



CITY OF WEST KELOWNA

AGRICULTURAL ADVISORY COMMITTEE AGENDA

Thursday, February 11, 2021, 5:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

	Pages
1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER	
In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Agricultural Advisory Committee meetings in-person. As an open meeting, it will be webcast live and will be archived on the City's website.	
1.1. Appointment of Chair and Vice Chair	
2. INTRODUCTION OF LATE ITEMS	
3. ADOPTION OF AGENDA	
4. ADOPTION OF MINUTES	
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10. OTHER BUSINESS

10.1. Agricultural Advisory Committee Meeting Schedule 2021

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11. ADJOURNMENT OF THE MEETING

The next Agricultural Advisory Committee meeting date is to be determined.



CITY OF WEST KELOWNA

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Thursday, December 3, 2020
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Jan Bath, Chair
Sheri Paynter
Serina Penner, Vice Chair
Graham Pierce

MEMBERS ABSENT: Colin Cruickshank

Staff Present: Chris Oliver, Planner III
Stirling Scory, Planner II - Long Range
Jayden Riley, Planner II
Hailey Rilkoff, Planner II (via Teams)
Natasha Patricelli, Recording Secretary
Brandon Mayne, Service Desk Technician

1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER

The meeting was called to order at 5:02 p.m.

This meeting was open to the public. In accordance with COVID-19 protocols, a viewing area that could accommodate three members of the public was available.

2. INTRODUCTION OF LATE ITEMS

2.1 Recruitment (Item 10.1)

3. ADOPTION OF AGENDA

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Agricultural Advisory Committee meeting held October 1, 2020 in the City of West Kelowna Council Chambers

THAT the minutes of the Agricultural Advisory Committee meeting held October 1, 2020 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

5.1 Mayor Milsom

Mayor Milsom came to the meeting to thank the committee for volunteering their time and the work that has been done, on behalf of the City and the community. He thanked the members for the years they have worked on the committee. The effort and committee input is very much appreciated. Thank you very much.

Question from the Chair: Does Council go through the committee minutes? Are there things that could be done better? Mayor Milsom responded that Council values the input and pays attention to the committees. It would be helpful to have more of a connection between Council and the committee members. We appreciate the work that has been done and we look forward to responses and recommendations from our committees.

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 P 20-01, West Kelowna Community Vision (Phase 1 OCP Review)

Highlights of the presentation include:

- Community Visioning - one of Council's Strategic Priorities 2020-2022;
- March 2020: Initially planned to start Community Engagement;
- June 2020: Redesigned project and launched engagement (in context of COVID-19 physical distancing requirements);
- Current Official Community Plan was reviewed and updated in 2011;
- Visioning is the first step of the OCP update:
 - Community Visioning process;
 - Options;
 - Draft Policy and Mapping;
 - Final OCP Bylaw;

- Process timeline - gathered feedback during the listening phase, currently in the building our community vision phase and looking at what we heard, next step is preparing and finalizing the draft vision;
- Engagement summary and appendices prepared during Phase 1 are currently on our website;
- Snapshot of round 1 engagement activities include - vision postcards, weekly photo contests, stakeholder workshops, kids activity books, main questionnaire and weekly topic questionnaires;
- Council and staff wanted to know who participated - majority were full time residents, next was work or shop in the City of West Kelowna;
- Duration of time they've lived in West Kelowna - majority was 21+ years and next was 1-5 year demographics;
- Tracked neighbourhood participation - well represented across the community. Glenrosa, Smith Creek and South Boucherie were under represented;
- Age of participants was tracked - youth and over 75 demographics were under represented;
- Draft vision document still looking for feedback;
- Draft vision statement as an overview for the next 20 years;
- Draft vision document contains five foundational elements - our people, our connectivity, our adaptability, our prosperity and our places;
- Twenty key directions include: overview of what we heard, what we see in 2040 and signs of success;

Round 2 Engagement

- Key activity: online feedback forms;
- Choose your own adventure - feedback time varies from five minutes to a few hours. Online and paper versions available;
- Key activity: online workshops were held on December 1 and December 2 - since they've passed it was recommended to complete the online circles instead;
- Key activity: youth activities
 - Partnering with Mt. Boucherie Secondary School for youth engagement;
 - Adapted materials focused for youth,
 - Collaboration to tailor materials for in-school opportunities;

- Outreach - electric sign set up in different areas in the community;
- Closing Round 2 Engagement on December 18;
- Early to mid February will be a final draft vision to Council;
- Final resolutions from Council and Council committees in mid February;
- AAC can help through feedback, word of mouth, and sharing with personal and professional networks.

Highlights of the discussion include:

- Given the challenges of COVID, is the visioning team satisfied with the participation? Yes, although we would like as much feedback as possible. Currently we have higher participation rates than Kelowna for their visioning exercise. This round is a bit lower engagement right now which is a bit more of a time commitment.
- Appreciate the inclusive language that is used in the vision. Positive language throughout;
- Huge task, good read and really well done. 5 key elements makes it easier to comprehend.

8.2 A 20-02, Home Site Severance, 3536 Paynter Road

Highlights of the presentation include:

- 3536 Paynter Road;
- 26,227 sq. m (6.5 acres);
- Westbank neighbourhood;
- Zoning: Agriculture (A1);
- Located within the ALR;
- Existing single detached home and accessory building (encroachment);
- Hillside DPA at rear of parcel;
- Not currently used for agriculture;

Proposal

- To subdivide a 1 acre (4,000 sq. m.) homesite from the 6.5 acre (26,227 sq. m.) parcel to allow for the owner to age in place with the proceeds of the sale of the remainder lot;

Legislative Requirements

Agricultural Land Commission Act

- Requires subdivision application under S.25 of the *Agricultural Land Commission Act*;
- Must be authorized by Local Government to proceed to the Commission;

ALC Guidelines for Homesite Severance Applications:

1. Applicant must have owned the property since December 21, 1972;
2. No HSS application has been previously submitted for the subject property;
3. Applicant shows legitimate intention to sell remainder;
4. Existing home site is compatible with surrounding character;
5. Remainder is suitable configuration and size that will constitute an agricultural parcel;
6. The home site is not to be sold for 5 years, except in the case of death of the owner;
7. If approved by the commission, local governments and Approving Officers are encouraged to handle the application under **S. 514 of the LGA** insofar as compliance with local bylaws;

Local Government Act (S.514) - Subdivision for a Family Member

- Allows the Approving Officer to approve subdivision of land that would otherwise be prevented from subdivision by a bylaw establishing minimum parcel size;
 - Various conditions apply;
- As it is, it does not meet minimal parcel area;
- S.514(6) states that any parcel created under this section must be at least 1 ha unless a smaller area, in no case less than 2,500 sq. m., is approved by the medical health officer for septic;
 - Proposed HSS parcel = 0.4 ha (4,000 sq. m.)
 - Approval by medical health officer will be required;

Local Government Act (S.512) - Minimum Frontage

- Requires that a parcel created by a subdivision must have a minimum frontage that is the greater of:
 - 10% of the perimeter of the lot that fronts the highway, and
 - The minimum frontage that the local government may, by bylaw, provide;

- Local Government may exempt, according to S.512(3);

Policy and Bylaw Review

Zoning Bylaw No. 0154

- A1 Zone requires minimum 30 m frontage or 10% of the perimeter of the lot, whichever is greater;
- Subject property would require 69 m of frontage to meeting the 10% regulation;

Official Community Plan Bylaw No. 0100

- Agricultural Land Use Designation Policy:
 - Discourage proliferation of non-farm residential development or use, except as provided for by the Homesite Severance Policy within that ALR;

Zoning Bylaw No. 0154

- A1 zone required minimum parcel area of 4 ha (40,000 sq. m.);
- Agriculture and single detached dwelling permitted;

Agricultural Plan

- Goals:
 1. Expand community knowledge and understanding of agriculture;
 2. Pursue diversification and expansion of the agricultural industry;
 3. Create a viable and sustainable community by encouraging conversation and environmentally sound practices;

Referral Responses

Ministry of Agriculture

- No clear benefit to agriculture;
- Previous homesite created prior to ALR;
- Recommend registering covenant to limit future dwelling construction to the front parcel boundary to preserve productive agriculture area;

Development Engineering, Building Departments

- Flagged minimum parcel frontage - exemption required;;
- Application will go to Council for consideration;

- Additional comments related to future subdivisions and servicing requirements;

Key Consideration for AAC

- Specific comments would be appreciated should the AAC have any concerns with the proposal so that they may be further investigated prior to staff providing recommendation to Council for their consideration;
- 3 approval stages:
 - Should Council authorize the homesite severance application to proceed to the ALC for consideration, and the application is subsequently approved by the ALC, the applicant will then be required to apply for subdivision with the City;
 - Conditions may be applied at any approval stage.

Highlights of the discussion include:

- The real farmable part of the parcel is the front of the property, recommendation would be to put the house on the back of the property on the hillside;
- Ministry of agriculture is recommending in the front northwest of the lot;
- It is a hillside DP area but a single detached dwelling could be built and leave the remaining land for agriculture;
- Home Site Severance can only be provided once? The ALC Act permits 1 homesite severance per parcel; This property was subdivided once before but prior to the ALR;
- Hard time supporting these kinds of severances, the ALR was brought in to prevent these types of things;
- From a farming perspective, it would be easier for a farmer to take over the property as it is with everything there already. New farmers will not have the money to invest in buying a farm and building a house;
- Homesite severance is for people to purchase land before the ALR came into play;
- Believe in this application because it means the family can stay on the property and afford to live out their life there;
- Would have been more helpful, had they provided more context with the previous severance and the other farmed property,
- Hard time going against someone who purchased the property before these rules came into place without letting them have a fair opportunity;

- Subdivision itself doesn't meet bylaw requirements;
- We have to look at the parcel without sentiment;
- Not losing farmable land but you will because you need to build another home on this property;
- From a land use perspective, it might be time to sell the whole package.
- Is there a way to put a covenant on it so that a future house could be built on the hillside? Not at this stage, can recommend that council establish that condition as they authorize it to proceed to the ALC. It can be brought forward to the subdivision application if they are successful at the ALC level;
- Why limit someone to saying where it can be built;
- Recommendation for Council to consider best agricultural lot placement if this is to move forward;
- The AAC supported the Guidas farm home site severance;
- Easily arable land would be lost;
- If you owned the land pre ALR you should have the opportunity to have a fair shot to ask for this;
- This application has a number of other hurdles regardless of whether the ALC approves it;
- Disagree on the premise of the precedence setting;
- The ALC was brought in because this type of situation was happening.

It was moved and seconded

THAT the AAC support the home site severance and request that the home placement covenant be more thoughtfully considered based on the properties farmable land.

CARRIED: Serina Penner opposed

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Short Term Rental Regulations

Highlights of the presentation include:

- Draft regulations for Short Term Rentals;
- September 29, 2020 Council directed staff to prepare DRAFT Regulation program for Short Term Rentals;
- Council asked that regulations be based on regionally consistent practices;

- Council asked that the public be engaged prior to bylaw amendments;
- Council identified enhanced and proactive enforcement should be included in the program;

Zoning Bylaw

- Currently prohibits vacation rentals (short term - less than 30 days) in all Zones;
- Agri-tourism Accommodations permitted in A1 - Agriculture Zone;
- Bed and Breakfast permitted in Agriculture (A1), Rural Residential (RU1 - RU5) and Residential (R1 and R1L) Zones;
- Key difference with a Bed and Breakfast is the expectation that the operator/host is on-site during a guest's stay;
- Bed and Breakfast regulations at a glance:
 - Permitted within a Single Detached Dwelling;
 - Not permitted on properties with a Secondary Suite or Carriage House;
 - Up to 4 Guest Rooms (No more than 8 guests);
 - Operator must be the occupant of the Single Detached Dwelling;
 - Multiple bookings are permitted so different parties could book each room;
 - Parking requirements on-site;
 - Business Licence is required;
- Agri-Tourist Accommodation Regulations at a glance:
 - Permitted within a Single Detached Dwelling;
 - All or part of the parcel shall be classified as farm;
 - Occupancy is based on the parcel size;
 - No regulation for who can operate an agri-tourist accommodation;
 - Multiple bookings are permitted;
 - Parking requirements on-site;
 - Business Licence is required;

Regional Practices

- Reviewed regulations that have been adopted or are under consideration in other municipalities;

- Regional Municipalities include: Kelowna, Lake Country and Penticton;
- Other BC Municipalities include: Gibsons, Nelson, Pemberton, Squamish and Tofino;
- Consistent regulation components include:
 - Requiring a business license;
 - Principal residence requirement for operator;
 - Requiring on-site parking;
 - Maximum occupancies (# of bedrooms/# of guests);

Guiding Principles

- Short Term Rentals regulation guided by regional goals, current context in West Kelowna and previous discussions with Council;
- Guiding Principles:
 1. Mitigate Negative Neighbourhood Impacts;
 2. Protect Long Term Rentals;
 3. Recognize Important of Short Terms Rentals for Tourism;
 4. Comprehensive Licensing, Compliance and Enforcement;

Proposed Short Term Rental Regulations

- Proposed to be permitted in Rural Residential (RU1 - RU5) and Residential (R1 and R1L) Zones;
- Not within A1 or ALR, but adjacent to farm land;
- It's proposed that Short Term Rentals:
 - Are only permitted in Single Detached Dwellings;
 - Must be operated by the occupant of the dwelling;
 - Have a maximum occupancy of 6 guests (3 bedrooms);
 - Require off-street parking (1 space per 2 bedrooms);
- Snapshot of Proposed Short Term Rental Regulations:
 - Permitted within a Single Detached Dwelling;
 - Not permitted on properties with a Secondary Suite or Carriage House;
 - Up to 3 Guest Rooms (No more than 6 guests);

- Operator must be the occupant of the Single Detached Dwelling;
- Only 1 booking at a time permitted;
- Parking requirements on-site;
- Business Licence is required;
- Proposing a new definition for this use in our Zoning Bylaw and Business Licensing Bylaw;
- Short Term Rental means the accessory use of a single detached dwelling, or a portion of it, that provides temporary accommodation for paying guests for a period of less than 30 days, but does not include Bed and Breakfast.
- Bed and Breakfast key differences:
 - The expectation that a B&B is hosted by the operator;
 - There may be multiple bookings at a B&B; and
 - B&B's maximum occupancy is 8 guests (up to 4 rooms);

Business Licencing

- Business Licence Required: fee to be determined with goal to offset program costs;
- Required Permissions: Proof of Owner Consent and/or Strata Permission;
- Proof of Principal Residence: Through Homeowner Grant, Drivers Licence, or Government Records;
- Annual Self Evaluation Safety Audit: Initial Licencing Inspection by Fire Department;
- Identified Local Contact: To respond to issues while operator is away;
- Good Neighbour Agreement: Signed by operator to acknowledge expected code of conduct;
- Short Term Rental Operators Must:
 - Operate only within a licenced dwelling;
 - Display their licence number;
 - Display the fire safety plan;
 - Only one booking at a time;

Public & Stakeholder Engagement

- Gather feedback and provide a lens from residents;

- Neighbourhood Associations will be invited to participate;
- Community and Industry stakeholders have been identified;
- All three Council Committees will be engaged for comments;
- Ongoing input from internal departments will be required;
- Council provided a resolution at their November 24 meeting, "THAT Council consider and resolve to direct staff to further engage the community and stakeholders on the proposed Short Term Rental program as outlined in this report".
- Online Questionnaire launched on November 30 to ask:
 - What did we get right? Do the proposed regulations and regionally consistent practices and guiding principles work for our community and what needs a little more editing?;
- Questionnaire is available for community feedback until January 3, 2021;
- Website is: westkelownacity.ca/shorttermrentals;

Next Steps:

- Public & Stakeholder Engagement - November 30, 2020 to January 3, 2021;
- Review of engagement results - January 2021;
- Refinement of proposed regulations - January/February 2021;
- Bylaw Amendments - Starting February 2021;
 - 1st and 2nd Reading;
 - Public Hearing;
 - 3rd Reading;
 - Adoption;
- Not proposed on farmland but adjacent to farmland;
- Encouraged to share with your network or anyone who would be interested or impacted by this.

Highlights of the discussion include:

- Why can't Short Term Rentals be in a house with a secondary suite? The current proposed regulations, the first guiding principle was to mitigate neighbourhood impacts and to do so requires limiting density. Second guiding principle was to protect long term rentals - preserved within the long term rental pool.

- If you have a fruit stand or a winery they would welcome the additional guests close to you, wouldn't be an over negative impact to farm uses, more people may be exposed to tractors which they would probably know before they arrive.
- Would like more time to go through the details of the bylaw.
- Engagement is live until January 3, 2021 and then staff will review the results of the questionnaire.
- Opportunity in the new year to review the refinements.

10. OTHER BUSINESS

10.1 Recruitment

Key date for those wishing to make an application to participate as an AAC member, the deadline is December 11, 2020 at 4:30.

Application form is available on the City of West Kelowna website.

Applications will go to Council for their consideration and selection.

First AAC meeting may be in February 2021 - where we would adopt the schedule and approve the Chair and Vice Chair.

The committee feels that more members would be appreciated. There is value to more voices to form better decisions.

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 6:15 p.m.

CHAIR

RECORDING SECRETARY



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: February 11, 2021

From: Stirling Scory, Planner II

File No: P20-01

Subject: **P20-01, West Kelowna Community Vision (Final Draft) AAC**

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 feedback on the DRAFT Vision and directed staff to proceed with Round 2 public engagement. Starting on November 10, 2020 and ending on January 6, 2021, staff engaged with the public to conclude the second and final round of engagement for the DRAFT Community Vision. For Round 2 engagement, participants were encouraged to think about how the DRAFT Vision reflected the collective feedback from the first round of engagement; accordingly, participants were asked to think about whether the Vision “got it right” or if further revisions were necessary. All Council committees (AAC, APC, and EDC) are being referred the Final DRAFT Vision for their review and endorsement of the document.

DISCUSSION

Purpose of the Community Vision

The development of a Community Vision was one of Council’s 2020 Strategic Priorities and forms the first phase of the Official Community Plan (OCP) update. The Community Vision is created through an extensive engagement process that allows participants to provide feedback and direction on their (and the greater community) interests, values, opportunities, challenges, and aspirations for the future. West Kelowna’s Vision will look forward to the year 2040. The intent of the Vision document is to provide high-level direction for future

History of West Kelowna’s Community Visioning Process

The Community Visioning process was initiated in May 2019 with the issuance of a Request for Proposal for consulting services to undertake the extensive community engagement required to complete the initiative, as part of Phase 1 of the OCP update. Lanarc Consultants was selected as the successful applicant for the project.

On July 24, 2019, City staff and the consultant held a series of meetings with community stakeholders, management staff, and members of Council to introduce the project; however, the project was placed on hold to better understand Council's expectations of the project. From September 2019 to February 2020, the project was refined, and the scope, budget, and schedule were revised to better align with Council's vision for the project.

On February 25, 2020, Council was provided with an update on the Community Vision process, including an overview of the revised items, and a draft public engagement and communications strategy which included both in-person engagement and a platform for digital outreach. At this meeting, Council confirmed that the direction of the project. A launch was scheduled for the beginning of April, and would end in mid-July. However, in mid-March Canada recorded its first COVID-19 cases, and as a result the project was once again placed on hold.

On May 26, 2020, the B.C. government announced the BC ReStart Plan, and Council was provided with an update in context to how COVID-19 could impact the proposed engagement and communications strategy for the Community Visioning project. At this meeting, Council directed staff to proceed with the project, but that necessary changes would need to be made to the community engagement plan to ensure that the project could follow the Provincial Health Officers (PHO) guidelines with respect to physical and social distancing. Following this meeting staff and the consultant revised the engagement strategy, shifting to a predominantly online approach, with some opportunities for physical engagement where the PHO guidelines could be followed. On June 15, the project website and first community questionnaire went live.

Summary of Round 1 Engagement:

Due to the Provincial Health Officer (PHO) recommendations implemented in response to the COVID-19 pandemic, Round 1 Engagement was conducted predominantly online. The purpose of Round 1 Engagement was to listen to the community and gain early insights into the priorities, challenges, and ideas of residents and stakeholders. This round was completed between June 15 and September 21.

Summary of Round 2 Engagement

Due to the continuing PHO recommendations, in response to the COVID-19 pandemic, Round 2 Engagement was conducted predominantly online. The purpose of Round 2 Engagement was to review and refine the DRAFT Vision with the community. Participants were asked to consider if the DRAFT Vision "got it right". Did the project team hear the community correctly? What needs improvement?

To complete this round of engagement the project team created a 'Choose Your Own Adventure' method for obtaining feedback on the Draft Vision through four different feedback forms:

- *Adventure A: Draft Community Vision Review*
 - Main feedback form which encourages individual or household response on the Draft Vision document (est. time: ½ hour)
- *Adventure B: 5-minute Feedback on the DRAFT Vision Statement and Foundations*
 - A shortened version of Adventure A to allow participants with minimal time to participate, and review the general direction of the Vision Statement (est. time: 5 minutes)
- *Adventure C: Working Together, Community Circles Collaboration*
 - A more in-depth version of Adventure A to enable participants the opportunity to 'dig deeper' and collaborate with others on a group submission (est time: a few hours)
- *Youth Feedback Form*
 - A form designed specifically for youth to encourage their review and participation in the review of the Draft Vision. (est time: 30 minutes)

In addition to the feedback forms, the project team also held two online workshops in the first week of December to encourage participants to engage in guided discussions and hear from others in the community while sharing feedback on the DRAFT Vision with the team. Access to all documents for the project are available on the project webpage, ourwk.ca.

Respectfully submitted,

Stirling Scory

Stirling Scory
Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

Attachment 1: OurWK Community Vision Final DRAFT

OUR COMMUNITY VISION

2020-2040

FINAL DRAFT

JANUARY 2020





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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.



The City of West Kelowna is gathered on the Traditional Territory of the Syilx /Okanagan Peoples.

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DOCUMENT PHOTO CREDITS

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Darren Hull, Jonathan Behnke, and T. Stechman

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“ Big thinking precedes great achievement.

- Wilferd Peterson

PAST. PRESENT. FUTURE.

LEARNING FROM OUR HISTORY

Knowing where we've come from is essential to knowing where we're going.

The Syilx / Okanagan peoples have inhabited the Okanagan Valley and beyond for thousands of years. Syilx / Okanagan knowledge provides essential guidance for the area's future. Knowledge sharing, including through examples like the Syilx Nation Siwłk™ (Water) Declaration, will help support a future that honours our relationship with the life-giving lands and waters of this place.

The City of West Kelowna has been blessed with a rural, agricultural tradition that has led to the rare intertwining of city and farm that we see today. This unusual city landscape forms an urban agricultural character that is becoming increasingly well-known in the region and beyond.

Small, rural settlements within the Regional District of Central Okanagan evolved to a municipality initially in 2007, then to a city in 2015. This evolution has brought both challenge and opportunity – and it is with learnings from our past and a responsibility to these lands and waters – that we must collaborate on a shared future.

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 and helps guide future plans that will define actions of how we get there. 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!

#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:

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

an **#OURWK overview** that describes what West Kelowna wishes to be by 2040

five **foundations** that will provide a balanced grounding to support our vision

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

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

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



We have a wonderful quality of life here,
and with respect for what makes our lifestyle unique,
patience to prioritize and allow improvements to
develop as we can afford them, and thoughtful planning,
West Kelowna can remain a most desirable place to live!

- #OURWK Participant



WORKING TOGETHER

West Kelowna's heart is our people.

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



WEST KELOWNA & WESTBANK FIRST NATION SHARED DIRECTIONS

We are committed to working closely with Westbank First Nation to collaborate on the health, harmony, and stewardship of these lands, these waters, and these communities.

WE ALL HAVE A ROLE TO PLAY

Our Community Vision provides direction and purpose for the City of West Kelowna and residents, businesses, non-profit organizations, and collaborators. This vision was created by our community and it will require all of us to bring it to life. It outlines the efforts we must take to benefit our community members today and tomorrow.

Working together means acknowledging we have different roles to play and unique strengths 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 make great things happen.

“

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

- Jane Jacobs

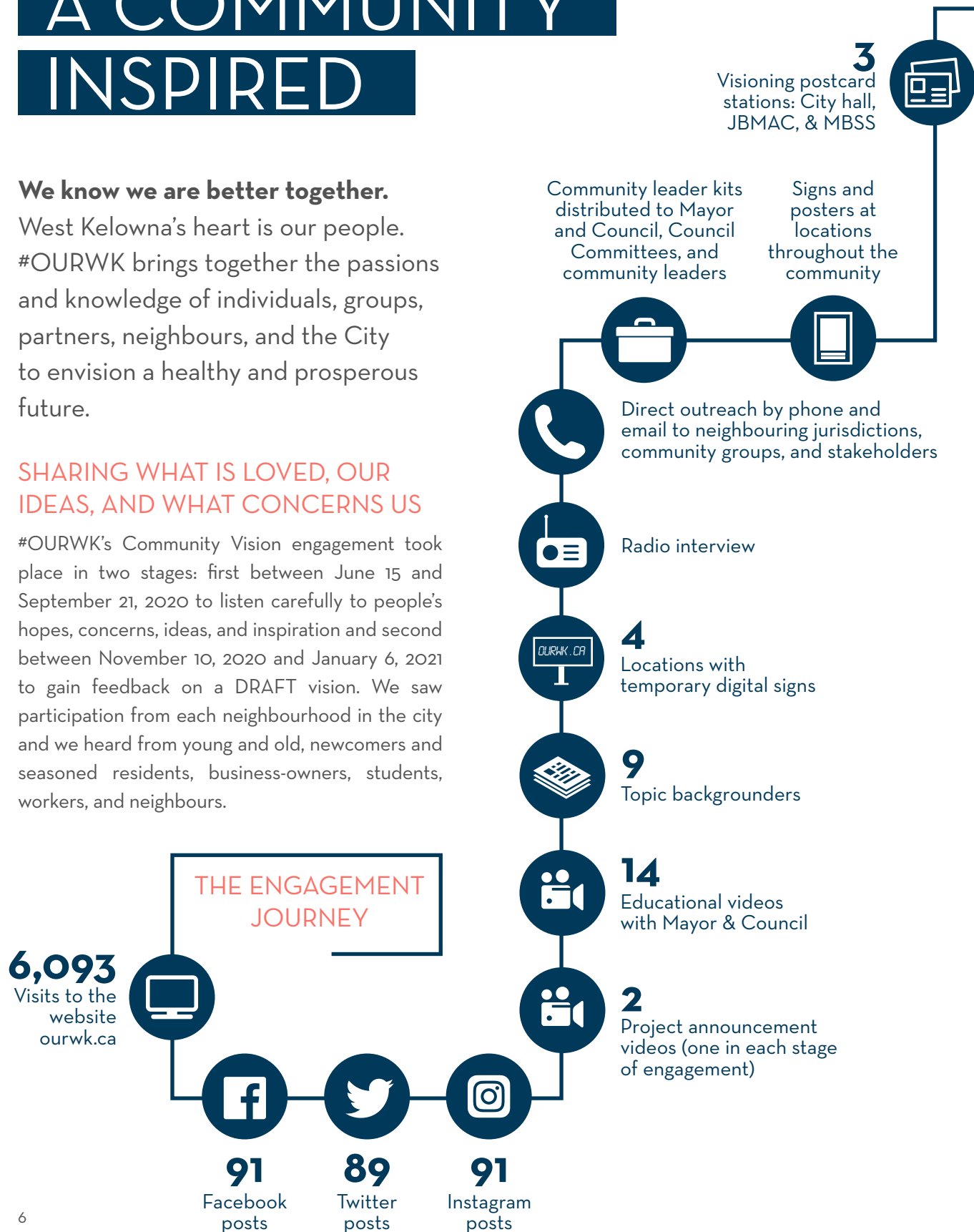
A COMMUNITY INSPIRED

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 Community Vision engagement took place in two stages: first between June 15 and September 21, 2020 to listen carefully to people's hopes, concerns, ideas, and inspiration and second between November 10, 2020 and January 6, 2021 to gain feedback on a DRAFT vision. We saw participation from each neighbourhood in the city and we heard from young and old, newcomers and seasoned residents, business-owners, students, workers, and neighbours.



Support from local organizations

Support from City hall front-line staff

Vehicle magnets on the City fleet



Ads in the newspaper and media releases



Email blasts to the City's mailing list



Announcements and updates by Mayor / Acting Mayors at Council Meetings



5
Written submissions from organizations / individuals



29
Photo contest submissions



107
Written or drawn ideas in kids' activity booklets



39
Vision postcards



58
Participants in three Online Stakeholder Welcome Meetings



37
Participants in four Online Topic Meetings



38
Participants in two Virtual Vision Review Workshops



+6,500
Distinct inputs received



195
DRAFT Vision Feedback Forms (Review, 5-minute Review, Community Circles) completed



84
Westside Youth Feedback Forms completed



1,409
Community Ideas Questionnaires completed



469
Weekly Topic Questionnaires completed

“

FINAL DRAFT

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

- #OURWK Participant

#OURWK OVERVIEW

In West Kelowna...

We live in harmony with these lands and waters, with one another, and with our neighbours.

We maintain a deep connection with our agricultural roots and we celebrate the one-of-a-kind character of our community.

We prepare for and welcome change through innovation and collaboration.

We are inclusive and supportive of one another, and we are ready to create our future together.

We are green and sustainable...

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

We are a welcoming, inclusive community...

...where everyone can find their safe place to belong, their comfortable home, healthy living options, and their opportunity to succeed. We are a model for thoughtful growth, welcoming newcomers and businesses while recognizing the values that long-time residents cherish.

We are in harmony...

...with Westbank First Nation, our neighbours, our region, these lands, and one another, working in collaboration to achieve our shared values.

We are connected...

...having what we need close to home and safe, sustainable transportation options for all ages and abilities to take us where we need to go. We are physically connected to our destinations and special places and we are socially connected to one another and to our community.

We care about our urban agricultural character...

...along with our stunning natural landscapes and we plan carefully to protect these special features. We plan and maintain our environment, our parks, our buildings, and our infrastructure with pride so they are safe, beautiful, and resilient.

We create our future together...

...collaborating as a community with integrity and respect to create plans and make important decisions. We learn from innovation in the world around us and apply what can work in West Kelowna.

We prepare for change...

...choosing thoughtfully how we adapt and evolve. We embrace new knowledge and technology that brings benefits and we tackle the difficult challenges with determination and do our part to support a healthier world.

We express our unique sense of place...

...and its energy runs through our prospering Westbank Centre, our inviting lake shores, and our distinct, complete neighbourhoods. Our community spirit pulses through our places and our people, calling to the curious to explore what makes us uniquely West Kelowna.

WE ARE CREATING #OURWK. TOGETHER.

OUR FOUNDATIONS

Our five **foundations** are focus areas for achieving balance in our vision. Together, they represent what is important for West Kelowna. Each foundation represents our hopes and ambitions, but it is the combination and intersections between them that will make our community truly whole.

A STRONG FOUNDATION LEADS TO TRANSFORMATIONAL CHANGE

OUR PEOPLE is about creating a community for all of us. West Kelowna wishes to be a place where you say hello to your neighbours; where you raise your children; where you can find a home that fits your unique needs and stage of life; where you live a healthy, fulfilling lifetime surrounded by friends and family. Our West Kelowna is one that is inclusive and welcoming to all.

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 with Westbank First Nation, with the region, and with one another.

OUR ADAPTABILITY is how we work together to help our city be successful. This is where we commit to collaboration and making the best possible choices that will keep West Kelowna healthy, green 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 businesses that will provide good jobs and places to shop, keeping our city thriving. It involves defining West Kelowna's unique 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 maintaining what's great and catalyzing improvements that will make places like Westbank Centre, our waterfronts, and our neighbourhoods even better, augmenting community pride.

“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-three **key directions**, organized around the five foundations, are our priorities for moving forward. They represent the opportunities and challenges we will focus on 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 which are important focal points for progress towards our future.

These key directions will guide future decision-making and priority-setting. While progress is intended to be made on each of the key directions over time, priorities for focus will be set incrementally to reflect opportunity, Council Strategic Priorities, and community desires.

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

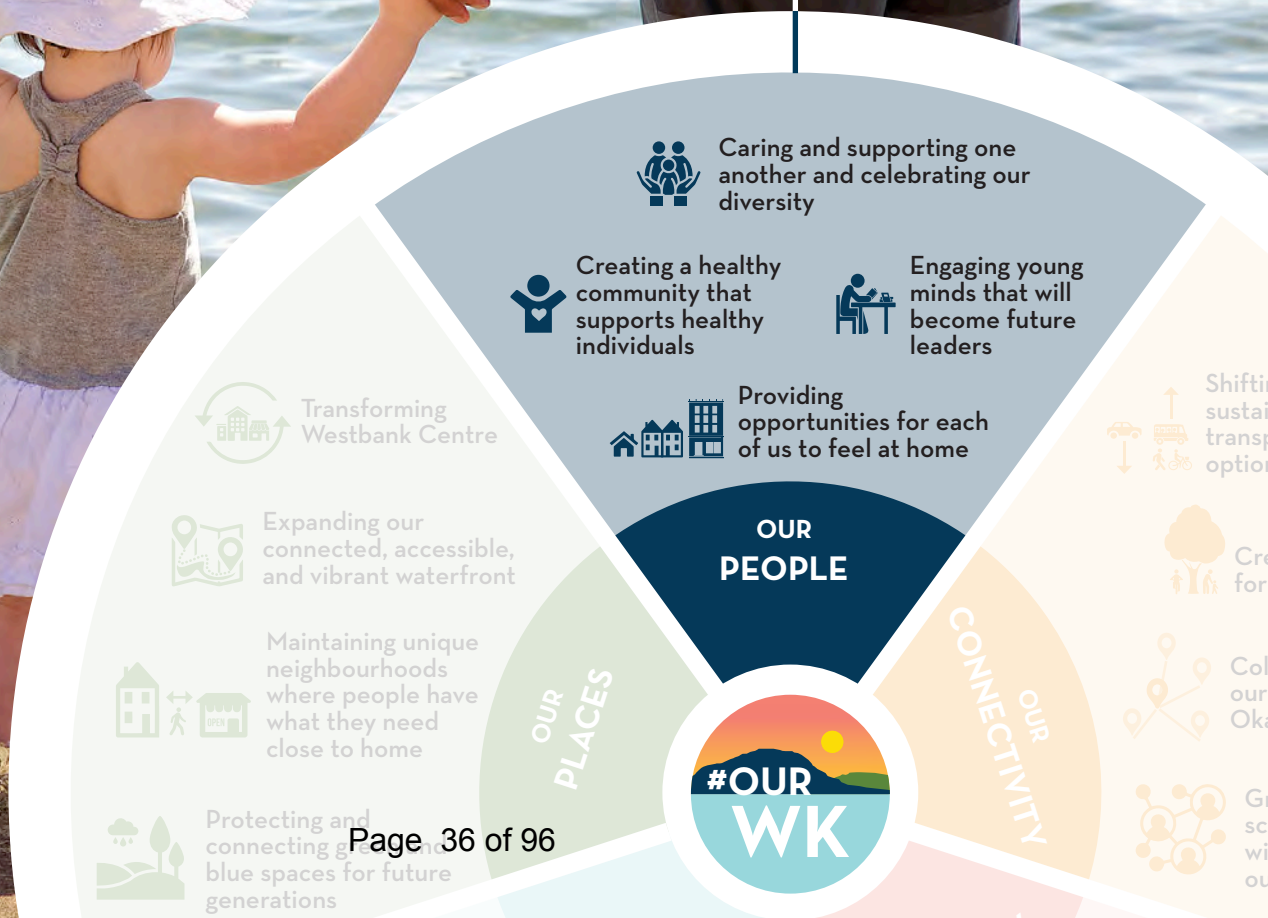
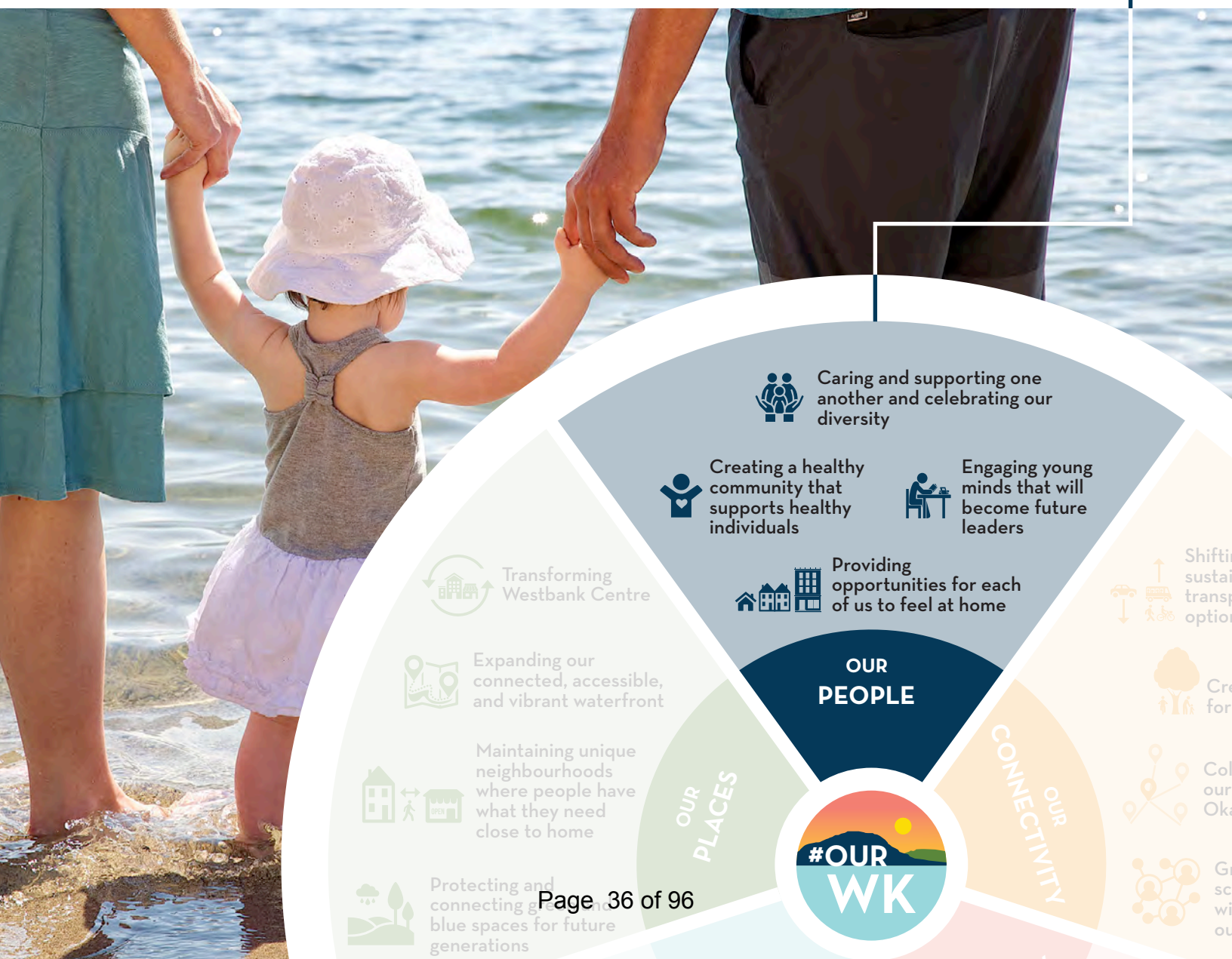
Franklin D. Roosevelt



OUR PEOPLE

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

- #OURWK Participant





CARING AND SUPPORTING ONE ANOTHER AND CELEBRATING OUR DIVERSITY

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 will be important to advancing equality and inclusiveness for all people to live their best lives in West Kelowna.

WHAT WE SEE IN 2040:

- ▶ Community spaces that are safe, universally 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
- ▶ Strong and safe neighbourhoods where we know our neighbours and feel connected
- ▶ Many opportunities for sharing our diverse cultures through events, celebrations, art, and more
- ▶ A warm welcome for newcomers to the community and support to help them successfully navigate their way into the fabric of our neighbourhoods and workforce
- ▶ Opportunities 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



CREATING A HEALTHY COMMUNITY THAT SUPPORTS HEALTHY INDIVIDUALS

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 recognize 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 integral 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, we will invest wisely in high-quality parks, trails, and facilities that make recreation and leisure available to all.

WHAT WE SEE IN 2040:

- ▶ A local, central health precinct that attracts a wide range of health services
- ▶ More residents able to access the health services they need right in West Kelowna
- ▶ Opportunities for residents to live, work, and enjoy leisure in their neighbourhoods in all stages of their lives, from young to old
- ▶ Neighbourhood hubs where residents gather, socialize, and connect with one another
- ▶ Continued and enhanced access to fresh, local foods that are produced within our community
- ▶ Varied, high-quality recreation facilities, parks, and trails that provide accessible activities for all residents and continue to meet the needs of a growing and evolving population



ENGAGING 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 that their voices bring, leads to lasting connections that attract and retain bright young minds.

The growing UBC Okanagan and Okanagan College and in Kelowna have added a wealth of post-secondary opportunities close to home and the community can envision more growth of quality education and training opportunities in and near West Kelowna.

Learning about our lands and waters, our people, and our community should begin in our youngest years and continue through a lifetime, setting us on a positive path forward.

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 education that connects children with these lands and waters and instills a life-long appreciation for how they sustain us
- ▶ Partnerships between the community and educational providers that bring powerful benefits to young minds and to the community
- ▶ Great opportunities to pursue post-secondary training and education while living in West Kelowna
- ▶ Jobs and entrepreneurial programs in our city that create quality employment opportunities for youth and young adults



PROVIDING OPPORTUNITIES 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 securing housing more challenging.

The 2019 Regional Housing Needs Assessment found that there are several groups facing housing challenges in the Okanagan, including moderate-income households seeking homeownership; the senior, youth, and young adult demographics; low-income households; and people experiencing homelessness.

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

WHAT WE SEE IN 2040:

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

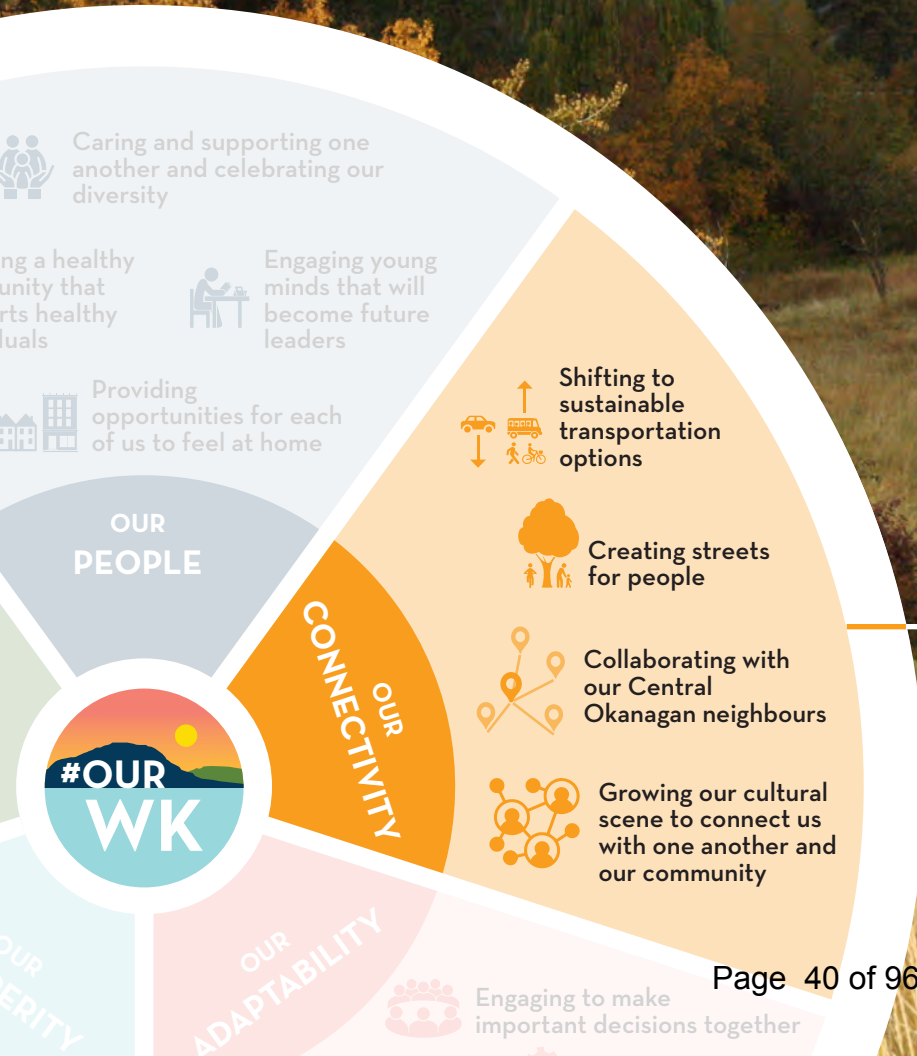
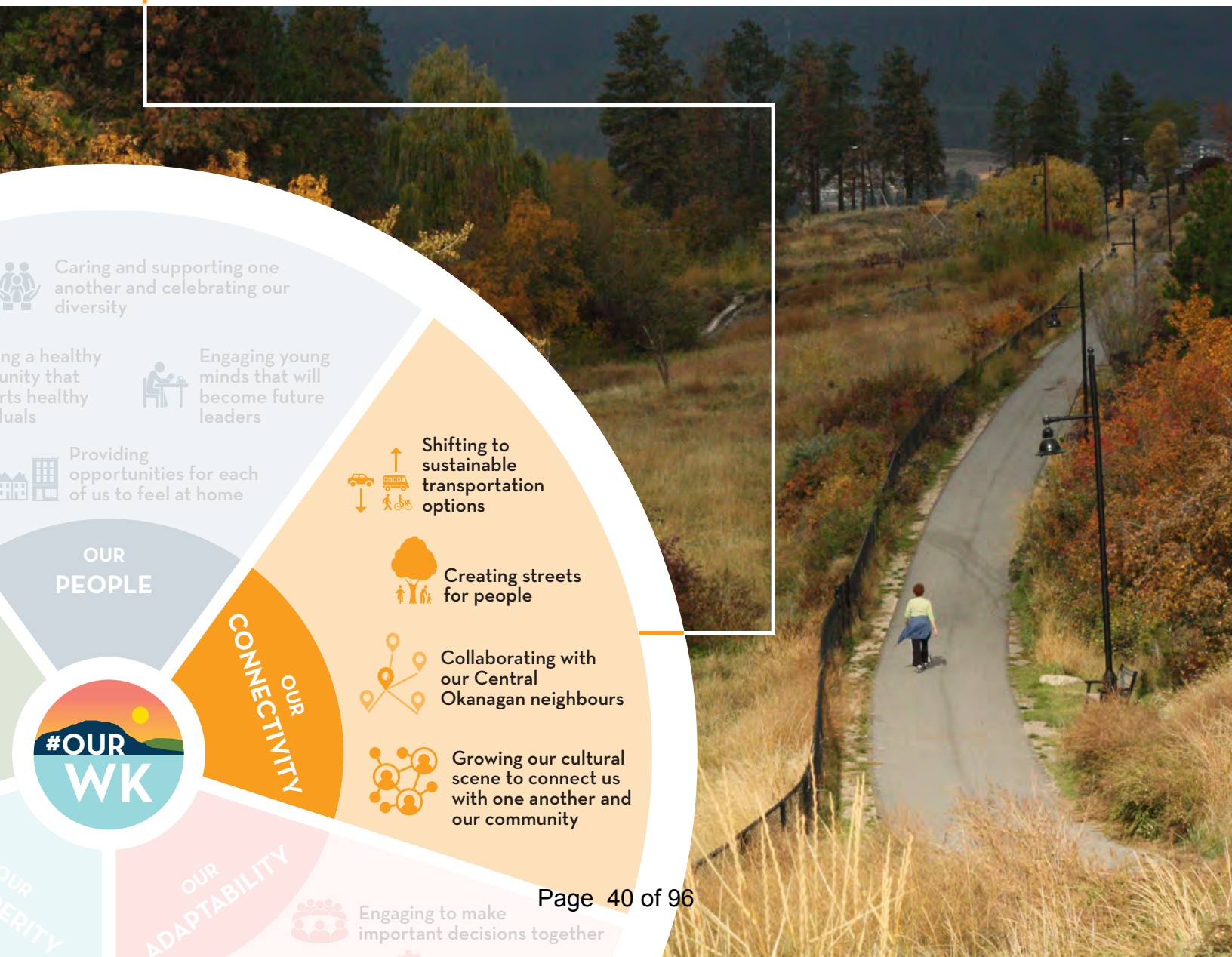


OUR CONNECTIVITY

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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





SHIFTING TO SUSTAINABLE TRANSPORTATION OPTIONS

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

Traffic congestion is a growing concern that impacts environmental and personal health. Those without a vehicle, including seniors, youth, people with disabilities, newcomers, and those who choose not to own a car, can face challenges getting around. Provision of roads is limited by physical space and financial constraints and we know that an unlimited supply of roads cannot solve all transportation issues.

Complete, compact neighbourhoods with daily needs closer to home, combined with a multi-modal transportation network that has innovative options including transit, active transportation, sharing options, zero-emission vehicles, and new technologies like autonomous vehicles, will shift us towards a sustainable transportation future.

WHAT WE SEE IN 2040:

- ▶ Safe walking and cycling routes in and between all neighbourhoods that connect people of all ages and abilities where they want to go – work, school, parks, and shopping
- ▶ Many residents living close to jobs and daily needs, allowing them to walk or cycle more
- ▶ A well-connected transit network that is convenient for residents throughout the city
- ▶ Use of shared and zero-emission vehicles for trips made by car
- ▶ Rapid adoption of new technologies including autonomous vehicles and what comes next
- ▶ A connected, seamless regional network created in collaboration with all neighbours
- ▶ Alignment between new development and capacity of the transportation network



CREATING STREETS FOR PEOPLE

Our streets are a critical component of the public space network and provide a lasting impression of our 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 as something else – and regardless of your age or ability. These are public places that care about comfort including universal accessibility, shade, lighting, art, trees, and places to linger and rest. Streets for people are defined by what our community needs, rather than by what our vehicles need.

The shift of Boucherie Road from a busy rural road to an attractive, multi-use “Wine Trail” demonstrates how connector roads become streets for people.

WHAT WE SEE IN 2040:

- ▶ A shift in how we view and use our road rights-of-way, not as places for vehicles, but as places for people – beautiful, multi-functional public corridors that allocate space for all, in both new and established neighbourhoods
- ▶ Arterial and collector roads transitioned into attractive streets for people
- ▶ Well-maintained corridors that are clean, safe, and inviting
- ▶ A welcoming and attractive experience of our city when experiencing it from Highway 97
- ▶ Allocation of public street space for its highest and best use for the community: whether for pedestrians, cyclists, vehicles, plazas, or other elements



COLLABORATING WITH OUR CENTRAL OKANAGAN NEIGHBOURS

West Kelowna's success will be realized alongside the success of our neighbours.

West Kelowna and Westbank First Nation are intrinsically connected, providing many opportunities for collaboration that will support the success of both communities. We envision this relationship continuing to strengthen as we collaborate in the future.

We are fortunate to share resources and experiences with our neighbours, including Kelowna's urban centre just across Okanagan Lake. Our goal is not to duplicate, but to position our city to uniquely contribute to this broader region.

Working together with all Central Okanagan communities means we can align our plans and create networks that bring our region together. 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:

- ▶ A shared understanding with Westbank First Nation about heritage, what it means to our communities, and collaboration to share and align our respective future plans
- ▶ Regular sharing of knowledge and resources between the region's communities
- ▶ A West Kelowna that has strong ties to our neighbours, but has our own unique character
- ▶ 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



GROWING OUR CULTURAL SCENE TO CONNECT US WITH ONE ANOTHER AND OUR COMMUNITY

Culture connects us and defines us. It is about our history, values, and beliefs and evolves over time. West Kelowna recognizes the contributions that creativity, innovation, arts, and culture make to a healthy community and sees many opportunities to celebrate both West Kelowna's history and its future.

Building culture into our planning and decision-making will help define our unique "sense of place." Supporting a vibrant arts and culture scene 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, in addition to new events that bring our communities together
- ▶ A hub or hubs in our city where cultural activities and programs take place
- ▶ Partnerships with neighbours, service organizations, private sector, the school district, and others to help increase arts and culture opportunities
- ▶ 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 of transportation like walking, cycling, transit, or zero-emission vehicles instead of fossil-fuel vehicles to travel around the community
- ▶ More sidewalks and bike lanes within and connecting 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 places to be
- ▶ 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 arts and culture in the community

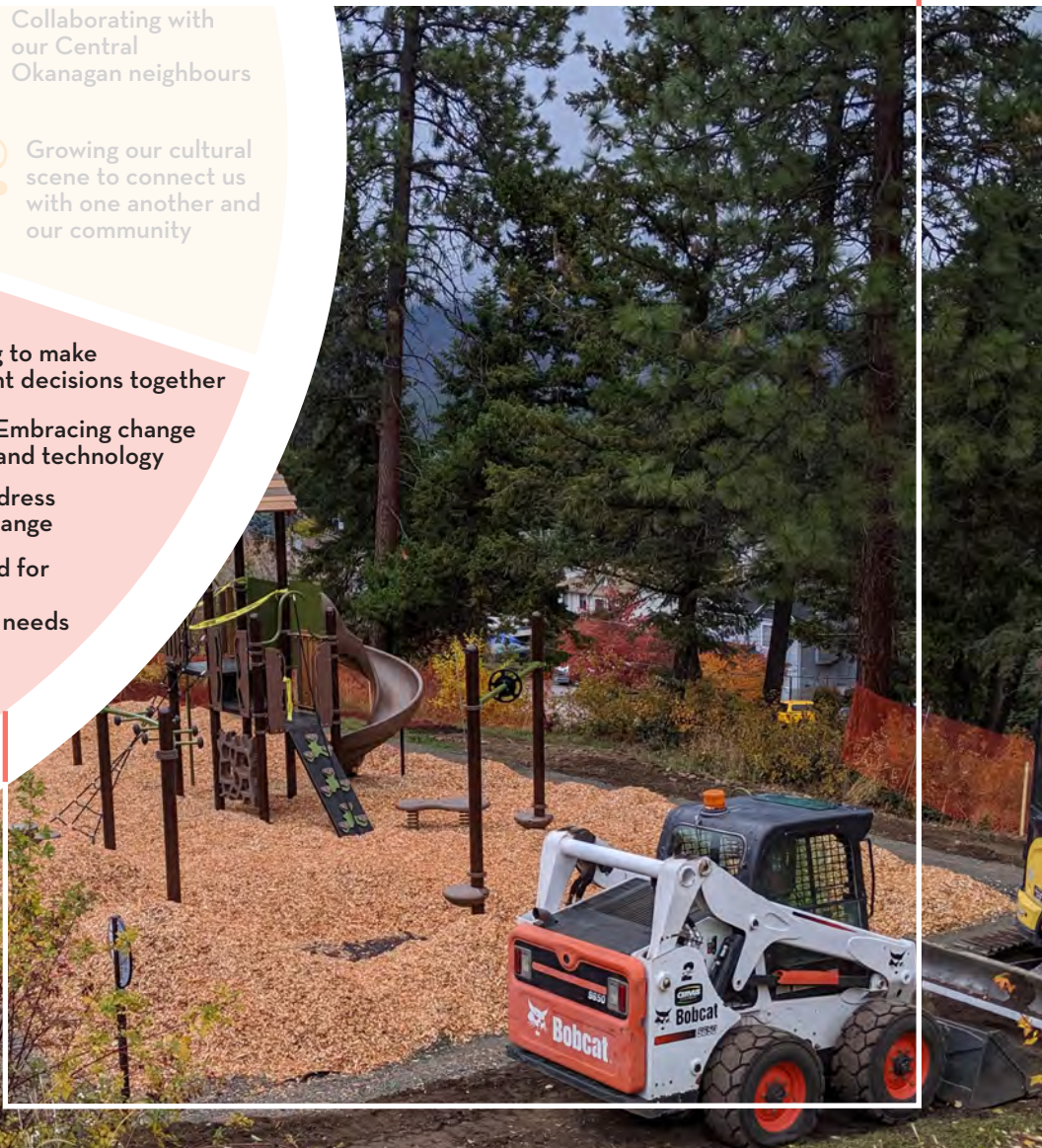
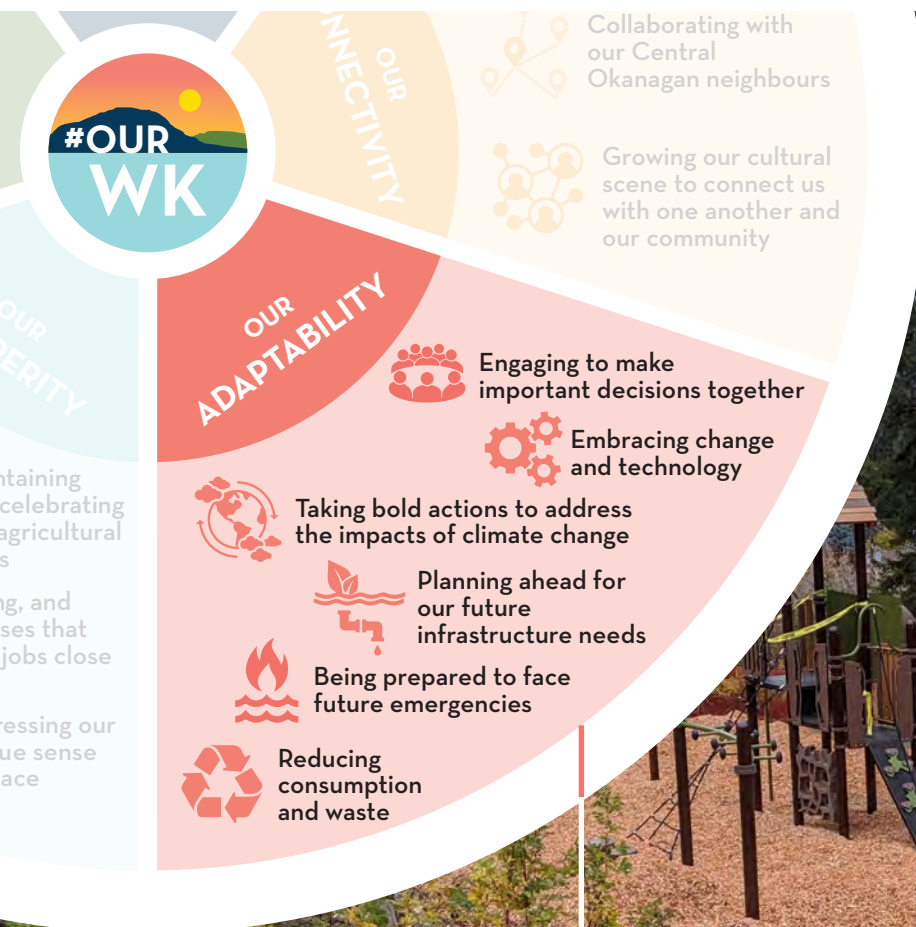


OUR ADAPTABILITY

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

- #OURWK Participant





ENGAGING TO MAKE IMPORTANT DECISIONS TOGETHER

West Kelowna is a community that cares about its future and wants to be involved in decisions that affect it. Decisions to come will affect our city – new development, infrastructure changes, transportation updates, and more will have profound and lasting effects.

The community has worked together to create a Community Vision and we are all accountable for its thoughtful implementation. Yet exactly how this vision is achieved will be determined through each step we take in the future. Some of these steps are yet to be revealed to us, and we'll need to reflect on how choices made at these decision points keep us on our desired path forward.

At times, our opinions will differ. Working together with integrity and respect to tackle difficult choices through engagement, collaboration, and compromise will be key to pursuing the best possible outcomes for our community's future.

WHAT WE SEE IN 2040:

- ▶ Ongoing use of this Community Vision to evaluate new ideas and pursue those that will take us in the direction we wish to go
- ▶ Respectful and informed community dialogue that welcomes public input on all important decisions
- ▶ Decision making that demonstrates integrity and respect for plans that have been created as a community
- ▶ Responsive leadership that adapts quickly to address community concerns and challenges that arise



EMBRACING CHANGE AND TECHNOLOGY

Historical practices have assumed that the future is singular and predictable. Today we can see this is not the case – 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 and natural disasters like wildfires and flooding, West Kelowna residents know that unplanned events occur. How we react and adapt to these events is critical.

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:

- ▶ A commitment to researching emerging innovation and technology to embrace new opportunities that fit our community
- ▶ A willingness to try innovative pilot projects that allow us to learn, adapt, and improve
- ▶ Proactive adoption of new technologies that strongly support our commitments to addressing climate change, enhancing livability, and investing in our economy and our people



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, 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 government and agencies, individuals, businesses, and industries will help protect our precious environment. Climate change will be at the forefront as we prepare for our future.

WHAT WE SEE IN 2040:

- ▶ A reduction in greenhouse gas emissions in our community, even as our population grows
- ▶ Buildings and landscapes designed and developed following high green design and climate conscious standards
- ▶ A shift to clean energy sources along with necessary infrastructure upgrades to make these sources widely available and sustainable
- ▶ A reduction in energy and water consumption by individuals and our community overall
- ▶ Long-term protection of environmentally-sensitive areas including natural watercourses, lakeshores, wetlands, and hillsides
- ▶ Elimination or reduction of practices that cause damage to our environment
- ▶ Green stormwater management that cleans and infiltrates our run-off naturally
- ▶ Bold commitments from all – the City, senior governments, developers, community groups, and residents – to make climate conscious choices and commit to our role in the global context



BEING PREPARED TO FACE FUTURE EMERGENCIES

Having experienced emergencies like flooding and wildfires, West Kelowna residents understand the impacts of natural disaster. As we've seen with the COVID-19 pandemic, there are also potential future threats that we can't fully predict. Through these experiences, cumulative knowledge is being built and we can use this knowledge to prepare for the future.

Emergency preparedness is about being ready and able to respond quickly and effectively in the event of an emergency. It is also about how well a community is able to recover and rebuild after an immediate threat has passed and adapting to create a more resilient community that reduces potential future risks. Being prepared helps individuals, businesses, and government respond to what comes their way.

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 actions being taken by both the community and by individuals, such as fire smart and flood planning best practices, that reduce risk related to natural or human-made disasters
- ▶ Emergency access / egress within all West Kelowna neighbourhoods
- ▶ Continuing regional collaboration and communications that support emergency response for all communities



PLANNING AHEAD FOR OUR FUTURE INFRASTRUCTURE NEEDS

Our infrastructure – our water, sewer, stormwater, communications, 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 constructed 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 previous years, the Rose Valley Water Treatment Plant will 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. 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 our infrastructure needs, set aside necessary space and resources, leverage funding, and equitably share costs
- ▶ Upgraded infrastructure that meets current standards and is designed to accommodate future needs, including consideration of climate change and population growth
- ▶ Integration of emerging technologies that position West Kelowna as an attractive place for businesses and residents
- ▶ Efficient servicing a key consideration in planning for all new development
- ▶ 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, 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 repurposing. There are potential efforts at all levels – regional, local, and individual – that can reduce waste and West Kelowna citizens are ready to embrace their role in this process.

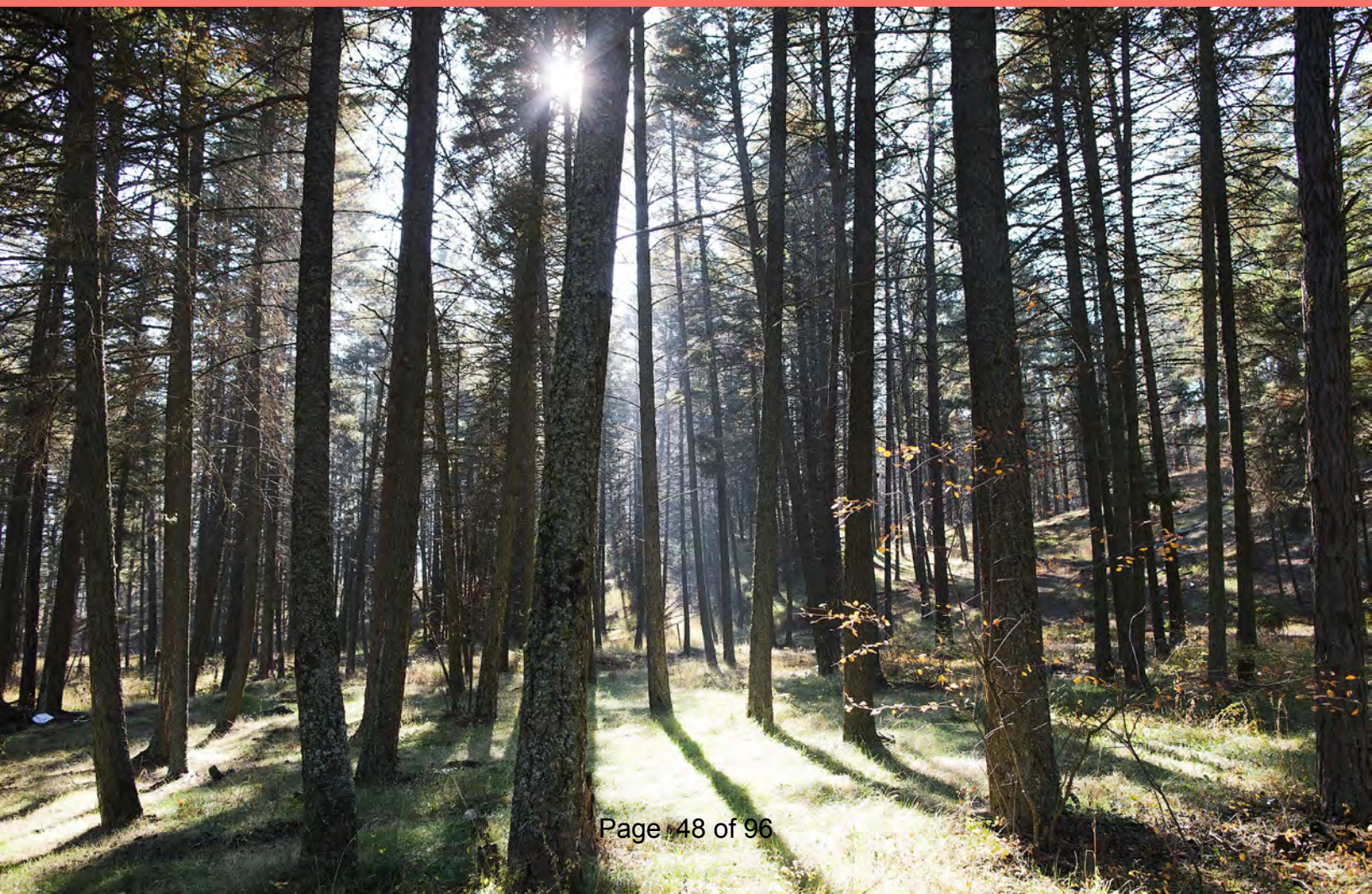
WHAT WE SEE IN 2040:

- ▶ Excellent waste diversion programs including public composting and enhanced recycling that make 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, wildfire, or other natural or man-made disasters
- ▶ Thoughtful exploration of innovative ideas and active pursuit of those that support the Community Vision
- ▶ Reduced greenhouse gas emissions, even as the population grows
- ▶ New developments built to high green-building standards
- ▶ Shifts to renewable energy sources
- ▶ Reduced energy and water consumption per capita
- ▶ 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
- ▶ Forecasts and plans for renewal of infrastructure
- ▶ High water quality
- ▶ Reduced waste generation
- ▶ Reduced littering and illegal dumping



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I absolutely love the idea of West Kelowna being recognized as a modern agricultural city. Thriving business, lots of opportunity to play, cleanliness, are all in a city that embraces agriculture.

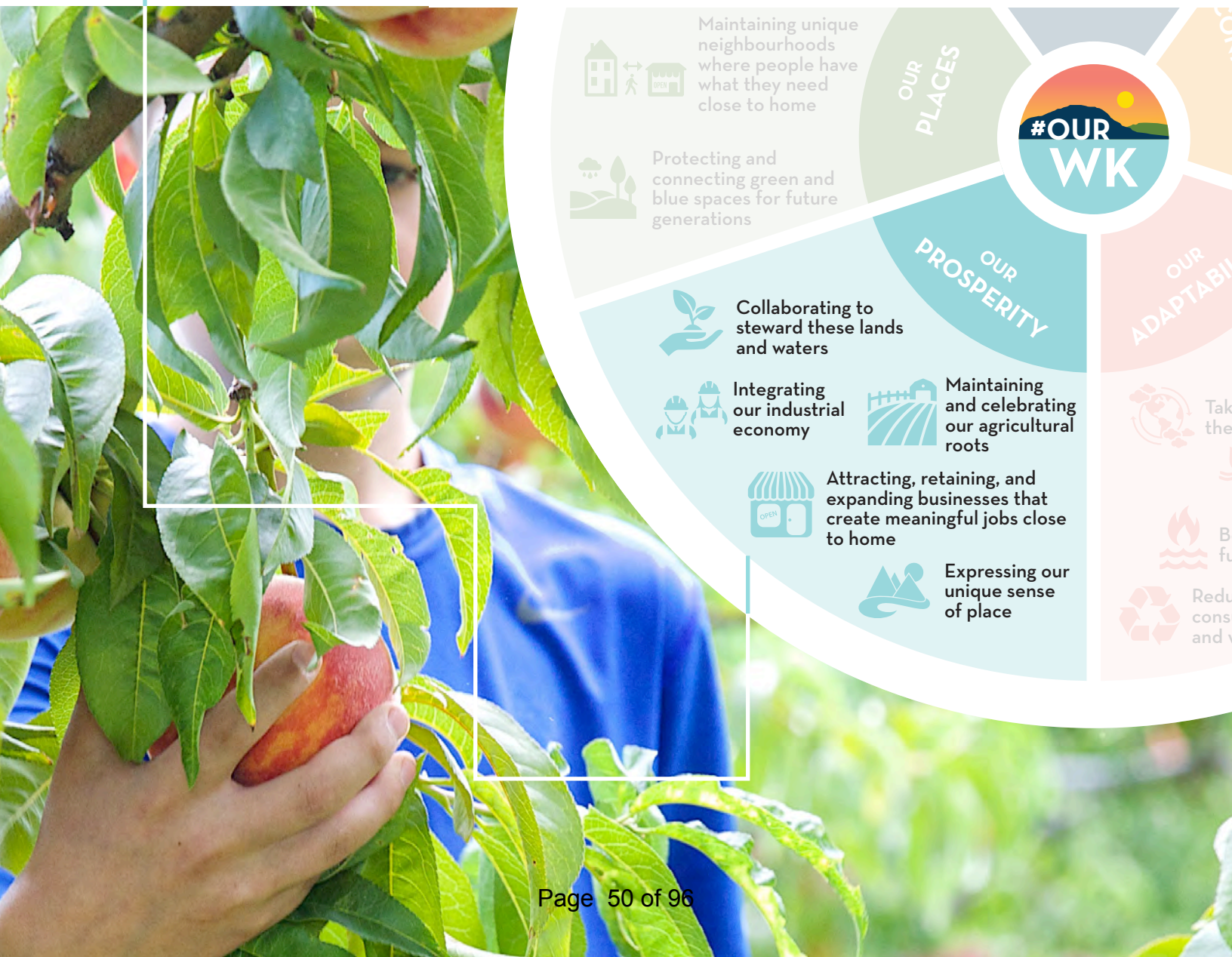
- #OURWK Participant



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





COLLABORATING TO STEWARD THESE LANDS AND WATERS

The lands and waters that sustain West Kelowna must be protected. The area has a fragile and productive system that exists only because of natural areas, lakes, and streams. The Syilx Nation Siw̓łkʷ (Water) Declaration shows that water is life-giving and must be cared for above all else in order for life to be sustained.

We will advance our collective knowledge about stewardship and living in harmony with these lands and waters. Learning to be better stewards is essential to a resilient and harmonious future.

WHAT WE SEE IN 2040:

- ▶ A shared understanding of this environment and active stewardship of the lands and waters that sustain us
- ▶ Collaboration with Westbank First Nation to share knowledge and work together for healthy lands and waters
- ▶ Ongoing collaboration with regional bodies to recognize the inherent connectivity of natural systems
- ▶ 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



MAINTAINING AND CELEBRATING OUR AGRICULTURAL ROOTS

West Kelowna's unique mix of farmland and city means agriculture is a visible part of our urban fabric. Few communities can boast having active farmland within a half kilometre of their downtown core. West Kelowna's agricultural character is highly valued by the community and is considered central to the city's long-term success.

In recent years, the wine, cider, brewery, farm-gate, and orchard industries have bloomed and initiatives like the Westside Farm Loop and Westside Wine Trail have increased visibility of these resources. This has added to the modern agricultural charm of West Kelowna and created a momentum that has brought more agricultural properties back into active production. Continued protection and celebration of agricultural character is fundamental to our future.

WHAT WE SEE IN 2040:

- ▶ Agricultural lands remain abundant and mixed into the community
- ▶ West Kelowna is even more well known for its urban agricultural charm
- ▶ Our agricultural lands are active with modern and sustainable farming practices
- ▶ There is a strong community connection to food with locally-produced food abundantly available year-round and an understanding of how it is produced
- ▶ Attractive and mutually-beneficial interfaces between agriculture and residential uses and positive relationships between neighbours, acknowledging the unique, integrated nature of West Kelowna



INTEGRATING OUR INDUSTRIAL ECONOMY

Industry, including forestry and aggregate extraction, are core employment drivers for West Kelowna providing many good jobs right in the city. Continuing to protect industrial lands supports a diversified and active economy.

People understand the importance of industry and wish to see industrial businesses that are efficient, environmentally-sustainable, and supportive of the West Kelowna community. Of keen interest is understanding the long-term and phased evolution of resource extraction areas to envision how changing industries will evolve.

WHAT WE SEE IN 2040:

- ▶ Continuation of industrial lands providing many local jobs, with plans in place to direct a long-term and sustainable future that supports the evolution and innovation of the industrial sector
- ▶ All industries and businesses following environmental best practices that respect these lands and waters
- ▶ Industrial practices and interfaces between industrial lands and other uses that respect the 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 are increasingly viable and popular, providing attractive opportunities for people to live and work here. Attracting, retaining, and expanding businesses within West Kelowna has many benefits: more jobs, reduced commutes, increased tax-base, and more amenities.

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 upon is our diverse economy that helps us weather global economic trends and changes.

WHAT WE SEE IN 2040:

- ▶ Westbank and Boucherie Centres are central employment destinations that complement neighbouring centres and attract a wide range of businesses and entrepreneurs, adding employment opportunities within West Kelowna and the region
- ▶ Policies, resources, and networks that support working from home and help connect this growing business segment
- ▶ The city's quality of life indicators like housing options, attractive design, sense of place, walkability, and recreational assets attracting and retaining businesses and individuals
- ▶ Our transportation network making it easy to get to work, shopping, and destinations
- ▶ Small businesses and entrepreneurs viewing West Kelowna as a supportive place to do business



EXPRESSING OUR UNIQUE SENSE OF PLACE

We are many things to many people. West Kelowna has a wide range of unique and authentic elements – an integrated agricultural fabric; a stunning Okanagan Lake 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 share what makes West Kelowna so special.

As an attractive location, West Kelowna can strive for high standards in 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 it apart will support tourism, livability, and attraction of bright talent.

WHAT WE SEE IN 2040:

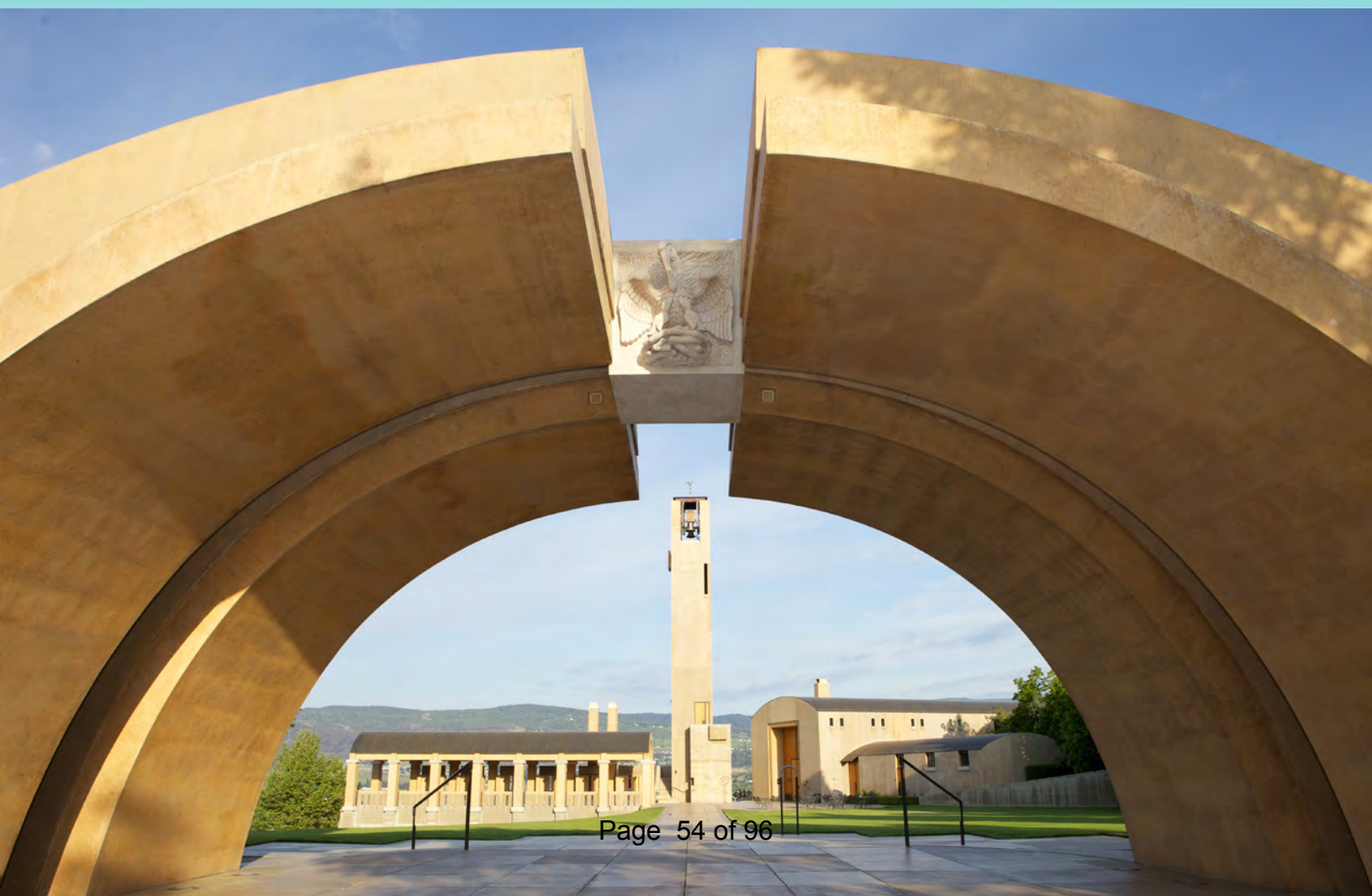
- ▶ Attractive spaces and buildings that make the city stand out
- ▶ Active tourism promotion and marketing that invites both residents and visitors to experience all of West Kelowna
- ▶ A clear identity so that everyone knows when they've arrived in our city
- ▶ Agriculture front and centre in the city's 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 and sustainably farmed
- ▶ Continued economic diversity that provides a range of quality 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 employment opportunities in West Kelowna
- ▶ New and unique businesses opening in the city
- ▶ West Kelowna recognized as a unique destination
- ▶ More tourists visiting and staying in West Kelowna
- ▶ More experiences and products that draw people to our community
- ▶ An improved first impression when people arrive in West Kelowna



“

The urban / agricultural blend so evident in West Kelowna is precisely what draws me to the area. With anticipated population growth in the coming years and imagined expansion of housing builds, continued and possibly enhanced support for agricultural initiatives will be paramount to keeping this balance.

- #OURWK Participant

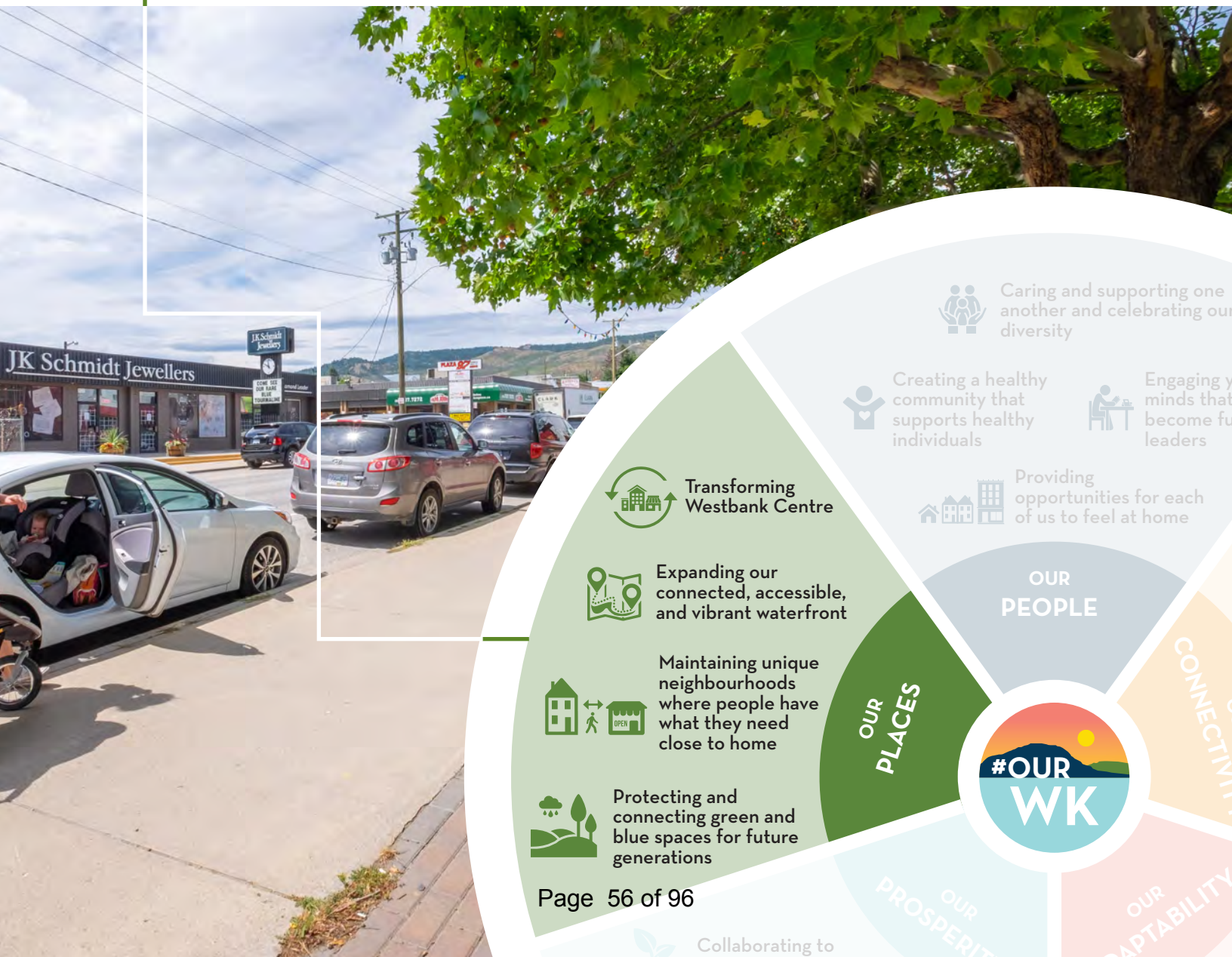


OUR PLACES

“

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





TRANSFORMING WESTBANK CENTRE

Westbank Centre is our downtown. Envisioned is its transition from an auto-oriented area into a walkable, clean, and bustling 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 improvements are needed. Changes to Highway 97 are multi-jurisdictional and complex, and will take time and innovation to advance. Equally important is taking action now to support visible progress through key investments and desirable new development that are catalysts towards transformational change.

Westbank Centre is envisioned as a place where people come together. Ideas like a central market, an arts and culture centre, great plaza spaces, and an enhanced civic precinct are suggested to increase activity, employment, and services. 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, destinations, and open spaces and an attractive character
- ▶ A significant reduction in the impacts of Highway 97 on Westbank Centre
- ▶ A beautiful, walkable, safe, clean, and inclusive downtown that is easy to get to using any transportation option
- ▶ Destinations and businesses that attract people to experience Westbank Centre
- ▶ New, well-designed, mixed-use development that adds character and sense of place
- ▶ An attractive environment for businesses



EXPANDING OUR CONNECTED, ACCESSIBLE, AND VIBRANT WATERFRONT

West Kelowna's Okanagan Lake waterfront is a source of pride for the community – with the Gellatly Recreation Corridor and CNR Wharf jewels in our city. People envision family-friendly destinations linked along the entire waterfront – connecting eventually all the way from the Bennett Bridge to Peachland and beyond.

Key challenges for West Kelowna's Gellatly Bay area include its limited land area, parking availability, lack of connectivity to other parts of the community, and lack of access to amenities like food. Input throughout the process suggested that some shops, restaurants, or key services would be a welcome addition, along with more options for accessing the area without a vehicle. However, protecting the character of Gellatly Bay cannot be understated. Any changes must be carefully fit, so that the essence of this special area is maintained.

WHAT WE SEE IN 2040:

- ▶ A continuous active transportation route from Bennett Bridge to Peachland and beyond
- ▶ Public access to more of West Kelowna's lakes and waterfront areas
- ▶ A linked blueway along the shoreline that encourages people to swim, paddle, and experience West Kelowna by water
- ▶ A Gellatly Village that brings a mix of viable small-scale cafes or shops to the waterfront area, carefully balanced with protection of the valued waterfront character, recreation opportunities, and views
- ▶ Strong multi-modal transportation connections to the waterfront from Westbank Centre and other parts of West Kelowna and creative efforts to address the challenges of limited parking and road capacity

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MAINTAINING UNIQUE NEIGHBOURHOODS WHERE PEOPLE HAVE WHAT THEY NEED CLOSE TO HOME

With a rural past, West Kelowna has grown around unique neighbourhoods that are well-loved and characterize the city. Protecting this essence as neighbourhoods evolve is important.

Small neighbourhood centres with services like groceries make it easy for residents to find their daily needs close to home – in turn decreasing car trips through the community and beyond. Businesses rely on residents who live nearby and small mixed use centres like Lakeview Village that selectively add living alongside key services will help support thriving businesses and healthy, walkable neighbourhoods. Opportunities exist to create unique neighbourhood hubs or simple key amenities that align with the unique scale and character of different West Kelowna neighbourhoods.

WHAT WE SEE IN 2040:

- ▶ Our unique neighbourhood identities maintained, with connections that link each one to our larger community
- ▶ Small neighbourhood centres with essential services within walking distance for many residents, but that do not detract from other commercial centres like Westbank Centre
- ▶ Sensitive, well-designed infill in neighbourhoods that bring new housing options, employment, and public spaces
- ▶ New housing that is balanced with ample green space and that respects the scale and character of its neighbours
- ▶ Safe, walkable neighbourhoods with great public spaces and programs that support neighbourhood connections



PROTECTING AND CONNECTING GREEN & BLUE SPACES FOR FUTURE GENERATIONS

Green spaces like forests, hillsides, parks and trails and blue spaces like lakes, wetlands, and streams are highly valued by West Kelowna residents. Outdoor adventure – from hiking and mountain biking to swimming and paddling – is core to who we are. The ecosystems, habitat, and clean air supported by our green and blue spaces are vital to our quality of life. The connections we forge with one another and with our community often happen in these special places.

A priority for the community is securing future green and blue spaces, especially as development occurs. Continuing to identify and allocate high-quality park lands, greenways, and waterfront will help provide community residents with great places to play and to connect with nature and with one another, even as the population grows. These spaces will be a legacy for our future.

WHAT WE SEE IN 2040:

- ▶ Compact, thoughtful development that maximizes protected green and blue spaces, viewsapes, and access points
- ▶ An expanded and equitable network of secured and protected open spaces that provide people access to nature and recreation in all neighbourhoods
- ▶ An integrated network of green and blue linkages for wildlife, water, and people
- ▶ New amenities like play spaces that support residents living in compact development areas
- ▶ A reputation as a place for fresh air experiences where all levels of explorers can find their next great adventure

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 encourages people to stop and explore Westbank Centre
- ▶ Increased walkability of Westbank Centre
- ▶ Growing professional employment and retail services in Westbank Centre
- ▶ Extension of the waterfront recreation corridor
- ▶ More public waterfront access
- ▶ Better transportation connections to the waterfront
- ▶ Neighbourhood centres with services throughout the community
- ▶ Fewer trips being made by vehicle to jobs and essential services
- ▶ Growth sensitively added throughout the community
- ▶ An expanded network of interconnected green and blue spaces throughout the community



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 **what** we'd like to achieve for our future. Next it's time to focus on **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 a 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 our 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 key steps and the Strategic Priorities of Council 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. The Community Vision includes "Signs of Success" that outline a broad list of items we could choose to monitor in the future. An important component of the OCP will be developing and refining a monitoring system that will help us mark our progress.

Let's make great things happen in #OURWK!



“

I hope to see improvements in
our growing community :)

- #OURWK Youth Participant





ourwk.ca



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: February 11, 2021

From: Chris Oliver, Senior Planner

File No: A 21-02

Subject: **A 21-02, Non-Farm Use Application, 3743 Old Okanagan Highway**

BACKGROUND

On January 26th, 2021 the City announced the construction of its first City Hall located at 3731 Old Okanagan Highway (Figure 1). To accommodate its construction, the City will need to relocate an existing skate park built with community-raised funds.

Due to various factors outlined in the attached report (Attachment 1), the City has submitted a Non-Farm Use Application to accommodate the skate park's relocation onto a portion of the abutting parcel that is located in the ALR (Memorial Park).

The Non-Farm Use Application would allow for the relocation of the existing skate park and ancillary uses associated (e.g., parking) to a 1.2 ac, portion of Memorial Park (Figure 2). Non-Farm Use approvals are required to allow for unauthorized uses to occur on properties in the ALR.

The application process requires consideration by City Council before it can be advanced and considered by the Agricultural Land Commission.

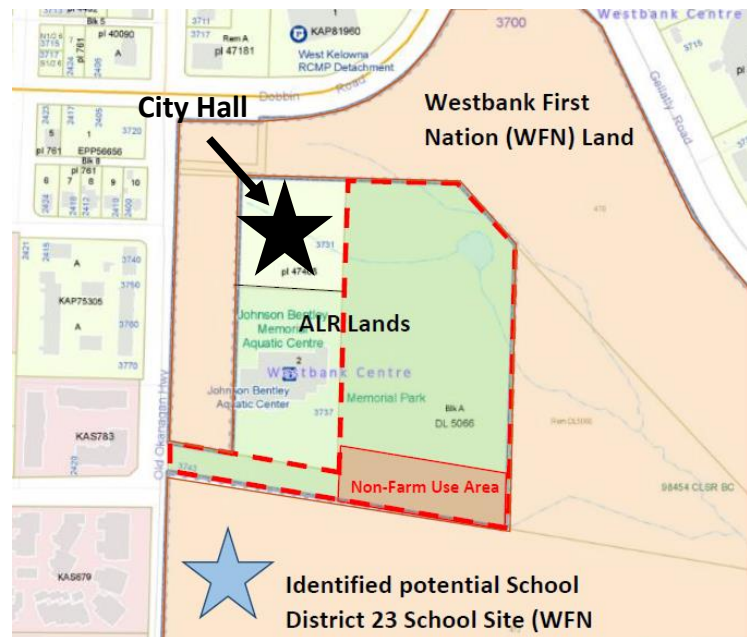


Figure 1. Non-Farm Use Location and Surrounding



Figure 2. Non-Farm Use Area and Dimensions

DISCUSSION

As this is a City-led application, staff have prepared a comprehensive report for consideration by the ALC, outlining four key areas for consideration including:

1. History and Context
2. Recreational and Cultural Significance
3. Policy Review and Conformance
4. Advancing Agricultural Practices in the Community

In addition to outlining the intent of the request and supporting considerations, the attached report also highlights the various commitments that the City has previously made to support agricultural operations in the area, as well as future commitments we are willing to make as part of the advancement of this application.

CONCLUSION

Memorial Park has played an essential role in West Kelowna's recreational and cultural identity prior to and since the City's incorporation. Moving forward with the construction of West Kelowna's first new City Hall, and a potential high school on the adjacent WFN property will continue to ensure this area of Westbank Centre remains the core of our community.

Through the various plans, bylaws, and strategies identified in the attached report, the long-term vision for the site has been clearly established and is in line with the historical use of the subject and surrounding properties. As a Provincial partner, the City is requesting that the Commission consider the various initiatives and commitments that are ongoing regarding the advancement of agriculture in West Kelowna as part of this application.

Powerpoint: Yes ☒ No ☐

Attachments:

1. City of West Kelowna Non-Farm Use Application Report, submitted by Paul Gipps, CAO



City of West Kelowna

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6
Tel (778) 797.1000 Fax (778) 797.1001

January 25, 2021

RE: City of West Kelowna, Non-Farm Use Application, 3743 Old Okanagan Highway

Dear ALC Staff,

This report has been prepared in support of the City of West Kelowna's Non-Farm Use Application for 3743 Old Okanagan Highway in West Kelowna. The City is pursuing a Non-Farm Use Application to relocate an existing skate park to facilitate the recently announced construction of West Kelowna's new City Hall.

This report will highlight the specific Non-Farm Uses that are being requested and their relationship with the broader long-term objectives of the City. As part of the consideration of the application four key areas for consideration have been identified including:

1. History and Context
2. Recreational and Cultural Significance
3. Policy Review and Conformance
4. Advancing Agricultural Practices in the Community

In addition to outlining the intent of the request, and supporting considerations, this report also highlights the various commitments that the City has previously made to support agricultural operations in the area as well as future commitments we are willing to make as part of the advancement of this application.

I look forward to the opportunity to discuss our rationale for the application and address any questions the ALC staff or commission may have.

Kind Regards,

Paul Gipps, CAO

Attachments:

1. Non-Farm Use Application Report – 3743 Old Okanagan Highway

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1. ALC Application #19967 Summary	
2. ALC Executive Director Comments Bylaw No. 0100 Review	
3. ALC Minutes June 28 th , 2011 (Bylaw No.0100 Review)	

Proposal Overview

The subject property included in the requested Non-Farm Use Application is located at 3743 Old Okanagan Highway in the Westbank Centre neighbourhood in West Kelowna (Figure 1):

Property	Address	PID	Size	Current Use(s)
1	3743 Old Okanagan Highway	008-929-891	7.57 acres (30634.7 m²)	Memorial Park and Annette Beaudreau Amphitheatre
2	3737 Old Okanagan Highway	017-816-700	2.35 acres (9510.12 sqm)	Johnson Bentley Aquatic Centre
3	3731 Old Okanagan Highway	017-816-696	1.5 acres (6070.29 sqm)	Skate Park

These properties generally operate as one contiguous area as part of the ongoing operation of the Johnson Bentley Aquatic Centre (JBMAC), Memorial Park, and other ancillary civic and recreational uses for the City of West Kelowna.



Figure 1. Subject Property

Surrounding Uses

The parcel to the northeast is 3731 Old Okanagan Hwy (2) and is a former Westbank Irrigation District (WID) property that is now owned by the City of West Kelowna and is not located in the ALR (Figure 2). 3737 Old Okanagan Hwy (3) directly to the east is City-owned and include the Johnson Bentley Aquatic Centre that benefits from an existing Non-Farm Use application¹. The remainder of the area surrounding the property is Westbank First Nation land (Figure 2).

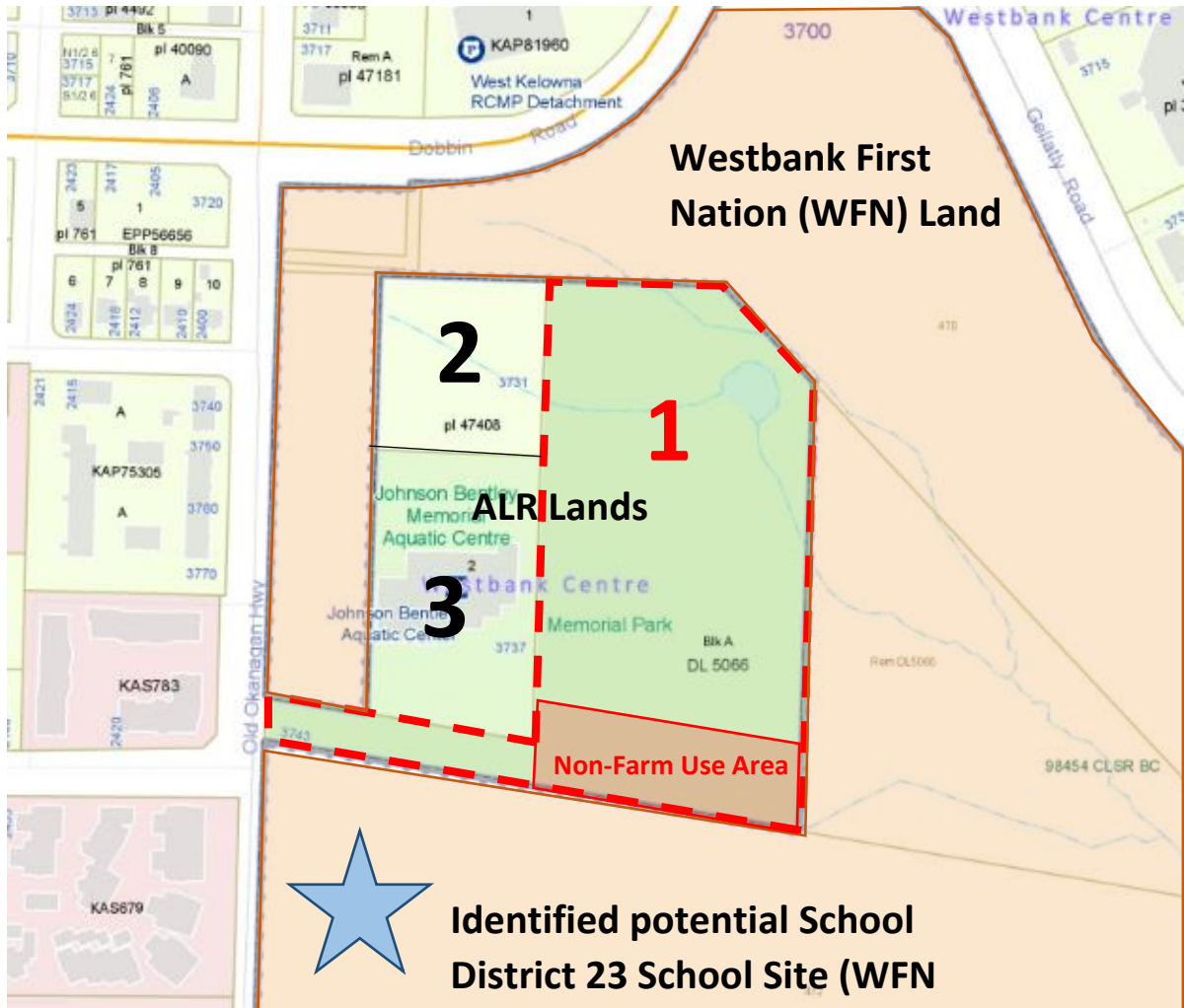


Figure 2. Subject Property and Surrounding Context

Current Uses

Currently, the property has remained generally undeveloped with two main uses on the subject property. The first use is the Annette Beaudreau Memorial Amphitheatre that is built into the existing hillside on the northerly portion of the property that operates as a cultural gathering place for residents and visitors of West Kelowna. The second operation is the various passive recreational uses as part of West Kelowna's parks programming activities that include field activities, and hosting events including Westside Daze, bike races, and Music in the Park.

¹ ALC Resolution #466/86.

Intended Future Uses

As West Kelowna continues to grow and expand, the City is looking to more fully utilize the existing City-owned land inventory. To accommodate growth-related infrastructure including the recently announced City Hall that is located entirely outside the ALR on the adjacent property (3731 Old Okanagan Highway), the City is requesting to relocate a small recreational amenity on the subject property. Currently, 3731 Old Okanagan Highway (future City Hall site) has a well-utilized skate park and ancillary access that will need to be relocated as part of the construction of City Hall. The City has identified that based on the existing uses in the area as well as adjacent future uses (City Hall, potential School District 23 School site, and expansion of JBMAC) the ideal location for the relocation of the skate park is on the subject property. Locating the skate park in close proximity to its existing location and the other identified uses will ensure it continues to be well utilized by the community.

Identified Non-Farm Uses

As part of the City Hall site selection process, the necessity for a Non-Farm Use Application for the skate park and ancillary parking has been identified. The application intends to address not only the proposed structure and use of a portion of the property, but also ensure that the current and future recreational and cultural amenities that serve the residents of West Kelowna and the greater Westside are maintained.

The following Non-Farm Use is proposed in a 1.2ac (4880m²) area of the subject property to address the current and anticipated use of 3743 Old Okanagan Highway (Figure 3) including:

- The construction and programming for passive recreational amenities (e.g., skate park); and
- Ancillary paved or gravel parking areas and accesses.

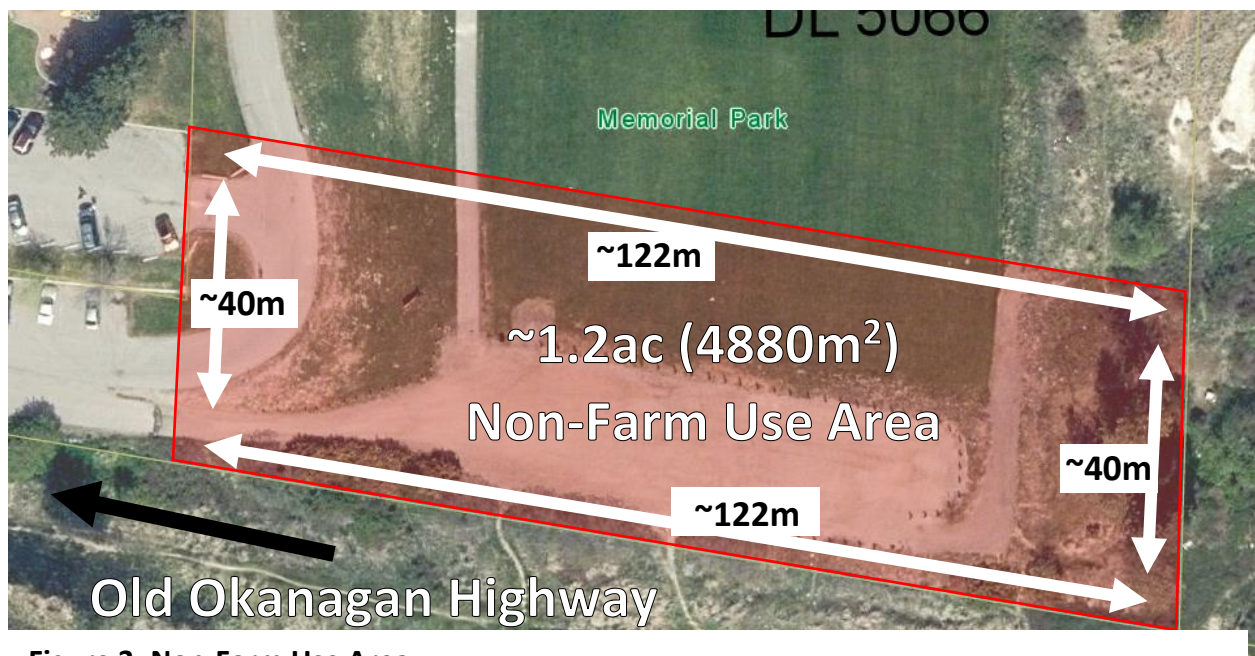


Figure 3. Non-Farm Use Area

History and Context

Adjacent Uses and Agricultural Context

The subject property is not located adjacent to any of the existing agricultural operations in Westbank Centre (Figure 4). In addition to the lack of contiguous agricultural operations, the property is surrounded by WFN community lands (designated as mixed-use development lands²). The limited access, surrounding topography, and context of the property do not support the viability of the agricultural use of the lands.



Figure 4. Agricultural Context

Historic Uses

Based on a review of the limited historical information available there has been no historical agricultural use of the property. The only identifiable use based on a 1976 air photo is a settling pond that was used as part of an early model of wastewater treatment from Westbank Centre. The pond is identifiable and is generally located under the area that is currently used as a large open space area (Figure 5). Through a review of the early building permits for Johnson Bentley, it appears as the pond was still located on the property in 1987, but has since been decommissioned. The use of the area under the field area for agricultural purposes would likely be limited or require some form of testing or remediation before being considered for agricultural uses.



Figure 5. Left Image – 1976, Right Image - 2019

² <https://www.wfn.ca/docs/land-use-law-schedule-a-land-use-plan.pdf>

The most prominent use that has occurred in this area is the Johnson Bentley Memorial Aquatic Centre (JBMAC). In 1987, JBMAC was built by the community of Westbank as a memorial to the Johnson and Bentley families who tragically lost their lives. Following the original construction, various additions and other ancillary activities have been introduced which are outlined later in this report.

Since the establishment of recreational uses on the subject property and adjacent JBMAC site, Memorial Park has remained as the City's main community gathering space and is one of two community park spaces in Westbank Centre where people can gather.

Easement Area

There is an existing easement that is registered on the subject property benefiting the adjacent parcels (3737 and 3731 Old Okanagan Hwy). The easement would have been required at time of subdivision to ensure those two properties benefited from access to Old Okanagan Highway and the easement covers a ~620m² area on the subject property. The requested Non-Farm Use area is partially covered by the existing easement (Figure 6).



Figure 6. Easement Overlap

Potential for Agricultural Impact *Agricultural Capability and Soils Mapping (Class 4w/f)*

Based on the most accessible information available, the Canadian Land Inventory Soil Capability for Agriculture classifies the property as Class 4 W/F (Figure 7).

Class 4: land in this class has limitations that require special management practices or severely restrict the range of crops or both.



Figure 7. CLI Agricultural Capability Mapping

Land in Class 4 has limitations, which make it suitable for only a few crops, the yield for a wide range of crops is low, the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

In addition to the general classification, the information available also indicates that the soils are subject to both Subclass W and F:

Subclass W (Excess Water): Excess water other than from flooding limits use for agriculture. The excess water may be due to poor drainage, a high water table, seepage, or runoff from surrounding areas. Subclass F (Fertility): Low natural fertility due to lack of available nutrients, high acidity alkalinity, low exchange capacity, high levels of calcium carbonate, or presence of toxic compounds.

Part of the background regarding the previously identified settling pond area may also contribute to the soil classification as it appears to have previously been identified in earlier classification mapping exercises (Figure 8).

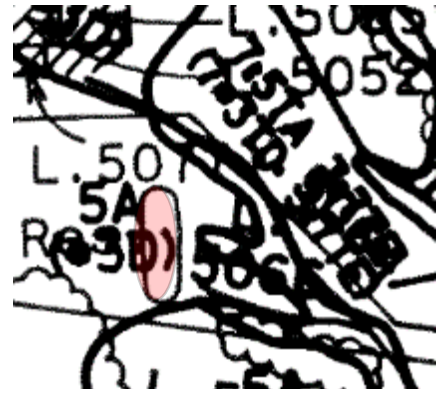


Figure 8. 1987 Agricultural Capability Mapping (pond area)

Previous Agricultural Land Commission Consideration

In 1986, ALC Application #19967 was submitted to the Commission to develop a 1.55ha parcel (now 3731 and 3737 Old Okanagan Hwy) for recreation or institution uses as allowed by the proposed P2 zoning. The Commission permitted the use of the property as proposed by Resolution #466/86 (Attachment 1). The property was later subdivided by ALC Resolution #266/92 into 3731 and 3737 Old Okanagan Hwy. It is unclear, but 3731 Old Okanagan Hwy was also excluded from the ALR and the ALC has confirmed the approved uses now remain valid on the 0.951 ha property containing the Johnson Bentley Memorial Aquatic Centre. While the requested Non-Farm use application does not benefit from this previous approval, the intent of the application is consistent with the approval for the adjacent parcel.

Recreational and Cultural Significance

Johnson Bentley Memorial Aquatic Centre (JBMAC)

JBMAC is a community gathering space where people of all ages come together to play, build strength, heal, have fun, and pursue a healthy lifestyle (Figure 9). While the main pool area is a key area of focus for the services offered at this facility other key programs are also offered to supplement the use of the facility including:



Figure 9. JBMAC Pool Area

- Fitness and gym facilities
- Spin classes
- Weekly land and aqua fitness classes
- Personal training
- Aquatic Wheelchairs
- Red Cross programs
- Advanced aquatic courses
- Early childhood, child and adult recreations programs
- Martial Arts
- Yoga
- Guitar Lessons

Memorial Park and Annette Beaudreau Memorial Amphitheatre

Memorial Park and the Annette Beaudreau Memorial Amphitheatre have historically formed West Kelowna's largest, central gathering spaces for many of the City's annual events and celebrations. Two of the most notable celebrations that occur in the open spaces and amphitheatre are the Westside Daze and Music in the Park Concert Series. Both of these events draw thousands of attendees and for many become a highlight for community events in the summer (Figure 10).



Figure 10. Memorial Park Events (Westside Daze, Music in the Park, and Canada Day)

Skate Park

Located north of JBMAC, the Memorial Park Skate park is a destination for local families, youth, and athletes on the greater Westside. The skate park was a community initiative and a result of the efforts of the Westside Skate Park Society and local community members who raised funds and awareness to go towards the park's construction. Derived from a thorough community consultation process, the skate park design integrates traditional bowl flow with modern street elements. The park features a large combi-bowl with pool coping and imprinted tile, compact mini bowl, multiple stairs sets, and open tech area. The goal for this skate park was to ensure it can accommodate a range of ages and interests, and skill levels.



Figure 11. Skate Park

Policy Review and Conformance

City of West Kelowna Official Community Plan Bylaw

The subject property has been consistently identified as being used as Parkland since the first OCP³ that applied to City lands in 1997 (Figure 12).

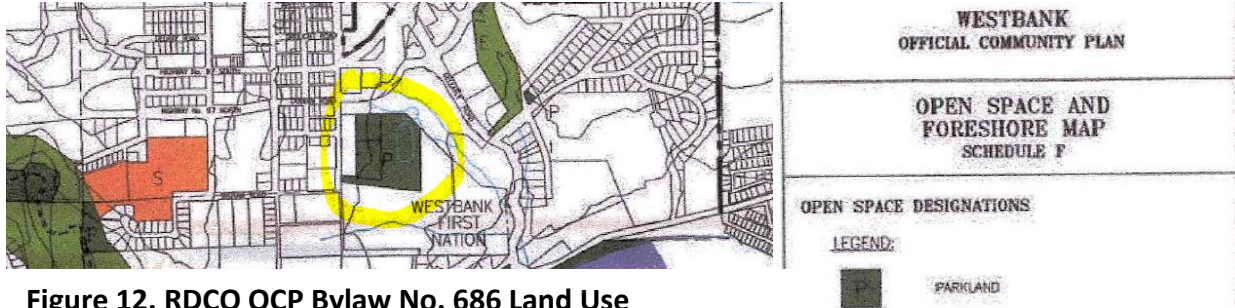


Figure 12. RDCO OCP Bylaw No. 686 Land Use

The City's current OCP Bylaw No. 0100 still designates the property as Parks and Natural Areas and identifies the purpose of this designation as to preserves significant natural areas and provide diverse recreation opportunities (Figure 13). The identified land use designation contrasts the City's Agricultural Land Use Designation which is intended to support the community's agricultural heritage and foster a local food system for greater self-sufficiency, economic development, and local food security.

It is important to highlight that as part of meeting S.477(3)(b) of the *Local Government Act* where the City is required to refer the draft OCP to the ALC following first reading, the Commission did not identify the identified Parks and Natural Areas designation of this property as a concern (Attachments 2 & 3).



Figure 13. Land Use

The OCP also identifies Growth Management Designations (GMD) that further supplement key areas for growth in the community.

As an example, the City has identified an Agricultural Precinct which is illustrated in Figure 14. As highlighted, the subject property is not located in the Agricultural Precinct, which is intended to:

- Recognize existing areas of unique & important land-use patterns involving residential areas & working agricultural landscapes;
- To preserve & enhance the economic, tourism, food system, aesthetic & livability values of these areas; and
- To support financially viable models of local agriculture.

The City's long-term objectives are well aligned with the OCP as well as other guiding plans outlined in this report.

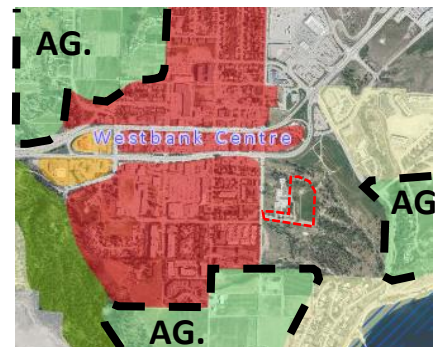


Figure 14. Identified GMD

³ Official Community Plan Bylaw No. 686, Regional District of Central Okanagan, Adopted January 27, 1997

City of West Kelowna Westbank Centre Revitalization Plan

The Westbank Centre Revitalization Plan provides a long-term vision for Westbank Centre supported by action-oriented policies and guidelines for implementation. This plan is founded on a strong base of community and stakeholder involvement that occurred throughout the planning process for Westbank Centre. The plan is broadly premised on expanding the economic base, improving the quality of both private and public realm development, and enhancing the cultural and heritage aspects that are ingrained within this community.

The plan provides a comprehensive planning framework based on a 25 year planning horizon to accommodate an estimated maximum future population of approximately 8,380 residents through the creation of a more sustainable and livable town centre.

The Future Land Use Map (Figure 15) identifies both existing and preferred future locations for institutional, community, and civic uses to acknowledge the City's commitment to the revitalization of Westbank Centre and support the growing health and civic land uses that have recently been established or zoned within Westbank Centre. The Future Land Use Map identifies the subject property as public open space uses including formal and natural parks and greenways, community amenities such as recreation and play spaces, and other social gathering and activity spaces.



Figure 15. Westbank Centre Revitalization Plan Land Use Map

The requested non-farm uses are well aligned with the Westbank Centre Revitalization Plan.

City of West Kelowna Zoning Bylaw No. 0154

The City's Zoning Bylaw identifies the subject property as Parks and Open Space (P1 Zone) and the adjacent future City Hall and JBMAC property as Institutional and Assembly (P2) Zone (Figure 16). These are the only two Zones in the Zoning Bylaw that are categorized in Part 13 - Parks and Institutional Zones. Generally, these two zones encompass a variety of uses including:

- Interpretive and Recreational Centres
- Community or Assembly Halls
- Library, museum, or art gallery
- Offices and other similar uses

The current and anticipated future uses are well aligned with the Zoning Bylaw.

Memorial Park Plan

As part of the development of the Memorial Park Plan, it was suggested that a key component to the revitalization of the Park was to redevelop the existing skate park. As part of advancing capital projects, the existing skate park was revitalized in 2016. Since that time, the City has been working diligently to determine and if necessary acquire lands for a City Hall site. Due to a lack of available lands in West Kelowna the existing skate park site is the only viable location for a City Hall. To ensure the skate park remains an integral part of Memorial Park, the relocation of the skate park is vital to advancing the City Hall construction proposal.

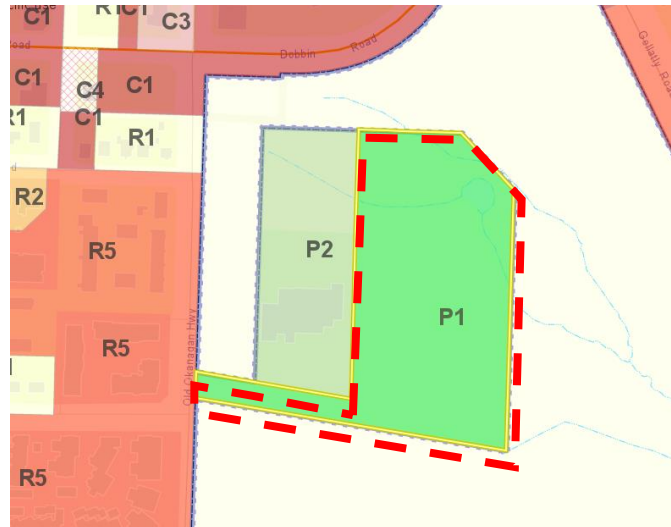


Figure 16. Subject Property Zoning

Advancing Agricultural Practices in the Community

Agricultural Plan

The purpose of the Agricultural Plan is to define the City's role with respect to agriculture and identify actions to support the viability of farming. To make longer-term investment decisions in agriculture instead of placing their energies and money elsewhere, farmers need assurance that land will be available for the long term. The Agricultural Plan identifies the need for the City to continue to protect its existing agricultural land, to encourage agricultural development, where appropriate, on other land zoned to accommodate agriculture.

As part of the development of the vision for the enhancement of agriculture in the plan, three goals were developed:

1. Expand community knowledge and understanding of agriculture.
2. Pursue diversification and expansion of the agricultural industry.
3. Create a viable and sustainable community by encouraging conservation and environmentally sound practices

The final outcome of the development of the vision and goals was the identification of three strategies and twenty-four recommendations. As part of the ongoing implementation of the Agricultural Plan recommendations, the City has made excellent progress in not only implementing the broader strategies into multiple aspects of City processes but also completing many of the recommendations:

Knowledge of Normal Farm Practices

Due to West Kelowna's land use fabric, there are interface areas where agricultural operators are adjacent to residential areas. Recognizing the challenges that operators face with residents adjacent to their operations, the City actively tries to ensure residents understand farming activities and what they can expect at different times. One method of communicating this information is through print and web materials that highlight the important factors to healthy rural living (Figure 17).



Figure 17. Information Bulletin

City of West Kelowna Good Neighbour Bylaw No. 0.154

Another key resource that has been designed to ensure the rights of agricultural operators are not infringed upon and that agricultural operators have the ability to conduct their necessary operations is the City's Good Neighbour Bylaw. The Bylaw has specific exemptions designed to avoid limiting farm operations and prompt the acceptance of normal farm practices:

s.7.4 Exemptions Notwithstanding anything contained herein, no person shall be guilty of an infraction of this Bylaw while:

(e) conducting farm operations conducted in accordance with normal farm practices under the Farm Practices Protection (Right to Farm) Act;

s.8.2 (a): Section 8 of this Bylaw (private property maintenance) does not apply to farm operations conducted in accordance with normal farm practices under the Farm Practices Protection (Right to Farm) Act.

City of West Kelowna Restrictive Covenant for Residential Parcels Abutting Agricultural Land

As part of rezoning applications that abut agricultural land, the City requires that a restrictive covenant be registered as part of the application. The intent of the covenant is to limit the types of planting that can occur on the property to avoid conflicts with agricultural operations as well as serve as a form of notice to future property owners. The standard phrasing included in the covenant is:

The Transferor acknowledges, understands, and agrees that the Lands are adjacent to lands within the agricultural land reserve and may be adversely affected by normal farm practices carried out by the owners of the farm land (including, without restriction, noise from farm operations including propane cannons and other devices used to deter birds and pests, farm smells and chemical sprays, aesthetic appearance of fields including unkempt areas, materials storage, and light from greenhouses).

Establishment and Support of AAC

Established in 2009, the Agricultural Advisory Committee (AAC) assists staff and Council in protecting, enhancing, and promoting agriculture within the City of West Kelowna. The AAC's mandate has been consistent and continues to apply to various applications that are brought

forward to the AAC consideration on a monthly basis. Staff and Council utilize comments from the AAC as part of application processing and policy development. As a valuable component to the City's ongoing agricultural efforts and applications that may affect agricultural operators in West Kelowna the City has and will continue to support the AAC through financial means and the allocation of staff time.

Protection of Agricultural Land

The City has developed a strong regulatory framework that is applied to applications pertaining to property zoned for agricultural uses and those included in the ALR. Often in conjunction with ALC staff, direction regarding agricultural proposals must adhere to the framework outlined in the OCP. The OCP identifies the following as the key objectives related to agricultural land uses:

1. Support the preservation and enhancement of the agricultural land base through land use decisions consistent with identified agricultural policies, Agricultural Land Commission policies and decisions where applicable, and the Agricultural Plan when completed.
2. Promote and support innovative community agricultural activities and their connection to local and regional markets.
3. Support consultation with the Agricultural Land Commission regarding the use of ALR land for community land use needs, as described in the Agricultural Land Commission Act and the Subdivision and Development Act.

The impact of these objectives has led to the continued success of existing operators, as well as the establishment of new operators in West Kelowna.

Agri-Tourism, Heritage, and Cultural Tourism Support

Agriculture holds a significant place in the history, identity, and future sustainability of West Kelowna. Agriculture has contributed to the creation of land use patterns, transportation routes, community identity, and the economy. Agriculture has also been identified as two of four of the City's key pillars for tourism:

- | | |
|----------------------------|--------------------------------------|
| 1. Westside Wine Trail | 3. Westside Farm Loop |
| 2. Westside Trails & Parks | 4. Westbank First Nation Experiences |

Throughout the City's marketing materials, visitor guides (<https://www.visitwestside.com/wp-content/uploads/2019/05/2019visitor-guide-web.pdf>), brochures, etc., there is a very strong presence for agriculture as it is a key component to the sense of place for West Kelowna. Residents and visitors across Canada, the United States, and abroad know our area because of our agricultural roots and it is one of the reasons they come to visit. Many visitors to the Okanagan choose to come to West Kelowna to visit wineries, farms, pick fruit, meeting the farmers, and learn about where their food comes from.

The City's tourism and marketing surrounding agricultural experiences is not only a key aspect of the materials that the City produces but is generally incorporated into every aspect of discussions about our community. Key examples are the promotional video featuring Mayor Milsom and other PSAs:



1. Visit Westside Advertisement (<https://www.facebook.com/watch/?v=1760209007487755>)



2. Farms, Markets & Wineries (<https://www.youtube.com/watch?v=HuaTa2qWPds>)

Community Gardens

Shannon Woods

The Shannon Woods Community Garden is located at 2490 Shannon Woods Drive and is part of the new Shannon Woods Park Rejuvenation Project led by the City of West Kelowna (Figure 18). This garden was built in the spring of 2011 with the help of the Lincoln Ford Group, subscribed gardeners and residents. There are 29 plots in total, all plots have wood surrounds with premium topsoil including Glenmore Grow on top as a mulch. Additional amenities at this garden include a shed, tools, water access, and compost bins.



Figure 18. Shannon Woods Garden

Town Centre

The Town Centre Community Garden is located in Westbank Centre and this garden was built as a community partnership with the Regional District of Central Okanagan (Figure 19).



Figure 19. Town Centre Garden

Funding was contributed by RDCO through a Provincial Spirit Grant and by Interior Health with a Community Action for Health Grant in 2007. This garden is the biggest of all the community gardens located in the Central Okanagan with 56 plots. In addition to the community use of the gardens, George Pringle Elementary School has a designated garden area that is delineated by a fence.

Labour Availability and Housing Options

Since 2015, the City of West Kelowna has participated with the Regional District of Central Okanagan, City of Kelowna, and District of Lake Country to create a regional standard (with specific community variations) with regard to zoning regulations for agricultural worker dwellings.

In addition to the participation in the development of a regional standard, a community delegation to West Kelowna Council in August 2017 requested that the City of West Kelowna review the City's regulations regarding temporary agricultural worker dwellings citing recent bylaw infractions and illegal occurrences on agricultural lands in the community. Following this delegation, a review of the City's Agricultural Worker Dwellings was initiated in November 2017 and included consultation with property owners, agricultural operators, BC Tree Fruits, Central Okanagan Food Council, BC Cherry Association, and the ALC. The resulting zoning bylaw amendments updated the City's regulations for agricultural worker dwellings and temporary agricultural worker dwellings to ensure there are better standards of living for workers living in these dwellings (i.e. with the inclusion of washroom, shower, and kitchen facilities for workers accommodated in tents and recreational vehicles).

Wine Trail

In 2010, there were eight wineries in West Kelowna – seven located along the Boucherie Road corridor and one located on Glencoe Road. In 2011, the City of West Kelowna completed a major upgrade of Boucherie Road from the corner of Hayman Road through to Stuart Road as a result of water utility and sewer upgrades. At the time of these utility upgrades, Council decided to include the installation of bike lanes, curb,



Figure 20. Wine Trail Standard

gutter, sidewalks, streetlights, and landscaping upgrades (Figure 20). Upon completion, 54 banners were added to the street lights posts and that featured generic area branding of "Wine Trail" along with wine-related illustrations.

Between 2012 and 2020, seven new wineries have opened in the community, with two of those wineries opening on Glencoe Road. Looking ahead, there are anticipated to be at least eight future wineries in the coming years, with the potential of two more wineries along the Glencoe & Elliot Roads corridor.



Figure 21. Barrel Display

In addition to the general road improvements, two roundabouts were installed to help improve traffic safety for the Hudson Road and Anders Road intersections. Within these roundabouts, barrel stacks were installed as a feature in addition to the planned landscaping (Figure 21). Those barrels featured the Westside Wine Trail Association's logo and the logos of all of the wineries in West Kelowna.

Overall, the investment in the Westside Wine Trail is one of the largest capital projects the City has undertaken, illustrating the significant investment in agricultural tourism.

Commitment as Part of Non-Farm Use Application Consideration

Understanding that the continued use of the subject property as West Kelowna's most prominent gathering spaces for residents, visitors, and community partners such as Westbank First Nation, the City recognizes the need to further promote agriculture on the subject property and adjacent City Hall site. As part of the City's commitment to supporting and advancing agriculture, the City is willing to advancing the following projects as part of the future use of the subject property:

Permanent Farmer's Market Site

A permanent farmers' market site can encourage year-round availability of local agricultural products, particularly those provided through local processing facilities. Farmers' markets often attract consumers to the community creating economic activity for local farmers as well as for other local businesses. It has been identified that median incomes of households in West Kelowna are higher than for BC⁴ and those who purchase local food products tend to consider price the least important factor drawing them to farmers' markets⁵. A permanent location for a farmers' market on the subject property would be convenient for local consumers and provide greater economic security for local farmers and be supplemented by the improvements proposed as part of this application (e.g, parking area). As part of this application, the City is committed to ensuring space is made available to any community organizations interested in operating a farmers market site.

⁴ Central Okanagan Economic Development Commission. District of West Kelowna 2009 Demographic Profile, page 15

⁵ Agriculture and Agri-Food Canada. The National Farmers' Market Impact Study, 2008.

Agricultural Learning Centre

A sustainable food system is enhanced by facilities for education for the farm community, public figures, and consumers of agricultural products. The subject property already includes community amenities and resources and as part of the future development of City Hall, space could be allocated to support the agricultural community by providing resources and presenting materials that illustrate the historical significance of agriculture in West Kelowna. Part of the learning centre could also be through passive activities such as presentation board, ongoing project materials, etc. (Figure 22). Space allocated for use for agricultural learning could also lead to effective agricultural training and mentoring programs for beginning farmers.

Wayfinding Program

Since the two initial phases of the Wine Trail, the wineries in the Glencoe and Elliot Road corridor requested additional signs and upgrades (banners and barrels) similar to what was used along the Boucherie Road corridor to help improve awareness of the area as part of the community's Wine Trail, promote more visitation amongst the wineries in the corridor, and make it easier for visitors to find their wineries (Figure 23). In the summer and fall of 2020, additional Ministry of Transportation style wayfinding signs were added along the corridor and driveway signs were installed to support this request. Costs for these additional signs have been covered by existing 2020 Roads and Tourism budgets.

In addition to the signage that has been previously identified for installation, the City is also committed to advancing a larger comprehensive sign program as part of the requested Non-Farm Use application. Through the implementation of a Wine Trail and Farm Loop Wayfinding program, the City hopes to have a consistent level of exposure for all of the agricultural operators in West Kelowna.

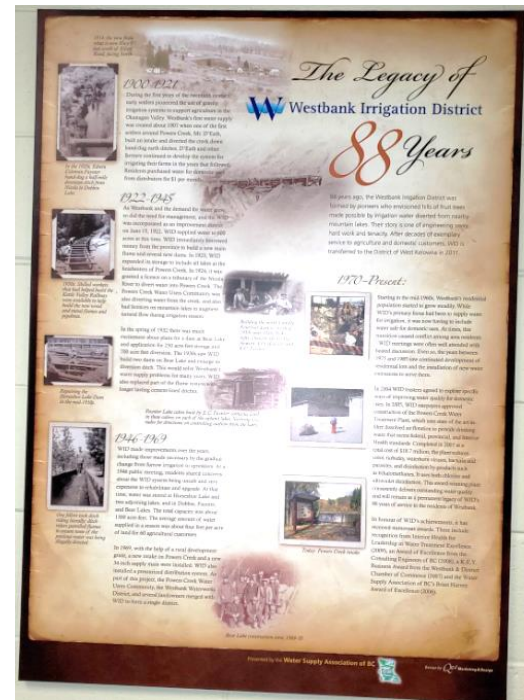


Figure 22. Westbank Irrigation Display



Figure 23. Wayfinding Standard

Organizational Alignment

Westbank First Nation

West Kelowna and Westbank First Nation (WFN) both identify as community partners in ensuring the success of the greater Westside. As illustrated in the cross-promotional materials earlier in this report, both the City and WFN are supporters of the strong agricultural operators on the Westside. In the specific context of the subject property and adjacent City-owned lands, these properties are surrounded by WFN band member lands. Similar to the use of the subject property, the adjacent WFN lands have not historically been used for agricultural purposes. As mentioned earlier in this report, WFN has identified these lands as being mixed-use development lands⁶. The land-locked nature of the subject property with surrounding WFN lands that are identified for mixed-use development limit the viability for contiguous agricultural operations.

School District 23

SD 23 recently announced that the adjacent WFN owned parcel to the south is being considered for a potential high school. WFN membership will be holding a referendum so the membership can provide input into the land lease process. The proposed area is directly adjacent to the Johnson Bentley Aquatic Centre and subject property (Figure 24). The proposed skate park would be a natural benefit to the potential school site and the relationship between existing recreational, civic, and educational uses.

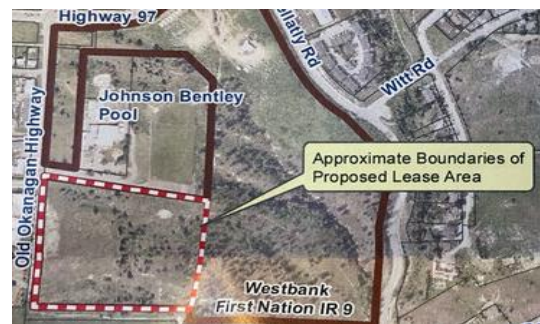


Figure 24. Lease Boundary Area

Conclusion

3743 Old Okanagan Highway has played an important role in West Kelowna's recreational and cultural identity prior to and since the City's incorporation. Moving forward with the construction of West Kelowna's first new City Hall, and a potential high school on the adjacent WFN property will continue to ensure this area of Westbank Centre remains the core of our community.

Through the various plans, bylaws, and strategies identified in this report, the long-term vision for the site has been clearly established and is in line with the historic use of the subject and surrounding properties. As a Provincial partner, the City is requesting that the Commission consider the various initiatives and commitments that are ongoing regarding the advancement of agriculture in West Kelowna as part of this application.

In addition to the proposal being well aligned with the City's long-term vision, and greater Westside context, the application aligns with the purposes of the Commission:

6(1)(a) to preserve the agricultural land reserve;

The Non-Farm Use Application will ensure that the overall preservation of the ALR is maintained. While the proposal does include the potential for limited structural additions and surfacing of parking areas, generally the uses proposed are not structurally intensive and would not overly

⁶ <https://www.wfn.ca/docs/land-use-law-schedule-a-land-use-plan.pdf>

inhibit the ability to use these lands for other agricultural uses in the future. The proposed uses also generally align with the other agricultural initiatives that the City is committed to advancing as part of the application (e.g., Farmer's Market Space).

6(1)(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;

As illustrated earlier in this report, the City is a champion for agricultural operators, not only directly supporting operators through marketing and capital investments but also many ancillary initiatives including the support of the AAC, labour and housing available related Zoning Bylaw amendments, and many other ongoing endeavors. The site-specific considerations presented as part of this application are intended to build on these successes while also making a strong consideration for the other community interests.

6(1)(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

The City has taken a strong stance regarding the support for agricultural industries in and out of the ALR. A primary example includes the exemptions applied in the Good Neighbour Bylaw, the "Living Next to Farming" messaging that the City promotes, and the covenants that are required as part of developments in agricultural interface areas. Another key consideration as part of this application is that the proposed non-farm uses are compatible with the adjacent uses that are currently existing in the area and the planned future uses.

In summary, the key considerations that have presented in this report are outlined below:

- The subject property has a limited soil classification, historic use that jeopardizes the viability of agricultural operations, and is not supported by the vision for the area;
- JBMAC, Memorial Park, and the Annette Beaudreau Memorial Amphitheatre represent the most significant recreational, and cultural amenities in West Kelowna;
- The imminent development of City Hall and potential SD 23 high school adjacent to the subject property are well aligned to supplement the requested non-farm use and will ensure this area continues to remain as an integral part of the City's core area;
- The City's non-farm use request aligns with both Westbank First Nation and School District 23's identified and potential surrounding uses;
- The City's plans, policies, bylaws, and overall guiding framework all align with the current and intended future recreational and cultural use of the property;
- West Kelowna has continuously supported agricultural operators and the preservation of agricultural land through various initiatives and capital investments;
- The adjacent Non-Farm Use approval (#19967) and previous OCP review comments by the Commission support recreational uses in this area; and
- The City is committed to allocating space in City Hall to support agricultural operators, providing an area for a permanent farmers market, and advancing a wayfinding as part of the consideration for the requested Non-Farm Use Application.



December 8, 2020

Chris Oliver
City of West Kelowna
DELIVERED ELECTRONICALLY

Dear Chris Oliver:

Re: 3737 Old Okanagan Highway, West Kelowna, BC (PID: 017-816-700)

The Agricultural Land Commission (the "Commission") is in receipt of your November 20th, 2020 email that describes a possible expansion of the Johnson Bentley Memorial Aquatic Centre at 3737 Old Okanagan Highway (the "Property"). Based on your correspondence, the Johnson Bentley Memorial Aquatic Centre is proposing to add parking spaces, change access to the site, and potentially relocate a skate park to the Property.

ALC staff have reviewed the previous application history on the Property. In 1986, ALC Application 19967 was submitted to the Commission to develop the 1.55 ha property for recreation or institution as allowed by the proposed P2 zoning, proposed at the time. to the Commission allowed the use of the property as proposed by Resolution #466/86. The Property was later subdivided by ALC Resolution #266/92 but the approved uses remain valid on the 0.951 ha property containing the Johnson Bentley Memorial Aquatic Centre.

In your email you indicate the Property is zoned P2 (City of West Kelowna Zoning Bylaw No. 0154). ALC Staff have reviewed the current zoning, and previous application history and confirm that the proposal to expand the Johnson Bentley Memorial Aquatic Centre, add additional parking spaces, revise the access to the site, and in the future, potentially relocate the skate park, is consistent with ALC Resolution #466/86.

The Property remains within the ALR and as such, this letter does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. Any development of the property that is not in compliance with the ALCA and its regulations, will require approval of the Commission.

Please direct further correspondence with respect to this inquiry to
ALC.Okanagan@gov.bc.ca.

Yours truly,

Claire Buchanan, Land Use Planner

Enclosure: ALC Resolution #466/86
19967m1

May 27, 1986

Reply to the attention of
Martin Hilmer

Westbank Irrigation District
Box 228
Westbank, B.C.
VOH 2A0

Dear Sir/Madam:

Re: Application # 21-G-86-19967

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Block B of D.L. 5066, O.D.Y.D.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution # 466/86 allowed your application to develop the subject 1.55 ha for recreational or other institutional purposes, as described under the proposed P2 zoning.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

Before your development can proceed, other requirements such as public road dedication, highway access permits, sewage disposal permits, etc. may be required and we urge you to check with the responsible authorities.

Where the land is located in a municipality, please contact the Approving Officer of the municipality. For other areas, contact the District Office of the Ministry of Transportation and Highways.

Please quote Application # 21-G-86-19967 in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Per: R. P. Murdoch, General Manager

MH/lv

cc: Regional District - Central Okanagan R.D. (#A-86-6)
B.C. Assessment Authority - Kelowna
Min. of Agri. & Food - Craig Brownlee, Kelowna

86

Minutes of the Provincial Agricultural Land Commission

Meeting held at the B.C. Agricultural Land Commission Office, 4940 Canada Way, Burnaby, British Columbia on the 24th day of April 1986.

Present:	I. D. Paton	Chairman
	A. Claridge	Commissioner
	J. Collins	Commissioner
	J. Lauder	Commissioner
	R. P. Murdoch	Commissioner

An application from Westbank Irrigation District under Section 20(1) of the Agricultural Land Commission Act was considered for the property described as Block 5 of D.L. 5066, O.D.Y.D. (more particularly shown on plans submitted to the Commission) with the application requesting permission to develop 1.55 ha for recreational or institutional uses as allowed for under a proposed P2 zoning.

It should be noted that the property is currently undeveloped grassland.

Adjacent land use is Indian Reserve.

The agricultural capability is rated as 100% class 2.

The Irrigation District has indicated the land may be used for a swimming pool but may consider other institutional uses for the site as well in that the property is isolated due to the Indian Reserve which is slated for commercial development.

The Regional District supported this application.

IT WAS

MOVED BY: Commissioner R. P. Murdoch

SECONDED BY: Commissioner J. Lauder

466/86

That the application be allowed.

Carried.



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 5th, 2011

Reply to the attention of Martin Collins
File: 46415

Carla Eaton, Planner
District of West Kelowna
2760 Cameron Road
District of West Kelowna
B.C. V1Z 2T6

Dear Madam

Re: Draft District of West Kelowna Official Community Plan

The Agricultural Land Commission has now had an opportunity to review the second draft of the District of West Kelowna Official Community Plan (received June 17th, 2011) to ascertain its consistency with the *Agricultural Land Commission Act* (as per Section 46 of the Act). The following comments are offered for Council's consideration to ensure that its bylaws are consistent with the *ALC Act*, the regulations and the orders of the commission (as per Section 46 of the Act).

Schedule 1, Land Use Plan

The Commission remains concerned about the designation of 60 ha of ALR in Raymer for "Comprehensive Development" (CD) on the Schedule 1 Land Use Plan (see map #1). The ALR land has generally good capability for agricultural development and a history of tree fruit uses. The Commission's experience is that a CD designation of the 60 ha area will raise expectations of land use change and could dampen potential for agricultural redevelopment.

The Commission also notes that the District identifies all other ALR areas in the District as "Agricultural" on the Schedule 1 map and that there is no substantive difference between these lands and the Raymer ALR lands. The Schedule 1 map must be amended to ensure consistency of the bylaw with the *ALC Act*.

Schedule 7 Future Road Network

The Commission noted that a proposed collector road realigns Elliot Road and bisects several ALR parcels (please note the attached map #2). No rationale has been provided for the road collector, which appears to replace the existing Elliot Road. Since the proposed road collector affects arable land and has potential to negatively affect ALR farm parcels the Commission advises that it does not support the collector road's retention on the Schedule 7 map.

...2

Page 53 Raymer CD Area Policies

The Commission notes that although there is a significant potential for an extensive ALR/urban boundary in Raymer, there are no OCP policies which address the urban rural edge. It is the Commission's experience that sensitive urban design against the ALR boundary, with respect to setbacks, density and buffering can mitigate negative impacts of urban development on the farmland resource and help ensure that agricultural investment occurs.

The following language is offered for insertion into the policy section:

"Part of the CD evaluation will assess the necessity of buffering and setbacks between urban uses and ALR lands to help manage expectations of residents adjacent to working farmlands (with regard to odor, noise and spraying). The District will reference the Ministry of Agriculture's "Guide to Edge Planning", and the ALC's "Landscaped Buffer Specifications."

The Commission would appreciate confirmation that the above noted amendments have been undertaken. In all other respects, with the exception of the portions noted above, the Commission finds the draft OCP to be consistent with the purposes and intents of the ALC Act and Regulation. If you have any questions about the above noted comments please contact this office.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



Brian Underhill, Executive Director

Enclosure: Map #1 and Map #2



DISTRICT OF WEST KELOWNA
OFFICIAL COMMUNITY PLAN
BYLAW 0100

Schedule 1

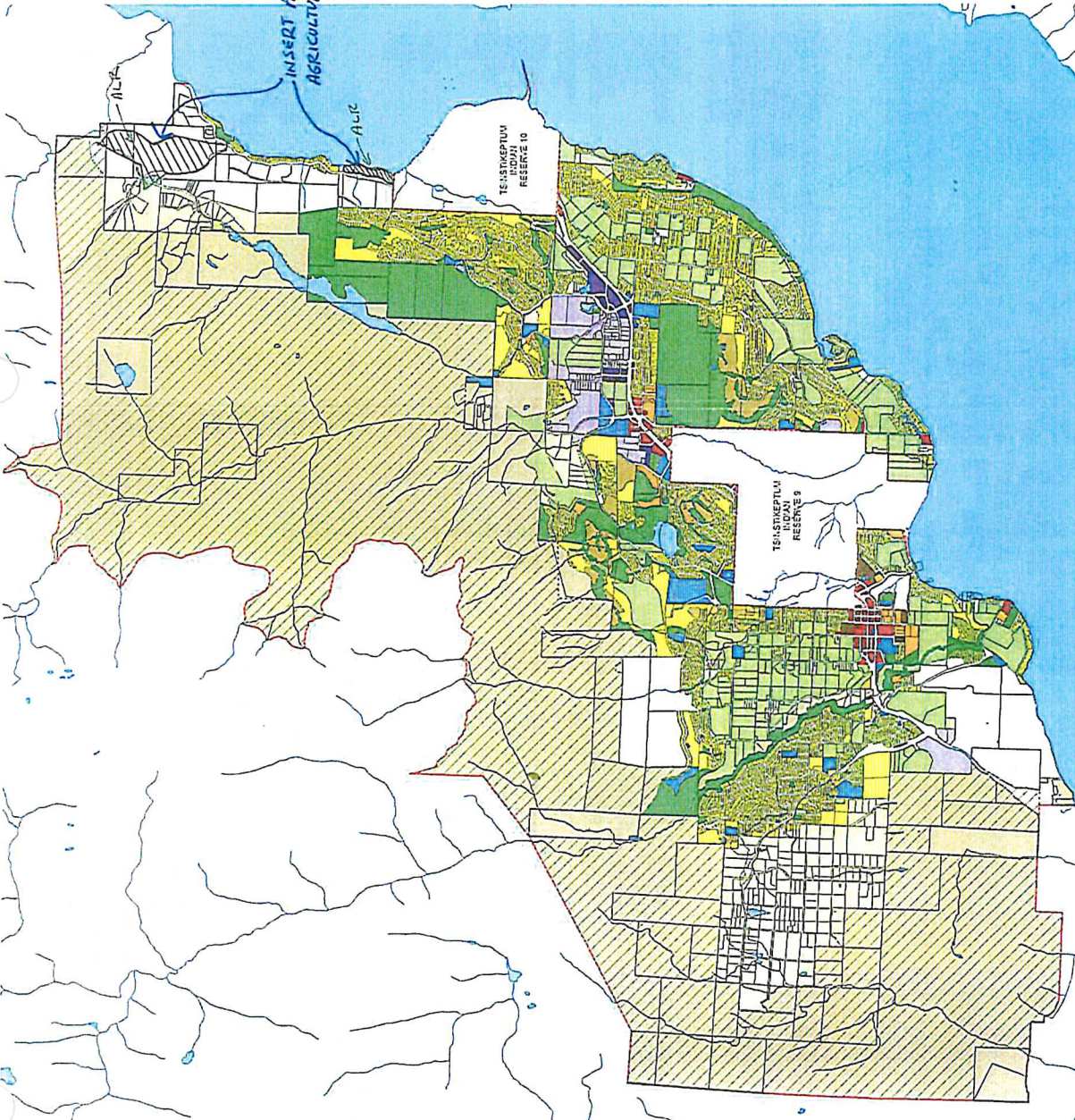
LAND USE PLAN

Legend

5.81%	RURAL RESIDENTIAL
11.65%	SINGLE FAMILY RESIDENTIAL
0.51%	LOW DENSITY MULTIPLE FAMILY
0.31%	MEDIUM DENSITY MULTIPLE FAMILY
0.31%	CORE CENTRE MULTIPLE FAMILY
0.05%	MIXED USE
0.81%	COMMERCIAL
1.51%	TOURIST COMMERCIAL
1.41%	INDUSTRIAL
1.11%	BUSINESS PARK
1.11%	INSTITUTIONAL
5.81%	PARKS AND NATURAL AREAS
7.74%	AGRICULTURAL
31.55%	RESOURCE LAND
5.92%	COMPREHENSIVE DEVELOPMENT AREAS
	WEST KELOWNA MUNICIPAL BOUNDARY
	WEST BALK FIRST NATION COMMUNITY FOREST

NOTE:

LAND USE PERCENTAGES FOR THE DESIGNATIONS NOTED
IN THE LEGEND ABOVE ARE BASED ON A TOTAL DWRK
AREA OF 12,143 Ha. PER THE MUNICIPAL LETTERS
ROAD ALLOWANCES AND LAND LINES MAKE UP FOR THE
MISSING AREA NOT INCLUDED IN THE LEGEND FOR A
TOTAL OF 100%.



DRAFT JUNE 15, 2011



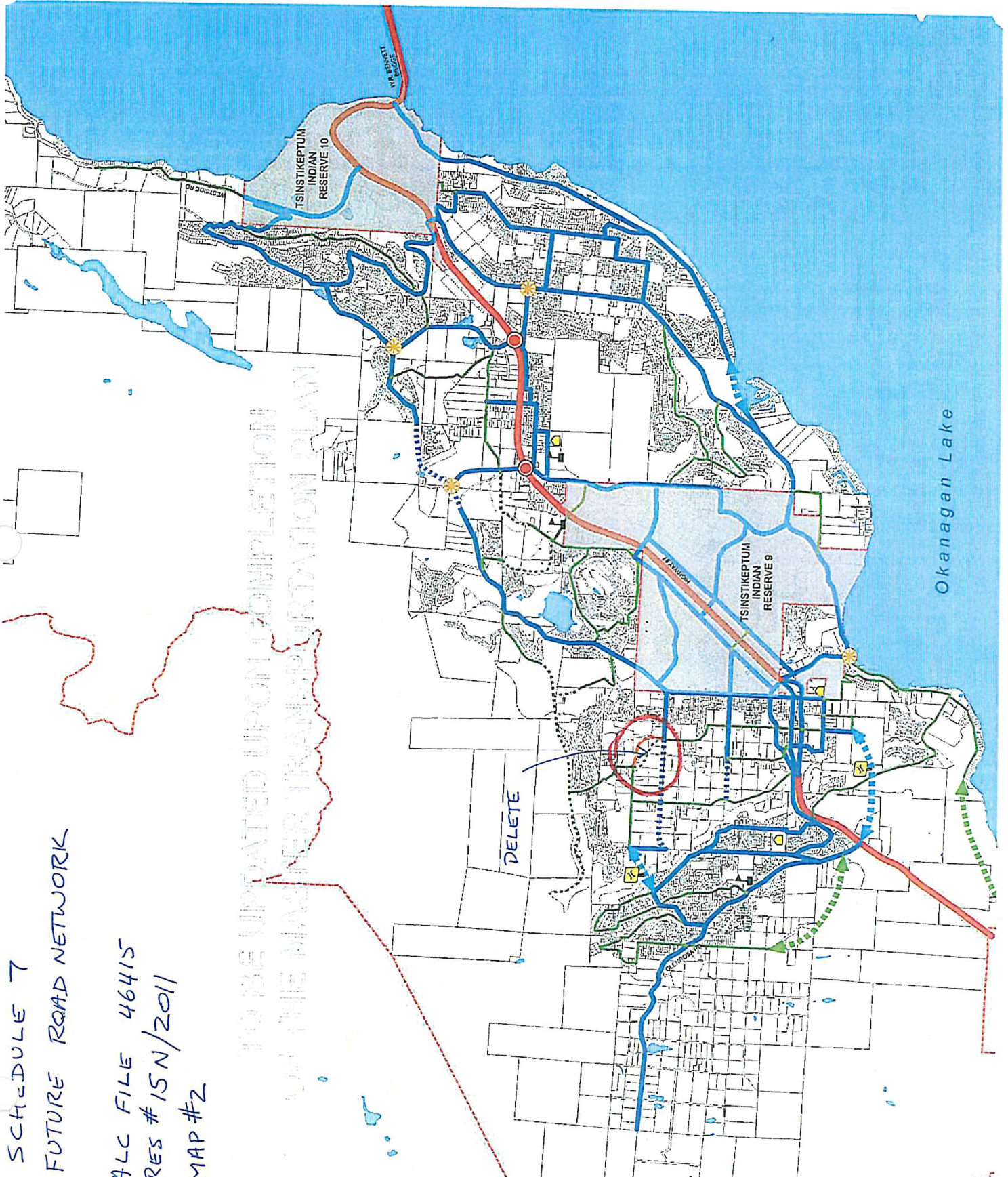
ALC FILE 46415
RES. #15 N/2011
MAP # 1

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SCHEDULE 7
FUTURE ROAD NETWORK
ALC FILE 46415
RES #15N/2011
MAP #2

TO BE UPDATED UPON COMPLETION
OF THE MASTER TRANSPORTATION PLAN



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 28th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

File ID: #46415

PROPOSAL: To review draft District of West Kelowna Official Community Plan to ascertain consistency with the ALC Act (as per section 46 of the *Agricultural Land Commission Act*). Specifically the draft OCP:

- Designates ~60 ha of ALR in Raymer for "Comprehensive Development" on the Schedule 1 Land Use Plan.
- Designates a revised alignment for Eliot Road through cultivated ALR parcels
- Does not reference urban buffering and setbacks adjacent to the ALR boundary in the Raymer CD policies

COMMISSION CONSIDERATION:

Context

Section 46 of the *Agricultural Land Commission Act* requires that local government bylaws be consistent with the purposes of the Commission and the ALC Act.

Section 46(2) states:

A local government in respect of its bylaws and a first nation government in respect of its laws must ensure consistency with this Act, the regulations and the orders of the commission.

Section 46(4) states:

A local government bylaw or a first nation government law that is inconsistent with this Act, the regulations or an order of the commission has, to the extent of the inconsistency, no force or effect.

Agricultural Capability and Suitability

Based on the British Columbia Canada Land Inventory (CLI), 'Land Capability Classification' system, the agricultural capability ratings for the Raymur CD areas are:

Class and Subclass Descriptions

The majority of the land has BCLI class capability of:

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

A very small portion of the ALR in Raymer has BCLI class capability of:

- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The primary limiting subclasses for the identified areas are: stoniness and seasonal moisture deficiency.

On balance the majority of the land has good capability for agricultural development and has a history of tree fruit uses

Assessment of Potential Impact on Agriculture

The Commission assessed the impact of the proposed CD designation on the potential for agricultural development. It is concerned that retaining the CD designation will have the effect of raising expectations of land use change in the ALR and dampen, or eliminate agricultural development.

Other Factors

The Commission also recalled its January 31, 2011 correspondence to the District requesting that all the Raymer ALR be identified in the Land Use Map as "Agricultural" and that text policies reference the protection of agriculture. The Commission was not satisfied with the District's explanation that since all of the ALR is shown on the ALR map, and that text policies for the CD zone "work toward the preservation of ALR", that amending the Land Use Map was unnecessary.

The Commission's experience is that designating ALR for land uses other than agriculture clouds the land's future and results in less, rather than more agricultural development.

Other Issues

The Commission also expressed concern about the proposed re-alignment of Elliot Road for 0.53 km as shown on the Future Road Network map (Schedule 7). No rationale is provided for the proposed re-alignment which would alienate approximately 1.5 ha for right of way, and bisect several agricultural parcels, significantly reducing their size and agricultural potential.

In addition, no provision is made in the Raymer CD policies for setbacks or buffering against the ALR boundary. The Commission requires that text amendments referencing the protection of agricultural land through suitable buffering and setbacks as per the Ministry of Agriculture publication "*Guide to Edge Planning*" and the Commission's "*Landscaped Buffer Specifications*" be inserted into the Raymer CD policy section on Page 52/53.

CONCLUSIONS:

That the draft OCP is inconsistent with the purposes of the ALC Act in the following aspects:

1. The proposed designation of ~60 ha of ALR in Raymer as Comprehensive Development on the Schedule 1 Land Use Map.
2. The Raymer CD zone text does not establish suitable setbacks and buffering at the urban/ALR boundary.
3. The proposed Eliot Road connector traversing 0.53 km of ALR shown on the Schedule 7 "Future Road Network" map has potential to negatively affect ALR farm parcels.

IT WAS

MOVED BY: Commissioner Jennifer Dyson

SECONDED BY: Commissioner Roger Mayer

THAT the District of West Kelowna be advised that the following aspects of the draft OCP are inconsistent with the ALC Act:

- The "Comprehensive Development" (CD) designation of ~60 ha of ALR in Raymer
- The Elliot Road collector shown on Schedule 7 "Future Road Network"

The Commission also requests that the Raymer CD zone reference appropriate ALR/urban edge setbacks and buffering as per the Ministry of Agriculture's "*Guide to edge planning*" and the ALC's "*Landscaped Buffer Specifications*".

CARRIED

Resolution # 15N/2011



City of West Kelowna

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6
Tel (778) 797.1000 Fax (778) 797.1001

January 18, 2021

File No: A 20-02

Nicole Kelly
104-1860 Boucherie Rd
Westbank, BC V4T 2A3

Dear Nicole Kelly:

**Re: Agricultural Land Reserve – Homesite Severance Application
3536 PAYNTER RD - Lot 58, DL 806, Plan KAP761
Except Plan A957 16956, EX N 175 FT.**

On Tuesday, January 12, 2021 the Municipal Council of the City of West Kelowna passed the following resolution (C010/21):

***THAT** Council authorize the homesite severance application to proceed to the Agricultural Land Commission for consideration on the condition that the homesite is reduced to the approximate area identified in Attachment 4, but to no less than 2,500 m² and exclusive of future road dedication; and*

***THAT** Council ask the Agricultural Land Commission to consider a home plate covenant to ensure protection of the remainder of the arable farmland.*

Should you have any questions regarding this matter, please contact Jayden Riley, Planner II at 778-797-8830.

Yours truly,

Brent Magnan
Planning Manager

/MJ

cc: Florence Taneda (owner) 3536 Paynter Rd, West Kelowna, BC V4T 1R2 Canada
Building Department
Development Engineering
Advisory Planning Commission (APC)
Agricultural Advisory Committee (AAC)



CITY OF WEST KELOWNA AGRICULTURAL ADVISORY COMMITTEE MEETING SCHEDULE – 2021

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

DATE/ TIME: Meetings are scheduled for the first Thursday of every month, from 5:00 p.m. to 7:00 p.m.

THE MEETING DATES FOR 2021 ARE AS FOLLOWS:

- Thursday, February 11th
- Thursday, March 4th
- Thursday, April 1st
- Thursday, May 6th
- Thursday, June 3rd
- Thursday, July 8th
- Thursday, August 5th
- Thursday, September 2nd
- Thursday, October 7th
- Thursday, November 4th
- Thursday, December 2nd