



CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION AGENDA

Wednesday, November 18, 2020, 9:30 A.M.
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

	Pages
1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER	
This meeting is open to the public. In accordance with COVID-19 protocols, a viewing area that will accommodate three members of the public is available on a first come first serve basis.	
2. INTRODUCTION OF LATE ITEMS	
3. ADOPTION OF AGENDA	
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11. ADJOURNMENT OF THE MEETING	

The next Advisory Planning Commission meeting is scheduled for Wednesday, December 16, 2020 at 9:30 a.m.



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, October 21, 2020
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Wayne Kubasek, Chair
Julian Davis
Joe Gluska
Bea Kline
Nicole Richard
Katalin Zsufa

MEMBER ABSENT: Anthony Bastiaanssen, Vice Chair

Staff Present: Carla Eaton, Planner III
Natasha Patricelli, Recording Secretary
Taylor Mellen, Service Desk Technician

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 9:30 a.m.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Advisory Planning Commission meeting held September 23, 2020 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held September 23, 2020 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 20-06, OCP and Zoning Amendment Bylaw No. 100.60 and 154.92 (APC), Unaddressed Canyon Crest Drive

Highlights of the presentation include:

- Unaddressed Canyon Crest Drive;
- South end of Tallus Ridge neighbourhood;
- Adjacent to Shannon Lake Road;
- Not within the ALR;
- Surrounding Uses:
 - North: Compact Single Detached Residential (RC3) and Parks and Open Space (P1);
 - East: Low Density Multiple Residential (R3) and Single Detached Residential (R1);
 - South: Single Detached Residential (R1) and Agricultural (A1) - in ALR;
 - West: Compact Single Detached Residential (RC3).

Proposal - OCP Amendment

- Designated: Parks and Natural Area, Single Family Residential and Low Density Multiple Family;
- Propose to exchange the land use designation from Low Density Multiple Family to Parks and Natural Area, and from Parks and Natural Area to Low Density Multiple Family;
- To accommodate the proposed future subdivision layout, the OCP amendment will also include a very small piece of the Single Family Residential land use designation to match the new frontage on Canyon Crest Drive following Road dedication in Ph. 10 B.

Proposal - Zoning Amendment

- Zoning: Parks and Open Space (P1) and Low Density Multiple Residential (R3);
- Propose to amend a portion of the subject property to increase the R3 zone by approximately 863 m²;
- Propose to reduce the P1 zone area by the same amount to adjust the development boundary;
- Allows a single site access and reduced hillside disturbance.

Policy Considerations - *Official Community Plan*

- Residential policy encourages the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities;
- Parks and Natural Areas encourages the adequate provision of recreation opportunities and provision of trails through parks and open space;
- Corridors between sensitive ecosystems are encouraged to create interconnectedness especially for wildlife;
- Proposed amendment does not affect trails and park dedication secured through previous rezoning.

Policy and Bylaw Review

Zoning Bylaw No. 0154

- Application proposes to rezone only a portion of the subject property by swapping zoning areas:
 - Increase R3 zone by approximately 863 m²;
 - Decrease P1 zone by approximately 849 m²;
 - Amend RC3 zone to adjust for road dedication along Canyon Crest Drive 14m²;
- Conceptual lot layout is consistent with zoning regulations for proposed minimum parcel area and frontage;
- Adjusted R3 and P1 zoning boundary will allow for a single site access and reduced hillside disturbance.

Development Permit Areas - three Development Permit Areas and Form and Character

Hillside:

- Requires issuance of Hillside DP;
- Previous Hillside DP 18-05 was issued for Tallus Ridge Ph.10 and 11 subdivision, which included the proposed multiple family lot;
- A Development Permit is also required to address the Form and Character elements of the proposed low density multiple family development, and will reconfirm the site grading.

Sensitive Terrestrial Ecosystem:

- Environmental Assessment updated with recommendations regarding adjustment to the ESA protected through covenant completed with previous rezoning.

Wildfire Interface:

- Existing wildfire covenant requires wildfire mitigation efforts prior to construction, including thinning, pruning, and removal of woody debris.

Technical Review

Site Servicing: No additional off-site requirements anticipated

- Water - Site can be adequately serviced with existing infrastructure;
- Sanitary Sewer - downstream capacity is adequate as off-site upgrades were installed in previous phases;
- Stormwater - a private storm water detention facility will be provided for the townhouse development at the time of future development.

Transportation and Access

- Access through private driveway off new road Canyon Crest Drive;
- No off-site road improvements anticipated as previous development has improved frontage on Canyon Crest Drive and Shannon Lake Road.

Geotechnical

- Confirmed site is safe for use intended;
- Noted perched water seepage zones along bedrock surface;
- Additional future building recommendations for:
 - Site preparation;
 - Maximum slope;
 - Foundation design;

- Groundwater and drainage;
- Safe setbacks from crest of slope;
- Safe set forward from rock faces;
- Pavement and trench backfilling;
- Geotechnical covenant anticipated as condition of future Development Permit and subdivision process.

Environmental

- Rezoning area identified ESA-2 with low anticipated impact to ecosystem values;
- New P1 area has less historical disturbance;
- Improves buffer area to future park dedication along Shannon Lake Road;
- New R3 area has greater disturbance and weeds despite having some red-listed species;
- Additional mitigation recommended for:
 - Constructing timing;
 - Managing site equipment;
 - Controlling erosion, weed spread and site disturbance;
- Environment no disturb covenant boundary adjustments to be addresses as condition of future Development Permit and subdivision process;
- Covenant areas (in P1 zone) and will be private not dedicated.

Park Network

- Anticipate park dedication along Shannon Lake Road as condition of future subdivision of multi-family lot consistent with Tallus Ridge neighbourhood plan (covenants registered on title);
- Construction of 1.5m wide linear trails and wildfire mitigation works required prior to park dedication (as per DP 18-05).

Referral Comments

- Application referred out on September 25th;
- No concerns noted;
- Comments received from:
 - BC Hydro requires an SRW;

- BC Transit recommends sidewalks, higher densities in support of future transit service in the neighbourhood;
- FLNRORD Ecosystems Branch recommends covenant is placed over new P1 area and notes that the plant inventory of rare and at-risk species was not included in the EA;
- Fire department, Telus and Interior Health all noted their interests were unaffected.

Key Considerations

- Proposed new low density multi-family boundary has an appropriate transition to existing adjacent compact single family residential zone;
- Proposed new boundary of the P1 zone will create a larger treed buffer adjacent to Shannon Lake Road enhancing the area as a potential wildlife corridor;
- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities;
- Infill development makes more efficient use of community services and reduces development pressures at the urban fringes;
- Proposed zoning boundary amendments do not alter the servicing implications for the site from those previously assessed during the original rezoning (File: Z 12-04);
- Future Development Permit process to address hillside and environmental mitigation and revised covenant protection areas, as well as form and character issues with the proposed townhouse development.

Questions on the presentation:

- 30% reduction in the park and 30% increase in townhouse development. Does the density of townhomes change and what is the maximum number of townhomes for the property? This is not changing the dedicated park but the P1 zone. Which will still be privately held as a park and open space zone. It does reduce the area by approximately 849 sq m. Large covenant area will shift. Idea is to attempt to not disturb the slope. Final covenant area will be close to existing protected covenant area. As for the density area, there is no change in the amount of townhomes. It is just a swap of areas.
- Why are there privately owned P1 lots and for what purpose? Different approaches may afford higher level of protection for different areas. For example: Development Permit area does not allow disturbance until the proposal has been reviewed. Covenants can create no build no disturb

areas, which may exempt you from a Development Permit area in some cases. Privately owned P1 zone is another level of regulation that restricts the use of the area. Parcels may also be split zoned where development may not be seen desirable on a portion of a parcel. For this property, a covenant area matched with a P1 zone is proposed to protect certain areas to enhance ESA1. Another layer of protection would be park dedication typically where strong environmental values align with park policies and meet Councils parks Acquisition Policy. The long linear proposed park dedication is consistent with park dedication throughout the Tallus Ridge neighbourhood.

- Who is required to maintain the P1 area? Privately owned piece of land. Environmental areas should be protected based on the Official Community Plan Development Permit area guidelines but it will be the developments responsibility for maintenance.
- Park would be in the area behind the structure with the X through it? The newly rezoned P1 area would be behind the storm tanks and adjacent to the existing covenant area and the Park dedication will be along Shannon Lake Road.

Highlights of the discussion:

- Recommendation for point of reference on future information for our committee. Could we be provided with the number of units from the developer and the maximum density allowed by the City so a comparison can be made? Response from Planner: when dealing with zoning amendment, the R3 zoning regulations set the maximum density permitted on the site. Zoning bylaw allows for park dedication to not affect the density allocation. Zoning exercise for calculating density is complex because the number of units is finalized. Developers to have flexibility to change the size and number of their units with the Development Permit process and the maximum FAR (Floor Area Ratio) allows. But there are constraining factors such as parking through the zoning bylaw that must be met as well as hillside considerations on this site. When there is an estimated range of units, planning will provide that information with the proposal. The lot configuration that was shown is conceptual. APC decisions should consider the regulations in the proposed zone.
- It would be helpful to have a rough number of units for a better understanding of the parameters that we're voting on. Looking for a reference point.
- Is it possible to have the math done as a reference point? Response from Planner: R3 zone attached on the report notes development regulations which identifies Maximum density of .75 FAR (Floor Area Ratio), the maximum floor area you can have for the parcel. A calculation concluded they could have 96 units based on the FAR. Absolutely no way to have that maximum density on this site due to covenant, hillside and parking

constraints. With FAR, if unit size is shifted that could increase/decrease the amount of units. Development Permit process is a Council process where they address the specifics of the site such as the number of units. The FAR is not the only constraining factor in the number of units. The APC should consider the proposed zoning regulation rather than the number of units on the proposed form of the buildings.

- The above information would have been helpful in key considerations.
- Would be helpful to know but such a wide ratio (1,000 sq ft townhome vs 1,800 sq ft townhome) could change the number of units.
- Residents want to know what density looks like but difficult to know that at this process.
- Also the vertical is important in the planning stage for example up to a maximum of 3 storeys.

It was moved and seconded

THAT the APC recommend support for application Z 20-06 as presented.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 File DP 20-09/TUP 20-03, Decision Letter, 3404 Sundance Drive

10. OTHER BUSINESS

10.1 Standing Item: Community Discussion Topic

Streetscaping

Highlights of the discussion include:

- Streetscaping was a discussion point some time ago in particular the Hwy 97 corridor;
- What could we as a City do with respect to creating a more aesthetic corridor?;
- Lot of requirements to get a development permit to get the landscaping;
- What is the theme that we want to coordinate as a city for the corridor?
- Before living in West Kelowna, always travelled through West Kelowna on the way to somewhere else. There is a lot more to West Kelowna than what meets the eye when you drive through Hwy 97;

- Are there ways or incentives for property owners, developers of future properties, existing business or citizens to be included in enhancing the look of this corridor?;
- WFN has increased the enjoyment of driving through;
- Great wineries that you can't see from Hwy 97;
- Banner? Do we have a slogan? We could build things around our slogan if we had one;
- Thematic approach such as Kimberley, Winthrop Washington. There is a consistency in their buildings that makes people stop and walk around, shop etc.;
- What is going to attract people besides wineries and skiing?;
- Should the City having a contest for what the theme should be to spark interest to have people contribute?;
- How have other small communities incorporated these things into their OCP?;
- What is going to attract people to stop and spend their dollars?;
- Has any discussion come up through board of trade or economic development committee in respect to themes? To have the consumer stop and spend money? Is this unique to our concerns or has it come up in other? Can't speak for Economic Development Committee. Branding has come up corporately for the City. To the extent that it's been investigated I'm not sure. Exercise of the Official Community Plan, these questions are asked of the community around the look and the feel. These go into the development permit guidelines for standards. Some of this may come out from the current Community Visioning Process.
- Lot of work on the wine trail which is amazing but a corridor to get through somewhere is something different. Having to shut down the highway to change banners and water plants is not a good idea;
- Very impressed with the guidelines set out for developments;
- We are a young city that needs time to develop and get things looking the way we want;
- Googled "Scenic routes for the Okanagan". City of West Kelowna's scenic routes was Shannon Lake road, scenery, lake, golf course;
- Another example would be in Kelowna, signs for tourists. Scenic route signs (ex. Boucherie wine trail) or golf courses along Hwy 97;

- We're not promoting our area enough;
- If the lighthouse winery building goes through great;
- Can we change our sign location for the City of West Kelowna sign? Where does West Kelowna start?;
- Should we attach our sign to the Glenrosa overpass? "Welcome to West Kelowna";
- We don't need to worry about the people that live here but the visitors;
- We need more signage to promote our area;
- Branding, themes, signage to promote/encourage people to get off the Hwy 97 to do something;
- Should there be a policy to create commonality for new businesses that there is an understanding of aesthetics for property frontages/back on Hwy 97 corridor enhancements;
- Tourism ministry in the province, federal, why do we not have in the City? Who is organizing all of those things in the municipality? There is a lot of small businesses in West Kelowna and they may be willing to pay something to advertise their business;
- Will the new City Hall building have space for the tourism office?;
- The planner responded with: we do have a Business Development Officer, John Perrott, and an Economic Development Committee who works with Tourism and Board of Trade on those particular areas for the City. For this conversation maybe they could come and do a small educational presentation for more information.
- We don't know how our thoughts would compliment what is already going on;
- The City of West Kelowna should pull together its roots and committees into a roundtable to spark ideas to potentially take the ideas forward;
- The APC was reminded to keep their mandate in mind for this particular issue. How does it relate to planning exercises? Keep a planning focus;
- Defer the discussion until we can bring back more information on the process?;
- Enhancement process to help with planning along the corridor and future zoning proposals into consideration is where the group is coming from;
- Refinements to Official Community Plan process will be reviewed at a later date;

- May be the place to provide input in the Visioning process;
- Wise for committees to be aware of the processes of the City. Programs in place and education in place for our committee and ambassadors in the community;
- Lake Oswego had a great public art program. Rezoning or Development Proposal to spend on community art may influence in some way. Suggestion to include those themes;
- Bus terminals have really improved the corridor;
- Little things over time will add up;
- Linda Lovisa West Kelowna artist was mentioned;
- Discussion be tabled until the opportunity to speak with Economic Development Committee or the visioning process.

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 10:41 a.m.

CHAIR

RECORDING SECRETARY



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission

Date: November 12, 2020

From: Dallas Clowes, Senior Planner and Stirling
Scory, Planner II

File No: P20-01

Subject: **P20-01, West Kelowna Community Vision (Phase 1 OCP Review)**

BACKGROUND

On October 27, 2020, the first DRAFT Community Vision document was presented to West Kelowna Council, following the completion of the first round of public engagement in September. At this meeting, Council provided the project team with feedback on the DRAFT Vision and directed staff to continue with Round 2 public engagement to hear the community's feedback on the document. All Council committees (APC, AAC, and EDC) are being referred the DRAFT vision at this time for preliminary feedback.

Summary of Draft Vision Document

The Draft Vision document (Attachment 1) represents West Kelowna's Community Vision to 2040 and is the foundation to the Official Community Plan (OCP) update. It is currently organized with:

- a DRAFT (overarching) Vision Statement that describes what West Kelowna wants to become by 2040
- Five foundational elements that provide a balanced focus for action to support the vision
- Twenty key directions that could help the community make visible and sustainable progress
- 'Signs of success' to help monitor progress towards achieving the draft vision

Summary of Round 1 Engagement: (completed September 21)

Due to physical distancing requirements necessitated by the COVID-19 pandemic, Round 1 public engagement occurred predominantly online from June 15 to September 21 2020. The purpose of Round 1 Engagement was to listen to the community to gain early insights into the priorities, concerns and ideas of residents and stakeholders. This round of

engagement included a broad range of participation opportunities including questionnaires, kid's activities, "Ideas" postcards, outreach to community stakeholders and community groups, online meetings, videos and newspaper and social media presence.

The Round 1 Engagement Summary and Appendices can be viewed in detail at ourwk.ca.

Summary of Round 2 Public Engagement: (Anticipated completion, Dec 18)

Similar to Round 1, Round 2 Engagement will also be predominantly online due to COVID-19 physical distancing requirements. The purpose of Round 2 engagement is to review and refine the DRAFT community vision with the community. We are asking participants to review the Draft vision statement, foundational elements and the key directions to help refine and shape a path forward for West Kelowna's future.

We have created a 'Choose Your Own Adventure' method for obtaining feedback on the Draft Vision through three online feedback forms:

- *Adventure A: Draft Community Vision Review*
 - The main feedback form which encourages individual or household feedback of the Draft Vision document (estimated time: ½ hour)
- *Adventure B: 5-minute Feedback on the DRAFT Vision Statement and Foundational Elements*
 - A shortened version of Adventure A to enable those with minimal time to participate (estimated time: 5 minutes)
- *Adventure C: Working Together, Community Circles Collaboration*
 - An expanded version of Adventure A to enable those who wish to 'dig deeper' and collaborate with others on a group submission (estimated time: a few hours)

In addition to the above feedback forms, we are also creating a specific feedback form for youth (for Mount Boucherie Secondary School, Glenrosa Middle School and Constable Neil Bruce Middle School students) and are planning outreach to our Senior's Centre and Interior Health facilities (with hardcopy versions of the feedback forms).

Two online workshops are also scheduled for the first week of December. These virtual workshops will include guided discussions that allow participants to hear from others in the community and share their feedback on the draft vision with the project team.

Requested Feedback from APC Members

As this is the first time the APC will be viewing the DRAFT Vision document, it is requested that members provide preliminary feedback (i.e. through general discussion, not a formal resolution at this time). Following this meeting, the project team will review the feedback

received from the APC (as well as feedback received through Round 2 Public Engagement) and revise the DRAFT Vision document. It is anticipated that a revised Vision document will be presented to the APC in the New Year, following the conclusion of the public engagement process. At this next meeting, the APC will be asked to formally weigh in (i.e. via a resolution) prior to the document being considered by Council.

How Can the APC Help with the Community Visioning Process?

Similar to the first round of Community Engagement, the project team is asking all Committee members to help us spread the word about the project and encourage feedback on the draft Vision. Following the APC meeting, staff will send an email with details about Round 2 Engagement and digital links to our online feedback forms. APC members are encouraged to share widely with their networks.

In addition, APC members will be provided with 'Round 2 Engagement Kits' that include background information about the project that may assist APC members in discussions with interested community members. These will be distributed at the meeting on Nov 18.

Respectfully Submitted By:

Dallas Clowes

Dallas Clowes
Senior Planner

Stirling Scory

Stirling Scory
Planner II

PowerPoint: Yes ☒ No ☐

Attachments:

1. DRAFT Community Vision Document
2. Draft Vision Review Guide

OUR COMMUNITY VISION

2020-2040

DRAFT





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West Kelowna is truly a unique community and is a great place to live. The things that make it so wonderful are the lake, the agriculture including wineries, and the small community vibe. As a new city there is such an opportunity to build upon these strengths and make this an even greater place to live.

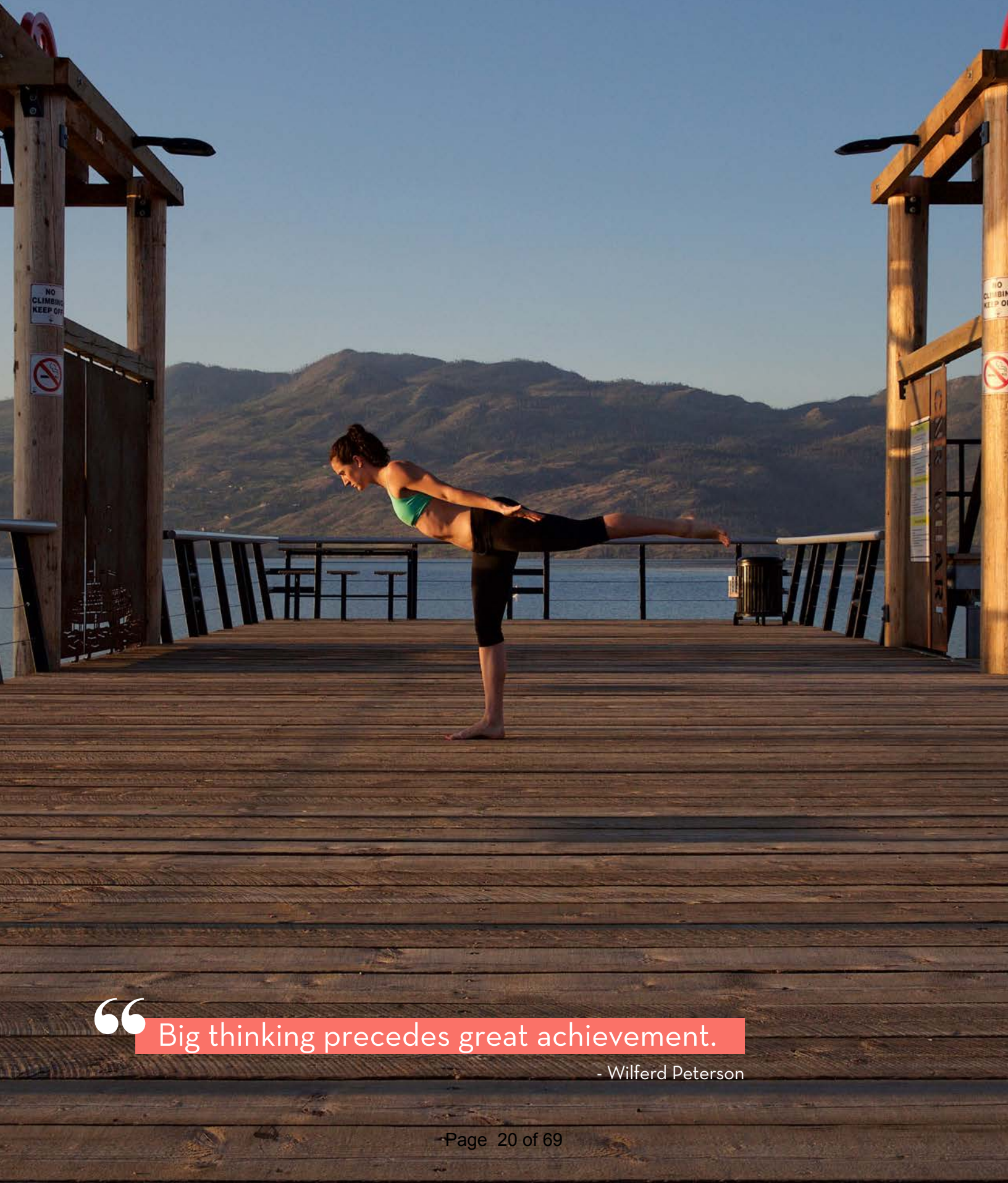
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DOCUMENT PHOTO CREDITS

We gratefully acknowledge the contribution of
photographs for this document by:
Darren Hull, Jonathan Behnke, and T. Stechman

DRAFT



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Big thinking precedes great achievement.

- Wilferd Peterson

THIS IS #OURWK!

#OURWK is West Kelowna's Community Vision to 2040. It sets our desired destination – the future West Kelowna we want to create. This vision is for all of us – built by our community to guide our shared future.

#OURWK'S COMMUNITY VISION INCLUDES:

a **vision statement** that describes what West Kelowna wants to become by 2040

five **foundational elements** that will provide a balanced focus for action to support the vision

twenty **key directions** that could help the community make visible and sustained progress

signs of success that will show us that we're making progress

an **invitation** for all of the West Kelowna community to work together to make this vision come alive

next steps that connect this Community Vision to the City's Official Community Plan update

SETTING OUR PATH FORWARD

West Kelowna is the quintessential Okanagan city. Sun-soaked lakeshores, agricultural charm, and access to urban jobs and living have made West Kelowna a rising star. Our city ranked 12th on Maclean's list of Canada's Best Communities in 2019 and its appeal continues to be proven by steady growth.

With this popularity comes a responsibility to look ahead to West Kelowna's future and think carefully about how to support its thoughtful evolution – maintaining what makes this place so unique while making noticeable strides towards where our community wishes to go next.

A Community Vision defines what it is we want to achieve. In a world that's evolving faster than ever before, a strong vision grounds us and prepares us to successfully navigate change. While we cannot predict every change that will come our way in the next 20 years – setting and sticking to a bold Community Vision gives us a powerful lens for making thoughtful decisions.

Change is coming to West Kelowna. We cannot ignore it, but we need not fear it. Together we can shape change to fulfill our dreams. With this Community Vision as our guide, we will create an amazing quality of life for all the people of West Kelowna – those who are here today and those yet to come. **This is #OURWK!**

A COMMUNITY INSPIRED

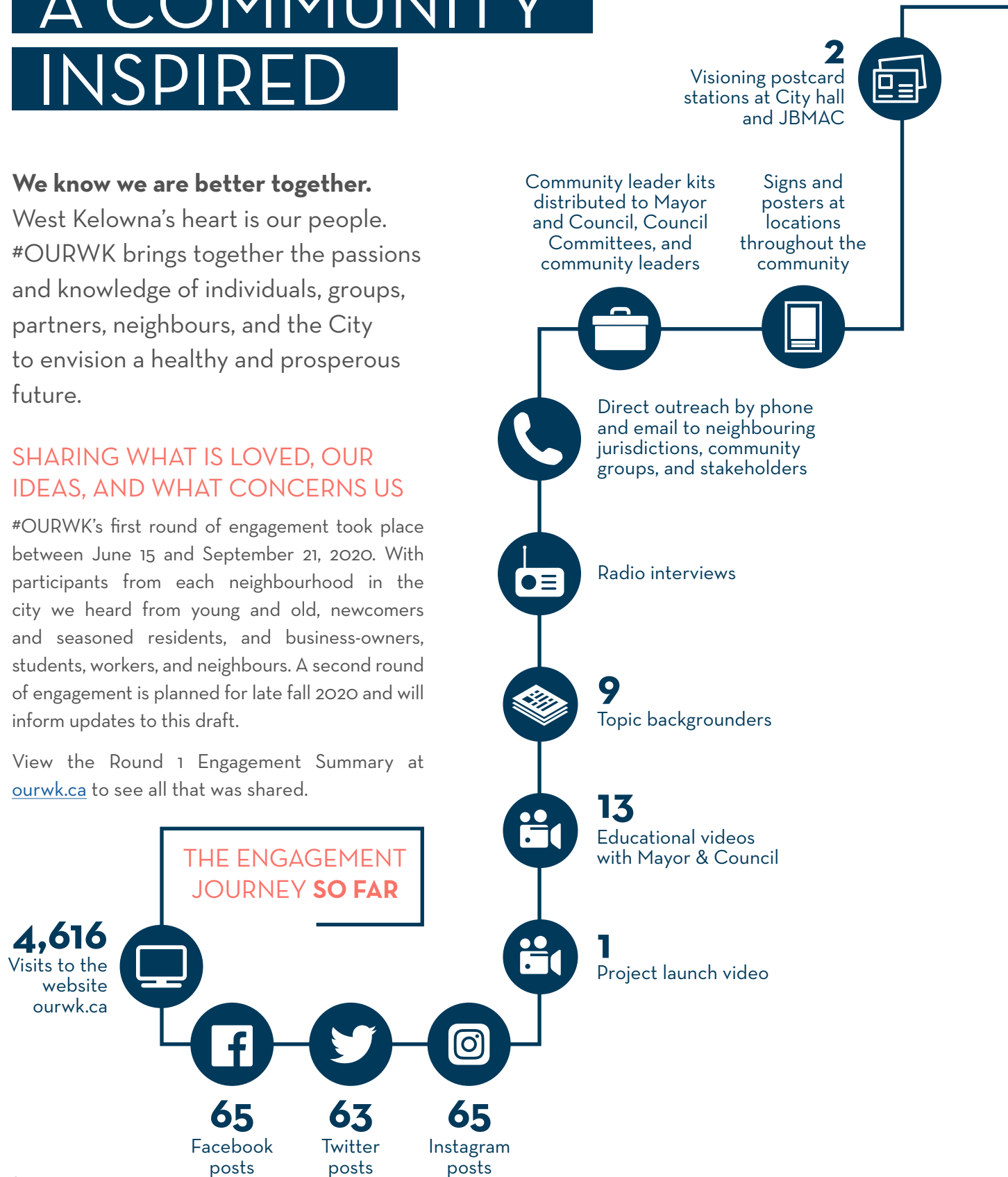
We know we are better together.

West Kelowna's heart is our people. #OURWK brings together the passions and knowledge of individuals, groups, partners, neighbours, and the City to envision a healthy and prosperous future.

SHARING WHAT IS LOVED, OUR IDEAS, AND WHAT CONCERNS US

#OURWK's first round of engagement took place between June 15 and September 21, 2020. With participants from each neighbourhood in the city we heard from young and old, newcomers and seasoned residents, and business-owners, students, workers, and neighbours. A second round of engagement is planned for late fall 2020 and will inform updates to this draft.

View the Round 1 Engagement Summary at ourwk.ca to see all that was shared.



Support from local organizations

Support from City hall front-line staff

Vehicle magnets on the City fleet

“

Focus on what will unify
and not divide our town
and work towards that.

- #OURWK Participant



Ads in the Westside Weekly



Media releases



Email blasts to the City's mailing list



Announcements and updates by Mayor / Acting Mayors at Council Meetings



1
Letter from the Lakeview Heights Neighbourhood Association



29
Photo contest submissions



25
Vision postcard submissions



58
Participants in three Online Stakeholder Welcome Meetings



37
Participants in four Online Topic Meetings



5,290
Distinct inputs received (so far!)



1,409
Community Ideas Questionnaires completed



469
Weekly Topic Questionnaires completed



107
Written or drawn ideas in kids' activity booklets

WEST KELOWNA'S DRAFT VISION STATEMENT

OUR VISION STATEMENT DESCRIBES OUR DESIRED STATE FOR WEST KELOWNA IN 2040

We are a livable community — one where everyone can find their place to belong, their cozy home, and their opportunity to succeed. We are a model for thoughtful growth, welcoming newcomers while recognizing the character that long-time residents cherish.

We are in harmony with our neighbours, our region, these lands, and one another. We are connected. We have what we need close to home and we have sustainable transportation options to take us where we need to go.

We embrace change, choosing together how we adapt, face challenges, and evolve. We tackle the difficult challenges with determination and do our part to support a healthier world.

We live sustainably, alongside the agricultural fields and forests, the watercourses and lakeshores, the businesses and industry that support us. We care for these lands and waters, working to understand how we can live in harmony with our environment.

We care about quality. Our buildings, our infrastructure, our amenities, and our environment are thoughtfully planned and cared for, reducing risk, creating efficiency, and showcasing beauty.

We celebrate and express our unique sense of place and its energy runs through our places and our people, calling to the curious to explore what makes us uniquely West Kelowna. Our community spirit pulses through our energized Westbank Centre, our inviting waterfront, and our distinct, complete neighbourhoods.

We are doing this together! It is #OURWK.



“

Destiny is not a matter of chance, but of choice.

Not something to wish for, but attain.

- William Jennings Bryan

FOUNDATIONAL ELEMENTS

The five **foundational elements** are the focus areas for achieving balance in our vision. Together, they represent what is important for West Kelowna.

A STRONG FOUNDATION LEADS TO TRANSFORMATIONAL CHANGE

Each foundational element represents our hopes and ambitions, but it is the combination and intersections between them that will make our community truly whole.

OUR PEOPLE, as the heart of our community, sits at the top. West Kelowna wishes to be a place where you say hello to your neighbours. Where you raise your children. Where you live a lifetime surrounded by friends and family. We are creating a West Kelowna for all of us.

OUR CONNECTIVITY is how we experience our community. Our physical connections make it easy and enjoyable to move around and our social and spiritual connections link us within the region and with one another.

OUR ADAPTABILITY is how we embrace change and prepare our city to be successful. This is where we commit to making the best possible choices that will keep our city healthy, safe, and resilient for years to come.

OUR PROSPERITY starts with taking care of the lands and waters that support us. It is also about supporting new businesses that will provide good jobs and places to shop. It involves defining West Kelowna's sense of place and sharing it proudly with the world.

OUR PLACES are the neighbourhoods and destinations we love. This is where we commit to changes that tackle challenges and catalyze improvements in places like Westbank Centre, our waterfront, and our compact neighbourhood centres, creating great places to be.

“ You’ve got to think about big things while you’re doing small things, so that all the small things go in the right direction.

- Alvin Toffler



KEY DIRECTIONS

Twenty **key directions**, organized around the five foundational elements, are our priorities for moving forward. They represent the opportunities and challenges we will focus on tackling in the coming years.

SETTING PRIORITIES TO MAINTAIN FOCUS

There are many directions a city can choose to take – but it's impossible to do everything at once. Achieving great progress requires focus and commitment to what's been identified as important to the community. Completing key steps towards our Community Vision shows our commitment and inspires others – individuals, stakeholders, community organizations, developers, neighbours, and more – to get involved.

#OURWK has engaged people from across West Kelowna in conversations about the future. Many of these conversations focused on our values – what is important for us to maintain and build upon for the future. These values form the basis for key directions – what we believe are important focal points for progress towards our future.

“

Keep your eyes on the stars and
your feet on the ground.

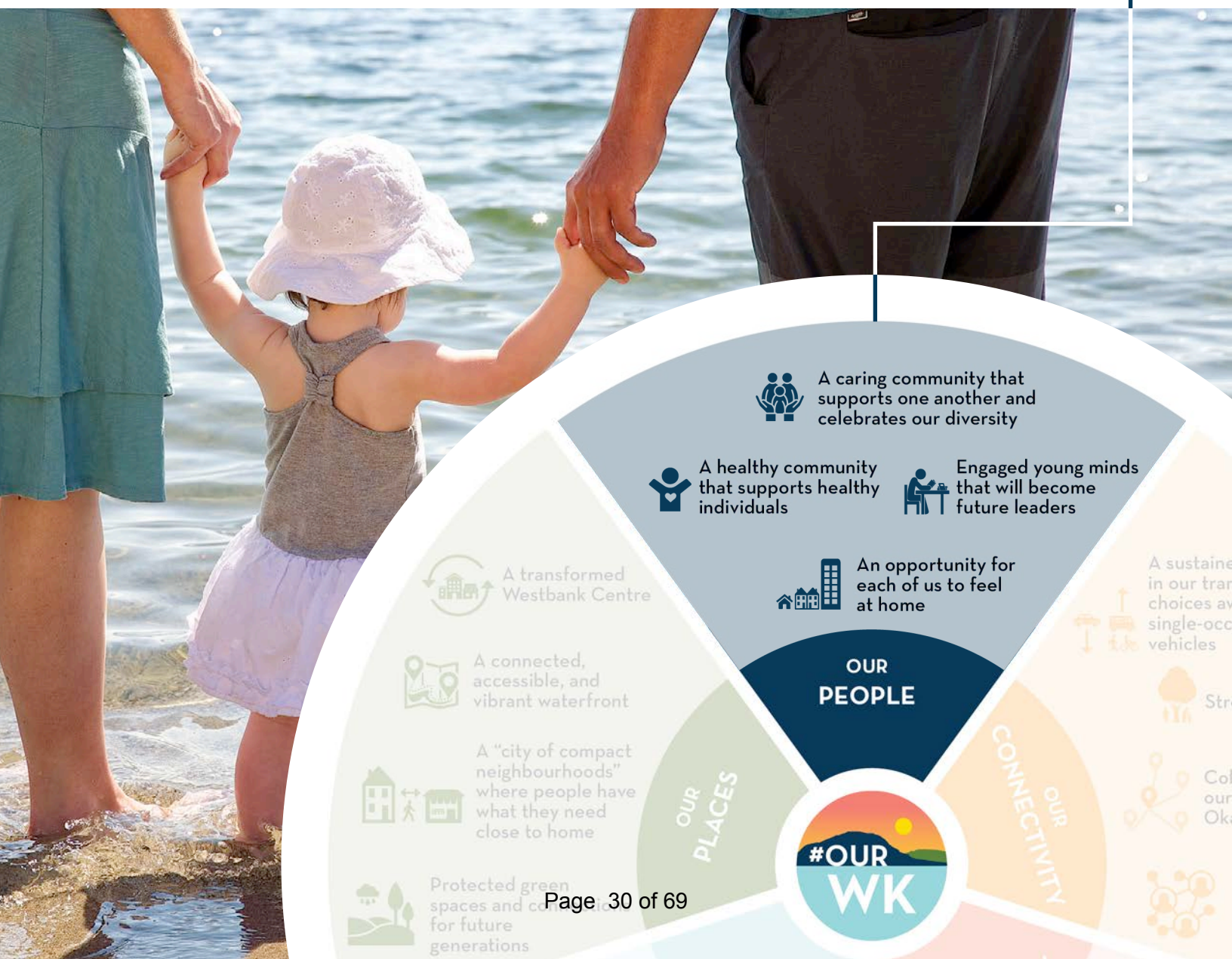
Franklin D. Roosevelt

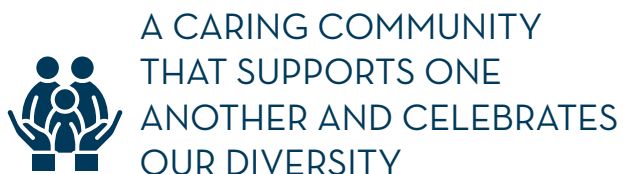


OUR PEOPLE

“When we know who lives in our neighbourhood
we take care of each other and care about
our community.

- #OURWK Participant





We are all different – and these differences influence the experiences that we have in West Kelowna. These differences also make our community interesting, innovative, and vital.

Embracing our diversity builds community spirit and engages all citizens in our city. A sense of belonging is an essential part of a high quality of life – and West Kelowna wishes to be the kind of city that provides a high quality of life to all its citizens. Working together to advance equality and inclusiveness for all people to live their best lives in West Kelowna is important to achieving livability for all.

WHAT WE SEE IN 2040:

- ▶ Community spaces that are accessible and inviting to all abilities
- ▶ A welcoming community that includes all of us, regardless of race, nationality, gender, sexual orientation, religion, economic status, physical or mental ability
- ▶ Continuation on the journey of reconciliation between Indigenous and non-Indigenous communities
- ▶ Many opportunities for sharing our diverse cultures through events, celebrations, art, and more
- ▶ Resources that warmly welcome newcomers to the community and help them successfully navigate their way into the fabric of neighbourhoods and the workforce
- ▶ Resources that make West Kelowna a great place for families like access to affordable child care, programs for children and families, and spaces and activities for youth



A healthy community has good access to health care; a well-built physical environment that promotes healthy living; access to basic living standards; and inclusive programs.

With an aging population, demand for local health care is rising and community members are seeking more access to primary health services in West Kelowna. We also have a growing recognition of the importance of mental health and well-being that is supported by access to green space, recreation, programs, community connections, and health services.

Recreation is an important part of a healthy community, connecting us through sport, leisure, and play. Access to recreation encourages healthy living, reduces crime, and builds social connections. As we look ahead, investing wisely in high-quality facilities that make recreation and leisure available to all is desired.

WHAT WE SEE IN 2040:

- ▶ A local health precinct that attracts a wide range of health services in a central area of our city
- ▶ More residents able to access the health services they need right in West Kelowna
- ▶ Opportunities for our most mature residents to live, work, and enjoy leisure as they age in place in their neighbourhoods
- ▶ Neighbourhood hubs where residents gather, socialize, and connect with one another
- ▶ Great access to fresh, local foods that are produced within our community
- ▶ Modern recreation facilities that are easy to access for all residents and continue to meet the needs of a growing population



ENGAGED YOUNG MINDS THAT WILL BECOME FUTURE LEADERS

West Kelowna wishes to be a place that young people “come to” not “come from.” Creating opportunities for our younger citizens to be part of their community and recognizing the value their voices and participation bring, leads to lasting connections that attract and retain bright young minds.

Learning about our lands, our people, and our community should begin in our youngest years, setting our youth on a path to success.

The growing Okanagan College and Okanagan campuses for UBC and BCIT in Kelowna have added more post-secondary opportunities close to home and the community would like to continue supporting growth of quality educational and training in and near West Kelowna.

WHAT WE SEE IN 2040:

- ▶ Young citizens engaging in civic processes and seeing changes that are the result of their involvement
- ▶ Multi-generational programs that connect children and elders to support mutual well-being and transfer of important knowledge
- ▶ Hands-on educational programs that connect children with the lands and waters and instill a life-long appreciation for how they sustain us
- ▶ Great opportunities to pursue post-secondary training and education while remaining in West Kelowna
- ▶ Jobs in our city that are attractive to youth and young adults



AN OPPORTUNITY FOR EACH OF US TO FEEL AT HOME

Everyone needs a place to live comfortably. Each person’s housing needs are unique and evolve over a lifetime. For many, rising costs have made home ownership and rental challenging.

The 2019 Regional Housing Needs Assessment found that there are groups facing housing challenges in the Okanagan including moderate-income householders trying to enter homeownership, seniors, youth and young adults, low-income households, persons experiencing homelessness, and persons experiencing mental health issues.

Many living in West Kelowna today expressed a desire to remain part of their neighbourhood and community through all life stages, even as their housing needs shift. Taking steps to fill housing gaps is important to welcoming people “home.”

WHAT WE SEE IN 2040:

- ▶ A sensitive increase of housing choices throughout the community that provide good housing options for differing needs
- ▶ Addition of affordable housing in partnership with BC Housing, senior levels of government, non-profits, and other agencies
- ▶ Effective programs, in partnership with our neighbours, other levels of government, and non-profits, that are helping people to break the cycle of homelessness

SIGNS OF SUCCESS

There are many signs that could show us that we're making progress towards the vision for **Our People**. During the OCP update specific measures will be selected to help us monitor our progress. Some examples of signs of success could include:

- ▶ Universal accessibility in community destinations
- ▶ More residents feeling as if they belong to the West Kelowna community
- ▶ Fewer reported incidences of discrimination
- ▶ More primary health services available
- ▶ More residents with high levels of physical, mental, and social health
- ▶ More people using recreation facilities and programs
- ▶ Increasing participation in civic life and municipal elections
- ▶ More opportunities for post-secondary training or education
- ▶ A growing number of young adults (19-24) living in West Kelowna
- ▶ A greater diversity of housing options throughout the community
- ▶ More households spending a smaller percentage of their household income on housing
- ▶ Less people experiencing or at risk of experiencing homelessness
- ▶ A feeling of safety in all neighbourhoods



OUR CONNECTIVITY

“

I love our little town. I would like to see more sidewalks and biking trails. With all the new housing development I am concerned about roads and traffic flow.

- #OURWK Participant



A caring community that supports one another and celebrates our diversity

ny community supports healthy als



Engaged young minds that will become future leaders



An opportunity for each of us to feel at home

OUR PEOPLE

OUR CONNECTIVITY



A sustained shift in our transportation choices away from single-occupancy vehicles



Streets for people



Collaboration with our Central Okanagan neighbours



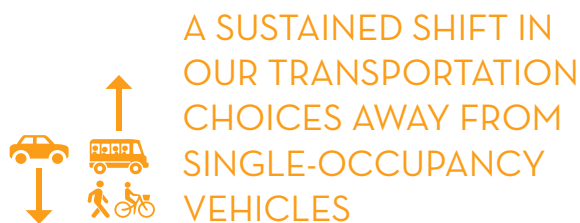
A growing cultural scene that connects us to one another and to our community

OUR
ERITY

OUR
ADAPTABILITY



Preparing to be nimble and responsive



Everyone in our community needs to get around. The type of future community West Kelowna envisions – one that is sustainable, beautiful, equitable, and efficient – is not a community that relies primarily on single-occupancy vehicles. It is a community that has a range of viable and attractive ways to move.

Congestion is a growing concern with impacts to environmental health and quality of life. Those without access to a car, including seniors, youth, people with disabilities, and newcomers, face difficulties getting around. The amount of and width of roads a city can provide is limited by physical space and financial constraints. We also know that an unlimited supply of roads cannot solve all transportation challenges.

Complete, compact neighbourhoods that bring daily needs closer to home, along with attractive transportation choices that are efficient and less costly – including transit, active transportation, sharing options, and new technology – will allow us to step out of our cars and into a future with many movement options.

WHAT WE SEE IN 2040:

- ▶ Safe walking and cycling routes in all neighbourhoods that connect people where they want to go – work, school, parks, shopping
- ▶ Many residents living close to jobs and services, allowing them to walk or cycle more
- ▶ A well-connected transit network that is convenient for residents throughout the city
- ▶ A shift in how we choose to move, with more people selecting sustainable options like walking, cycling, or transit
- ▶ Adoption of new transportation technologies including electric vehicles and bicycles, autonomous vehicles, and what comes next



STREETS FOR PEOPLE

Our streets are a critical component of the public space network. Streets provide a lasting impression of a community. In addition to enabling our movement, streets shape our community's physical landscape, our social expectations, and our cultural values.

Streets for people are those that are enjoyable no matter how you move – as a pedestrian, as a cyclist, as a motorist, or something else – and regardless of your age or ability. These are public places that care about comfort – universal accessibility, shade, lighting, art, trees, and places to linger and rest.

WHAT WE SEE IN 2040:

- ▶ A shift in how we use our road rights-of-way, not only as places for vehicles, but as beautiful, multi-modal public corridors that allocate space for all
- ▶ Key streets that have become attractive multi-use corridors
- ▶ A welcoming and attractive experience of our city when viewing it from Highway 97
- ▶ Spaces that are not essential to vehicle travel re-purposed as spaces for pedestrians and cyclists



COLLABORATION WITH OUR CENTRAL OKANAGAN NEIGHBOURS

West Kelowna's success will be realized alongside the success of our neighbours. Our close connections with Westbank First Nation provide many opportunities to collaborate, allowing our collective efforts to support the success of both communities. The community recognizes this strong relationship and wishes to encourage more collaboration in the future.

Working together with all Central Okanagan communities means we can align our plans and create networks that bring our region together, attracting the attention of the global community. A strong region means our businesses and entrepreneurs will thrive and all Central Okanagan communities will enjoy the prosperity achieved.

WHAT WE SEE IN 2040:

- ▶ Regular sharing of knowledge and resources between the region's communities
- ▶ A global recognition of the Okanagan Region as a destination to the benefit of all communities
- ▶ An inter-city transportation network that efficiently links residents in all communities to the resources of the others
- ▶ Collaborations that deliver projects that benefit all residents



A GROWING CULTURAL SCENE THAT CONNECTS US TO ONE ANOTHER AND TO OUR COMMUNITY

Culture connects us and defines us; it is about our history, values, and beliefs and evolves over time. West Kelowna recognizes the importance of creativity, innovation, arts, and culture to a healthy community and sees many opportunities to celebrate both West Kelowna's history as well as its future.

Building culture into our planning and decision-making will help increase a unique "sense of place" for West Kelowna. Supporting arts and culture will strengthen our city's economy, improve quality of life, and enhance community pride.

WHAT WE SEE IN 2040:

- ▶ Celebration of the culture of the Syilx/Okanagan peoples
- ▶ Encouragement for all people to share and celebrate their culture
- ▶ Continuation of celebrations like Music in the Park, Westside Daze, and the Winter Light-up and addition of new events that bring our communities together
- ▶ A hub in our city where cultural activities and programs take place
- ▶ Visible art woven through the community sparking conversation, sharing stories, and enriching our public spaces
- ▶ An environment that is welcoming and attractive to people in the arts community

SIGNS OF SUCCESS

There are many signs that could show us that we're making progress towards the vision for **Our Connectivity**. During the OCP update specific measures will be selected to help us monitor our progress. Some examples of signs of success could include:

- ▶ More people using sustainable modes like walking, cycling, or transit instead of single-occupancy vehicles to travel to work or services
- ▶ More sidewalks and bike lanes throughout all neighbourhoods
- ▶ Enhanced transit that operates with higher frequency and to more local destinations
- ▶ More people using transit
- ▶ More streets that are beautiful and comfortable for all modes of transportation
- ▶ Projects and initiatives in collaboration with Westbank First Nation
- ▶ Regional initiatives that lead to shared improvements
- ▶ More arts and culture events in West Kelowna
- ▶ More visible art throughout West Kelowna
- ▶ More facilities for arts and cultural activities and programs
- ▶ A greater understanding and appreciation of all cultures
- ▶ More jobs related to culture in the community

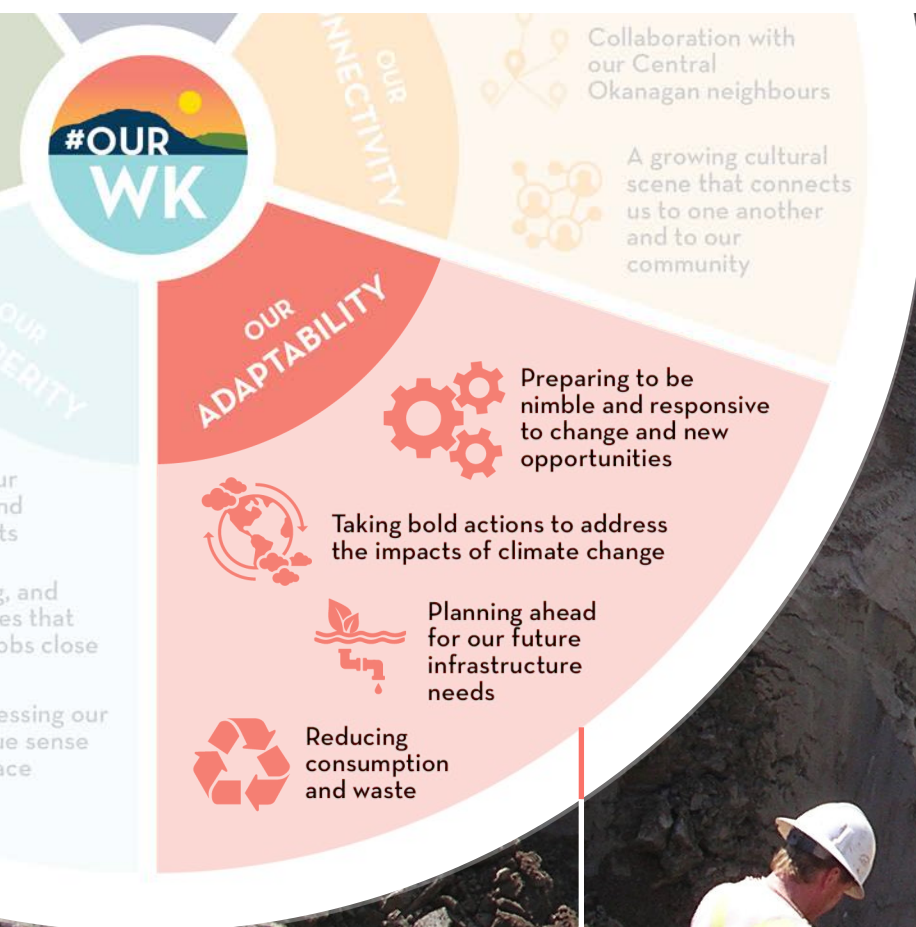


OUR ADAPTABILITY



Nature is important to our wellbeing as humans
and having these resources is a gift.

- #OURWK Participant





PREPARING TO BE NIMBLE AND RESPONSIVE TO CHANGE AND NEW OPPORTUNITIES

Historical practices have assumed that the future is singular and predictable; today we can see that our technological advances, societal differences, environmental shifts, and new business models are rapidly shifting predictions making our future less certain. Having experienced emergencies like the COVID-19 pandemic, flooding, and fire threats, West Kelowna residents understand that unplanned events occur. Through these experiences, cumulative knowledge is being built and we can use this knowledge to prepare for a future that we know will evolve.

In the coming years, pro-activity will be essential. Creating a bold vision – saying no to some ideas that do not fit that vision, but being prepared to say yes and moving fast when a new idea does – will help us adapt in a changing world. Our community is focused on finding a balance that supports innovation and progress, while always respecting our shared vision for the future.

WHAT WE SEE IN 2040:

- ▶ Learnings from previous events and from the experiences of others being used to prepare us for the future
- ▶ Proactive planning and efforts that reduce risk related to fire, floods, or other impacts
- ▶ A willingness to try new and innovative ideas using pilot projects or tests that allow us to learn, adapt, and improve
- ▶ Use of this Community Vision to evaluate new ideas and pursue those that will take us in the direction we need to go
- ▶ Continuing community dialogue that invites and considers public input on community decisions



TAKING BOLD ACTIONS TO ADDRESS THE IMPACTS OF CLIMATE CHANGE

Our climate is changing and we need to prepare to protect people, businesses, and infrastructure. Major weather events including extreme droughts and wildfires, heavy storms and flooding, have been part of our recent past – and more climate change impacts can be anticipated.

Our community is ready to take action! The efforts of all individuals, businesses, and industries will help protect our precious environment. Climate change considerations will be at the forefront as we find ways to improve our energy efficiency, conserve water, reduce our greenhouse gas emissions, and more.

WHAT WE SEE IN 2040:

- ▶ A reduction in greenhouse gas emissions in our community, even as our population grows
- ▶ Buildings being designed and developed with high standards for climate-consciousness
- ▶ A growing reliance on clean energy sources and a reduction in the energy we use
- ▶ Water conservation efforts preserving this precious resource
- ▶ Long-term protection of environmentally-sensitive areas including natural watercourses, lakeshores, and hillsides
- ▶ Green stormwater management helping to clean and infiltrate our run-off naturally
- ▶ A commitment from all – the City, developers, community groups, stakeholders, and individuals – to make climate conscious choices



PLANNING AHEAD FOR OUR FUTURE INFRASTRUCTURE NEEDS

Our infrastructure – our water, sewer, stormwater, and energy networks – are the bones of our community. They support us. As a previously rural area that has grown into a city, much of West Kelowna's infrastructure was installed earlier and to a rural standard. As we become a more modern and urban community, our infrastructure needs have evolved.

While water quality issues have been a focus in recent years, the Rose Valley Water Treatment Plant will help modernize our drinking water system. Continuing this process of renewal will help keep our city running smoothly.

The cost of building, operating, and maintaining infrastructure is one of the highest costs a community faces, requiring preparation and saving. Our community wishes to plan ahead so that new investments are added equitably and efficiently.

WHAT WE SEE IN 2040:

- ▶ Leading assessments, forecasting, and life cycle planning practices for city infrastructure to predict and prepare for our infrastructure needs
- ▶ Upgrades to our infrastructure so that it meets current standards and is designed to our accommodate anticipated future needs, including consideration of climate change and growth
- ▶ Efficiency and conservation efforts by all to reduce demand and allow our investments in infrastructure to be as efficient as possible



REDUCING CONSUMPTION AND WASTE

Current human lifestyles can generate large amounts of waste. But it doesn't have to stay this way. Often we take resources from the ground, make products to use, and when we no longer want them, we throw them away. This system of take-make-waste consumes a lot of resources, energy, and space. But communities and citizens around the world are changing how we view goods and waste.

Shifting to a circular economy that removes waste and pollution means keeping products and materials in use through reusing, recycling, and re-purposing. There are efforts both at the City and individual levels that can reduce waste and West Kelowna citizens are ready to embrace their role in this process.

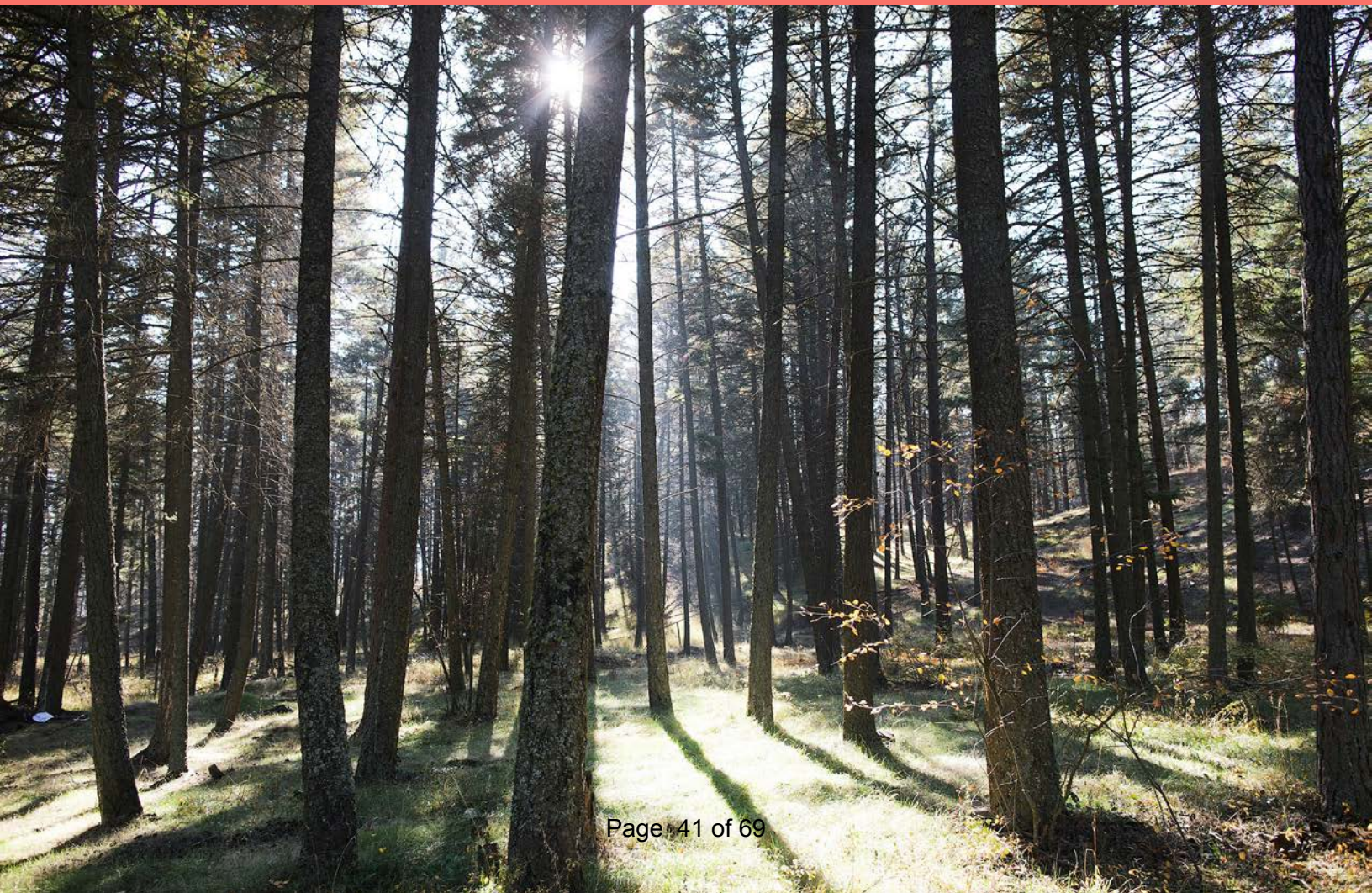
WHAT WE SEE IN 2040:

- ▶ Waste programs including public composting that makes it easier for people and businesses to participate in reducing their waste
- ▶ Increased understanding about the value of waste reduction and what can be done at the individual- or organizational-level to minimize waste generation
- ▶ Elimination of illegal dumping and littering that impacts our environment and visual landscape
- ▶ A circular economy that values the reuse of materials and resources

SIGNS OF SUCCESS

There are many signs that could show us that we're making progress towards the vision for **Our Adaptability**. During the OCP update specific measures will be selected to help us monitor our progress. Some examples of signs of success could include:

- ▶ Reduced community risk and impacts from flood, fire, or other weather events
- ▶ Thoughtful consideration of innovative ideas using the Community Vision and active pursuing of those that support it
- ▶ Reduced greenhouse gas emissions, even as the population grows
- ▶ New developments built to high green-building standards
- ▶ Shifts to renewable energy sources
- ▶ Reduced water consumption
- ▶ More stormwater run-off being captured and treated naturally
- ▶ Environmentally sensitive areas being protected in perpetuity
- ▶ Our city being recognized for leadership in sustainable practices
- ▶ Innovative forecasts and plans for renewal of infrastructure
- ▶ High water quality
- ▶ Reduction in our waste generation
- ▶ Reduction in littering and illegal dumping



OUR PROSPERITY

“One of the beauties of this area is looking over pastures and orchards and the food security that it can bring.

- #OURWK Participant





We recognize that the lands and waters that sustain the West Kelowna community need to be supported and protected. It is a fragile and productive system that relies on healthy natural areas, lakes, and streams.

We continue to build our collective knowledge about stewardship and living in harmony with these lands and water. Learning to be better stewards will be important to ensuring a resilient and harmonious future.

WHAT WE SEE IN 2040:

- ▶ Ongoing efforts to build our understanding of this environment and become active stewards of the lands and waters that sustain us
- ▶ Collaboration with Westbank First Nation to share knowledge and work together to support healthy lands and waters
- ▶ Healthy, natural watercourses and water bodies that are protected, restored, and enhanced
- ▶ An abundance of trees and vegetation intermixed into our urban environment providing shade, habitat, and beauty
- ▶ More pervious landscapes that help absorb rainwater and stormwater, reducing run-off and maintaining our natural cycles



Currently 11% of West Kelowna's landbase is agricultural. This agricultural character is highly valued by the community and is considered unique and central to the city's long-term success. The mix of farmland throughout the city means agriculture is a visible part of the urban fabric. In recent years, the wine, cider, brewery, farm-gate, and orchard industries have bloomed, increasing the agricultural charm of West Kelowna.

Industry, including forestry and aggregate extraction, are core employment drivers for West Kelowna providing many good jobs. People understand the importance of industry in this community, but are also interested in learning more about how these areas evolve in the future.

WHAT WE SEE IN 2040:

- ▶ Agricultural lands remain abundant and mixed into the community and are actively being farmed
- ▶ Industrial lands are maintained providing many local jobs, with plans in place to direct a long-term and sustainable future
- ▶ Attractive and mutually-beneficial interfaces exist between agriculture and industrial lands, and residential uses
- ▶ Positive relationships are established between those working on agricultural / industrial lands and those living in residential areas, acknowledging the unique, integrated nature of West Kelowna



ATTRACTING, RETAINING, & EXPANDING BUSINESSES THAT CREATE MEANINGFUL JOBS CLOSE TO HOME

Today, a number of West Kelowna's workforce leave the city for employment. However, recent business license trends have shown new businesses opening in our city. In addition, "work from home" options continue to rise in popularity, providing attractive opportunities for people to live and work here. Attracting, retaining, and expanding businesses within West Kelowna will allow more people to work close to home, reducing commuting and contributing to a high quality of life.

While West Kelowna is not yet well-known as a hub for professional and commercial services, many of the seeds are in place for this to emerge in the coming years. A particular existing strength for our community to build on is our diverse economy that helps us weather global economic trends and changes.

WHAT WE SEE IN 2040:

- ▶ Westbank and Boucherie Centres are central locations for professionals and businesses with growing employment options and services
- ▶ Networks that support working from home are connecting this growing business segment
- ▶ The city's quality of life indicators like housing options, attractive design, sense of place, walkability, and recreational assets are attracting and retaining businesses and individuals



EXPRESSING OUR UNIQUE SENSE OF PLACE

We are many things to many people. West Kelowna has a wide range of unique and special elements – an integrated agricultural fabric, a stunning waterfront, a growing wine, cider, and brew culture, trails and adventures at our fingertips, and much, much more. Expressing this unique sense of place means harnessing our assets and communicating them in a way that really calls to people. Communities with a strong sense of place share characteristics like walkability, vibrant public areas, high-quality buildings, attractive gateways, active waterfronts, and experiences that draw people to visit. We need to embrace, build upon, and communicate what makes West Kelowna so special.

As an attractive location for development, West Kelowna can strive for high standards of design and building that support the Community Vision and continue to elevate the city's attractiveness. Cultivating the essence of West Kelowna and marketing it in a way that sets this community apart will support tourism, livability, and attraction of bright talent.

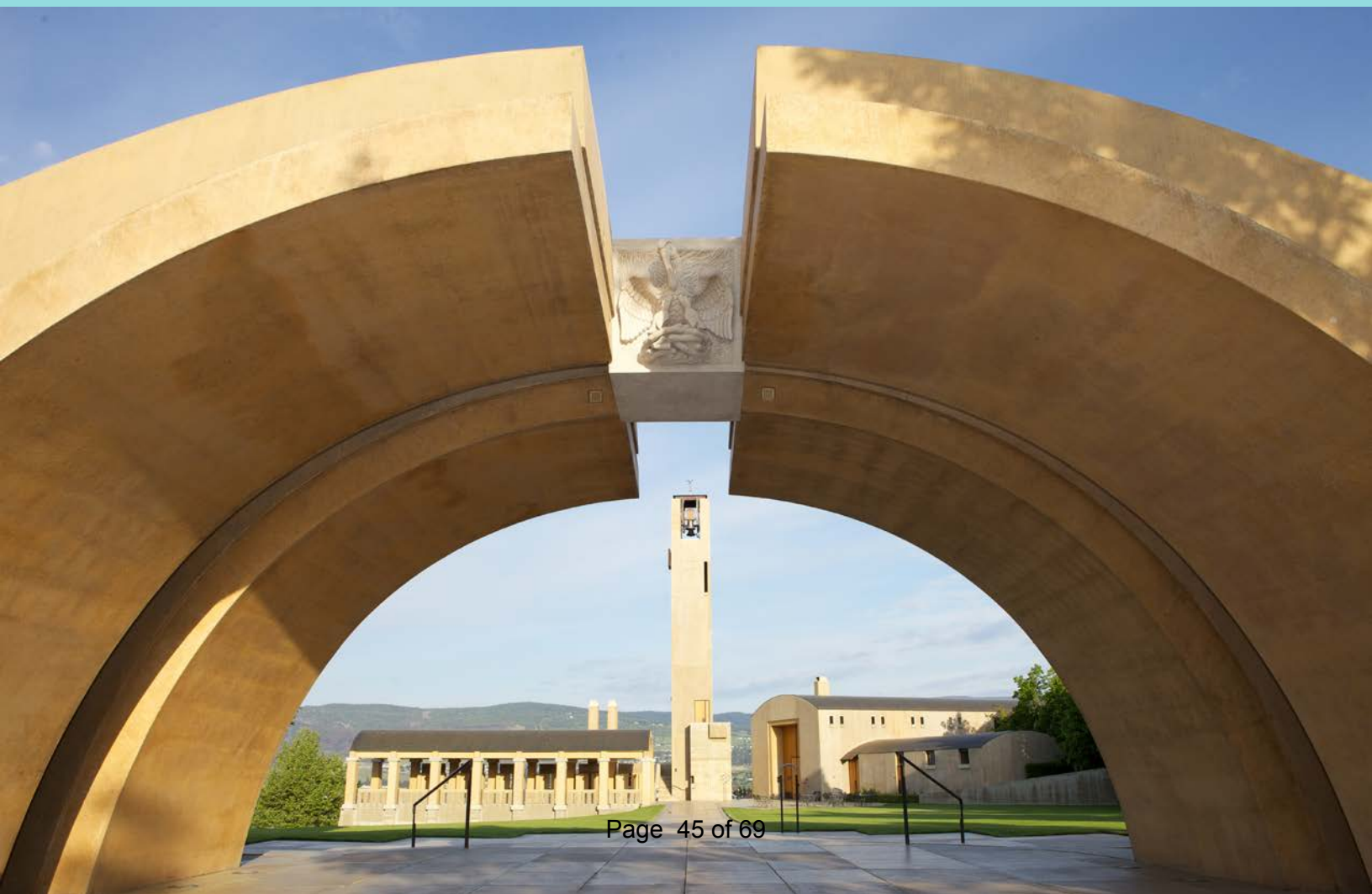
WHAT WE SEE IN 2040:

- ▶ Attractive and high-quality buildings and spaces and buildings that make the city stand out
- ▶ Tourism being actively promoted, inviting people to visit and experience West Kelowna
- ▶ Agriculture front and centre in the city's identity, with examples such as an enhanced community market space and a strong winery, cidery, brewery, and distillery industry
- ▶ Attractive and welcoming city gateways and corridors that make a great first impression and encourage people to linger

SIGNS OF SUCCESS

There are many signs that could show us that we're making progress towards the vision for **Our Prosperity**. During the OCP update specific measures will be selected to help us monitor our progress. Some examples of signs of success could include:

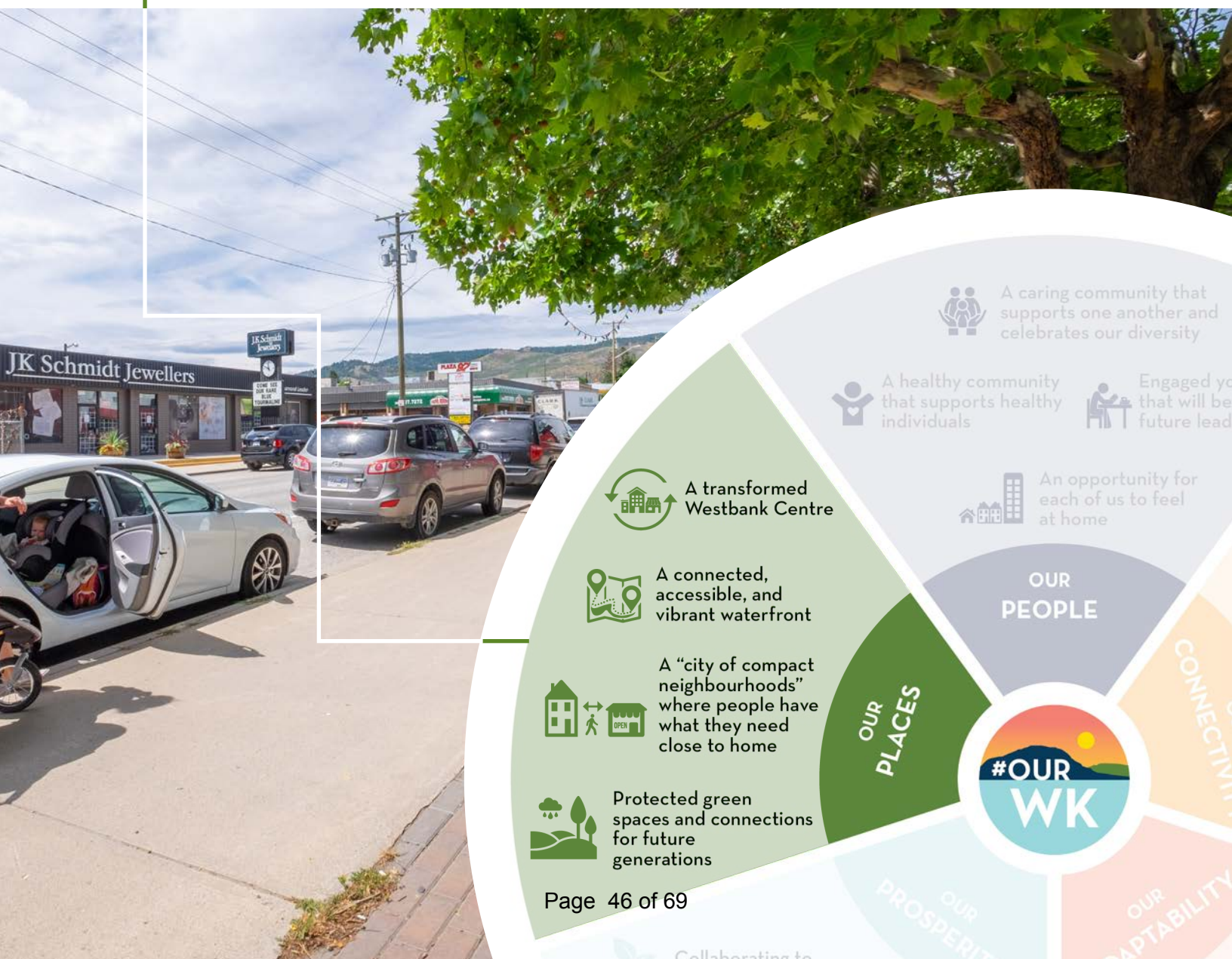
- ▶ Enhanced natural areas, watercourses, and lakes
- ▶ More urban trees and green spaces throughout the city
- ▶ Agricultural lands being actively farmed
- ▶ Industry continuing to provide many good employment opportunities close to home
- ▶ A positive interface between agricultural and/or industrial uses and residential uses
- ▶ Recognition of Westbank and Boucherie Centres as thriving employment centres
- ▶ More jobs in the West Kelowna community
- ▶ New businesses opening in the city
- ▶ West Kelowna recognized as a unique Okanagan destination
- ▶ More tourists visiting and staying in West Kelowna
- ▶ More attractions that draw people to our community
- ▶ Attractive areas that make a great first impression when people arrive in West Kelowna



OUR PLACES

“ I own a business and building on Main Street in West Kelowna. I take pride in it and I would like to see real improvements to the downtown area.

- #OURWK Participant





A TRANSFORMED WESTBANK CENTRE

Westbank Centre is our downtown. The community envisions its transition from an auto-oriented area into a walkable, inviting city centre. While recent development has supported more living, the business core continues to see challenges.

There are many concerns about the impacts of the Highway 97 couplet on Westbank Centre and a feeling that steps to reduce these impacts are needed. Changes to Highway 97 are complex and multi-jurisdictional and will take time and innovation to advance. Equally important will be taking action now to support visible progress through key investments and desirable new development that become catalysts towards transformational change.

Westbank Centre is envisioned as a place where people come together and community ideas like a central market, an arts and culture centre, great plaza spaces, and an enhanced civic precinct were suggested to increase activity, employment, and services. A shift to a pedestrian-focused environment will help to create an inviting and animated Westbank Centre.

WHAT WE SEE IN 2040:

- ▶ More people living in, working in, and visiting Westbank Centre due to a mix of quality residences, businesses, and open spaces
- ▶ Continued efforts to reduce the impacts of Highway 97 on Westbank Centre
- ▶ A beautiful and walkable downtown that feels safe and is easy to get to using any transportation option
- ▶ Destinations and businesses that attract people to visit and stop in Westbank Centre
- ▶ New development contributing to a growing character and sense of place



A CONNECTED, ACCESSIBLE, AND VIBRANT WATERFRONT

West Kelowna's waterfront is a source of pride for the community – with the Gellatly Recreation Corridor and CNR Wharf jewels in our city. People envision linked waterfront destinations continuing to the north and south – connecting eventually all the way from the Bennett Bridge to Peachland.

A key challenge for West Kelowna's Gellatly Bay area is its limited services – like access to food or shops – and its limited connectivity to other parts of the community, meaning most people drive to it. Participants envision a more vibrant waterfront that brings shops, services, and more options for accessing the area without a vehicle. However, the community holds a range of opinions about the scale of both commercial and residential development suitable for this area, suggesting further discussions will be needed.

WHAT WE SEE IN 2040:

- ▶ A continuous active transportation linkage from Bennett Bridge to Peachland
- ▶ A Gellatly Village that brings appropriately-scaled mixed use including cafes, shops, and residences to the waterfront area
- ▶ Ongoing efforts to increase and improve access to West Kelowna's lakes and waterfront areas
- ▶ Strong multi-modal transportation connections to the water from Westbank Centre and other parts of West Kelowna



A “CITY OF COMPACT NEIGHBOURHOODS” WHERE PEOPLE HAVE WHAT THEY NEED CLOSE TO HOME

With a rural past, West Kelowna has mostly grown at low densities which has meant that many residential areas do not have nearby access to employment areas and places to shop.

People throughout the community are keen to have services closer to home. Complete, compact neighbourhoods with employment opportunities and services like groceries and businesses make it easy for residents to access their daily needs in close proximity to home – in turn decreasing car trips through the community and beyond.

To be successful, retail services require clientele – and neighbourhood centres rely on the residents who live nearby. Creating mixed use centres that sensitively increase density alongside services is important to creating the customers that will support them. Opportunities exist to create unique neighbourhood centres that bring value to the residents who live in West Kelowna’s neighbourhoods.

WHAT WE SEE IN 2040:

- ▶ Neighbourhood centres with jobs and essential services within walking distance for many residents
- ▶ Sensitive infill on underutilized lands that bring new housing options, employment, and public spaces
- ▶ Great public spaces and programs that support neighbourhood connections



PROTECTED GREEN SPACES AND CONNECTIONS FOR FUTURE GENERATIONS

Green spaces and trails are highly valued by West Kelowna residents. A priority for the community is securing future green spaces, especially as development occurs. Continuing to identify and allocate park lands and connected greenways will help provide community residents with great places to play, even as the population grows.

Continuing to add high-quality parks and trails in West Kelowna will create a legacy for us to enjoy today and for future generations to enjoy tomorrow.

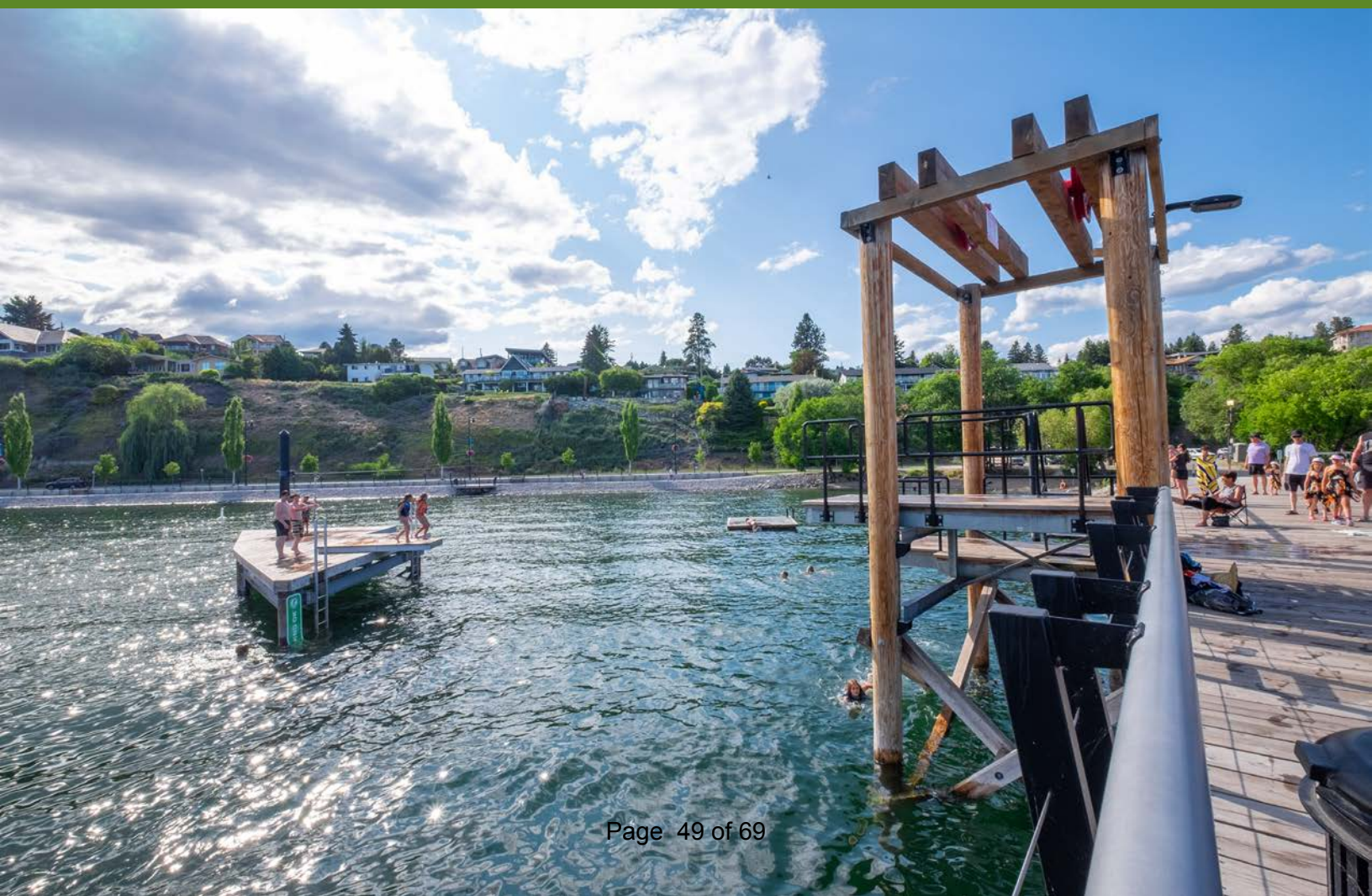
WHAT WE SEE IN 2040:

- ▶ Compact development that maximizes protected green space
- ▶ An expanded network of open spaces that has grown alongside the population
- ▶ An integrated network of green linkages for wildlife, water, and people
- ▶ New amenities like play spaces that support residents living in compact development areas

SIGNS OF SUCCESS

There are many signs that could show us that we're making progress towards the vision for **Our Places**. During the OCP update specific measures will be selected to help us monitor our progress. Some examples of signs of success could include:

- ▶ New commercial and mixed-use development in Westbank Centre
- ▶ An improved relationship between Highway 97 and Westbank Centre
- ▶ New destinations in Westbank Centre that attract people to visit
- ▶ A first impression that attracts people to stop and explore Westbank Centre
- ▶ A walkable Westbank Centre
- ▶ Growing professional employment and retail services in Westbank Centre
- ▶ Extension of the waterfront recreation corridor
- ▶ More services at Gellatly Bay
- ▶ More public waterfront access
- ▶ Better transportation connections to the waterfront
- ▶ Neighbourhood centres with services throughout the community
- ▶ More residents walking or cycling to jobs and local services
- ▶ Growth sensitively added throughout the community
- ▶ An expanded network of interconnected green spaces throughout the community



WORKING TOGETHER

West Kelowna's heart is our people.

We are a community planning our future together. This Community Vision calls us on each of us to collaboratively build a healthy, beautiful, and climate resilient West Kelowna that supports a prosperous region.



WE ALL HAVE A ROLE TO PLAY

Our Community Vision provides direction, purpose, and focus for West Kelowna government, residents, public and private sectors, and non-profit organizations. It outlines the efforts we must make to benefit all our community members today and tomorrow. This vision was built by West Kelowna and it will require all of us to bring it to life.

Working together means acknowledging we have different roles to play and unique strengths and resources to contribute. Sharing accountability for our Community Vision requires all of West Kelowna to tackle challenges and embrace opportunities. It won't always be easy. At times our opinions about the best way to achieve our vision will differ and we'll need to make the best decisions possible based on our collective knowledge.

#OURWK invites all who care about West Kelowna to take leadership at various times to make great things happen. Collaborative, aligned, and purposeful actions will be critical to our success.

Let's do this together!

“

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

- Jane Jacobs

NEXT STEPS

#OURWK is a simple idea: figure out what we want to achieve and then get it done. This Community Vision is the first step – identifying our desired future. Now it's time to figure out how to achieve it – leading us to the next step: the Official Community Plan (OCP) Update.

FROM A COMMUNITY VISION TO FOCUSED DIRECTIONS

The #OURWK Community Vision is the beginning of an ongoing process to plan collaboratively for a prosperous, attractive, and sustainable West Kelowna. Moving forward from a vision to plans and then to actions will realize the vision we have created together.

Building on what's been achieved through #OURWK so far, the Official Community Plan will outline the choices we will make to set us on a course towards our desired future. The OCP will describe how we will design, build, and animate our city.

The OCP will confirm what we will continue to do and the new initiatives that are needed to support the Community Vision. Through this process, the City will continue to engage the community, building our future West Kelowna together.

SETTING PRIORITIES

We cannot achieve all our dreams at once. Logical, thoughtful actions will be critical to sustained progress. The OCP will begin to outline priorities and the City's Annual Strategic Plans will choose which steps to take when on our journey towards our future.

MONITORING CHANGE

As we move forward we'll want to keep tabs on how we're doing. There is value in seeing how our collective efforts are moving us towards our vision. Monitoring allows us to look back, take stock, and shift directions so our efforts keep us on the right path. An important component of the OCP is developing a monitoring system that helps us mark our progress.





ourwk.ca

OUR COMMUNITY VISION 2020-2040



Photo Credit: Darren Hull

DRAFT VISION REVIEW GUIDE

#OURWK is West Kelowna's Community Vision to 2040. We need your help to refine it!

This past summer, we heard many ideas from community members about West Kelowna's future during the first round of engagement for the #OURWK Community Visioning process.

From this input, a DRAFT Community Vision has been created to focus in on shared aspirations for the future. The DRAFT vision covers topics including our people, our connectivity, our adaptability, our prosperity, and our places.

We invite all who care about West Kelowna to review this DRAFT Community Vision and provide your feedback. We want to hear what you support, what you think needs changes, and what may be missing. This will help us create a final Community Vision that is bold and truly reflective of our community.

This is important.

Your input will help set our course for the future.

**Let's work together to make our
Community Vision come alive!**

WHAT'S IN THE DRAFT COMMUNITY VISION?

1 VISION STATEMENT - that describes what West Kelowna wants to become by 2040

5 FOUNDATIONAL ELEMENTS - that will provide a balanced focus for action to support the vision

20 KEY DIRECTIONS - that will help the community make visible and sustained progress on the topics we care about



SIGNS OF SUCCESS - that could help us see where we're making progress



NEXT STEPS - that connect the Community Vision to the next step in planning our future: the Official Community Plan update

Choose Your Own Feedback ADVENTURE!

We know that people participate in different ways. We've created a "Choose Your Own Feedback Adventure" process so you can share your feedback in a way that works for you!

ADVENTURE **A** DRAFT COMMUNITY VISION REVIEW

In this adventure you will review the DRAFT Community Vision document and share your individual or household feedback. Review the materials and provide feedback online or request a printed package, then enter into a draw for a chance to win a gift certificate to a great local WK business!

Estimated Time: a half hour or so

ADVENTURE **B** 5-MINUTE FEEDBACK ON THE DRAFT VISION STATEMENT & FOUNDATIONAL ELEMENTS

Only have a few minutes but still want to share your input? Choose this adventure to review key excerpts from the DRAFT Community Vision and provide your feedback on them.

Estimated Time: a few minutes

ADVENTURE **C** WORKING TOGETHER: COMMUNITY CIRCLES COLLABORATION

This adventure is for collaborators! The best outcomes happen when we share our ideas. Work together to review the DRAFT Community Vision using the Discussion Guide to support an interactive conversation. Invite family, friends, neighbours, or people in your organization to join your discussion. Please follow current COVID-19 guidelines and consider an online discussion for people outside your bubble. Groups can be any size but are typically best with 3 to 8 people.

Estimated Time: a few hours

**The engagement period closes at
4 pm on Friday, December 18, 2020.**

COMMUNITY WORKSHOPS!

Want to learn more about the DRAFT Community Vision before providing feedback? Join us for one of two virtual workshops. These workshops will have opportunities to ask questions, hear from others, and share your feedback:

- ▶ Tues, Dec. 1, 12:00 - 1:30 pm
- ▶ Wed, Dec. 2, 7:00 - 8:30 pm

Register online at ourwk.ca

WHERE DO I GET MATERIALS TO PARTICIPATE?



The DRAFT Community Vision document and related feedback forms for each adventure are online at ourwk.ca. Simply select your adventure and get started!

Or get a printed package! Email ourwk@westkelownacity.ca or call 778-797-8830 and we will arrange a safe way for you to receive it.

WIN GREAT LOCAL PRIZES!

- ▶ Participate in Adventure A and you can enter a draw to win one of ten \$25 gift certificates to great local WK businesses!
- ▶ Lead a Community Circle in Adventure C and increase your odds! All hosts will be entered to win one of twenty additional \$25 gift certificates.

OURWK.CA





ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: November 18, 2020

From: Carla Eaton, Planner III

File No: Z 20-07

Subject: **Z 20-07, Zoning Amendment Bylaw No. 154.95 (APC), Unaddressed Asquith Road**

BACKGROUND

The applicant has applied to rezone (*Attachment 1*) the 2.04 ha (5.05 acre) subject property to facilitate a proposed subdivision of approximately 23 lots. The proposed development includes a road dedication that will connect the northern development areas of Smith Creek and Tallus Ridge to Shannon Lake Road by the extension of Asquith Road.

PROPERTY DETAILS			
Address		Unaddressed Asquith Road	
PID		008-216-941	
Folio		36414766.010	
Lot Size		2.04 ha (5.05 acres)	
Owner	Smith Creek Holdings Ltd. (Inc. No. 0731400)	Agent	Pilling & Associates (Steve Kalinocka)
Current Zoning	Rural Residential Small Parcel (RU2)	Proposed Zoning	Single Detached Residential (R1)
Current OCP	Single Family Residential	Proposed OCP	Single Family Residential
Current Use	Vacant	Proposed Use	Residential
Development Permit Areas	Hillside and Sensitive Terrestrial Ecosystem		
Hazards	N/A		
Agricultural Land Reserve	N/A		

ADJACENT ZONING & LAND USES		
North	^	Compact Single Detached Residential (RC3) and Agriculture (A1)
East	>	Rural Resource Zone (RU5) – former landfill site
West	<	Single Detached Residential (R1)
South	v	Single Detached Residential (R1)

Subject Property
Asquith Rd

RU2

pl 18545

Asquith Road

EPP 13385

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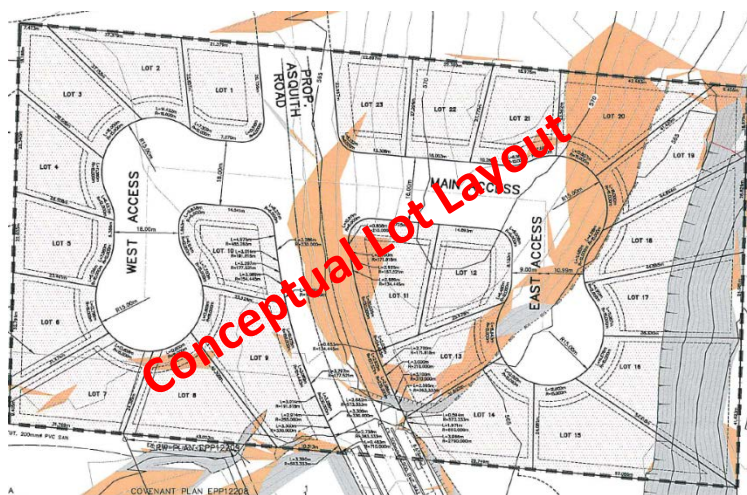
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Proposal

The applicant has provided a conceptual lot layout for a twenty-three (23) lot subdivision (see Figure 2 and *Attachment 2*). While the proposed subdivision layout and future single family residential development are subject to additional subdivision and development permit processes, the preliminary design includes the consideration for a potential road closure to adjust the alignment of Asquith Road.



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Policy and Bylaw Review

Official Community Plan (OCP) Bylaw No. 0100

The subject property is located with the Single Family Residential land use designation, which supports traditional single family housing opportunities and encourages more land efficient compact housing forms for families. The proposed single family (R1) lots are consistent with this designation which complements the type, scale and character of the neighbourhood.

Zoning Bylaw No. 0154

The existing Rural Residential Small Parcel (RU2) zone is intended to accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater. The proposed Single Family Residential (R1) Zone is intended to accommodate low density single detached residential use on parcels of land that are 550 m² and larger (*Attachment 3*). A zoning comparison Table 1 is provided below. The proposed zoning boundary will meet the required minimum parcel size and frontage for the R1 zone and the proposed lot layout will be reviewed in detail as part of a future subdivision process.

Table 1. Zoning Regulations Comparison

Regulations	RU2 Zone	R1 Zone
Parcel Area	1.0 ha	550 m ²
Frontage	30.0 m	16.0 m
Parcel Coverage	10%	40%
Building Height	9.0 m to a max of 3 storeys (20 m for barn)	9.0 m to a max of 3 storeys
Front Setback	6.0 m	4.5 m/ 6.0 m (garage)
Rear Setback	7.5 m	3.0 m
Interior Side Setback	4.5 m	1.5 m
Exterior Side Setback	4.5 m	4.5 m/ 6.0 m (garage)
Agricultural Setback	15.0m/ 9.0 <u>w</u> buffer	15.0m/ 9.0m <u>w</u> buffer

Development Permit Areas

The subject property is located within the Hillside and Sensitive Terrestrial Ecosystem Development Permit areas, which will be addressed prior to the future subdivision process.

Technical Review

Transportation and Site Access

Site Access to the development is proposed from an extension of Asquith Road¹ that will allow access to internal development roads². Frontage improvements would be completed as a condition of the future subdivision process to a full urban standard.

¹ Asquith Road is classified as an Urban Collector Road with a 20 m right of way (Works and Services Bylaw No. 249, Drawing No. 203)

² Internal roads are classified as Urban Local Road with an 18 m right of way (Works and Services Bylaw No. 249, Drawing No. 207)

The extension of Asquith Road will create a connection to the future extensions of Tallus Heights Drive and Smith Creek Road. This is consistent with the City's Master Transportation Plan (MTP) which includes changes to the previous version of the proposed road network for the Smith Creek and Tallus Ridge neighbourhoods (see Figure 3 – purple dashed lines represent road connections that are no longer recommended under the current MTP). Road dedications and road reserves finalized under the previous plan may need to be adjusted in this area.

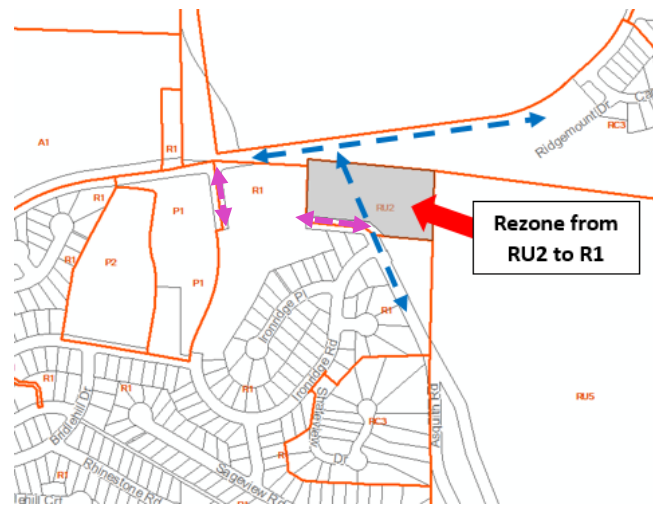


Figure 3: Road Network Changes based on current Master Transportation Plan

Prior to finalizing recommendations for off-site transportation improvements, additional information is required to address the following issues:

- future road dedication for the extension of Asquith Road (see Figure 4 – as shown with the red arrow) and the intersection of Asquith Road with Tallus Heights Drive;
- potential road closure of the existing alignment of Asquith Road along the southern parcel boundary (see Figure 4 – blue dashed line) to address the MTP; and
- potential new rights of ways to ensure pedestrian connectivity through the neighbourhood.

Additional information will be presented at the Public Hearing to confirm the anticipated off-site transportation improvements or conditions.

Servicing

A Servicing Report³ was submitted that notes that the site can be adequately serviced.

Sanitary Sewer: Based on reviews of the Sanitary Master Plan, it is not anticipated that the increase in density with the proposed rezoning will trigger any upgrades to the existing off-site sanitary sewer with the exception of the proposed 230 m of new sewer to enable

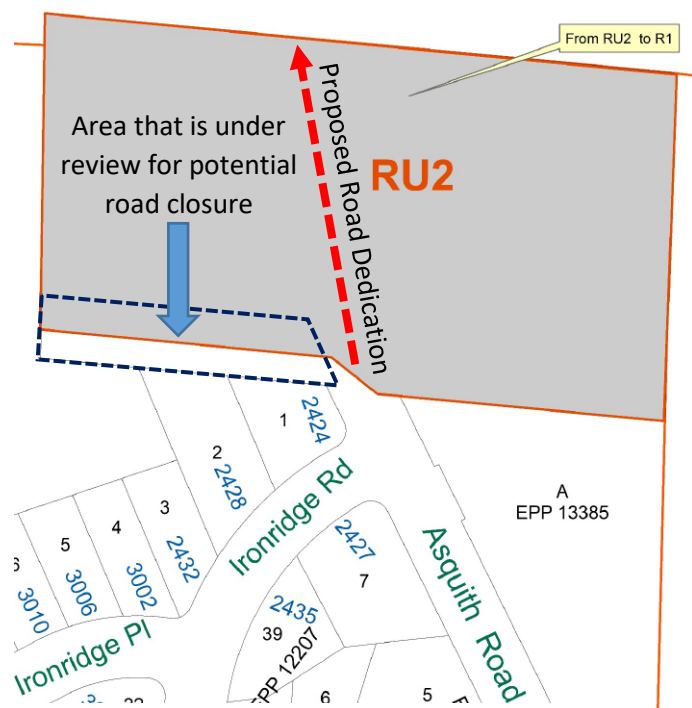


Figure 4: Proposed Zoning Amendment and Potential Road Closure and New Road Dedication

³ Prepared by D.E. Pilling & Associates, dated August 26, 2020

connection to the City sanitary sewer stub on the future Ironridge Road. However, prior to Public Hearing, additional review of the capacity of downstream sanitary system will be completed to confirm the offsite improvements and final design will be addressed through the future subdivision process.

Water: The servicing report noted that that the site will be serviced through adequately sized existing infrastructure. However, additional off-site water servicing requirements are anticipated in order to address water looping. Additional information will be provided prior to Public Hearing and final design will be addressed through the future subdivision stage.

Stormwater: The report notes that storm water will be collected through catch basins and discharged through 230 m of new storm main that connects to existing storm infrastructure adjacent to Wild Horse Park. The report notes further that a new detention facility or pond will also be provided on-site to release storm water at acceptable pre-development rates.

Additional information is required on off-site overland storm routing and to clarify any improvements to existing storm water infrastructure downstream to be provided prior to Public Hearing. Final design to be addressed at time of future development permit.

Geotechnical

A Geotechnical Review⁴ was submitted that notes that “the site is well suited for the proposed 23 lot subdivision development” and that the proposed building lots are “safe for the intended use as a residential subdivision”. The development will include regrading of the entire property to achieve the final design grades. The report makes additional future building recommendations regarding considerations for site preparation, cut and fill slope maximums, foundation design, groundwater and drainage, minimum basement or crawl space elevations due to high groundwater table, safe setbacks from the crest of a slope, pavement and trench backfilling, and specific comments regarding lots 15 to 19 that back onto the former landfill. As a condition of the future development permit and subdivision process, a geotechnical covenant will be registered on title to ensure the recommendations of the report are addressed during future construction.

Environmental

An Environmental Assessment⁵ was submitted that identifies the subject property as having Environmental Sensitive Area (ESA) 3 and 4 ratings. The ratings are based on previously disturbed and fragmented habitats with areas heavily impacted by invasive species, as well as other areas so impacted by human disturbance that there is little or no possibility for recovery or rehabilitation. The report “anticipates that, if all recommendations and mitigations measures...are followed, the negative effects of works on local ecosystems will be successfully minimized.” The report additionally makes mitigation recommendations such as construction timing for wildlife preservation, managing site equipment, as well as controlling erosion, weed spread and disturbance.

⁴ Prepared by Calibre Geotechnical, dated August 25, 2020

⁵ Prepared by Ecoscape Environmental Consultants Ltd., dated August 28, 2020

These and other recommendations from the report will be considered with the future development permit prior to site disturbance.

Neighbourhood Park Analysis

In accordance with *Local Government Act (LGA)*, Section 510, the future subdivision of twenty-three (23) lots will trigger the park dedication requirements. As the subject property does not meet the City of West Kelowna's criteria for suitable parkland, it is anticipated that cash-in-lieu of park dedication will be required as part of the future subdivision.

Pedestrian Connectivity

Pedestrian connections through the parcel are anticipated to be addressed through the inclusion of sidewalks associated with the proposed road network alignments but may include the consideration of a statutory right of way to connect to future road networks.

Referral Responses

A referral for the application was circulated to all departments and key agencies. Based on comments received thus far, no objections were noted, but the following external comments were received:

- *Interior Health*
 - No objections to the proposed development but recommends consideration of providing continuous and connected pedestrian and cycling pathways between cul de sacs and neighbourhoods to reduce travel distances;
- *BC Hydro*
 - Has overhead works in the area and may requires a statutory right of way from the developer;
- *BC Transit*
 - Has no objection to the development but recommends that the future road network is pedestrian-supportive through the provision of sidewalks, notes that higher densities would be more conducive to efficient transit use, suggests that the Tallus Ridge area is proposed for future limited transit service and confirms the closest existing transit stop is within 400 m of the development (approximately a 5 minute walk).

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- Infill development makes more efficient use of community services and reduces development pressures at the urban fringes.
- The future development permit process will address hillside and environmental mitigation.
- The proposed zoning boundary amendments and proposed development is consistent with the City's master planning processes.

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Carla Eaton

Carla Eaton
Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Zoning Amendment Bylaw No. 0154.95, 2020
2. Conceptual Lot Layout
3. Single Detached Residential (R1) Zone



CITY OF WEST KELOWNA

BYLAW NO. 0154.95

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.95, 2020".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

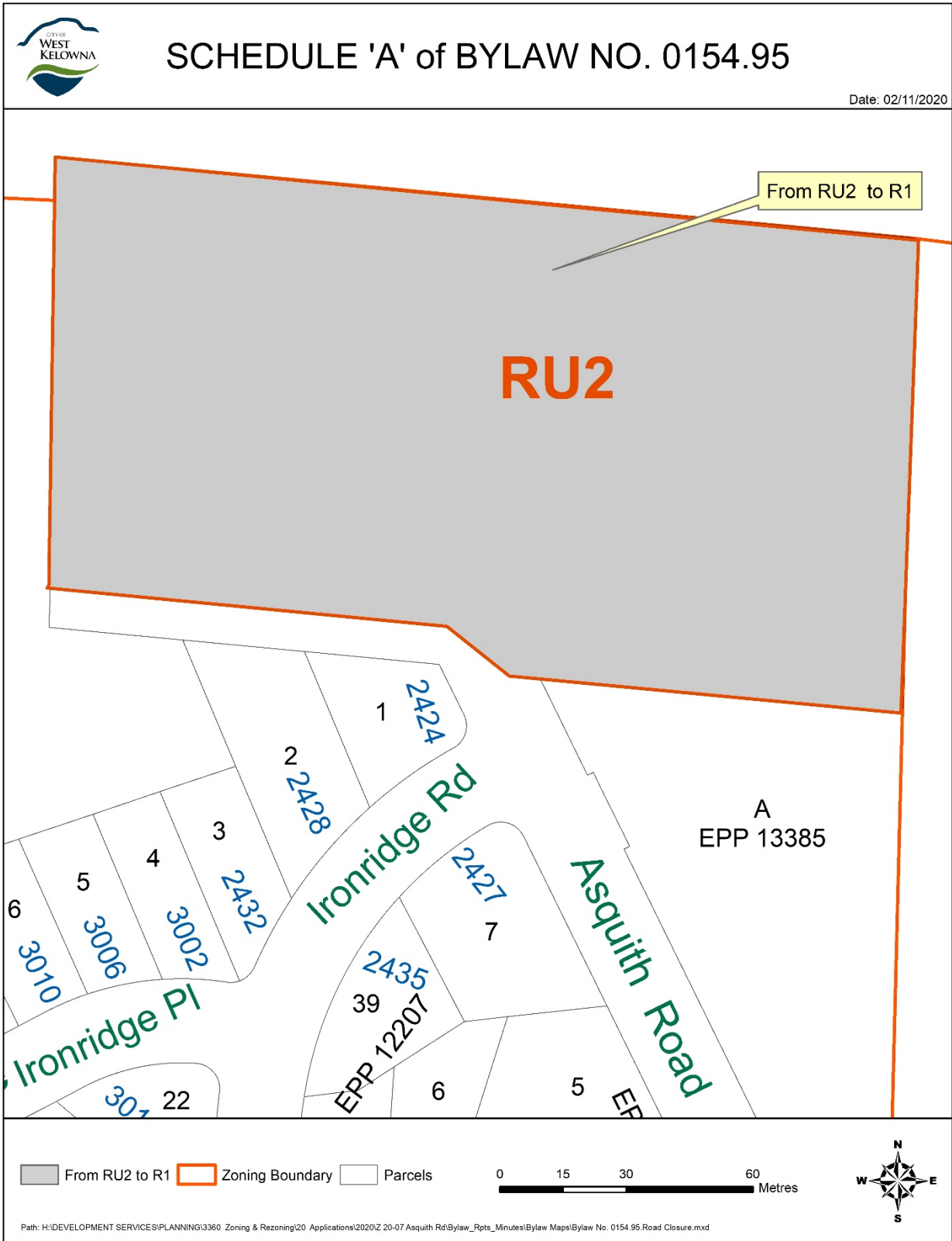
2.1 By changing the zoning on Lot A, District Lots 2600 & 3485, ODYD, Plan 18545, as shown on Schedule 'A' attached to and forming part of this bylaw, from Rural Residential Small Parcel (RU2) to Single Family Residential (R1).

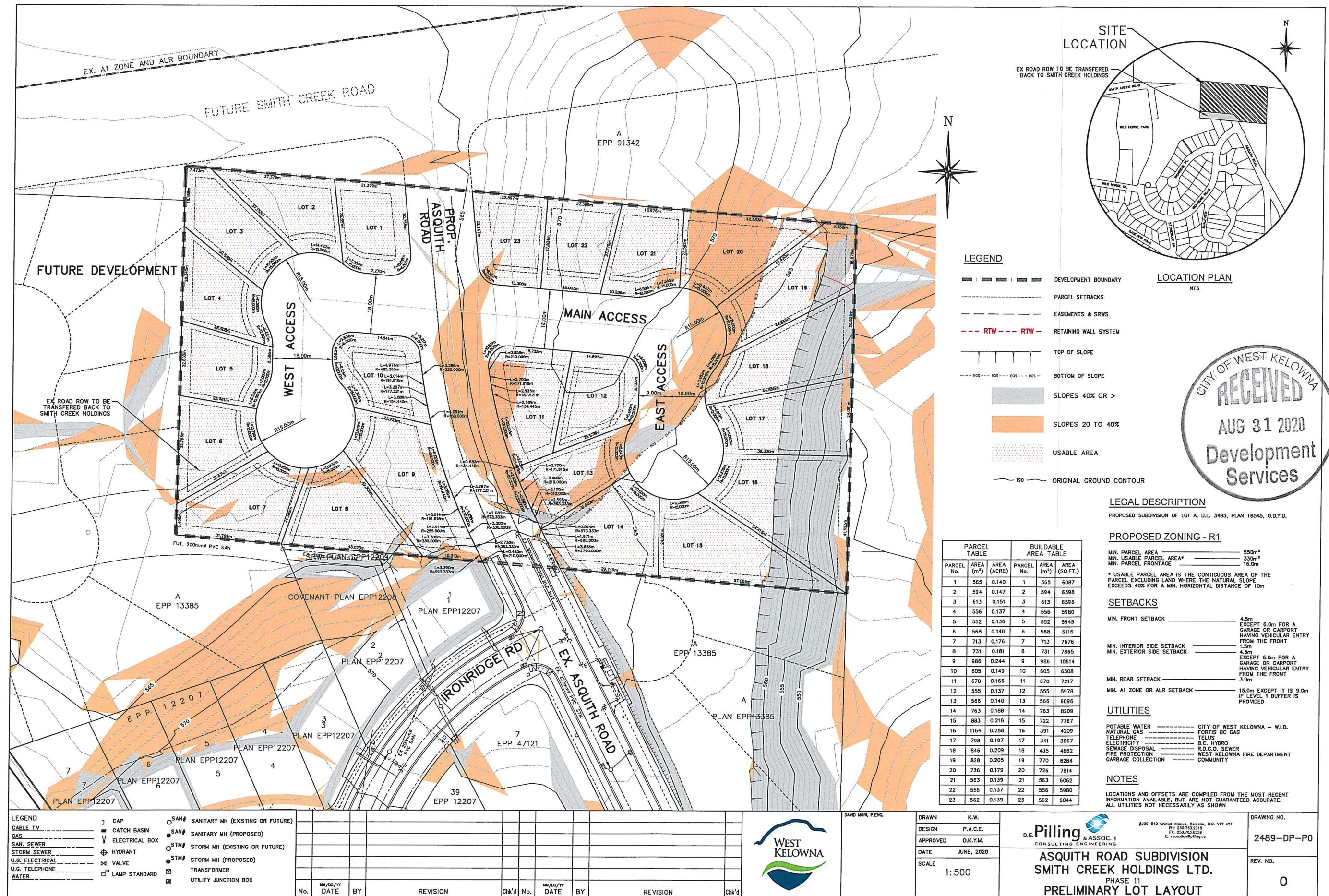
2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS
PUBLIC HEARING HELD THIS
READ A THIRD TIME THIS
ADOPTED THIS

MAYOR

CITY CLERK







10.4. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Bed and breakfast
- (c) Care facility, minor
- (d) Carriage house
- (e) Home based business, major
- (f) Secondary suite

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, Plan 44004, DL 581 ODYD, Except Plans KAP48178 & KAP53981: vineyard and one single detached/caretakers residence.

.5 Regulations Table

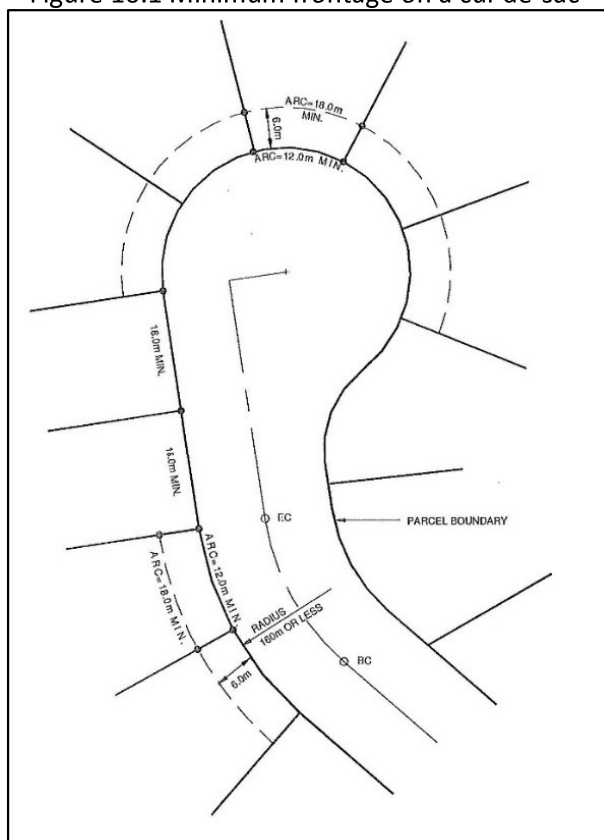
SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
.1	Single detached dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building

SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.4.5(f).1, the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Without limiting the application of the height regulation in Section 10.4.5(f).3, the height of any carriage house wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 1.5 storeys and 6.5 m (21.3 ft).
- (c) Despite Section 10.4.5(c), the parcel frontage may be less than 16.0 m (52.5 ft) for parcels on a cul-de-sac provided that the radius of the curvature along the parcel frontage is less than 160 m (524.9 ft) and the arc length along the parcel boundary is at least 12.0 m (39.4 ft) as illustrated in Figure 10.1.

Figure 10.1 Minimum frontage on a cul-de-sac



.7 Siting Regulations for Approving Subdivisions

- (a) The regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- (b) The regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.



CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION MEETING SCHEDULE – 2021

LOCATION: All APC meetings will be held at the City of West Kelowna City Hall, 2760 Cameron Rd, West Kelowna, in the Council Chambers.

DATE/ TIME: Meetings are scheduled for the third Wednesday of every month from 9:30 a.m. to 11:00 a.m.

THE MEETING DATES FOR 2021 ARE AS FOLLOWS:

- Wednesday, January 20th
- Wednesday, February 17th
- Wednesday, March 17th
- Wednesday, April 21st
- Wednesday, May 19th
- Wednesday, June 16th
- Wednesday, July 21st
- Wednesday, August 18th
- Wednesday, September 15th
- Wednesday, October 20th
- Wednesday, November 17th
- Wednesday, December 15th