-forward parks designed to inspire movement for kids of all ages.

DOG FRIENDLY SPACES

Dog-friendly routes and dedicated parks where four-legged residents can run, play, and socialize.

SCENIC LOOKOUT POINTS

Dedicated ridge-side spots to pause, breathe, and take in the views.

COMMUNITY AMENITY

A future wellness destination envisioned along the scenic drive, designed as a place to recharge and connect.



Outdoor Amenity Map

- Park
- Open Space
- Habitat Preservation Lands
- Primary Trails
- Scenic Drive MUP Trail
- Existing Trails
- Wildlife Corridor
- Proposed Development Buildings
- Wetland
- Wildlife Corridor
- Hiking Trails
- Community Amentiy
- Lookout
- Parking
- Other Parks / Open Space
- School



A person with long hair and a dog are seen from behind, looking out over a valley at sunset. The person is wearing a dark jacket, and the dog is a long-haired breed. The landscape is hilly with some trees and grass. The sky is a mix of orange and yellow, with some clouds. The text "Aligned with the Land" is overlaid on the image in a large, white, serif font.

Aligned with the Land

Proposed Development Summary

AMENITIES

7.90 km	Scenic Drive
24.85 km	Trails
20.79 ha	Parks, including 2.93 ha Community Park
111.82 ha	Open Space
2	Commercial Nodes (1 Health & Wellness Centre, 1 Community Park Field House)

RESIDENTIAL UNITS

326	Single Family Homes
128	Duplexes
444	Townhomes
148	Apartments

- ◆ Final phase of Wilden, delivered over time
- ◆ Planned around a panoramic scenic drive, parks, view points, and outdoor amenities
- ◆ Timing and sequencing will be phased, based on servicing, approvals, and market conditions

Details will evolve through design refinement and subdivision planning.

Built on Values. Shaped for the Future.

A stronger path forward, aligned with the Master Plan

Since 1996, Wilden has been guided by three enduring values: sustainability, community, and innovation. It's a place shaped not only by the homes we build, but by the neighbourhoods we nurture and the landscapes we steward.

When approved, the proposed planning updates provide the foundation to move Wilden's final phase forward as a more complete, connected, and resilient community, while staying true to the original Master Plan intent and responding to Kelowna's evolving needs.



Wilden Values



01

Sustainability

Wilden's primary goal and concerns are sustainability and energy efficiency as it applies to our natural surroundings and our company's human resources.

02

Community

Wilden commits to creating a selection of varied living spaces for our diverse community. We provide and maintain access to nature and fund philanthropic projects for health and education.

03

Innovation

Wilden engages in cutting-edge research for the advancement of sustainable building practices, supporting progressive thinking.

Turning Values into Places

Wilden's work is guided by three core values:

Sustainability, Community, and Innovation

These commitments shape how we plan, build, and steward the land.

SUSTAINABILITY

- **Fire mitigation & forest health:**
Approximately \$1.4M invested since 2018 to reduce fuel loads and support ecosystem resilience.
- **Environmental restoration:**
Native seeds and plants are collected from development areas and replanted post-construction where appropriate.
- **Biodiversity protection:**
Wildlife corridors and road under-passes designed to support habitat connectivity.
- **Energy performance:**
Multifamily buildings designed to exceed current energy code requirements.
- **Lower-carbon building direction:**
Ongoing research and testing to reduce emissions in materials and home operations.

Forest Health & Fire Resilience

Since 2018, Wilden has invested ~ \$1.4M in wildfire mitigation and forest health. When in 2023 the Kelowna wildfire hit the Wilden land, these efforts helped the crews contain the fire and save all Wilden homes from damage. Native seed collection and replanting support natural fire resilience. This work is ongoing.

Living Lab & Net-Zero Progress

Since 2015, the Wilden Living Lab – a partnership with UBCO and Fortis BC – has advanced energy-efficient, low-emission housing research. That work continues through Vision Homes and ongoing innovation to help make net-zero living more attainable.

COMMUNITY

- **Public trail access:**
A maintained trail network supports hiking, running, biking, and dog walking.
- **Mountain biking:**
Dedicated trail network planning underway with expert trail builders.
- **Annual charity trail run - Wild One Run:**
Community event hosted on Wilden trails in support of youth mental health initiatives.
- **Wilden Legacy Fund:**
Supports youth mental health infrastructure, research, and programs.
- **Outdoor amenities:**
Parks, gathering spaces, and community-serving spaces planned as Wilden grows.

INNOVATION

- **Wilden Living Lab (since 2015):**
Research partnership with UBCO and Fortis BC focused on energy-efficient, low-emission housing.
- **Vision homes:**
Testing ground for new technologies and construction approaches.
- **Knowledge sharing:**
Findings and learnings shared with the building community to support broader industry progress.
- **Net-zero direction:**
Continued commitment to making high-performance homes more attainable over time.

Application Highlights

Adapting the plan to fit current housing needs

The submission requests updates that align land use policy with the proposed plan for Everlands so future development can be delivered with clarity and consistency.

OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT

Move from existing suburban residential and rural natural areas to designations that support a broader housing mix and enhanced amenities.

GROWTH BOUNDARY ADJUSTMENT (NW PARCEL)

Include a land parcel now feasible due to improved servicing.

ZONING AMENDMENT

Replace primarily RR1 (Large Lot Rural Residential) and P3 (Parks and Open Space) with a zoning framework that supports housing diversity, more green spaces, and community amenities.



How Everlands Connect to Wilden Market Square

At the heart of the broader Wilden Master Plan is the future Wilden Market Square, a destination designed for daily needs and gathering. As the community builds out, trail and cycling connections are planned to link Everlands neighbourhoods to this hub.

The Market Square concept also includes an elementary school and daycare as Wilden grows.

Connected Neighbourhoods

Everlands continues Wilden's vision of an integrated community.

Designed so everyday life feels connected. Streets, cycling routes, and walkable links will connect neighbourhoods to one another and to the broader Wilden community, helping reduce reliance on cars as the community grows.

