



## **CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION AGENDA**

Wednesday, February 17, 2021, 9:30 A.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

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	<b>Pages</b>
<b>1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER</b>	
In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Advisory Planning Commission meetings in-person. As an open meeting, it will be webcast live and will be archived on the City's website.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. ADOPTION OF AGENDA</b>	
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**10. OTHER BUSINESS**

**11. ADJOURNMENT OF THE MEETING**

The next Advisory Planning Commission meeting is scheduled for Wednesday, March 17, 2021 at 9:30 a.m.



**CITY OF WEST KELOWNA**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**

Wednesday, January 20, 2021  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Wayne Kubasek, Chair  
Anthony Bastiaanssen, Vice Chair  
Julian Davis  
Joe Gluska  
Bea Kline  
Nicole Richard

MEMBER ABSENT: Katalin Zsufa

Staff Present: Carla Eaton, Planner III  
Jayden Riley, Planner II  
Hailey Rilkoff, Planner II  
Mike Cain, Bylaw Manager  
Natasha Patricelli, Recording Secretary  
Brandon Mayne, Service Desk Technician

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**1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER**

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public was not permitted to attend Council meetings in-person. The meeting was however, available to the public via a live webcast and archived on the City's website.

**1.1 Appointment of Chair and Vice Chair**

It was moved and seconded

**THAT** Wayne Kubasek act as Chair for 2021.

CARRIED UNANIMOUSLY

It was moved and seconded

**THAT** Anthony Bastiaanssen act as Vice Chair for 2021.

CARRIED UNANIMOUSLY

**2. INTRODUCTION OF LATE ITEMS**

**2.1 Decision Letters (See Items 9.1 and 9.2)**

**3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

**4.1 Minutes of the Advisory Planning Commission meeting held December 16, 2020 in the City of West Kelowna Council Chambers**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held December 16, 2020 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**5.1 Mike Cain, Bylaw Manager - Bylaw Compliance & Enforcement Overview**

Highlights of the presentation include:

- City of West Kelowna Bylaw enforcement works on a complaint basis;
- Tools available if unsuccessful with voluntary compliance;
- Graduated system of enforcement (warning letter, ticketing, long form information, injunction);
- Provincial Government regulates municipalities on ticketing fines;
- 2 ticketing systems:
  - Bylaw offence notices - restricted by provincial legislation at \$500 per ticket; Civil Burden of Proof - balance of probabilities. Disputes are held at the City of Kelowna's municipal office;
  - Municipal ticket information - cannot exceed \$1000; Burden of proof is beyond a reasonable doubt;



- City of West Kelowna mostly uses bylaw offence notices because it doesn't have to be served personally (ex. out of town owners can be served by mail);
- New tool: In house legal council to assist with court applications;
- Bylaw department has been dealing with enforcement of Short Term Rentals on a complaint basis. With Council's recommendation we tried to deal with it proactively and realized we didn't have the capacity. Proposed model going forward is a 3rd party contractor to use a proactive enforcement approach.
- Regulatory scheme for Short Term Rentals provides the ability to suspend or revoke a business licence, as per the Business Licensing Bylaw.

#### Questions on the presentation:

- How often would an issue go to an injunction process? A last resort use because it is an expensive process and filed through Supreme Court.
- Mechanism available when Courts assign City a win, could those sums be put on the taxes like ICBC on renewals? No - ticket offences are not put on taxes. Provincial tickets such as speeding can go through insurance but not municipal bylaw tickets.
- Has small debts court been used to collect for Short Term Rentals? Yes.
- Can you clarify Civil Burden of Proof? Criminal proof is beyond a reasonable doubt. In civil court it is a lower level of proof - balance of probabilities and is much easier for a conviction (ex. neighbour notices loud parties next door, the neighbour has to come and give the evidence). At Bylaw Offence hearings it is acceptable for the Bylaw officer to use hearsay to what the neighbour has said or use written statement or by calling in.
- Proactive enforcement - identify unlicensed properties instead of enforcement of a noisy party? We will still receive and respond to complaints however the number of complaints should significantly reduce. With a regulatory scheme in place, the City of Kelowna noticed a significant reduction in number of complaints for nuisance activities. Regulatory scheme has helped with reducing enforcement on a complaint basis. We are hoping to see the same reaction at the City of West Kelowna.
- Is there less Short Term Rental activity based on regulation? Much better chance people will buy in to the system instead of operating illegally and the number of complaints should drop significantly.
- Are complaints predominantly noise/nuisance complaints or because it's a Short Term Rental? Mostly nuisance activity - parking, garbage, noise.
- Why significant drop in issues after regulating Short Term Rentals? Entering a regulatory scheme, having a good neighbour agreement and a

responsibility to protect the integrity of the residential neighbourhood. There's a greater chance that the rental property will be properly managed compared to when it was illegal.

- Is the 3rd party able to track suspended business licences on their ads or identification? 3rd party contractor would have a webpage for public complaints. All Short Term Rental ads must show licence information. It is to be determined if the ads will show suspended licences.
- Most complaints are noise infractions. If they happen at night, Bylaw department cannot respond, would it then be the police? Yes, that is correct for any bylaw infraction. RCMP has the authority to enforce our bylaws and write tickets.
- Are bylaw officers not allowed to enter the premises? That is correct for any infraction. They will ask for entry but we cannot force the issue without a warrant. Entry warrant can be obtained if required.
- Would it be possible in the application process to have a person pre authorize access? Haven't seen that requirement on other municipal Short Term Rental application policies.
- Are licences to be displayed inside or outside the building? Business Licencing Bylaw states all business licences to be displayed in the premises. If a neighbour has a concern they can call the Bylaw department to determined if it is licenced or not.

## **6. DELEGATIONS**

## **7. UNFINISHED BUSINESS**

## **8. REFERRALS**

### **8.1 P 20-16, Short Term Rental Regulations**

Highlights of the presentation include:

Guiding Principles:

- 1. Mitigate Negative Neighbourhood Impacts;
- 2. Protect Long Term Rentals;
- 3. Recognize Importance of Short Term Rentals for Tourism;
- 4. Comprehensive Licensing, Compliance and Enforcement;

Short Term Rentals vs Bed & Breakfast

- Short Term Rentals:
  - Operator may be away;

- May only have one booking;
- Maximum occupancy of up to 3 guest rooms;
- Bed and Breakfast:
  - Expected to be hosted;
  - May have multiple bookings;
  - Maximum occupancy up to 4 guest rooms;

#### Proposed Short Term Rental Zoning Regulations

- Only permitted within a Single Detached Dwelling;
- Not permitted within a Secondary Suite or Carriage house;
- Maximum occupancy of up to 3 guest rooms or the entire dwelling while the owner is away (no more than 6 guests);
- Operator must be the occupant of the Single Detached Dwelling;
- Require On-Site Parking (in addition to required parking spaces for Single Detached Dwelling);
  - +1 Parking Space for 1-2 Bedrooms rented or;
  - +2 Parking Spaces for 4 bedrooms rented;
- Only permitted in Rural Residential Zones (RU1 - RU5) and Residential Zones (R1, R1L) where Bed and Breakfasts are also permitted;

#### Proposed Short Term Rental Business Licencing Regulations

- Valid Business Licence Required;
- Operator must provide:
  - Proof of principal residence;
  - Alternate local contact;
  - Required plans: Floor Plan Fire Safety Plan; Safety Audit; Parking Plan;
  - Confirmation of required owner or strata authorizations to operate a Short Term Rental;
- Operator must include Business Licence number on any marketing or listings;
- Operator must respond within 2 hours of being requested by the City;

- Operator must not rent out rooms not approved by the licence or provide accommodation within a secondary suite, carriage house, vehicle, recreational vehicle, tent or accessory building;

#### Proposed Compliance and Enforcement Program

- Additional staff requested - casual and full time;
- Enhanced enforcement measures;
- Identification of Short Term Rental properties;
- Proactive enforcement;

#### Community Engagement

- Online questionnaire generated over 700 responses between November 30th and January 3rd;
- Summary of results will be provided to Council at their January 26th Council meeting;
- Staff are reviewing feedback from questionnaire responses, stakeholder correspondence, Council Committees and comparative research prior to drafting Bylaw Amendments for Council's Consideration;

#### Next Steps

- Bylaw Amendments - starting February 2021:
  - 1st and 2nd reading;
  - Public Hearing;
  - 3rd reading;
  - Adoption;
- Implementation of approved Regulations by Business Licencing Department - Goal to accept Short Term Rental Licence Applications prior to Summer 2021.

#### Highlights of the discussion include:

- Clarification for house with Carriage house and trailer? Proposed Short Term Rental regulations are only permitted within a Single Detached residential dwelling - not within a carriage house or a Recreational Vehicle;
- Can an occupant be a person or a corporation? Occupant in proposed regulations is a person and not a corporation. Operator needs to prove that it is their principle residence;

- Property with secondary suite can't use main accommodations as a Short Term Rental or can't use secondary suite for a Short Term Rental? Both are not permitted. If the property has a secondary suite then the property could not be used for Short Term Rentals. Councils goals are to protect long term rentals and mitigate neighbourhood impacts;
- To have a property as a Short Term Rental instead of a Secondary Suite some items would have to be removed/changed? That is not the intent of the restriction, it is to protect long term rentals in Secondary Suites. Currently looking at how to address this unintended consequence;
- Restrictions on how many Short Term Rentals can be in a neighbourhood? Current regulations do not propose any neighbourhood limits or licence caps. It was asked to the community through the questionnaire, and it wasn't something that was identified as a high priority for the community. It is not common across the province in other municipalities;
- What happens if it becomes common? For example some areas on waterfront in West Kelowna, what if 30 homes in one area apply for permits? Currently no restrictions on any business licences within an area except for Cannabis retail stores. It is not currently proposed in the draft regulations;
- Not restricted to only waterfront - could be expanded to homes with swimming pools;
- Believe that Short Term Rentals should exist in zones and not mixed up in residential neighbourhoods;
- If Secondary Suites are unlawful as Short Term Rentals, we may lose tourism to neighbouring municipalities;
- Short Term Rentals give people the opportunity to come here as tourists;
- Secondary Suites would need to decommission the secondary suite and get a business licence for a short term rental. Possibility to lose long term rental capacity;
- Points of clarification:
  - Proposed regulations may be the entire home while the operator would be away or rooms within the home. The current proposed regulations would not allow the guests to have their own separate kitchen, while the operator is on site. It would be the operators personal kitchen;
  - Short Term Rentals in Kelowna do not permit Short Term Rentals in secondary suites or carriage houses. City of Kelowna had a number of properties pre zoned to allow the use of Short Term Rentals prior to the regulations coming into place which were grandfathered in;

- City of West Kelowna has separate regulations for single detached and resort townhouse/apartment ex. Barona Beach or the Cove. New developments could apply to rezone to permit these resort accommodation uses;
- Party homes completely detract from neighbourhoods and having regulations in place to protect the neighbourhood;
- Short Term Rentals that are in a self contained space with cooking facilities is why people travel with short term rentals (not just to stay in a room);
- It shouldn't be the responsibility of the home owner to protect long term rentals. It is the homeowners choice - if they want a long term renter or maybe the preference is Short Term Rentals;
- Any extra space the homeowner wants to Short Term Rental out, should be considered;
- Don't think there is a conflict between the two - either a owner wants a long term rental or short term rental;
- Not our job to determine how many people can have business licence or apply in a regional area;
- Some houses can generate more income from renting Short Term Rentals in a few months than renting long term;
- People choose to reside in a residential neighbourhood and have quite enjoyment of the premises not live in a commercial zoned area;
- Trying to govern dramatically different properties (ex. \$5 million dollar home vs. Glenrosa neighbourhood home with a secondary suite) under the same guidelines. Can a one size fits all policy govern this?;
- No greater or lesser impacts on homes with Short Term Rentals in the basement vs. a secondary suite - easier managed having home owner on site;
- Short Term Rental operators would be happy to have a business licence. Those that are operating without caring what the neighbours think are the exceptions;
- Disruptive rentals will disappear eventually with enforcement of regulations;
- Owner being the primary occupant will eliminate the issue of people having multiple rental properties;
- One of the items of evidence is a hydro bill for proof of occupancy;

- Point of clarification: Operator would have to provide proof of principal residence - specific requirements are not yet determined. In other municipalities the home owner grant, drivers licences, government records and utility bills have been used;
- Concern for wine trail if secondary suites can't be used for Short Term Rentals;
- Classification and user friendly for all neighbours within the City of West Kelowna;
- Possibility that before issuance of a licence, neighbours within a certain area give approval for the licence;
- Long term rental homes can have parties when the landlords are away from home too - have to go through the same process for compliance;
- Process has bylaws and legality to go along with it. Eventually will curtail that disregard in the neighbourhood around us;
- 3rd party contractor is not where bylaw needs help (identification of short term rentals) need more help with enforcement of bylaw infractions;
- additional 3rd party operating into the evening would be helpful.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for the adoption of Short Term Rental regulations subject to reconsideration of the following:

1. Council consider permitting the use of secondary suites and accessory homes for Short Term Rentals; and
2. Council consider providing more bylaw enforcement resources to address nuisance complaints in relation to Short Term Rentals.

CARRIED UNANIMOUSLY

*Recessed at 11:27 a.m.*

*Reconvened at 11:32 a.m.*

## **8.2 Z 20-13, Rezoning for Secondary Suite, 2500 Tallus Heights Lane**

Highlights of the presentation include:

*Applicants Agent, Jamie Mullen, joined the meeting via. Teams*

- 2500 Tallus Heights Lane;
- 535 sq. m parcel area;

- Shannon Lake neighbourhood;
- Zoning: Compact Single Detached Residential (RC3);
- OCP: Single Family Residential;
- Vacant:
  - Recent (2018) 20-lot subdivision;
- Surrounding land uses:
  - West: Parks and Open Space (P1);
  - North, East, South: Compact Single Detached Residential (RC3);
- Site-specific text amendment to permit a secondary suite on a parcel under 550 sq. m. within the RC3 Zone;

#### Legislative Requirements

##### *Local Government Act*

- Council has the authority under S. 479 of the *Local Government Act* to amend its Zoning Bylaw;
- S. 489(2) a development variance permit may not vary the use or density of land from that specified in the bylaw;

#### Policy and Bylaw Review

##### *Official Community Plan No. 0100*

- Land Use Designation of Single Family Residential, intended to support traditional single family housing opportunities and encourage more land efficient compact forms for families;
- No amendment to the Land Use Designation is required;

##### *Zoning Bylaw No. 0154*

- Property is zoned Compact Single Detached Residential (RC3);
- Permitted secondary uses of the RC3 Zone include "secondary suite on parcels 550 sq. m. or greater";

#### Technical Review

- Parcel was registered in 2018 as part of a 20-lot subdivision (Tallus Heights Lane and Tallus Heights Drive);
  - All lots minimum 550 sq. m. and intended to support secondary suite use;



- Subject property is the sole lot under 550 sq. m. (required for secondary suite);
- Configuration of parcel is to accommodate vehicular sightlines and turning radius on Tallus Heights Lane;
- Existing covenant restricts access to parcel from Tallus Heights Drive;
  - Access proposed from Tallus Heights Lane;
  - Parking for the suite proposed to be in tandem with garage (one off-street space for one-bedroom suite);
  - No variances to zoning bylaw anticipated;

#### Referrals

- Referred to various external agencies and internal departments;
- Development Review Committee meeting scheduled for January 27, 2021;
- No issues with proposal have been identified at present;

#### Key Considerations for APC

- In providing recommendations to City staff and Council, the APC may want to consider the following:
  - a site-specific text amendment is a form of rezoning in which as specific use may be permitted in conjunction with the permitted uses of the existing zone;
  - Should Council give first and second reading to the proposed amendment, a public hearing will be scheduled and residents will be notified of the public hearing date and how to submit feedback;
- Specific comments would be appreciated should the APC have any concerns with the proposal so that they may be further investigated prior to staff presenting the application for Council's consideration.

#### Highlights of the discussion include:

- Proposed layout of the basement suite - could easily be a 2 bedroom instead of a 1 bedroom. What is to prevent the homeowner from renting it out as a 2 bedroom suite? There are no restrictions other than providing adequate parking. This site specific text amendment would allow secondary suite but not limiting the number of bedrooms.
- Sounds like the neighbourhood was developed with secondary suites in mind so this is a one off for the size of the property.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for file Z 20-13 as presented.

CARRIED UNANIMOUSLY

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**9.1 File: Z 20-06, Decision Letter, Unaddressed Canyon Crest Drive**

**9.2 File: Z 19-01, Decision Letter, 3060 Seclusion Bay Road**

**10. OTHER BUSINESS**

**10.1 Standing Item: Community Discussion Topic**

Streetscaping - Tabled from October 21, 2020

Highlights of the discussion include:

- Continuation of discussion from October;
- Received presentation from Economic Development in December;
- Public art as a program to endorse publicly and incentives for developers to add to it;
- Younger generation talks about what we are lacking - colour and theme;
- What will put West Kelowna on a map?;
- Westbank First Nation has done a great job commissioning artwork;
- We could do something collaboratively like partner with Westbank First Nation and have a consistent theme or look throughout the West side.

It was moved and seconded

**THAT** the APC provide the following advisory comments regarding community planning issues (streetscaping) for Council to consider in any applicable future master planning or budgetary processes:

- Along with themes that may result through the Visioning and OCP update process, consider creating a brand that will put West Kelowna on the map like Kimberley, Winthrop/Leavenworth, WA and Oliver (Wine capital of the Okanagan) and advertise/support it with street signage and streetscaping such as landscaping and artwork.
- Consider developing enhanced planning and development policy to beautify the aesthetics of the Hwy 97 corridor with a focus on landscaping, screening and building facades facing Hwy 97 to create a common theme or aesthetic standard by:

- Encouraging development of a theme or standard and voluntary compliance through business development organizations or neighbourhood level associations, or
- Through enhanced development permit guidelines along the Hwy 97 corridor specifically applied when properties are re-developed (rezoning or building permit).
- Consider increased use of attractive signage and kiosks to influence visitors and drive through traffic to experience our strengths, such as our regional and municipal parks, hiking trails, wineries, breweries, orchards, waterfront and water related tourist commercial establishments.
- Consider support for Public Art Policy to encourage public art installations along key corridors and perhaps in collaboration with Westbank First Nation.

CARRIED UNANIMOUSLY

## **10.2 Staffing Changes**

This was Carla Eaton's last meeting as Advisory Planning Commission Staff Liaison.

Jaydon Riley will be the new Advisory Planning Commission Staff Liaison.

## **11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 11:58 a.m.

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CHAIR

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RECORDING SECRETARY



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: February 17, 2021

From: Stirling Scory, Planner II

File No: P20-01

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

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### BACKGROUND

On October 27, 2020, the first DRAFT Community Vision document was presented to West Kelowna City Council, following the completion of Round 1 Engagement for the OurWK Community Vision initiative which was completed between June 15 and September 21. At this meeting, Council provided feedback to the project team and direction to proceed with Round 2 Engagement.

On December 3, 2020, the First DRAFT Community Vision document was presented to the EDC for comment and feedback. The project team also outlined to the EDC the process by which Round 2 Engagement would be completed, and what efforts were being taken to engage with the community.

### DISCUSSION

The Final DRAFT Vision document (Attachment 1) represents West Kelowna's Community Vision to 2040 and is the foundation for the Official Community Plan (OCP) update. The Vision is intended to be a high-level document that provides direction and will inform future policy considerations in the OCP. It is the intent of the Vision to provide a high level overview of the community's values and priorities for the future. The Vision document has been drafted to include:

- A DRAFT (overarching) Vision Statement that describes what West Kelowna wants to be by 2040;
- Five Foundations that provide a balanced focus on key areas/themes for action to support the implementation of the Vision;
- Twenty-three Key Directions that could help the community make visible progress toward implementing the Vision; and
- 'Signs of Success' to help monitor progress towards achieving the Draft Vision.

#### Summary of Round 1 Engagement

Due to the Provincial Health Officer's (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. Feedback was gathered predominantly online through MetroQuest, an online platform that lets participants complete an interactive questionnaire. The focus for Round 1 Engagement was to ask participants generally, what are our community's challenges and opportunities, what is West Kelowna doing well, and what your big ideas are for the future.

### 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. Like in the first round of engagement, the team explored opportunities to engage through traditional means of engagement; however, the PHO's recommendations presented many challenges to engage with the community while respecting physical and social distancing requirements.

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'. Participants were also asked to reflect on the process to date and consider if the project team had heard the feedback correctly, or if there were still opportunities for improvement in the document.

To complete this round of engagement the project team created 'Choose Your Own Adventure', a method to obtain participants feedback on the Draft Vision through four different feedback forms each designed and catered to the varying interests and potential time commitments of participants. The forms included:

- *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 that have 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 (1<sup>st</sup> and 2<sup>nd</sup>) to encourage participants to engage in guided discussions with members of the project team and other participants in the visioning process. Round 2 Engagement findings can be found on the project website, [ourwk.ca](http://ourwk.ca).

### Next Steps

The project team has scheduled meetings with Council's committee to present the Final DRAFT Vision, which were completed in early February. At the end of February, the project team and the Consultant (Lanarc Consulting) will present the Final DRAFT Vision to Council.

Respectfully submitted,

Stirling Scory, Planner II

Powerpoint: Yes ☒ No ☐

### Attachments:

Attachment 1: OurWK Community Vision Final DRAFTS



# OUR COMMUNITY VISION 2020-2040

## FINAL DRAFT

JANUARY 2020







“

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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photographs for this document by:  
Darren Hull, Jonathan Behnke, and T. Stechman

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FINAL DRAFT



“

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 12<sup>th</sup> 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

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

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

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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

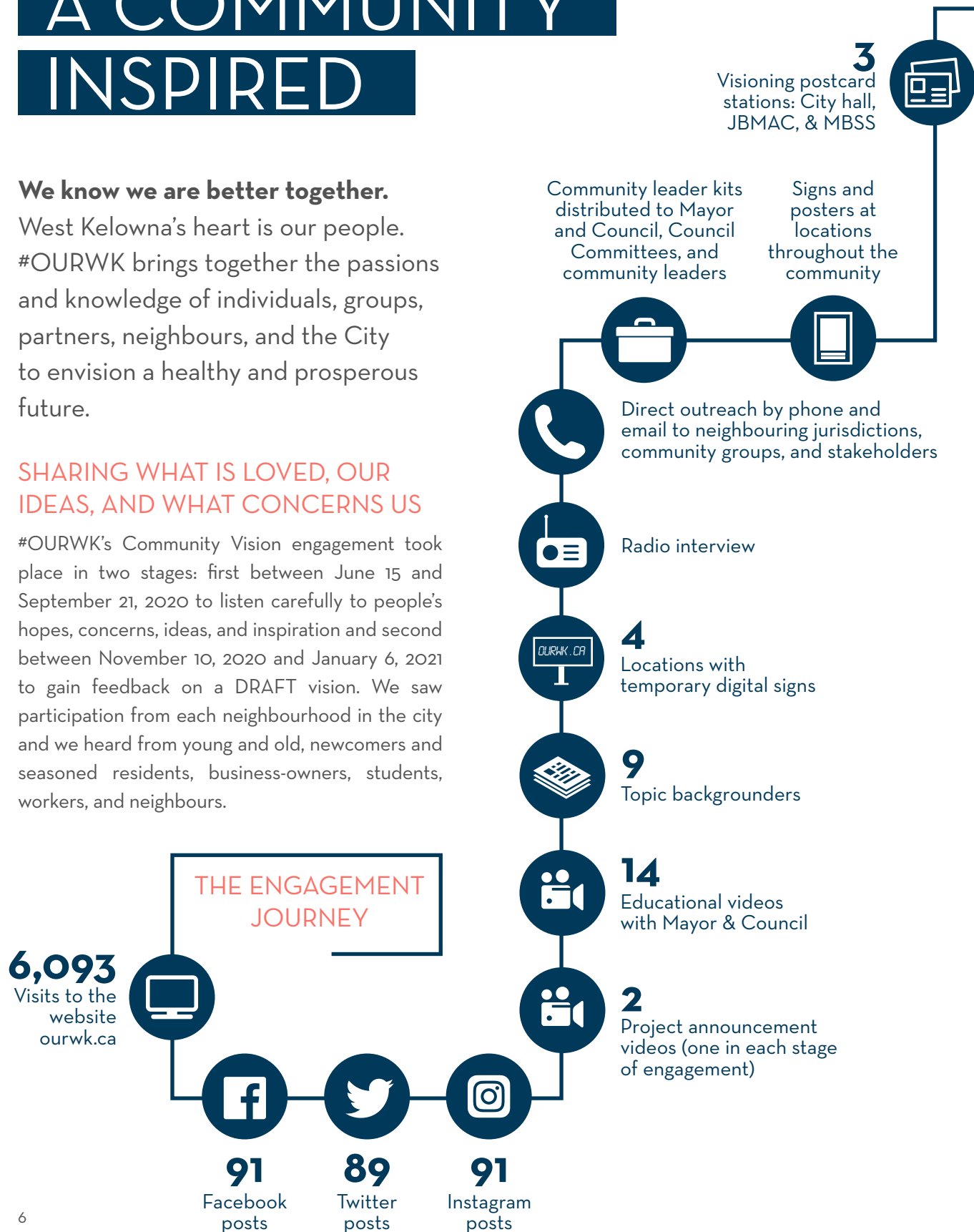
# A COMMUNITY INSPIRED

## 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

“

## FINAL DRAFT

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

- #OURWK Participant



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



## #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.



“

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

Franklin D. Roosevelt

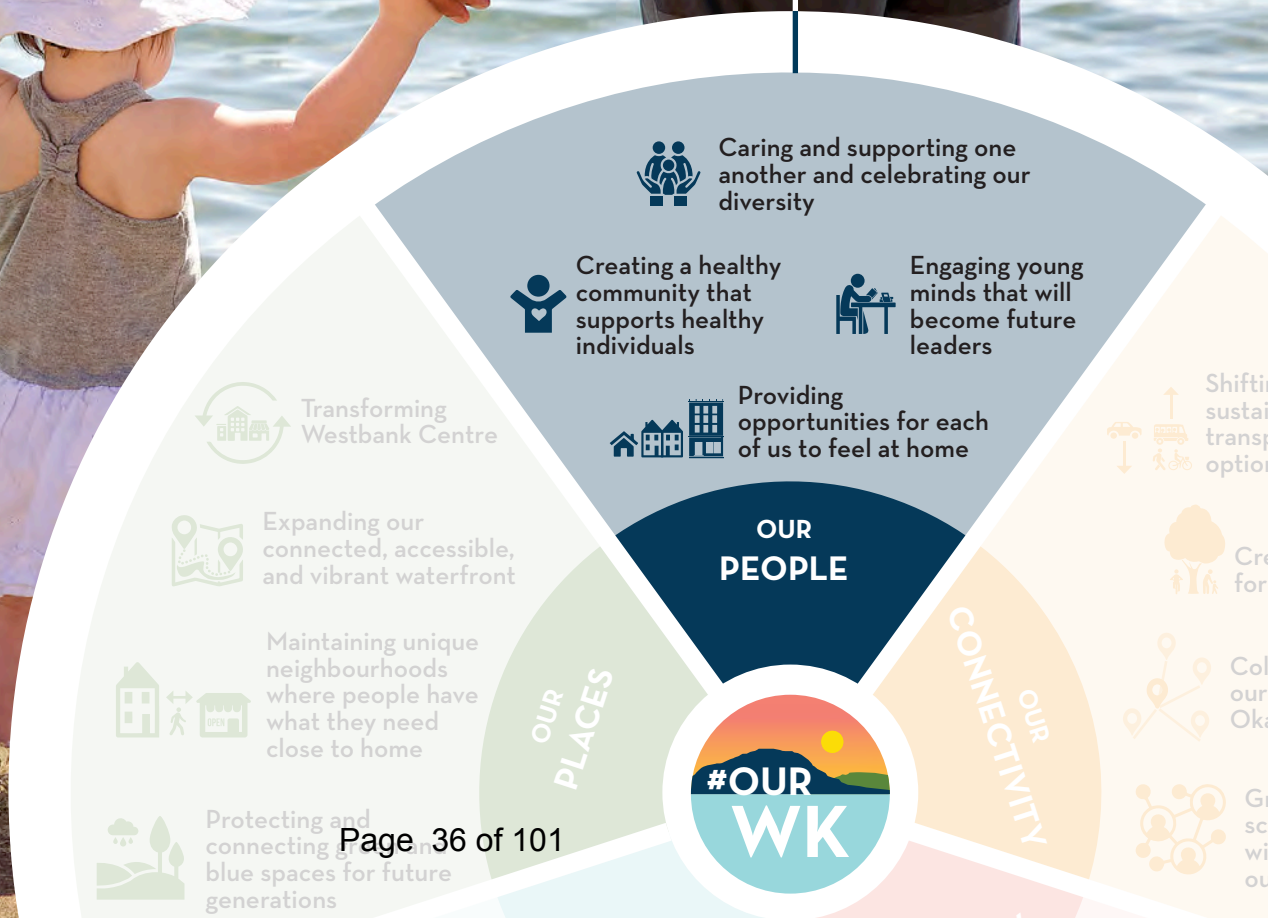
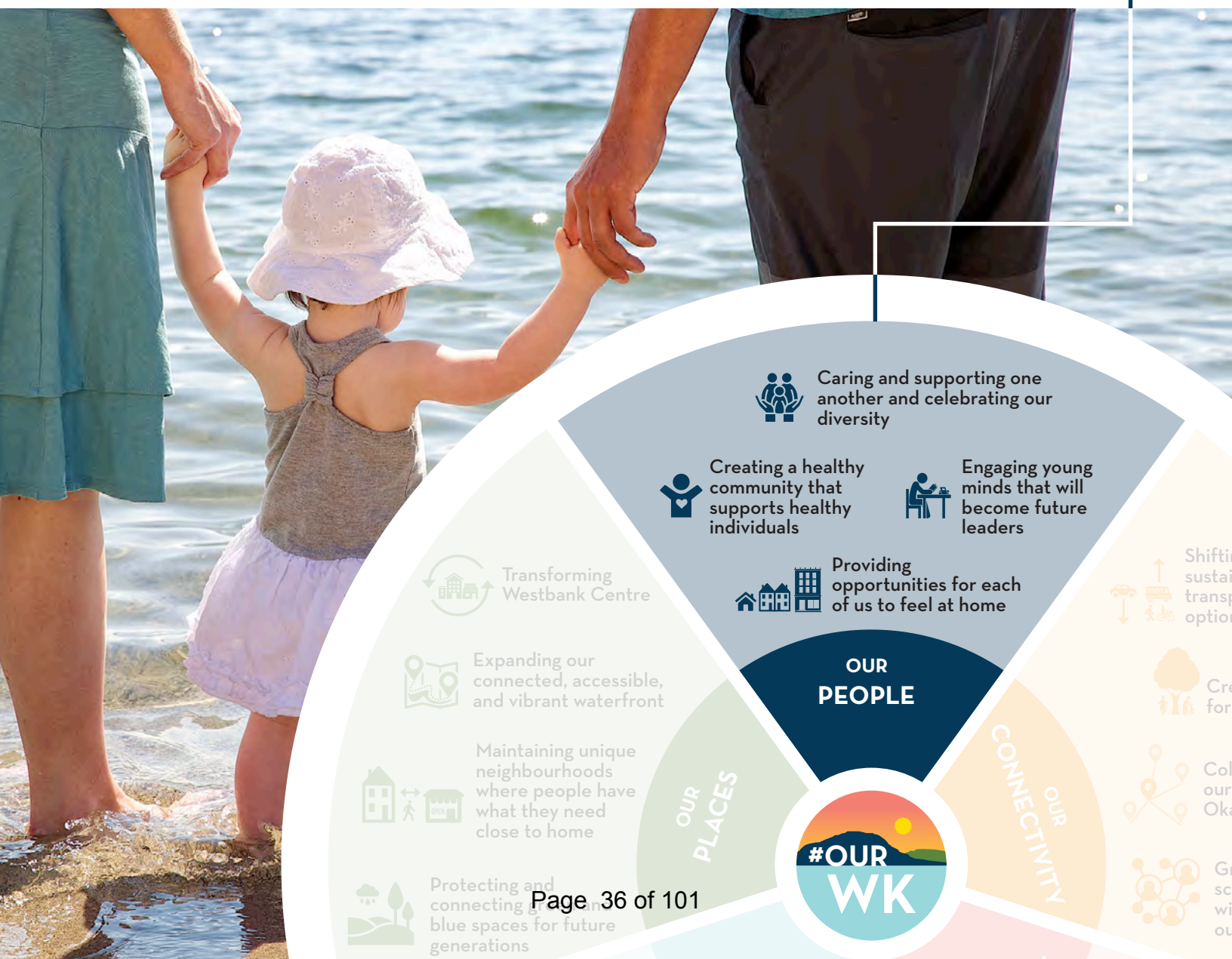




# OUR PEOPLE

“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



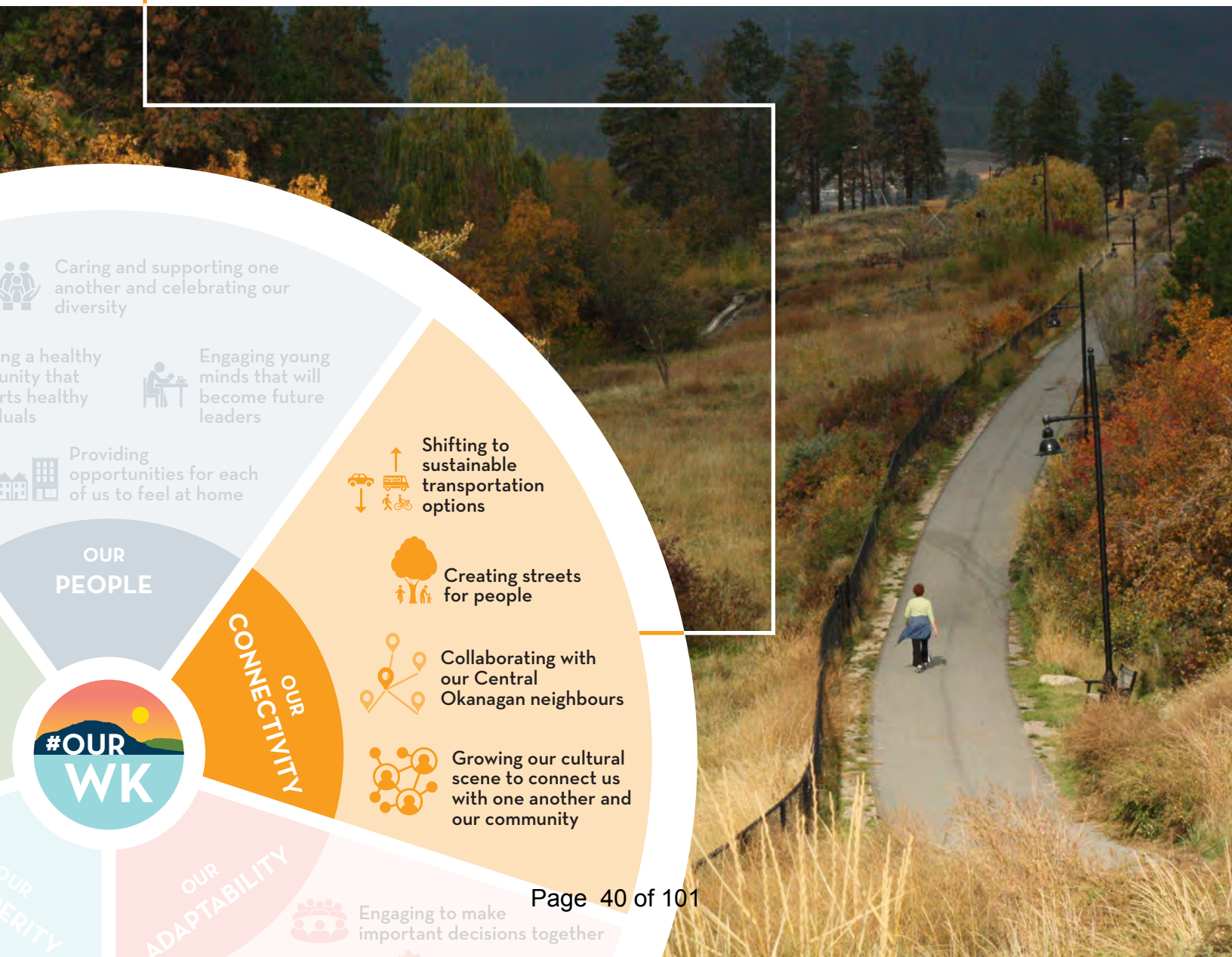


# OUR CONNECTIVITY

“

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



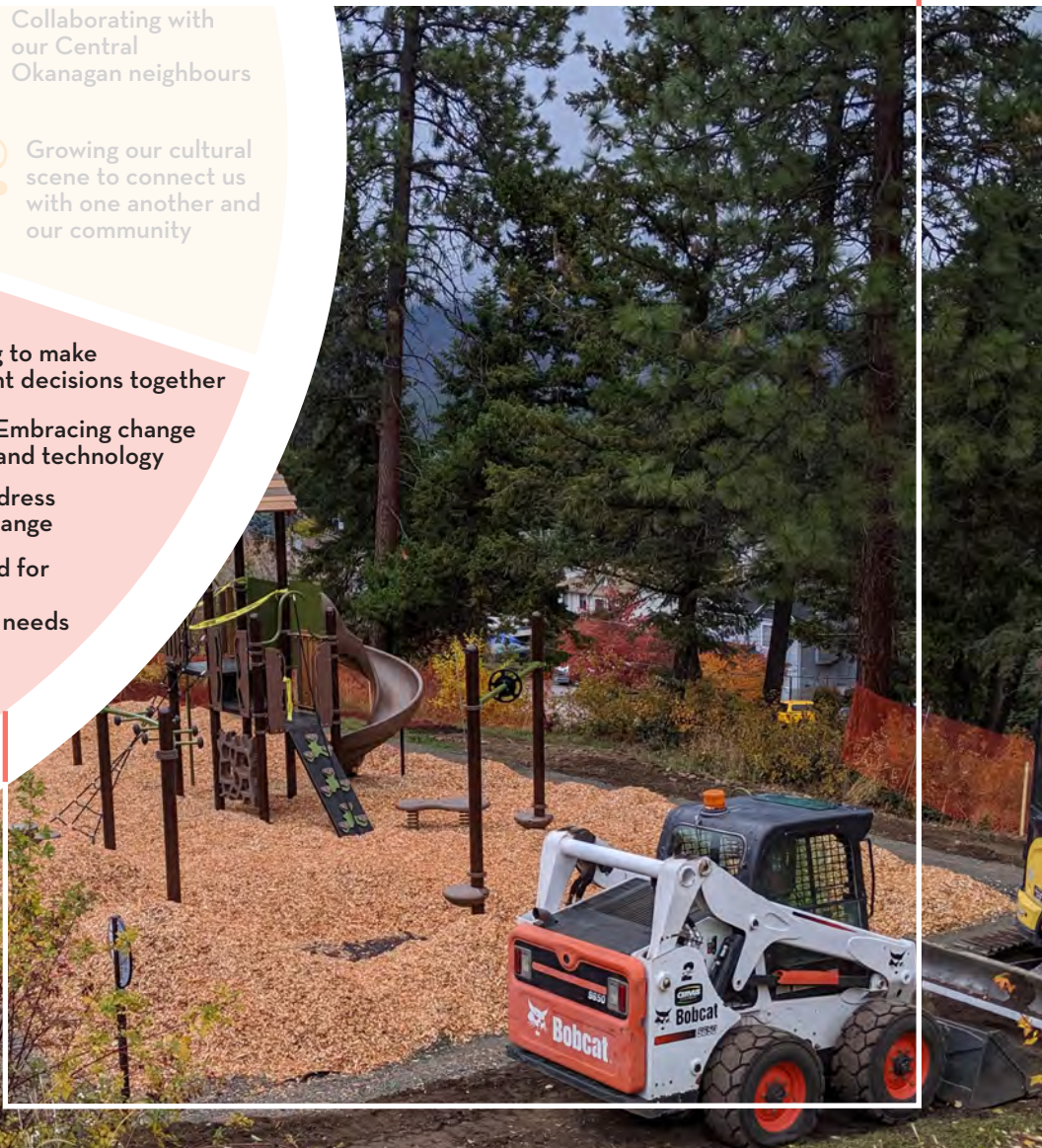
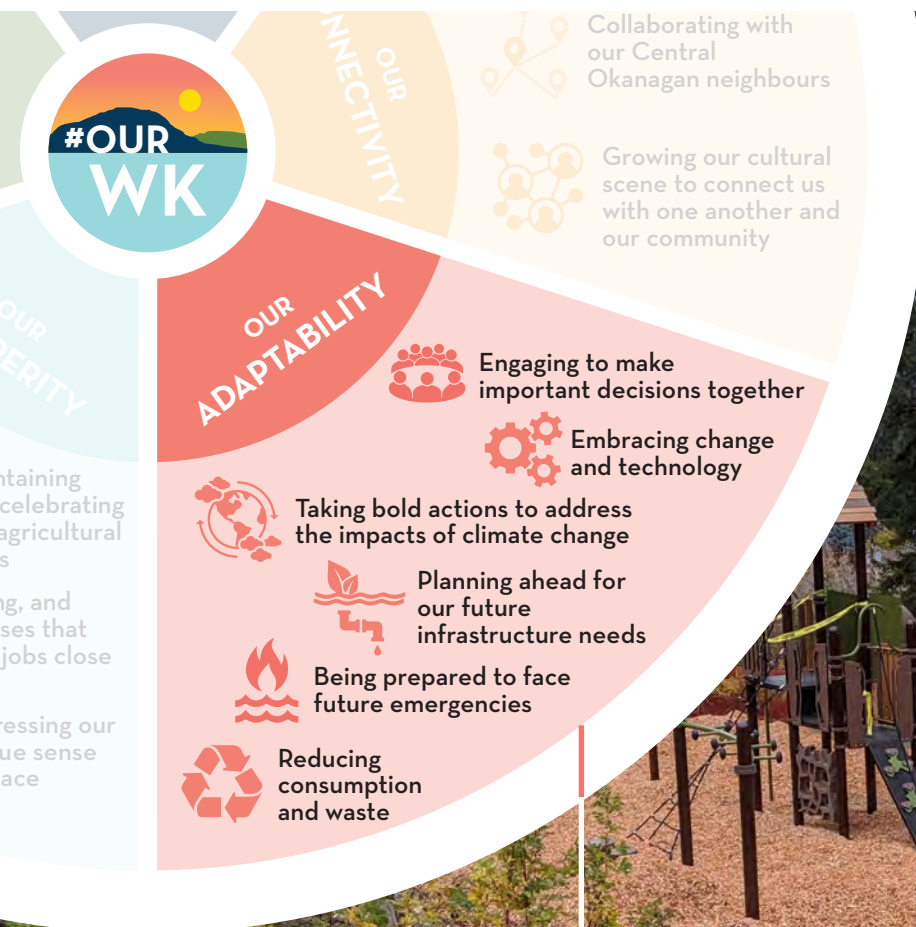


# OUR ADAPTABILITY

“

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:

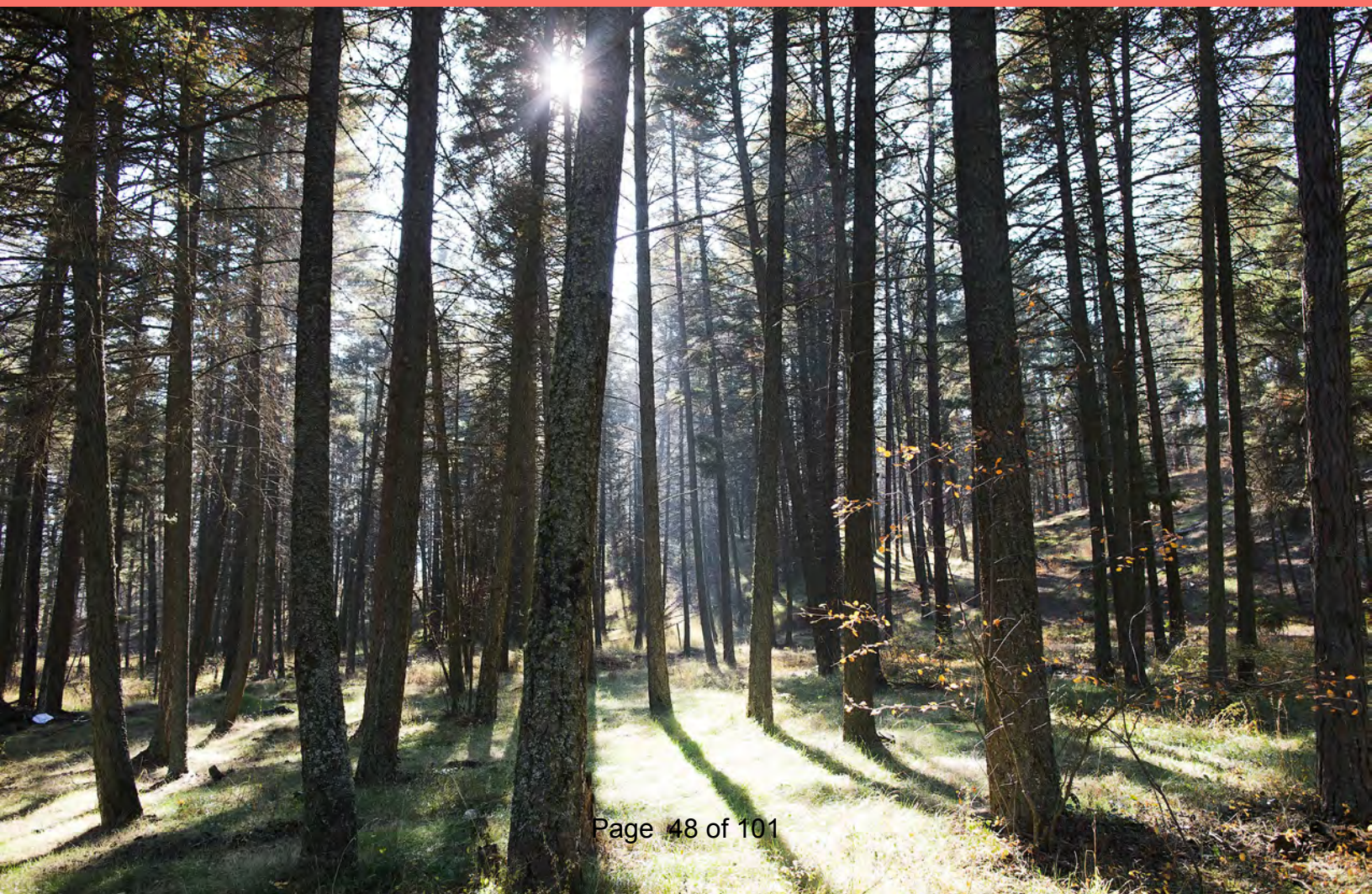
- ▶ Excellent waste diversion programs including public composting and enhanced recycling that make it easier for people and businesses to participate in reducing their waste
- ▶ Increased understanding about the value of waste reduction and what can be done at the individual or organizational level 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





“

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

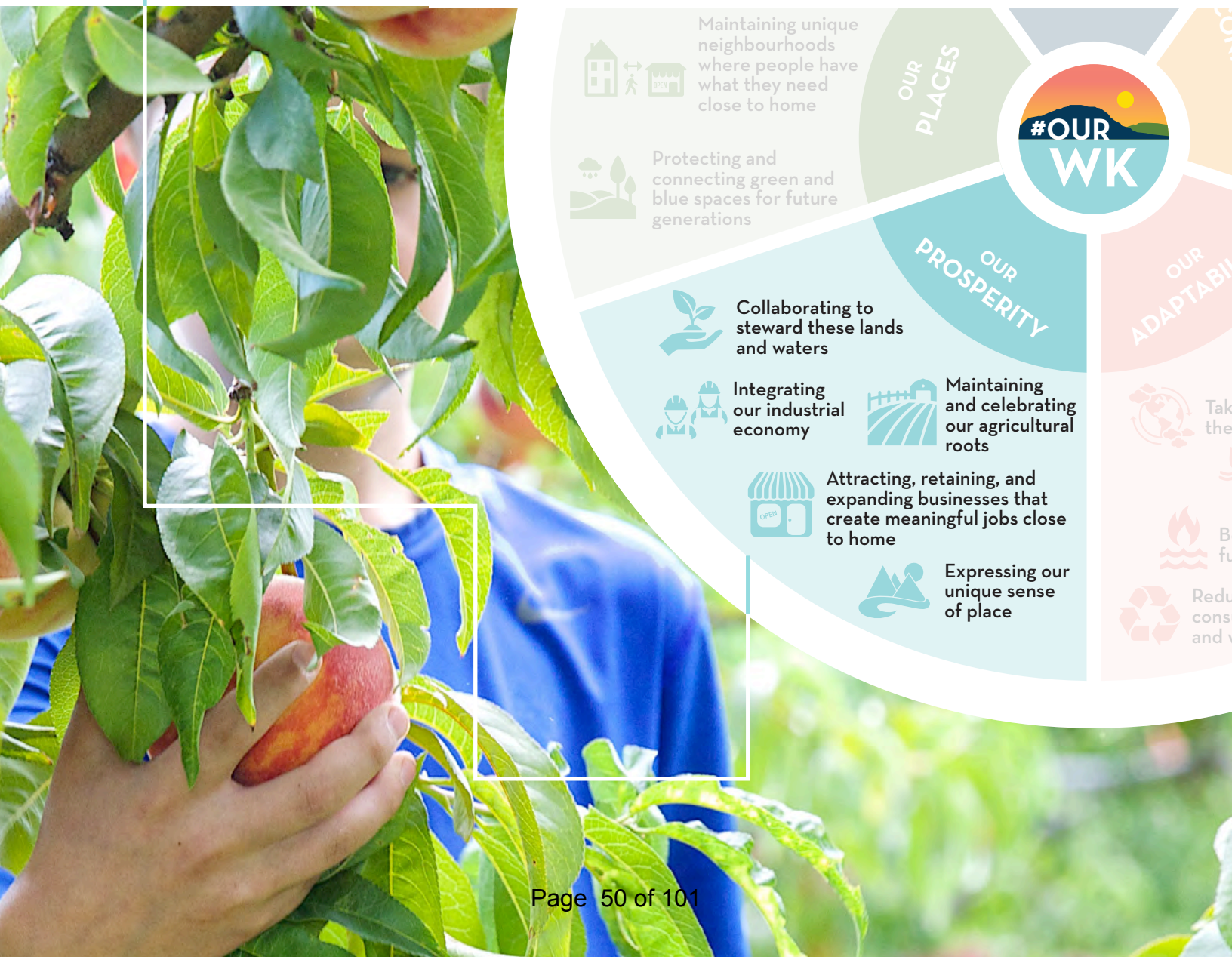




# OUR PROSPERITY

“ 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

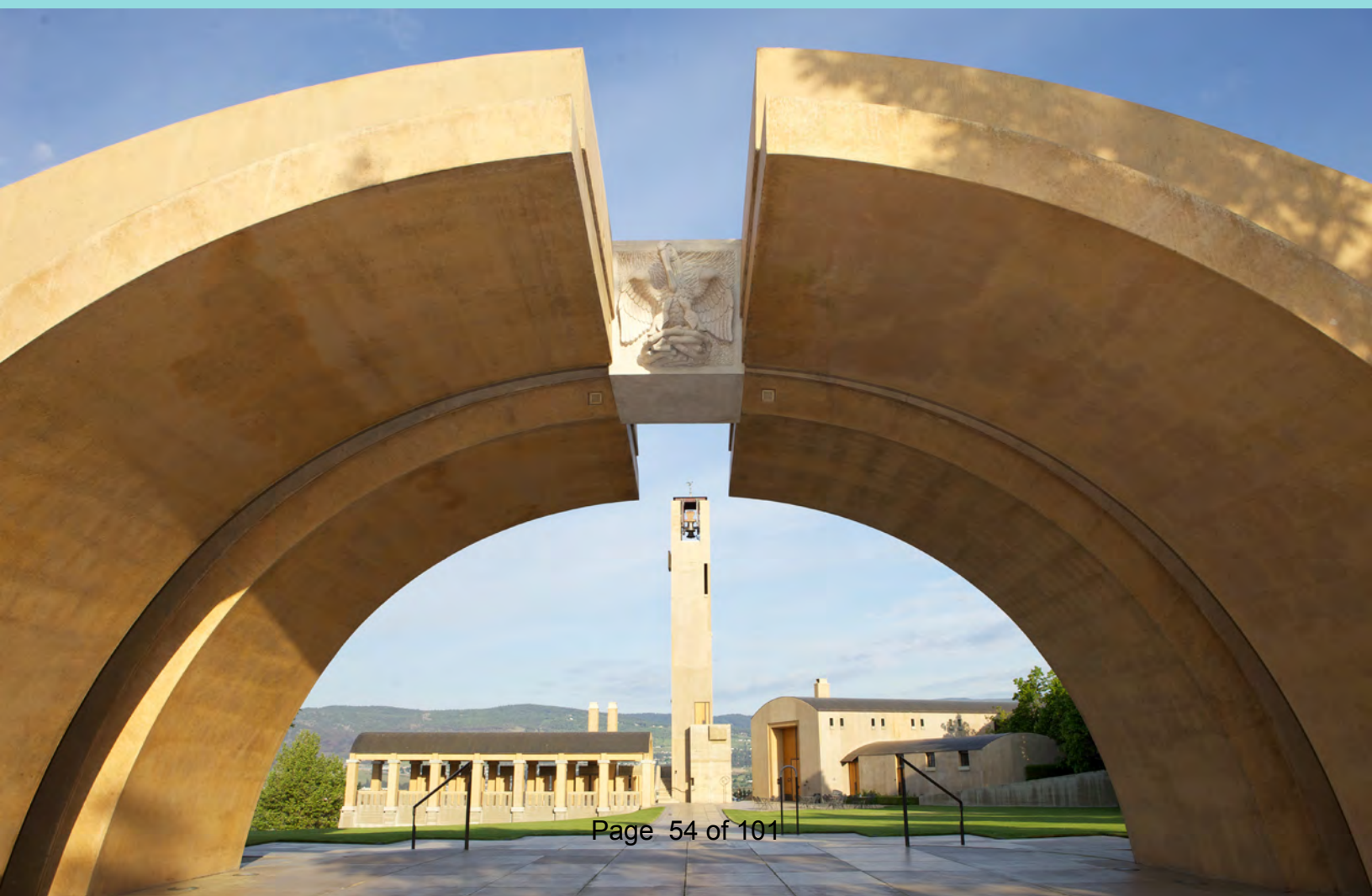




# SIGNS OF SUCCESS

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

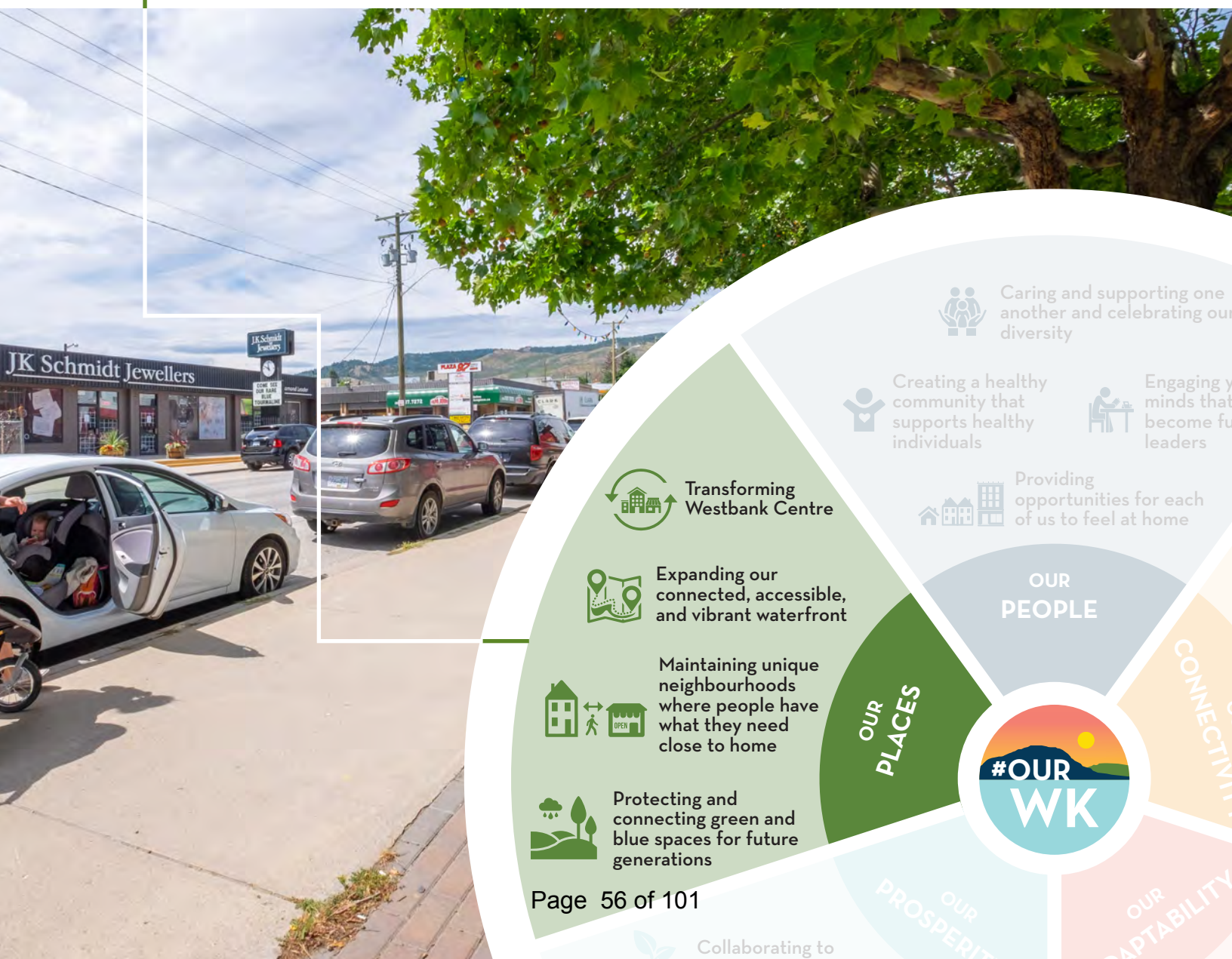




# OUR PLACES

“ 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





## 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, viewscales, 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](http://ourwk.ca)



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: May 17, 2020

From: Hailey Rilkoff, Planner II

File No: Z 20-11

Subject: **Z 20-11, Zoning Amendment, 2416 Saddleback Way**

### BACKGROUND

This application proposes to amend the zoning designation for the subject property to allow a Congregate Housing use in an Apartment building form. Congregate Housing allows for residential developments with additional supportive services including meal preparation, laundry, transportation, care or cleaning. The property is within the Low Density Multiple Family Residential (R3) Zone, with a site specific text amendment to permit Apartments. This application would add another site specific text amendment to permit Congregate Housing as a principal use.

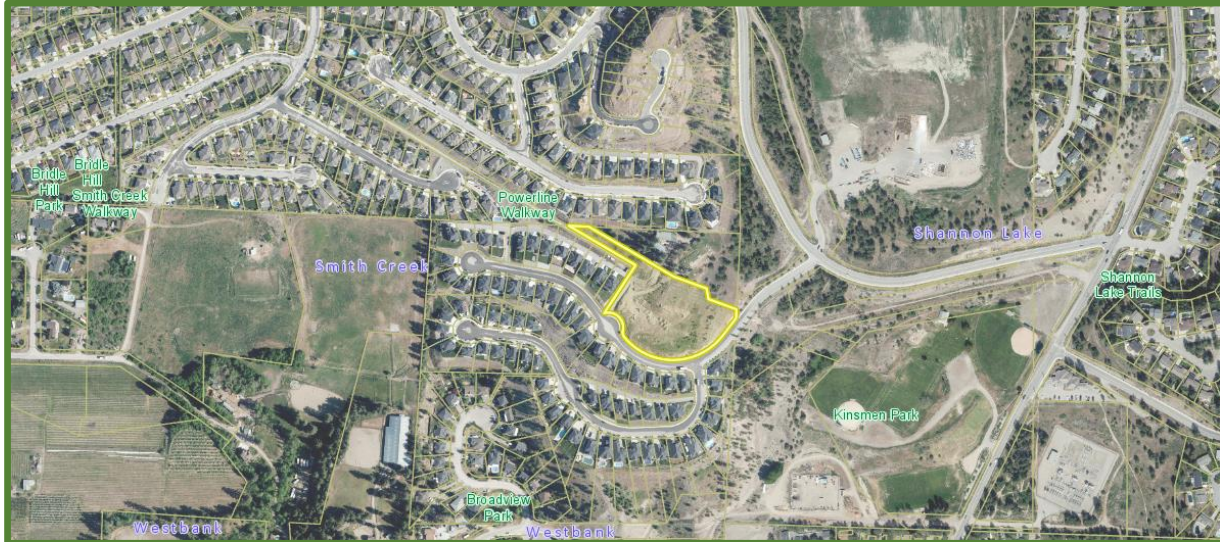
PROPERTY DETAILS			
<b>Address</b>	2416 Saddleback Way		
<b>PID</b>	027-817-750		
<b>Folio</b>	36413300.063		
<b>Lot Size</b>	3.583 Acres (14,499.9 m2)		
<b>Owner</b>	1215975 B.C. LTD., INC.NO. BC1215975	<b>Agent</b>	Keith Funk, New Town Architecture & Engineering Ltd.
<b>Current Zoning</b>	R3 - Low Density Multiple Residential RC3 - Compact Single Detached Residential Site Specific Zoning permits Apartments on this property	<b>Proposed Zoning</b>	Site Specific Text Amendment to permit Congregate Housing
<b>Current OCP</b>	LDMF - Low Density Multiple Family SFR - Single Family Residential	<b>Proposed OCP</b>	-
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Congregate Housing
<b>Development Permit Areas</b>	Hillside, Terrestrial		
<b>Hazards</b>	None		
<b>Agricultural Land Reserve</b>	N/A		



## ADJACENT ZONING & LAND USES

<b>North</b>	<b>^</b>	RC3 - Compact Single Detached Residential
<b>East</b>	<b>&gt;</b>	RU5 - Rural Resource Zone; P1 - Parks and Open Space
<b>West</b>	<b>&lt;</b>	RC3 - Compact Single Detached Residential
<b>South</b>	<b>v</b>	RC3 - Compact Single Detached Residential

## NEIGHBOURHOOD MAP



## PROPERTY MAP



## History

### *Subject Property*

The subject property is just over 3.5 acres (~14,500 m<sup>2</sup>), located on Saddleback Way. The subject property is located in the Smith Creek neighbourhood and is predominantly

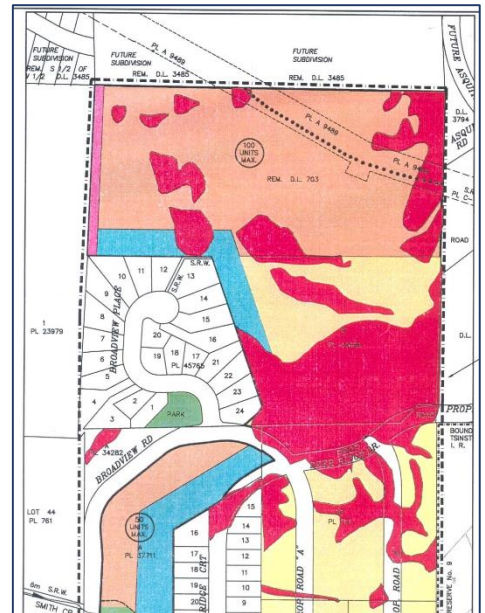
zoned R3 - Low Density Multiple Family. A small panhandle portion of the property is zoned RC3 - Compact Single Detached Residential.

The property is vacant and has a BC Hydro primary transmission line running across the northern portion of the property. The subject property is located near the Westside Residential Waste Disposal and Recycling Centre on Asquith Road.

### *Zoning History*

The subject property was a part of the Broadview Neighbourhood Plan which envisioned Low Density multiple family development on the site, although did not specify the type. The Broadview Neighbourhood Plan guided development in the area was incorporated into the City's OCP, along with a number of older neighbourhood plans. Initially a restriction to 100 units for the entire District Lot 703 (of which this property was a part of) was proposed.

The property was rezoned in 2004 from RU2 (Rural 2) to R3A (Multiple Housing - Low Density) under Bylaw No. 871 as part of a more comprehensive Zoning Application. At this time it was noted that R3A Development would require consideration of form & character, access and parking at future DP.



**Figure 1 - Broadview Neighbourhood Plan**

The R3A Zone permitted Apartments with a maximum density of 30 units/ ha (as the site is 1.44 ha this would have allowed for approximately 43 units). In 2014 when Zoning Bylaw No. 0154 was adopted, this property was zoned R3 which does not permit Apartments. After adoption, Council reconsidered a number of similar properties which previously were zoned R3A under Bylaw No. 871, which did permit Apartments. Council adopted a site specific text amendment for six R3 Zoned properties to permit Apartments, of which this property was one.

Part of the rationale for retaining the apartment use on this property was that the site was located at an entrance to a neighbourhood (vs. embedded within a neighbourhood). While the site fronts a Local road (Saddleback Way), it's close to an Urban Collector road (approximately 120m from Asquith Road).

### Proposal

This application is proposing a 107 unit seniors housing development. A Proposal Summary is attached which outlines the development concept, form & character, site planning and other project considerations. The proposal identifies the difference between traditional residential housing and the proposed Congregate Housing use, which offers a 'residential hotel' setting including in-house services, independent living units, outdoor space, and recreation and hobby facilities.





## DISCUSSION

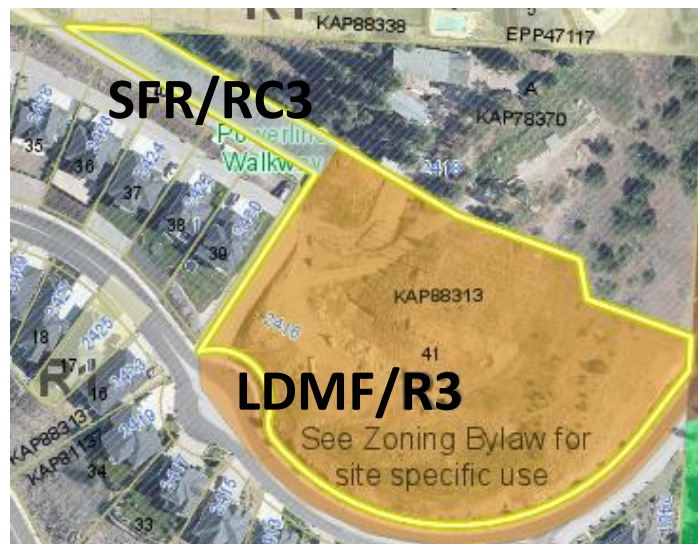
### Policy and Bylaw Review

#### *Official Community Plan Bylaw No. 0100*

The property is within the City's *Neighbourhood* Growth Management Designation. This designation anticipates low and medium density residential areas, ground oriented residential, slower traffic movement, and a system of safe bicycle & pedestrian pathways. The purposes of this designation include:

- Protect & enhance local housing stock & existing neighbourhood character
- Provide opportunities for localized housing diversity at appropriate locations
- Work towards compact, complete communities that reduce vehicle trips, GHG emissions & foster a healthy, involved community

The majority of the property is within the City's *LMFD – Low Density Multiple Family* future Land Use Designation which permits semi-detached and attached townhouse building forms. The purpose of this designation is to provide a broader range of housing opportunities in areas service by transit and in walking distance to community amenities, shops and services, while acknowledging the adjacent land use.



**Figure 2 - Future Land Use Designations/Zoning**

The property is within the City's Multiple Family & Intensive Residential, Hillside, and Sensitive Terrestrial Ecosystem Development Permit Areas (DPA). The proposal is exempt from a Terrestrial Development Permit (DP) as it meets the City's exemption criteria.

If the Rezoning Application is successful, a Development Permit addressing the Multiple Family & Intensive Residential and Hillside Development Permit Area Guidelines will be considered by Council.



### *Zoning Bylaw No. 0154*

The majority of the subject property is Zoned R3 – Low Density Multiple Residential Zone with a site specific text amendment which permits Apartments as an additional principal use. A small portion of the subject property is zoned RC3 – Single Detached Compact Residential Zone.

Congregate Housing is not a principal use in the R3 Zone. Congregate Housing is only permitted within the R5 (Westbank Centre Multiple Residential), C1 (Urban Centre Commercial, and P2 (Institutional and Assembly) zones. While the R3 Zone does permit the similar use of Care Facility, Major, this use is only permitted in duplex or townhouse forms and would be required to be licenced under the *Community Care and Assisted Living Act*. Congregate Housing is defined as:

*a multiple residential building or group of buildings in which residents may receive supportive services including meal preparation, laundry, transportation, counseling, medical care or room cleaning.*

While the zone does permit the similar use of Care Facility, Major, this use is only permitted in duplex or townhouse forms and would be required to be licenced under the *Community Care and Assisted Living Act*. The proposed development would not be a licenced facility under this act, and due to the added services in addition to the housing form, it was identified that Congregate Housing was the appropriate use classification, and that a Zoning Amendment would be required.

The applicants have identified that a height variance is also required. The R3 Zone has a maximum building height of 3 storeys or 9.0 m. The development proposed a stepped series of building blocks, with an overall height of up to 4 storeys or 12.98 m. A comprehensive Zoning review will be conducted to confirm that no additional variances are required through the Development Permit review process.

### Technical Review

#### *Traffic*

A Traffic Impact Assessment (TIA) was submitted which indicated there would be little negative impact to the local neighbourhood from a transportation perspective from this project. Planned improvements to Shannon Lake Road were identified, such as adding sidewalks and bike lanes, which will help improve active modes in the area.

Review of the TIA and proposed development by the City's Transportation Consultant identified that a northbound left-turn lane is warranted for Shannon Lake Road to Asquith Road, with an increase in traffic at this intersection of approximately 7%. Therefore, it is recommended that the development contribute 7% of the cost for the northbound Shannon Lake Road left turn lane.

### *Transit*

BC Transit and the City's Transportation Consultant recommend upgrades to the transit stop on Asquith Road. The existing stop does not meet BC Transit's standards of a safe and accessible bus stop. Construction of a concrete landing, sidewalk connection and lit crosswalk are recommended.



**Figure 3 - Connect Northbound Bus Stop with Sidewalk and Letdowns to Saddleback Way**

### *Servicing*

The Functional Servicing Report submitted concluded that the property can be serviced by the existing service mains. Additional frontage improvements are not anticipated for Saddleback Way.

## **KEY CONSIDERATIONS**

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

- Council permitted the apartment use on this property through a site specific text amendment due to the changes from Zoning Bylaw No. 871 to No. 0154.
- This site still retained the Low Density Multiple Family future Land Use Designation.
- The current zones that permit Congregate Housing envision this use to be close to services and amenities located in an urban centre or neighbourhood centre.

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

Respectfully submitted,

*Hailey Rilkoff*

Hailey Rilkoff, Planner II

Powerpoint: Yes ☒ No ☐

### Attachments:

1. Applicant's Proposal Summary
2. Zoning Bylaw Excerpts (Congregate Housing)
3. Zoning Map

SADDLEBACK WAY

## CONGREGATE HOUSING PROPOSAL

2416 Saddleback Way

## SITE DESCRIPTION

This R3 zoned property fronts on the completed Saddleback Way and includes a BC Hydro primary transmission line that feeds power to West Kelowna. The transmission right of way occupies the western third of the title. This proposal avoids the transmission right-of-way (ROW) and focuses the development on the lower bench facing Saddleback way. An access easement exists along the south side of the property provides access to existing development to the west and south.

The property outside of the ROW was initially used for rock extraction and has been reshaped from its natural condition. The disturbance caused by the extraction has removed much of the natural vegetation on the site.

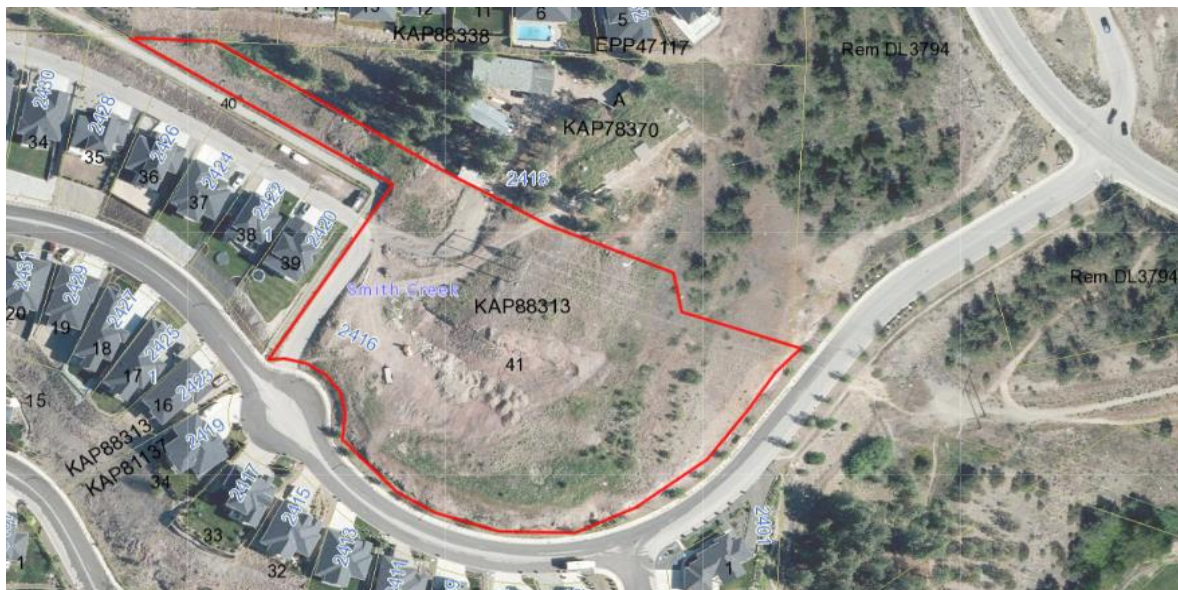


Figure 1 - 2416 Saddleback Way Aerial Context

## PERMITTED USES

This parcel has R3 land use zoning with the special provision for 3 storey apartment development form. The proposed use of the site is to permit congregate housing for seniors. The present R3 zone permits Care Facility use defined as a licensed facility under the Community Care & Assisted Living Act. This form is limited to governmental licensed and often publicly funded facilities. The proposal is to create a private care facility not engaging the governmental license. The required use for this approach is Congregate Housing. Therefore, this application also includes a text amendment application to add Congregate Housing as a permitted use, for this property only.



## INTRODUCING THE WILLISTON



Congregate housing is a residential form that offers seniors the opportunity to share in a community of like-minded individuals within a similar stage of their lives. The residents are offered a 'residential hotel' setting with options for meals, house keeping and laundry services. Each home is fully independent with a kitchen, laundry, sleeping and entertainment space along with ample outdoor terraces or balconies. Recreation and hobby facilities are supplemented with a bistro, dining room, lounges, assembly room and fitness facilities.

## FORM & CHARACTER

The building is formed in five slope-adaptive adjoining blocks that step along the frontage of Saddleback Way. The contemporary style is tempered by reference to traditional architecture details including post and rail balconies, board and batten siding and cornices. The central feature hosts the dining and other common facilities with a dramatic trellis and integrated terraces.



Figure 2 – 2416 Saddleback Way - Frontage View

The site development shields the required parking from public view within a 2-level parkade situated along the BC Hydro right-of-way. Access is off the existing easement on the south side to an internal driveway that leads to the principle entry and porte-cochere. A secondary pedestrian access central to the structure fronts onto Saddleback Way. Stepped retaining or rock cut excavation will occur as needed on the northern end of the Saddleback Way frontage and at the secondary entry.



Figure 3 – View of Block 1 from Saddleback Way

The back to front step reduces site disturbance but also results in a zoning variance when compared to the overall height and number of storeys yet each half of the split complies with the zone limitations. However, the overall frontage and internal building height exposure is consistent with the 3 storey building height intent of the zone. From the pedestrian realm, the building will appear to be 3 storeys.



Figure 4 – Typical Residential Block Cross Section

The visual exposure of the structure presents a 3 storey façade to the public on Saddleback Way consistent with the intent of RM3 zoning.



Figure 5 – Typical Residential Block Front Façade

The typical residential block is host to homes fronting on Saddleback Way and the internal gardens, parking structure and natural hillside. The lower two storeys are finished with horizontal siding with corner boards and trim while the upper floor is white board and batten siding with a trellis to shade the balcony. The rooftop features planting beds, tree enclosures and shared or private terraces.

#### SITE PLANNING



Figure 6 – Aerial of Site Development







The BC Hydro 60m wide Right-of-Way will remain undisturbed and will sustain the natural ecology. The interface between the ROW and Saddleback Way is a sloped bench that invites the Congregate Housing development to step along the declining slope in 5 terraced and interconnected blocks. The massing is further subdivided with inset balconies, block embrasures and varied cornice detailing.



Figure 7 – Site Development Plan

## CONGREGATE HOUSING NEED

Paul Marsh of CBRE Marketing in Toronto analyzed the need for congregate housing in West Kelowna and identified a present deficit of 340 senior's housing apartments. The Williston is offering West Kelowna 107 new seniors' congregate housing opportunities to help offset this shortfall.

## ZONING VARIANCE



Figure 8 – Typical Cross-Section

To minimize the site disturbance, the Williston has an architecture that sits 'lightly' on the site. The stepping front to back and right to left has developed a built form that appears to be within the bylaw limitation of 3 storeys but is 4 storeys when considering the cross-section of the stepped construction. Furthermore, the 9.0m height is varied to allow for 9' floor-to-ceiling clearance in the homes and a highly insulated attic for the BCBC Step Code requirement.

## MOBILITY & PARKING

The parking for residents, visitors and staff is within a two level parkade nested against the BC Hydro ROW. The independent structure is supplemented by three loading bays sufficient to meet the bylaw requirements.

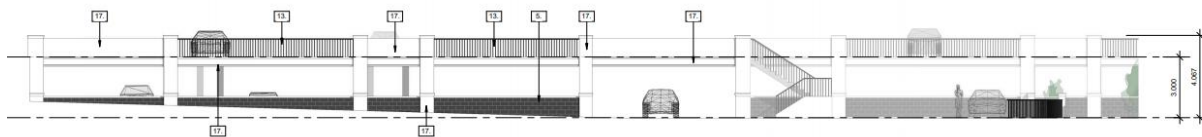


Figure 9 – Parkade Façade

## PEDESTRIAN MOBILITY

Pedestrian mobility is comfortably considered with internal sidewalks, courtyards, and gardens for passive relaxation.



Figure 10 – Pedestrian Mobility



## THE AMENITY CORE

Central to the five blocks is the amenity core on the middle floor with arrival entry, grand dining hall, tuck shop and lounge with the main kitchen and outdoor dining terraces. Above this level is a bistro and bar with open views to the entry and dining floor. Below the dining floor is the assembly room, craft room, fitness centre and wood shop with a secondary access to Saddleback Way. The assembly room is a programmable space for church services, yoga or other public or semi-public gatherings.



Figure 11 – Amenity Core Façade

## CONCLUSION

The Williston is a development to serve the great needs of West Kelowna's older residents. This facility will offer an option for folks from the neighbourhood to 'age-in-place' among friends and a setting familiar to locals. The development is designed as a high quality structure with the use of premium materials and a comfortable residential styling. Adding 'Congregate Housing' to the land use for this location only refines the intent for a Care Facility to permit identical service outside of the limiting licensing maximums to provide a higher than average quality of home and facility.



## 2.8 DEFINITIONS

.1 In this Bylaw:

- (a) Words or phrases defined in the *Interpretation Act*, the *Community Charter*, the *Local Government Act* or this Part shall be interpreted with those definitions, and words and phrases defined in this Part and one of those statutes shall be interpreted in accordance with this Part.
- (b) all other words or phrases shall have their ordinary or common meaning.

**ACCESSORY USE, BUILDING OR STRUCTURE** means a use, building or structure that is subordinate, customarily incidental and exclusively devoted to a principal use, building or structure on the same parcel as the accessory use, building or structure, or, in the case of common property in a strata plan, a principal use, building or structure on a strata lot within the same strata plan.

**ADULT ENTERTAINMENT STORE** means premises used for the principal sale of adult motion pictures or other objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the *Motion Picture Act* and Motion Picture Act Regulations.

**AGRICULTURAL MARKET** means premises used for the sale to the general public of farm products, processed farm products and the accessory sale of crafts.

**AGRICULTURAL UNIT** means an equivalent live farm animal weight corresponding to 455 kilograms (1003 pounds) of livestock, poultry or farmed game, or any combination equaling this weight.

**AGRICULTURE, GENERAL** means premises used for the husbandry of plants or livestock or for apiculture and may include the storage or repair of farm machinery and implements used on the farm on which the storage or repair is taking place.

**AGRICULTURE, INTENSIVE** means the use of land, buildings and structures for:

- The confinement of poultry, livestock or fur bearing animals, where more than 10 agricultural units are located within a confined livestock area, building or structure.
- The growing of mushrooms, where composting is a part of the operation.

**AGRI TOURISM** means a tourist activity, service or facility secondary to the agricultural use of land that is classified as a farm under the *Assessment Act*.

**AMENITY SPACE** means an outdoor or indoor area designed and provided for use by all residents of a residential development for cultural, social or recreational activities where a minimum of 25% of the required space is provided at grade. Parking areas, driveways, and decks and patios intended for individual dwelling units, service areas, storage areas and areas within the required minimum siting distances from a front, interior side or exterior side parcel boundary do not constitute amenity space.

**APARTMENT** means a building or group of buildings, each containing 3 or more dwellings where each dwelling has its principal access from an at-grade entrance common to all dwellings. Where permitted in a Commercial Zone, a building containing fewer than 3 dwellings is an apartment provided that it complies with the rest of this definition.

**BREWERY, DISTILLERY OR MEADERY** means a building or group of buildings used for the brewing or distilling of beverages or products with alcohol content exceeding 1% by volume, and may include accessory sales and customer seating areas.

Schedule A

**BUILDING** means a structure wholly or partly covered by a roof or roofs supported by walls or columns which is permanently affixed to the land and is intended for supporting or sheltering any use or occupancy.

**BULK FUEL DEPOT** means premises used for the sale, including key lock retail sale, and distribution of bulk fuel to commercial vehicles where all bulk fuel products other than propane are stored below ground level.

**CABARET, BAR OR LOUNGE** means premises with a seating capacity of up to 350 seats used primarily for the sale of liquor for consumption on the premises, and may include the sale of food and incidental sales of liquor for consumption off the premises.

**CARE FACILITY, MAJOR** means a use licensed as required under the *Community Care and Assisted Living Act*, intended to provide care, educational services, or supervision for children or adults and may include limited overnight accommodation for shift workers.

**CARE FACILITY, MINOR** means a use of an occupied single detached dwelling, manufactured home or duplex licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services or supervision for children or adults and may include limited overnight accommodation for shift workers.

**CARETAKER UNIT** means a dwelling unit intended to provide on-site accommodation for an occupant that provides maintenance or security services or is employed on the parcel on which the caretaker unit is located.

**CARRIAGE HOUSE** means a detached building containing a secondary dwelling, which may also contain one or more off street parking spaces required by this bylaw for the single detached dwelling on the same parcel or for the carriage house.

**CHEQUE CASHING/PAY DAY LOAN ESTABLISHMENT** means a business, other than a bank or credit union, which cashes cheques in exchange for a fee or percentage of the cheque's face value, or offers loans or advances in contemplation of the customer's receipt of a future wage or paycheck.

Bylaw No.  
154.14

Bylaw No.  
154.64

**CANNABIS** means any part of the cannabis plant including its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch; fiber derived from such stalks; or the roots of a cannabis plant

Bylaw No.  
154.64

**CANNABIS PRODUCTION** means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of cannabis, but does not include the retail sale of cannabis.

**CANNABIS PRODUCTION FACILITY** means premises used for cannabis production, including premises used for cannabis production by a licensed producer under Part 1 of the Federal Regulations and premises used for cannabis production by one or more persons under one or more registrations under Part 2 of the Federal Regulations, but not including residential premises used for the production, processing or storage of cannabis for the medicinal use of a resident of the premises under a registration under Part 2 of the Federal Regulations.

Bylaw No.  
154.64

Bylaw No.  
154.46

**CANNABIS SALES FACILITY** means premises used for the retail sale of cannabis, and includes premises used for the service of providing referrals or facilitating access to cannabis not physically sold on the premises, but does not include sales by a pharmacist at a full-service pharmacy licensed under the *Pharmacy Operations and Drug Scheduling Act* or distribution by a licensed producer under Part 1 of the Federal Regulations.

Bylaw No.  
154.64



**COMMERCIAL SCHOOL** means premises used for commercial training, instruction, or certification in a specific trade, skill or service. Typical uses include secretarial, business, hairdressing, information technology, beauty, culture, and music schools.

**COMMERCIAL STORAGE** means premises providing indoor or outdoor space available for rent for the purpose of storing non-hazardous goods.

**COMMERCIAL VEHICLE** means

- a motor vehicle having permanently attached to it a truck or delivery body;
- an ambulance, fire apparatus, hearse, bus, tow car, road building machine, taxi or tractor; or
- any commercial vehicle of a type specified by regulation of the Lieutenant Governor in Council under the *Commercial Transport Act*.

**COMMUNITY OR ASSEMBLY HALL** means a building, or part of a building, used for the gathering together of groups of persons for a specific function. Typical uses include meetings for civic, educational, political, religious, recreational and social purposes.

**COMMUNITY GARDEN** means land which is gardened collectively or divided into individual plots and which is used by members of the public for demonstration gardening, instructional programming and the production of plants and produce for personal consumption.

**COMMUNITY SEWER SYSTEM** means a sanitary sewer collection and disposal system.

**COMMUNITY WATER SYSTEM** means a system of waterworks that provides potable water to more than 1 parcel.

**CONFINED LIVESTOCK AREA** means an outdoor area where livestock, poultry, or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas but does not include a seasonal grazing area.

**CONGREGATE HOUSING** means a multiple residential building or group of buildings in which residents may receive supportive services including meal preparation, laundry, transportation, counseling, medical care or room cleaning.

**CONTRACTOR SERVICES** means premises used for the provision of contractor services which typically includes: road construction, landscaping, concrete, electrical, heating and cooling, plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.

**DETENTION POND** means a water body, either constructed or naturally occurring, used to temporarily store storm water run-off or snow-melt for later use or release into a drainage system.

**DUPLEX** means a building designed and constructed exclusively to accommodate 2 separate dwellings sharing a party wall.

**DWELLING** means 1 or more rooms which constitute a self-contained unit used or intended to be used by 1 household for living and sleeping purposes and includes only 1 kitchen and at least 1 bathroom.

**EDUCATION FACILITY** means premises used for education or training purposes, and may include administration offices and dormitories to house students. Typical uses include elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools.

## 10.9. LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

### .1 Purpose

To accommodate multiple residential in low density housing form.

### .2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

Bylaw No.  
154.11

- (a) On Lots 1-16, District Lot 2045, ODYD, Strata Plan KAS1884: single detached dwellings

Bylaw No.  
154.11

- (b) On Lots 1-73, District Lot 5070, ODYD, Strata Plan KAS2583: single detached dwellings and apartments.

Bylaw No.  
154.11

#### (c) Apartments on:

- (i) Lot A, District Lot 2602, ODYD, Plan KAP92694;
- (ii) Lot 41, District Lot 703, ODYD, Plan KAP88313;
- (iii) District Lot 2602, ODYD, Plan KAP83141, Except Strata Plan KAS3683, and District Lot 2602, ODYD, Strata Plan KAS3683;
- (iv) Lots 1-14, District Lot 2602, ODYD, Plan KAS3023;
- (v) Lots 1-142, District Lot 2601, ODYD, Strata Plan KAS3485;
- (vi) Lot 1, District Lot 434 and District Lot 2045, ODYD, Plan 36364; and
- (vii) the R3-zoned portion of Lot C, District Lot 2045, ODYD, Plan KAP60462; and
- (viii) Lot A, DL 2602, ODYD, Plan KAP80333

Bylaw No.  
154.22

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> )
(b)	Minimum usable parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures

SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
OUTDOOR AMENITY SPACE		
(h)	Minimum outdoor amenity space per unit	25 m <sup>2</sup> (269.1 ft <sup>2</sup> )

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.9.5(a), 10.9.5(b) and 10.8.9(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.9.5(g).3 shall not apply.

### (b) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

Bylaw No.  
154.06

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



## 10.11.WESTBANK CENTRE MULTIPLE RESIDENTIAL ZONE (R5)

### .1 Purpose

To accommodate multiple residential in Westbank Centre.

### .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in townhouse or apartment form only
- (c) Congregate housing
- (d) Group home in townhouse or apartment form only
- (e) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures - *Reserved*

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1600 m <sup>2</sup> (17,222.3 ft <sup>2</sup> )
(b)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	With surface parking	1.4 FAR
.2	With non-surface parking	1.8 FAR
(d)	Maximum parcel coverage	60%
(e)	Maximum building height:	15.0 m (49.2 ft) to a maximum of 4 storeys; except it is 5.0 m (16.4 ft) for accessory buildings and structures.  On Lot A, DL 486, ODYD, Plan EPP10728 the maximum height is 22.0 m (72.2 ft) to a maximum of 6 storeys.
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	
i.	Townhouse	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front

ii.	Any built form other than a townhouse	4.5 m (14.8 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	6.0 m (19.7 ft)
.4	Exterior side parcel boundary	
i.	Townhouse	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
ii.	Any built form other than a townhouse	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.0 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less
<b>AMENITY SPACE</b>		
a.	Minimum Amenity Space (per unit)	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m <sup>2</sup> (80.7 ft <sup>2</sup> )
.2	One (1) bedroom dwelling unit	15.0 m <sup>2</sup> (161.5 ft <sup>2</sup> )
.3	More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup> (269.1 ft <sup>2</sup> )
.4	Congregate housing unit	6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) indoor amenity space and 6.0 m <sup>2</sup> (64.6 ft <sup>2</sup> ) outdoor amenity space

## .6 Other Regulations

- (a) Where side-by-side townhouses are subdivided under the *Land Title Act*, Sections 10.11.5(a) and 10.11.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.11.5(f).3 shall not apply.
- (b) Despite Section 10.11.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 1.4 FAR may be increased by 0.4 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 1.8.

## (c) Density bonusing

- .1 Despite Section 10.11.5(c), the maximum density may be increased to 2.2 FAR if the owner of the land pays to the City of West Kelowna, prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.
- .2 Buildings that are being constructed at an FAR in excess of 1.8 in accordance with Section 10.11.6(c) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking.

## (d) In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:

- .1 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of seating area for common dining facilities; and
- .2 160 m<sup>2</sup> (1,722.2 ft<sup>2</sup>) of floor area for common community and assembly hall facilities.

(e) **Siting Regulations for Approved Subdivisions**

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

Bylaw No.  
154.06

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



# PART 11 – COMMERCIAL ZONES

## 11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No.  
154.36

### .1 Purpose

To accommodate a mix of uses with active commercial frontages.

### .2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Cabaret, bar or lounge
- (f) Commercial school
- (g) Community or assembly hall
- (h) Care facility, major
- (i) Congregate housing
- (j) Education facility
- (k) Extended medical treatment facility
- (l) Entertainment facility, indoor
- (m) Fire, police or ambulance service
- (n) Food bank
- (o) Funeral establishment
- (p) Group home
- (q) High technology business
- (r) Hotel
- (s) Library, museum or art gallery
- (t) Live/work unit
- (u) Neighbourhood pub
- (v) Office
- (w) Personal service establishment
- (x) Postal or courier service
- (y) Printing or publishing
- (z) Recreation services, indoor
- (aa) Restaurant
- (bb) Retail, general
- (cc) Temporary shelter service
- (dd) Transportation station
- (ee) Vehicular parking areas or structures
- (ff) Vehicle washing facility
- (gg) Winery or cidery

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

**.4 Site Specific Uses, Buildings and Structures**

- (a) On Lot 2, DL 486, ODYD, Plan 9660: allow the existing accessory building to be occupied as a dwelling.
- (b) On Lot 1, District Lot 5057, ODYD, Plan 41637: despite Section 11.1.6(c), permit apartments to exceed 40% of the Gross Floor Area of the first storey of a building located only at 2301 Carrington Road.
- (c) On Lot 28, DL 486, ODYD, Plan 19995 Except Plan 40663 (#14-2528 Main Street): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.77.
- (d) On Lot A, DL 468, ODYD, Plan KAP84320 (#101-3710 Hoskins Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.78.
- (e) On Lot A, DL 486, ODYD, Plan 36181 (2475 Dobbin Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.85.

Bylaw No.  
154.63

Bylaw No.  
154.77

Bylaw No.  
154.78

Bylaw No.  
154.85

**.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )
(b)	Minimum parcel frontage	5.0 m (16.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	With surface parking	2.35 FAR
.2	With non-surface parking	2.5 FAR
(d)	Maximum parcel coverage	100%
(e)	Maximum building height	15.0 m (49.2 ft) to a maximum of 4 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft), except it is:  0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road;  2.0 m (6.6 ft) for buildings and structures on Brown Road; and  3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular

		access from a highway other than a Provincial Highway.
.2	Rear parcel boundary	0.0 m (0.0 ft)
.3	Interior side parcel boundary	0.0 m (0.0 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft), except it is:  0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road;  2.0 m (6.6 ft) for buildings and structures on Brown Road; and  3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway.
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

## .6 Other Regulations

- (a) Despite Section 11.1.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 2.35 FAR may be increased by 0.15 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 2.5.
- (b) Density bonusing for Westbank Centre Plan Area (As defined in the 2011 Westbank Centre Revitalization Plan)
- .1 Despite Section 11.1.5(c), the maximum density may be increased to 2.8 FAR if the owner of the land pays to the City of West Kelowna prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.



- .2 Buildings that are being constructed at an FAR in excess of 2.5 in accordance with Section 11.1.6(b) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking.
- (c) Apartment and Congregate Housing
  - .1 If apartments or congregate housing units are located on the first storey of a building, no more than 40% of the Gross Floor Area of that storey may be occupied by apartments or congregate housing units and no first storey apartments or congregate housing units shall face parcel boundaries along the following highways:
    - (a) Brown Road
    - (b) Dobbin Road
    - (c) Elliot Road
    - (d) Hoskins Road
    - (e) Main Street
    - (f) Old Okanagan Highway between Main Street and Dobbin Road
    - (g) Hebert Road between Main Street and Dobbin Road

## 13.2. INSTITUTIONAL AND ASSEMBLY ZONE (P2)

### .1 Purpose

To accommodate institutional, administrative and associated uses.

### .2 Principal Uses, Buildings and Structures

- (a) Cemetery
- (b) Community or assembly hall
- (c) Care facility, major
- (d) Congregate housing**
- (e) Education facility
- (f) Extended medical treatment facility
- (g) Fire, police or ambulance service
- (h) Food bank
- (i) Group camp
- (j) Group home
- (k) Library, museum, or art gallery
- (l) Office
- (m) Recreation services, indoor
- (n) Recreation services, outdoor
- (o) Transportation station

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Restaurant
- (c) Retail, general

### .4 Site Specific Uses, Buildings and Structures - *Reserved*

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(b)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum parcel coverage	50%
(d)	Maximum building height	12.0 m (39.4 ft)
SITING REGULATIONS		
(e)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear parcel boundary	3.0 m (9.8 ft)

.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

**.6 Other Regulations - *Reserved***



# CITY OF WEST KELOWNA PLANNING DEPARTMENT



ATTACHMENT: 3 - APC Report

FILE NO.: Z 20-11

## 2416 Saddleback Way - West Kelowna

### Legend

#### Landmarks

- Cemetery
- City Hall
- Community Centre
- Dam
- Fire Hall
- Museum
- RCMP
- School

#### Tax Parcels

#### Site Specific Zoning

#### Zoning Bylaw 0154

- Agricultural Zone (A1)
- Urban Centre Commercial Zone (C1)
- Neighbourhood Commercial Zone (C2)
- Gasoline Service Station Commercial Zone (C3)
- Service Commercial Zone (C4)
- Campground, Cabin and Motel Commercial Zone (C5)
- Tourist and Resort Commercial Zone (C6)

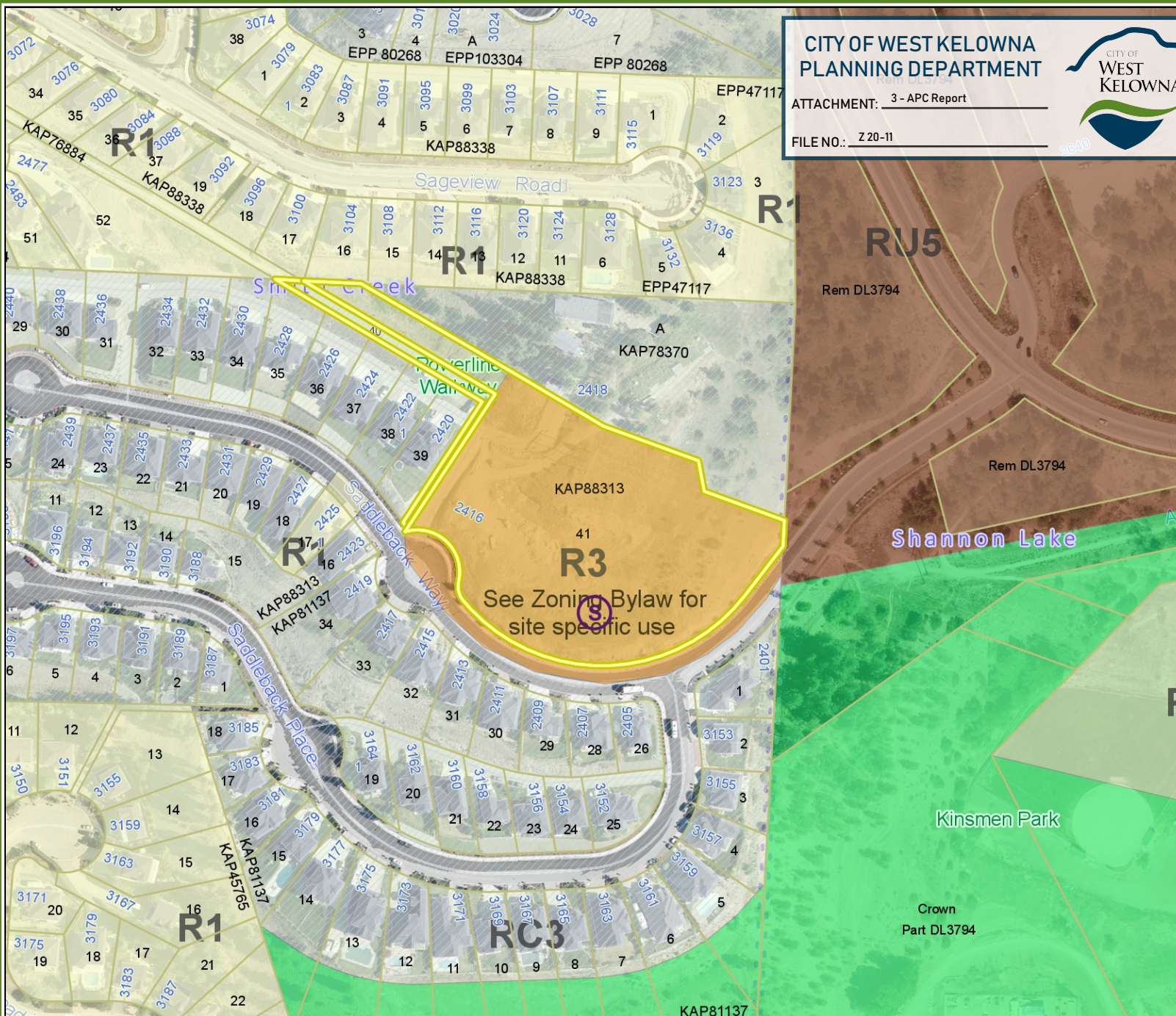
#### Basemap Parcel Type

- Ownership
- Land Strata
- Building Strata
- Common Property
- Crown Land
- Lease
- Park
- Road Right-Of-Way
- Walkway
- Common Access



Scale 1 : 2,500

### Notes



See Zoning Bylaw for  
site specific use

0 64 127 Meters

Map Projection: NAD\_1983\_UTM\_Zone\_11N

© City of West Kelowna

Map Produced on: 2/10/2021 4:36:50 PM



This map has been produced by the City of West Kelowna's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of West Kelowna makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.





## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: February 17, 2021

From: Jayden Riley, Planner II

File No: Z 21-01

Subject: **Z 21-01; Rezoning Application; 2377 Thacker Drive**

### BACKGROUND

This application is proposing to rezone the upper bench portion of the subject property, located at 2377 Thacker Drive, from Rural Residential Large Parcel (RU4) to Single Detached Residential (R1) to accommodate a 10-lot single family subdivision.

An application to rezone the property was submitted previously under File: Z 18-08, and eventually withdrawn. Z 18-08 proposed to rezone the upper portion of the subject property from RU4 to R1, as well as the lower portion of the lands from RU4 to P1 (Parks and Open Space) and RU4 to R1, with access to the lower portion from Casa Grande Drive. The proposal has now been revised and resubmitted under Z 21-01 to limit rezoning to the upper bench only. Other revisions include a modified the R1 area, which has been reduced to exclude the existing single family dwelling (*Attachment 1, Figure 1*).

PROPERTY DETAILS			
<b>Address</b>	2377 Thacker Drive		
<b>PID</b>	010-347-674		
<b>Folio</b>	36413417.000		
<b>Lot Size</b>	65,093 m <sup>2</sup>		
<b>Owner</b>	Lunelli Enterprises Ltd.	<b>Agent</b>	Grant Maddock, Protech Consulting
<b>Current Zoning</b>	Rural Residential Large Parcel (RU4)	<b>Proposed Zoning</b>	Single Detached Residential (R1), Rural Residential Large Parcel (RU4)
<b>Current OCP</b>	Single Family Residential (SFR), Resource Land (RL)	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Single Family Dwelling, Agricultural Worker Dwelling	<b>Proposed Use</b>	Single Family Residential (10-lot subdivision)
<b>Development Permit Areas</b>	Hillside, Terrestrial		
<b>Hazards</b>	Steep Slopes (south portion)		

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**Agricultural Land Reserve**    No

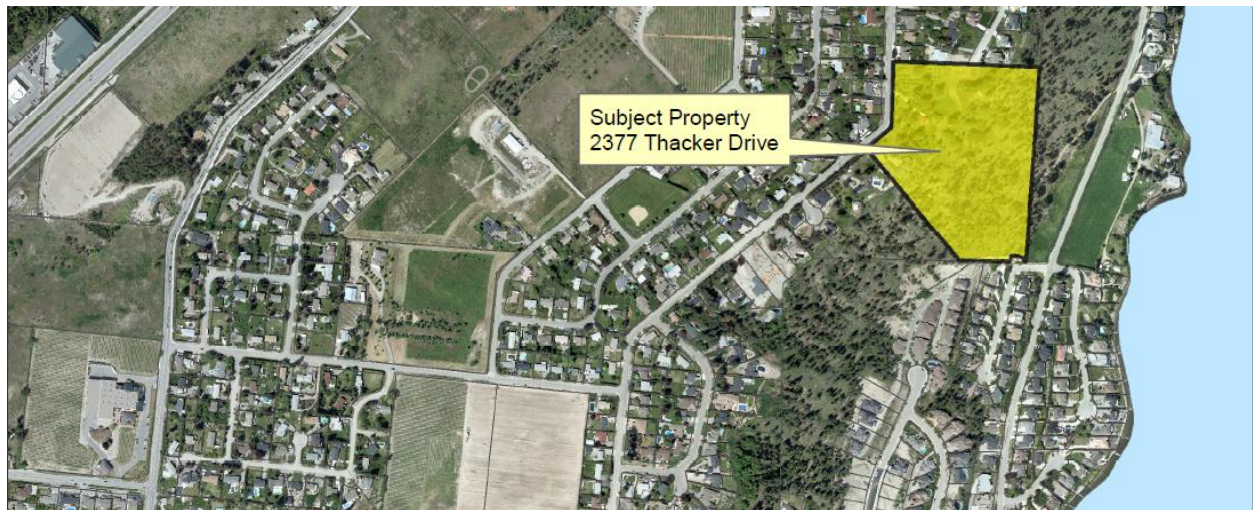
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**ADJACENT ZONING & LAND USES**

<b>North</b>	<b>^</b>	Single Detached Residential (R1)
<b>East</b>	<b>&gt;</b>	Rural Residential Large Parcel (RU4)
<b>West</b>	<b>&lt;</b>	Single Detached Residential (R1)
<b>South</b>	<b>v</b>	Single Detached Residential (R1) Low Density Multiple Residential (R3) Parks and Open Space (P1)

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**NEIGHBOURHOOD MAP**



**PROPERTY MAP**



**DISCUSSION**

Background

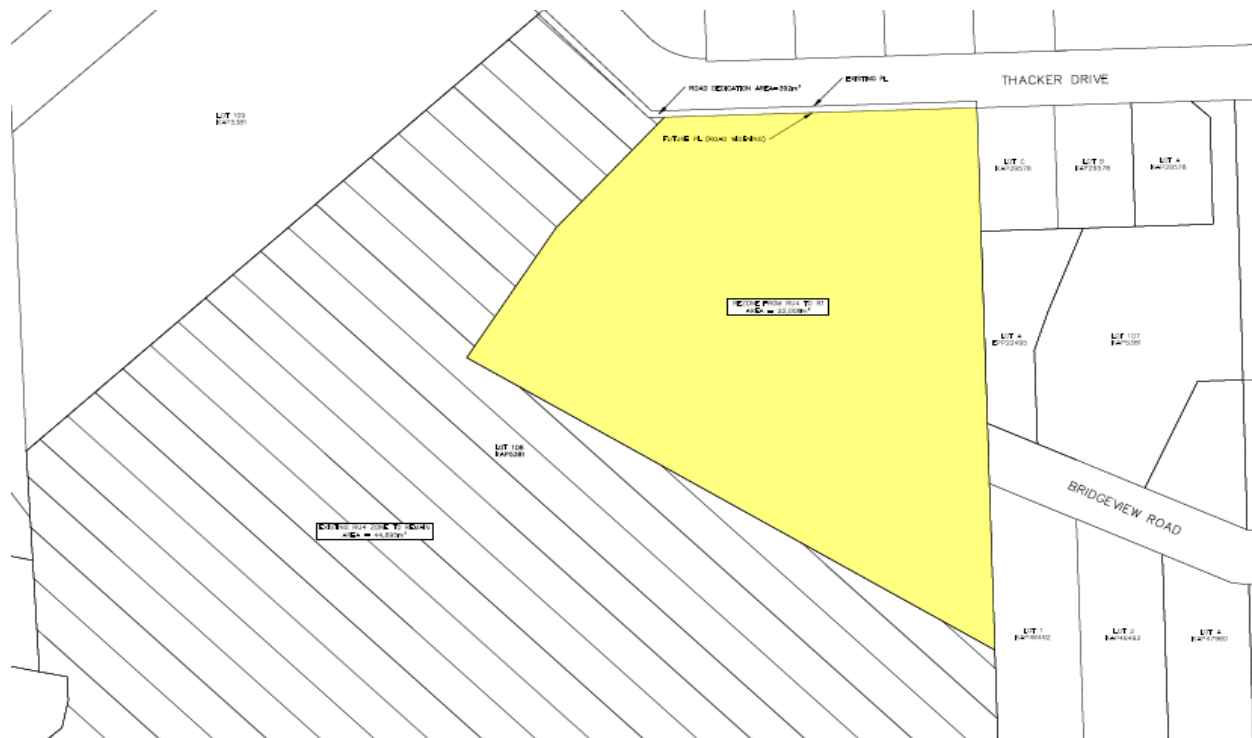
The subject property is located in the Lakeview Heights neighbourhood, surrounded by Single Detached Residential (R1) to the north and west, Single Detached Residential



(R1) and Parks and Open Space (Casa Palmero Park) (P1) to the south, and Rural Residential Large Parcel (RU4) to the east. The property includes an upper bench that fronts Thacker drive and Bridgeview Road. Rezoning would allow for future subdivision of the proposed R1 area and the extension of Bridgeview Road and utilities.

### Proposal

This application is proposing to rezone the upper bench portion of the subject property from Rural Residential Large Parcel (RU4) to Single Detached Residential to (R1) to accommodate a 10-lot subdivision. The proposed R1 area is 22,008 m<sup>2</sup>, fronting Thacker Drive and Bridgeview Road (*Attachment 1, Figure 1 and 2*).

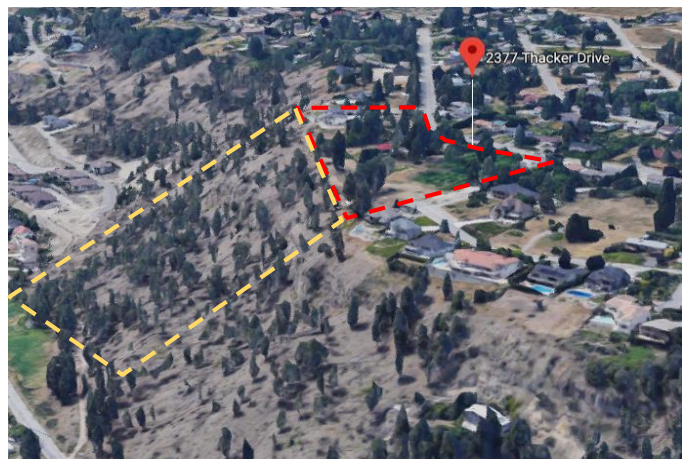


**Figure 1:** site plan of proposed R1 area

### **Policy and Bylaw Review:**

#### Official Community Plan

The subject property has a split Land Use Designation (LUD) of Single Family Residential (SFR) to the north and Resource Land (RL) to the south. The intended built form of the SFR LUD includes single detached, duplex, carriage house, and compact or clustered housing. The purpose of the LUD is to provide traditional single



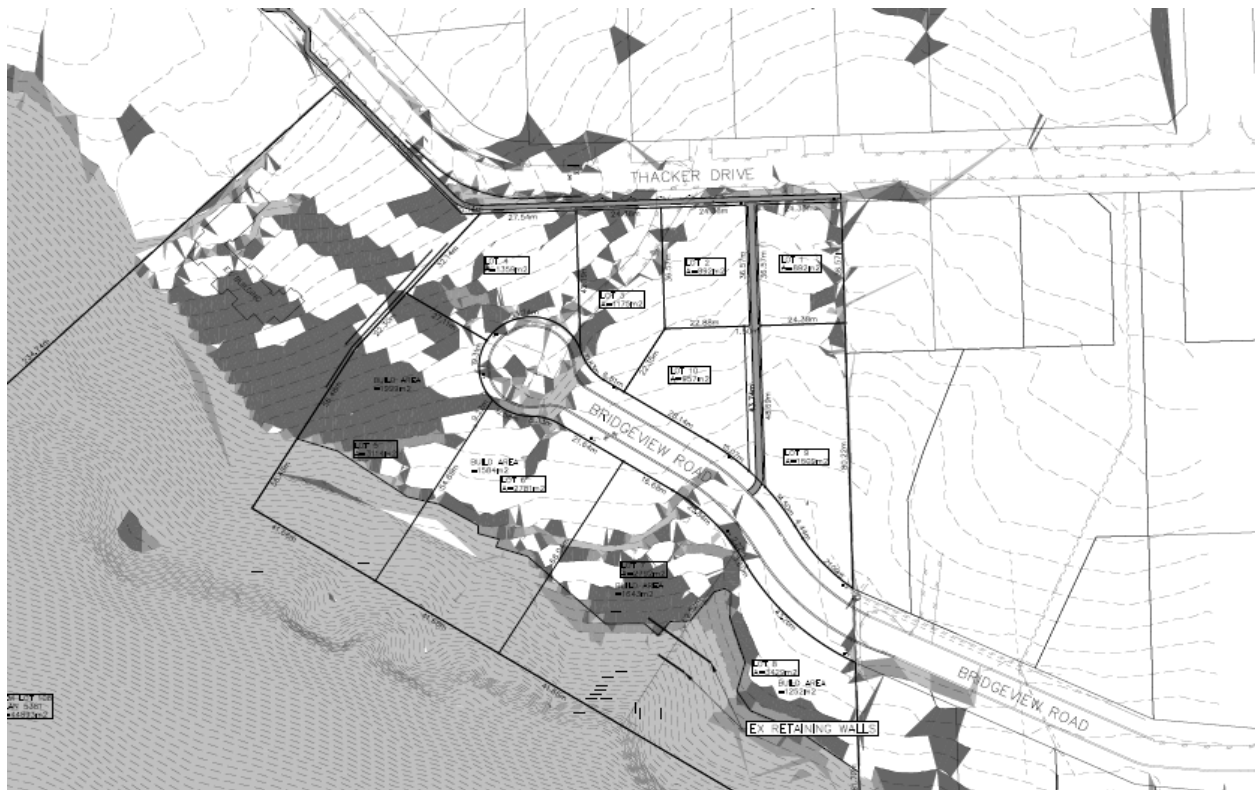
**Figure 2:** upper bench Area (approximate) proposed for rezoning

family housing opportunities for families and encourage more land efficient compact housing forms.

The property is subject Hillside and Terrestrial Development Permit Areas, which would be addressed prior to, or in conjunction with, subdivision, if required.

### Zoning Bylaw

The entire parcel is zoned Rural Residential Small Parcel (RU4). Rezoning the upper portion of the parcel to R1 is consistent with the existing SRF LUD. The R1 Zone is intended to accommodate single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger.



**Figure 3:** preliminary subdivision plan

## **Technical Review:**

### Geotechnical

A geotechnical report was submitted by Beacon Geotechnical, concluding that, based on investigation and analysis, the proposed residential development is feasible provided the recommendations of the report are included in the design and construction of the project. The report provides recommendations for site preparation, permanent cut and fill slopes, utility installation, building, and drainage.

### Environmental

An environmental assessment report was submitted with the application, which identifies Environmentally Sensitive Areas of the site and provides recommendations in context to the natural features of the subject property and Best Management Practices. According

Plan 2857B  
C

107  
Plan 5387

Plan KAP46492

ESA-4

ESA-4

ESA-2

ESA-3

ESA-1

ESA-3

ESA-4

remainder  
top  
5,387

remainder  
bottom

109  
Plan 5387

## Servicing

### Subdivision

### Public Walkway

## Wildfire Hazard

**Referrals:**

The application was referred to various external and internal agencies with comments due February 22, 2021. The City's Development Review Committee will be reviewing this application and a summary of the referral comments on February 24, 2021.



**Public Notification:**

In accordance with the City's Applications Procedures Bylaw No. 0260, Notice of Application Signage has been installed on the property at Bridgeview Road and Thacker Drive. Further notification would be required in advance of a Public Hearing, subject to Council providing first and second reading to the proposed zoning amendment.

**KEY CONSIDERATIONS**

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

- The subject property contains a Single Family Residential Land Use Designation, which aligns with the Single Detached Residential Zone being proposed by this application;
- Should Council give first and second reading to the proposed rezoning application, a Public Hearing will be scheduled and residents will be notified by mail and advertising in the local newspaper, advising them how to provide feedback; and
- Future conditions for geotechnical and environmental covenants may be applied at third reading.

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

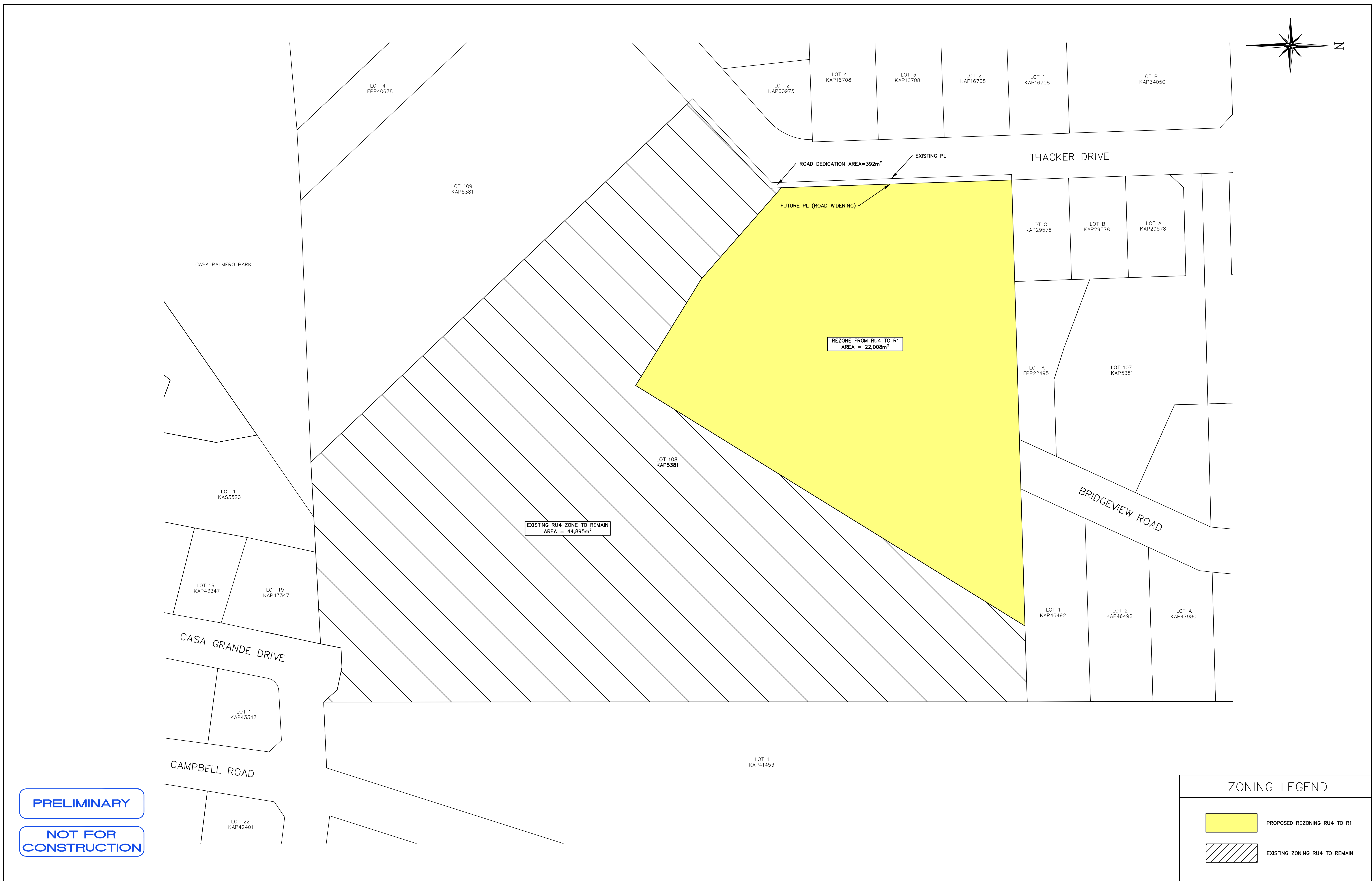
Respectfully submitted,

Jayden Riley, Planner II

Powerpoint: Yes ☒ No ☐

**Attachments:**

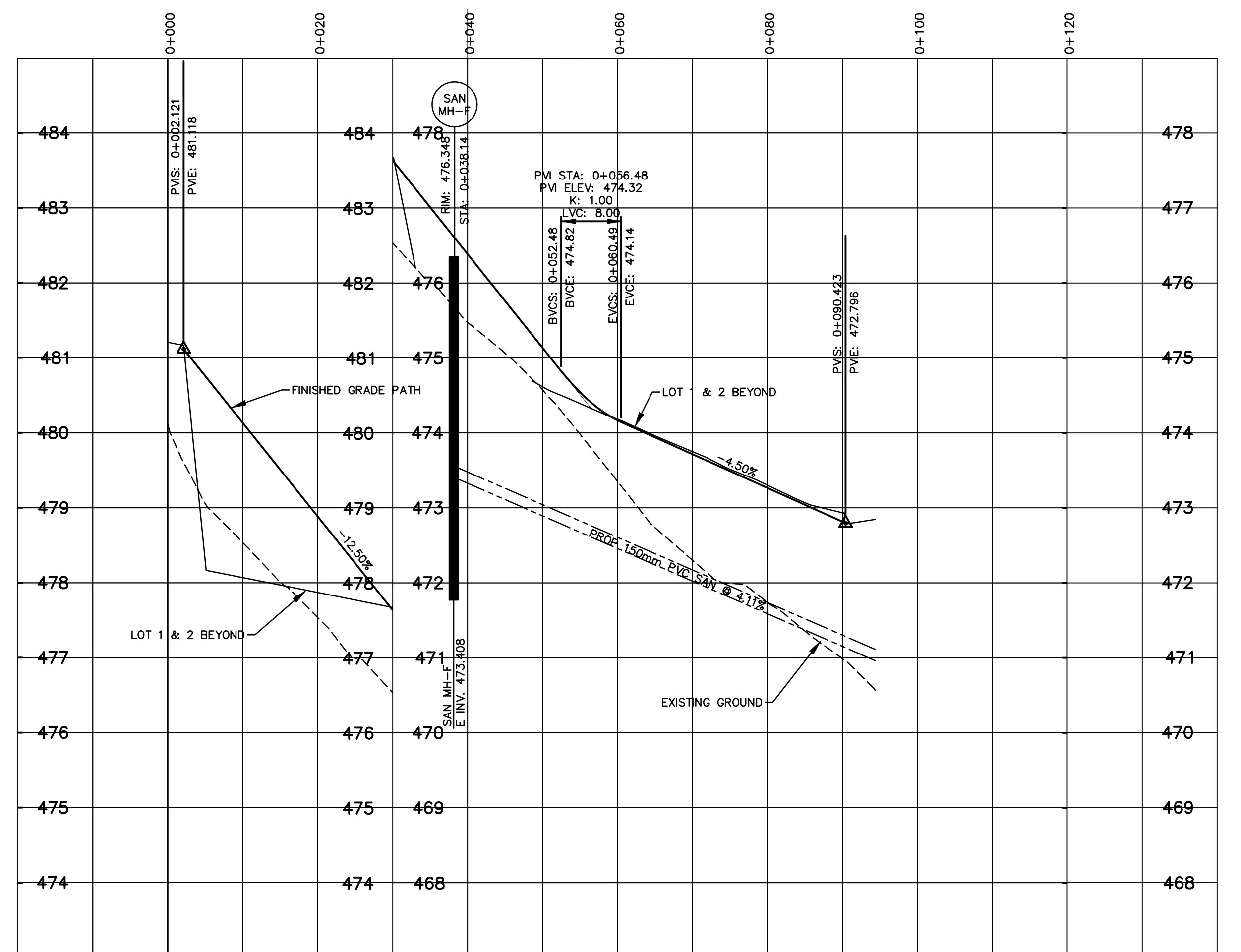
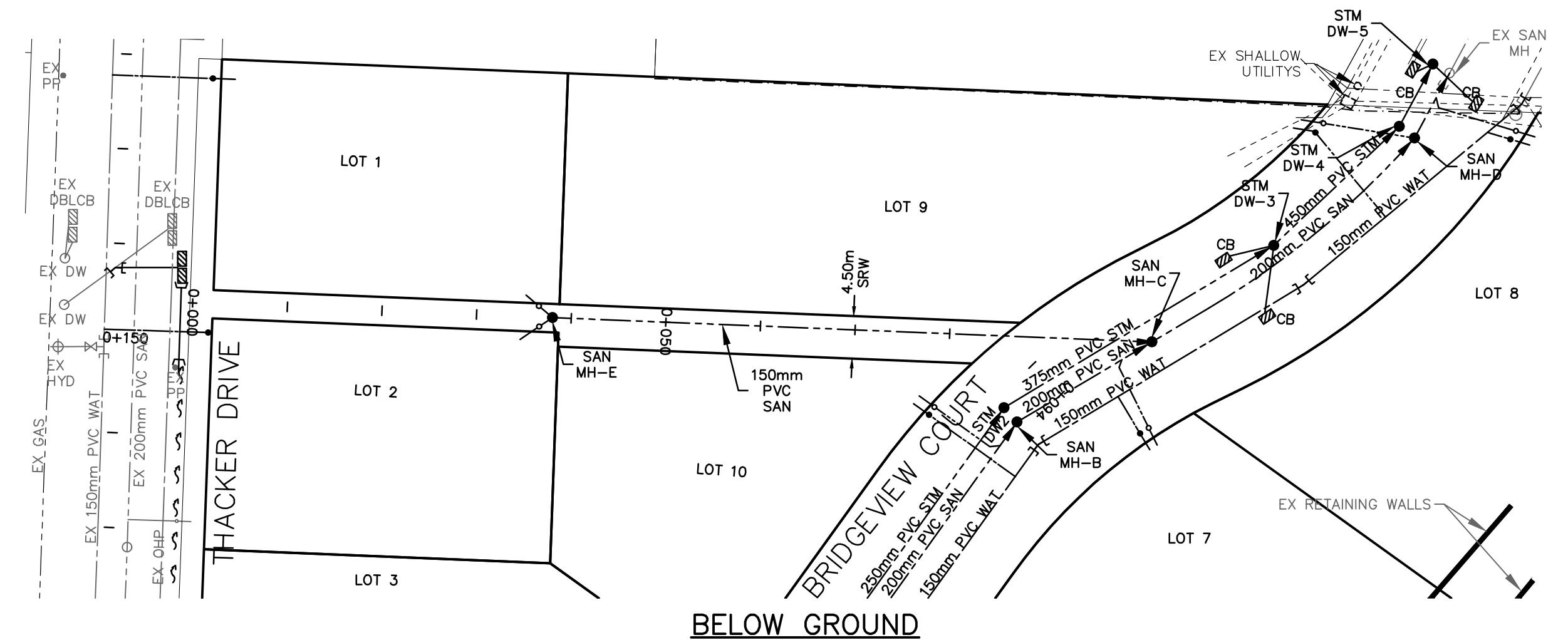
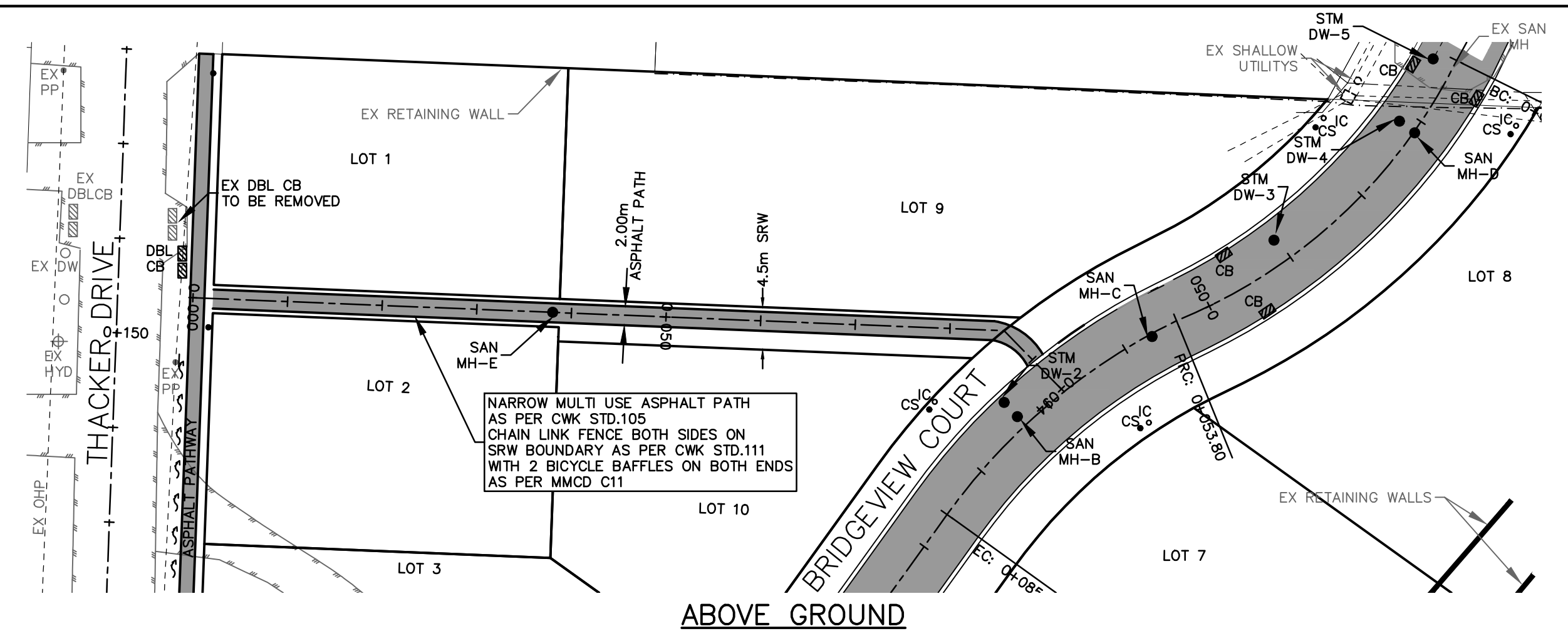
1. Site Plan of Proposed R1 Area
2. Preliminary Subdivision Plan
3. Preliminary Walkway and SRW

[illegible]









PRELIMINARY

NOT FOR  
CONSTRUCTION





**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 m<sup>2</sup> 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)