



CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, February 23, 2021, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in person. As an open meeting, it will be webcast live and will be archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

4. ADOPTION OF MINUTES

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5. MAYOR AND COUNCILLOR'S REPORTS

5.1. Mayor Milsom

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6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1. CHIEF ADMINISTRATIVE OFFICER

8.1.1. Rose Valley Water Treatment Plant Progress Update

Verbal Update from the CAO and the Director of Engineering and Public Works

8.1.2. West Kelowna City Hall Project Update

Verbal Update from the CAO

8.1.3. A 21-02, ALC Non-Farm Use Application, 3743 Old Okanagan Highway

14

Recommendation:

THAT Council support the request to permit a non-farm use in the Agricultural Land Reserve (File: A 21-02) for Block A DL 506 ODYD (3743 Old Okanagan Highway) in accordance with the information contained in this report; and

THAT Council directs Staff to forward the application to the Agricultural Land Commission for consideration.

8.1.4. Regional District of Central Okanagan (RDCO) Voting

20

Recommendation:

THAT Council consider and resolve to support the changing in voting composition of the Regional District of Central Okanagan to 1 vote per 5,000 population.

8.2. DEVELOPMENT SERVICES

8.2.1. P 20-16, Proposed Short Term Rental Program

22

Recommendation:

THAT Council give first and second reading to the “City of West Kelowna Zoning Amendment Bylaw No. 0154.99, 2021”; and

THAT Council direct staff to schedule a public hearing.

8.2.2. P 20-01, West Kelowna Community Vision OURWK Final Draft

80

Recommendation:

THAT Council endorse the West Kelowna, OurWK Community Vision Final Draft.

8.2.3. DVP 21-06, Development Variance Permit, 2575 Eagle Ridge

282

Drive

Recommendation:

THAT Council approve the issuance of a Development Variance Permit (DVP 21-06) to vary S.7.4.2(a) and S.7.4.2(c) of the Sign Bylaw No. 0250 to increase the maximum combined area of a monument sign from 6.0 m² to 9.0 m², in accordance with the attached permit (*Attachment 1*).

8.3. ENGINEERING / PUBLIC WORKS / PARKS

8.4. FIRE RESCUE SERVICES

8.5. CORPORATE INITIATIVES

8.6. FINANCIAL SERVICES / RECREATION AND CULTURE

8.6.1. Adoption of 2021 Water Rates, Bylaw No. 0028.69

291

Recommendation:

THAT Council adopt "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.69, 2021" (Schedule 8).

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Council meeting is scheduled for 1:30 p.m., Tuesday, March 9, 2021.



CITY OF WEST KELOWNA
MINUTES OF THE SPECIAL MEETING OF COUNCIL

Tuesday, February 9, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon
Councillor Jayson Zilkie

Staff Present: Paul Gipps, CAO
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Jason Brolund, Fire Chief
Sandy Webster, Director of Corporate Initiatives
Michelle Reid, Director of Human Resources
Mark Koch, Director of Development Services
Brad Savoury, Director of Legal Services
Shelley Schnitzler, Legislative Services Manager/Corporate Officer

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER

The Special Council meeting was called to order at 11:31 a.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

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.

2. ADDITIONS OR CHANGES TO PROCEDURAL MOTION

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C073/21

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. PROCEDURAL MOTION

It was moved and seconded

Resolution No. C074/21

THAT Council close the meeting in accordance with Section 90(1) of the *Community Charter* for:

(c) labour relations or other employee relations; and

THAT Council close the meeting in accordance with Section 90(2) of the *Community Charter* for:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

5. ADJOURNMENT OF THE SPECIAL COUNCIL MEETING

The Special Council meeting adjourned at 1:29 p.m.

MAYOR

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, February 9, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon
Councillor Jayson Zilkie

Staff Present: Paul Gipps, CAO
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Michelle Reid, Director of Human Resources
Mark Koch, Director of Development Services
Jason Brolund, Fire Chief
Brad Savoury, Director of Legal Services
Brent Magnan, Planning Manager
Bob Dargatz, Development Services/Approving Officer
Mark Roberts, Special Project Manager
Lisa Siavashi, Financial Services Manager/Deputy CFO
Shelley Schnitzler, Legislative Services Manager/Corporate Officer

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

The meeting was called to order at 1:34 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

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. As an open meeting, it was webcast live and is archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C075/21

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Special Council Meeting held Tuesday, January 26, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C076/21

THAT the minutes of the Special Council Meeting held Tuesday, January 26, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Regular Council Meeting held Tuesday, January 26, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C077/21

THAT the minutes of the Regular Council Meeting held Tuesday, January 26, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Mayor Milsom

**5.1.1 Regional District of Central Okanagan Highlights from the
January 25, 2021 Regional Board Meeting**

6. PRESENTATIONS

**6.1 Tracy Shymko, Acting Assessor, Thompson Okanagan Region, BC
Assessment**

Ms. Shymko provided an overview of Property Assessment and the
Assessment Roll 2021.

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 CHIEF ADMINISTRATIVE OFFICER

8.1.1 Rose Valley Water Treatment Plant Progress Update

The Director of Engineering and Public Works provided a verbal
update on the progress of the Rose Valley Water Treatment Plant.

**8.1.2 West Kelowna's City Hall Project Update – Award of Construction
Management Services Contract**

It was moved and seconded

Resolution No. C078/21

THAT Council award the City Hall/Library Construction Management
Services contract in the total amount of \$988,985 (excluding GST) to
Bird Stuart Olson Construction Ltd.

CARRIED UNANIMOUSLY

8.2 DEVELOPMENT SERVICES

**8.2.1 LL 20-02; Lounge Endorsement and Special Event Area Liquor
License, 3930 Harding Road**

It was moved and seconded

Resolution No. C079/21

THAT Council support the proposed Liquor and Cannabis Regulations
Branch Lounge Endorsement and Special Event Area application (LL
20-02) for Crown and Thieves Winery (3930 Harding Road) in

accordance with the information contained in this report (including attachments); and

THAT as a condition of the Business License, patron access associated with the Lounge Endorsement and Special Event Area be limited to 3887 Brown Road.

CARRIED UNANIMOUSLY

The meeting recessed at 2:34 p.m.

The meeting reconvened at 2:46 p.m.

8.2.2 Z 20-13; Zoning Amendment Bylaw No. 154.101, 2021, 2500 Tallus Heights Lane

It was moved and seconded

Resolution No. C080/21

THAT Council give first and second reading to Zoning Amendment Bylaw No. 0154.101, 2021 (File Z 20-13); and

THAT Council direct staff to schedule a Public Hearing for the proposed Zoning Amendment Bylaw.

CARRIED; Councillor de Jong opposed

8.2.3 TUP 20-04; Temporary Use Permit, 3145 Coventry Crescent

It was moved and seconded

Resolution No. C081/21

THAT Council approve the Temporary Use Permit (TUP 20-04) to allow a home based brewery at 3145 Coventry Crescent for a term of two years, subject to the conditions outlined in the attached permit (*Attachment 3*)

CARRIED; Councillors de Jong and Zanon opposed

8.2.4 DP 20-29 and FEX 20-01, Aquatic Development Permit and Floodplain Exemption Application, 1905 Jennens Road

It was moved and seconded

Resolution No. C082/21

THAT Council authorize the issuance of an Aquatic Development Permit (DP 20-29) for Lot C, DL 434, ODYD, Plan EPP5742 (1905 Jennens Road) for a proposed single detached dwelling and restoration works within the identified Streamside Protection and Enhancement Area subject to the following conditions:

- A Site Alteration Permit from Archaeology BC be approved prior to recommencement of any work on the property, including proposed restoration works; and

THAT issuance of DP 20-29 be withheld pending the receipt of a landscape security for the proposed restoration plan attached to DP 20-29 within Schedule C in the amount of \$12,033; and

THAT Council approve the Floodplain Exemption (FEX 20-01) to S. 3.24 of Zoning Bylaw No. 0154 for Lot C, DL 434, ODYD, Plan EPP5742 (1905 Jennens Road) for the construction of a single detached dwelling subject to the following conditions:

- A minimum of 12.3 m setback is provided from the top of bank of McDougall Creek to the foundation of the proposed dwelling; and
- The underside of the floor system shall meet or exceed 344.2 m; and further

THAT issuance of FEX 20-01 be withheld pending the registration to title of an indemnity covenant.

CARRIED UNANIMOUSLY

8.2.5 Alternate Approving Officer Appointment

It was moved and seconded

Resolution No. C083/21

THAT Council appoint Mark Koch, Director of Development Services, as Alternate Approving Officer for the City of West Kelowna.

CARRIED UNANIMOUSLY

8.3 ENGINEERING / PUBLIC WORKS / PARKS

8.4 FIRE RESCUE SERVICES

8.5 CORPORATE INITIATIVES

8.6 FINANCIAL SERVICES / RECREATION AND CULTURE

8.6.1 Water Rates Bylaw No. 0028.69, 2021

It was moved and seconded

Resolution No. C084/21

THAT Council give first, second and third reading to “City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.69, 2021” (Schedule 8).

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 3:46 p.m.

MAYOR

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER

Highlights of the Regional Board Meeting – February 11, 2021

COVID-19 Safe Restart Grant

The Regional Board has approved allocating a portion of the \$1.107-million received under the COVID-19 Safe Restart Grant for local governments program. Just over \$481,000 has been used to offset costs incurred during 2020 for the RDCO response and recovery and lost revenues due to the pandemic. Remaining funds from the grant will be budgeted for use during 2021.

Parks Community Wildfire Protection Plan

The Regional Board has received an update to the Community Wildfire Protection Plan (CWPP) that was created in 2010 for Regional Parks. The new plan contains 35 recommendations for fuel management, FireSmart initiatives, community education, park infrastructure and wildfire response in the regional park system. RDCO Parks Services received a \$30,000 Community Resiliency Investment program grant to modernize the plan and will act on the recommendations in the coming years.

Emergency Support Services Grant

The Regional Board supports applying to the Union of BC Municipalities Community Emergency Preparedness Fund for a grant to assist the Central Okanagan Emergency Support Services (ESS) program. If approved, the \$25,000 grant would be used to provide ESS volunteers with further education and training in areas such as indigenous awareness, CPR, AED and mental health first aid.

Fringe Planning Agreements Renewed

The Regional Board has approved renewing the fringe planning agreements with Kelowna, West Kelowna, Lake Country and Peachland for another five years. Each agreement outlines the cost sharing and boundaries for voting participation in the RDCO Electoral Area Planning Service. These agreements provide municipal Board Directors the ability to vote on land use and planning applications that may have a significant impact on the municipal infrastructure and environment outside their boundaries but within a defined Fringe Planning Area in the adjacent electoral area.

Regional Board Meetings

Regional District office – 1450 KLO Road, Kelowna (Woodhaven Boardroom) – No public attendance allowed with health orders on public gatherings

- **Thursday, February 18** – 8:30 am Preliminary Review 2021-2025 Budget and Financial Plan
- **Monday, February 22** – 7:00 pm
- **Thursday, March 11** – following 8:30 am Governance & Services Committee

Live/Recorded Meeting Video

When a meeting begins, a Live Stream Video link will be available for that meeting in the Upcoming Meeting agenda section of the rdco.com website. When available, a link to the Video recording will be posted in the Past Meetings section for the individual meeting date. Links at rdco.com/agenda

- **Feb. 11 Governance & Services Meeting**
- **Feb. 11 Regional Board Meeting**

BC Family Day Office Closure

All services and programs provided from the Regional District of Central Okanagan office on KLO Road in Kelowna will be closed on Monday, February 15 for the BC Family Day holiday.

During this time any emergencies involving Regional District water systems should be directed to 250-868-5299.

We look forward to serving you again at 8:00 am Tuesday, February 16.

The Westside Residential Waste Disposal and Recycling Centre on Asquith Road in West Kelowna will be open its normal hours Friday through Monday. The North Westside Road Transfer Station will be open its normal hours Saturday, Sunday and Monday. The Traders Cove Transfer Station will be open its regular winter hours on Sunday.

The Environmental Education Centre for the Okanagan in Mission Creek Regional Park will be closed on the holiday Monday.

Regional District Financial Plan



Let's Hear from You

The Regional District of Central Okanagan is preparing its 2021 – 2025 Financial Plan.

You have several opportunities to learn about and comment by email on the budget priorities. When available, detailed budget documents, presentations and feedback can be found on the Regional District website - rdco.com/budgets.

As Health Orders prohibit public meetings, in-person opportunities to address the Regional Board are not currently available.

Residents are encouraged to provide comments, feedback or questions by email or regular mail about the proposed Financial Plan priorities.

In addition, budget meetings are livestreamed so that residents may watch the Regional Board budget discussions. Each meeting is recorded and also available online at rdco.com/agenda.

Financial Services
1450 KLO Road, Kelowna, BC, V1Z 3Z4
250-763-4918 | finance@rdco.com
rdco.com/budgets



RDCO Budget Meetings

Thursday, February 18
8:30 am

Monday, February 22
7:00 pm
(public comments only)

Thursday, March 11
8:30 am

Information about the RDCO budget and Financial Plan is available at rdco.com/budgets

That's also where you can provide feedback and comments on the budget.

Yard Waste Collection is back on!



Pick up
every
2 weeks

March 1 to the end
of December



No
flower pots,
bags of any kind,
pet waste,
kitchen scraps
rocks, soil,
or sod

Please check your cart to ensure it's only yard waste, no plastic or foreign matter.

Accepted Items:

Leaves
Branches
Prunings
Needles
Grass Clippings
Fruit Droppings
Size limitations apply

The Board Report is published monthly after each regular meeting of the Board of the Regional District of Central Okanagan. The Regional Board meets twice a month in regular session in the Woodhaven Boardroom at the Regional District office, 1450 KLO Road. The public is welcome to attend.

For copies of this publication or more information contact



COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 23, 2021

From: Chris Oliver, Senior Planner

File No: A 21-02

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

RECOMMENDATIONS

THAT Council support the request to permit a non-farm use in the Agricultural Land Reserve (File: A 21-02) for Block A DL 506 ODYD (3743 Old Okanagan Highway) in accordance with the information contained in this report; and

THAT Council directs Staff to forward the application to the Agricultural Land Commission for consideration.

STRATEGIC AREAS OF FOCUS

- **Invest in Infrastructure** – to invest in building, improving and maintaining quality infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.
- **Strengthen Our Community** – to provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

BACKGROUND

On January 26, 2021 the City announced the construction of its first City Hall located at 3731 Old Okanagan Highway (Figure 1). To accommodate the project, the City will need to transform an existing skate park on the City-owned land.

The City has submitted a Non-Farm Use Application to accommodate the skate park's relocation onto a portion of the abutting parcel that is located in the ALR (Memorial Park). The Non-Farm Use Application would allow for

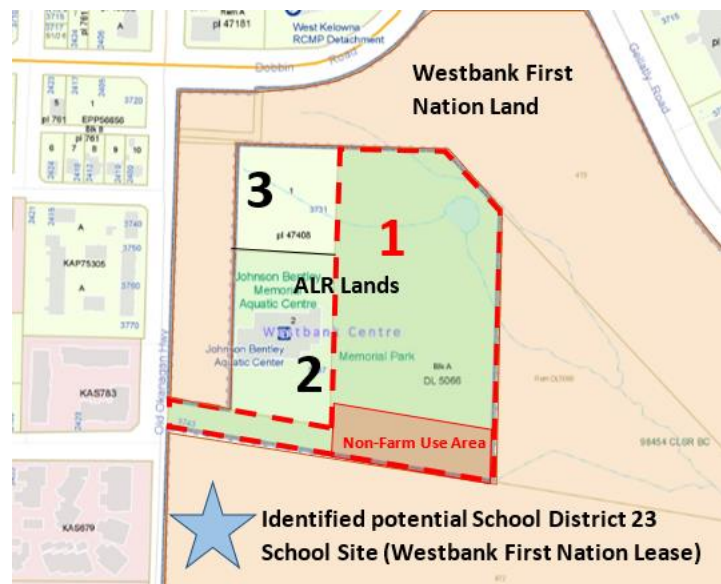


Figure 1. Non-Farm Use Location and Surrounding Context

the relocation of the existing skate park and ancillary uses associated (e.g., parking) to a 1.2 ac, portion of Memorial Park (Figure 2).

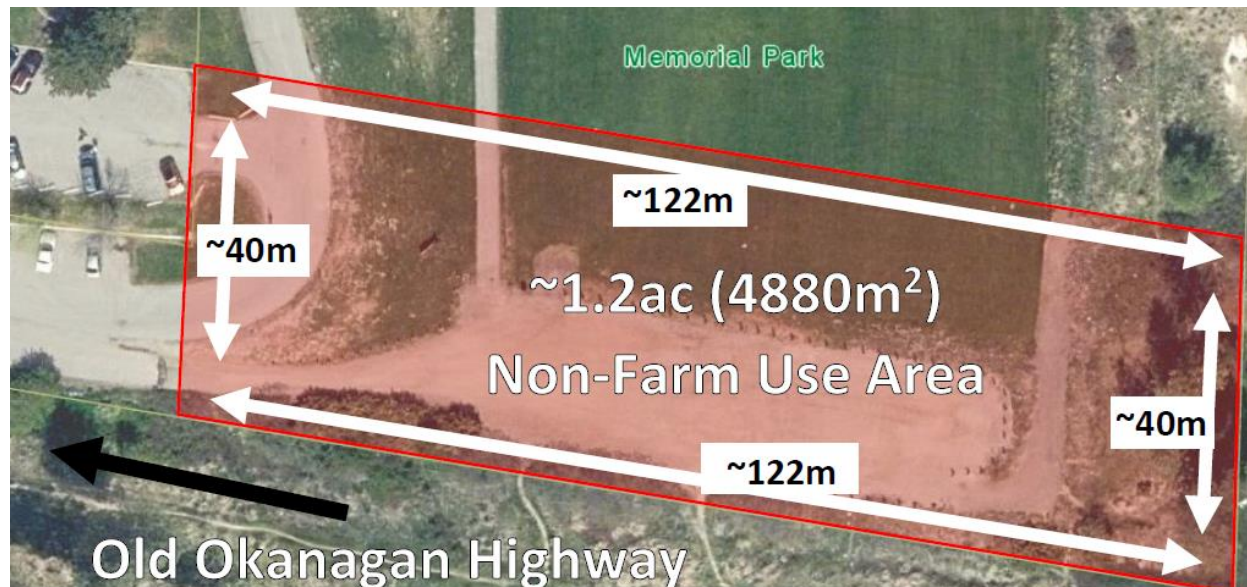


Figure 2. Non-Farm Use Area and Dimensions

Non-Farm Use approvals are required to allow for unauthorized uses to occur on properties in the ALR. The application process requires consideration by Council before it can be advanced and considered by the Agricultural Land Commission.

PROPERTY DETAILS			
Address	3743 Old Okanagan Highway		
PID	008-929-891		
Folio	36415507.101		
Lot Size	7.57 acres (30634.7 sqm)		
Owner	City of West Kelowna	Agent	City of West Kelowna
Current Zoning	P1 – Parks and Open Space	Proposed Zoning	P1 – Parks and Open Space
Current OCP	Parks and Natural Areas	Proposed OCP	Parks and Natural Areas
Current Use	Park	Proposed Use	Park
Development Permit Areas	Hillside, Terrestrial, and Aquatic		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES			
North	^	Vacant – Westbank First Nation Community Land	
East	>	Vacant – Westbank First Nation Community Land	
West	<	P1 – Parks and Open Space Zoned Lands (JBMAC)	
South	v	Vacant – Westbank First Nation Community Land (Potential SD 23 site)	

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

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

1. History and Context

- The surrounding Westbank First Nation lands isolate the subject property;
- A Non-Farm Use application aligns with both Westbank First Nation and School District 23's identified and potential surrounding uses;
- The property was used as part of an early model for wastewater treatment and may not be suitable for agriculture. The treatment area may have been constructed prior to the establishment of the ALR (to be confirmed by staff); and
- The subject property is identified as having Class 5A soil capability that restricts its capability to producing perennial forage crops.

2. Recreational and Cultural Significance

- JBMAC, Memorial Park, the Annette Beaudreau Memorial Amphitheatre, and skate park represent the most significant recreational and cultural amenities in West Kelowna;
- The existing skate park is a destination for local families, youth, and athletes. If approved, the City is committed to completing consultation with the community and will strive to ensure there is no gap in services; and
- The imminent development of City Hall and library, as well as a potential SD 23 high school adjacent to the subject property, will ensure this area continues to remain an integral part of the City's core area;

3. Policy Review and Conformance

- West Kelowna's plans, policies, bylaws, and overall guiding framework all align with the current and intended future recreational and cultural use of the property;
- OCP policies support similar ALC applications in extraordinary circumstances where they are consistent with other goals, objectives, and policies;
- The adjacent JBMAC property (3737 Old Okanagan Highway) benefits from an existing Non-Farm Use approval (#19967), and the requested non-farm use is a natural extension of that approval; and
- Previous OCP review comments by the Agricultural Land Commission did not identify the parks and natural area use of this property as an issue.

4. Advancing Agricultural Practices in the Community

- West Kelowna has continuously supported agricultural operators and the preservation of agricultural land through various initiatives and capital investments; and
- The City is committed to advancing other projects identified in the Agricultural Plan moving forward.

REFERRAL RESPONSES

Agricultural Advisory Committee (AAC) – The AAC considered the application on February 11, 2021 and provided the following recommendation:

***THAT** the AAC recommends support for file A 21-02, Non-Farm Use Application for 3743 Old Okanagan Highway as presented.*

In the discussion, the AAC noted that there were concerns regarding the ability for these lands to be used for agricultural purposes in the future, and questioned whether an exclusion application would be more appropriate. In addition, there was a suggestion to consider other locations outside of the ALR if possible, and specific comments related to the soil classifications identified in the report. Staff have addressed the soil classification in the ALC reporting and confirmed with the Ministry of Agriculture that the information presented is correct.

CONCLUSION

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

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

ALTERNATE MOTION

THAT Council postpone consideration of the request to permit a non-farm use in the Agricultural Land Reserve (File: A 21-02) for Block A DL 506 ODYD (3743 Old Okanagan Highway).

Should Council postpone consideration of the proposed application, further direction to staff on how to proceed is requested.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐



COUNCIL REPORT

To: Mayor and Council

Date: February 23, 2021

From: Paul Gipps, CAO

Subject: **Regional District of Central Okanagan (RDCO) Voting**

RECOMMENDATION

THAT Council consider and resolve to support the changing in voting composition of the Regional District of Central Okanagan to 1 vote per 5,000 population.

BACKGROUND

The Regional District of Central Okanagan (RDCO) has requested the City of West Kelowna comment on the organization's consideration around changing the voting unit composition of the Board of Directors.

Regional Districts have been around since 1967 and their voting compositions are very complex depending on which service is being considered and whether or not it has a weighted vote. However many of the votes are corporate votes and a simple majority is all that is required. Currently, there are 13 board members representing 4 local governments and 2 electoral areas; 7 representing the City of Kelowna, 2 representing the City of West Kelowna, 1 each representing Peachland and Lake Country and 1 each for the two electoral areas. Therefore on a corporate vote, the City of Kelowna would carry the majority each time.

DISCUSSION

Looking forward to the next census and beyond with the projected growth patterns for the RDCO a number of scenarios could quickly come together creating challenges around participation at the board table. For instance City of Kelowna will soon reach a population where they could have difficulty having full representation at the board for logistical reasons. With this in mind, the RDCO could request the Province of British Columbia to amend the composition of the Board with a change to the letters patent.

The City of Kelowna has indicated their support to change the representation to 1 vote per 5,000 population, from 1 in 4,000 population currently, reducing Kelowna's representation from 7 members to 6. This will ease the challenge of maintaining consistent representation at the board table as well as reduce the cost of the board

administration, at least for one census cycle. It does seem likely the growth in this region will continue at the same pace and as such, the RDCO might want to consider, in their discussions with the Province, requesting a “Sun Rise” clause that will automatically maintain the board voting composition at 12 members.

CONCLUSION

It is staff's recommendation to support the initiative of changing the voting composition at the Regional District of Central Okanagan to 1 per 5,000 population.

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒



COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 23, 2021

From: Hailey Rilkoff, Planner II

File No: P 20-16

Subject: **P 20-16 – Proposed Short Term Rental Program**

RECOMMENDATION

THAT Council give first and second reading to the “City of West Kelowna Zoning Amendment Bylaw No. 0154.99, 2021”; and

THAT Council direct staff to schedule a public hearing.

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity – Policies and advocacy to enhance economic prosperity; Continued growth in tourism.

EXECUTIVE SUMMARY

This report outlines the proposed Zoning Bylaw amendments and related regulations for short term rental accommodations in the City of West Kelowna. The regulations have been drafted based on regionally consistent practices and the Guiding Principles which prioritize mitigating neighbourhood impacts and protecting long term rentals. The regulations limit the use of short term rentals to within a single detached dwelling operated by the principal resident. The regulations differentiate between the use of *Minor Short Term Rental* (previously Bed and Breakfast) which require the operator to remain on-site and *Major Short Term Rental* which allows the operator to be off-site.

Proposed amendments to the Business Licensing and Regulation, Fees & Charges, Bylaw Enforcement Notice and Municipal Ticket Information Bylaws are also outlined in this report, however these Bylaws will be considered at the time of Third Reading of the proposed Zoning Bylaw amendments.

By regulating short term rentals, the City provides a fair and transparent process for operators as well as clear regulations to encourage compliance. The majority of community feedback was consistent with the City’s draft regulation program. Feedback from the online questionnaire and Council Committees has been incorporated into the draft regulations.

BACKGROUND

Current Regulatory Framework

Under current zoning and business licencing regulations, the use of residential units for less than 30 days are not permitted except for bed and breakfasts, agri-tourism accommodations, or resort apartment and townhouse uses. Agri-tourism accommodations are only permitted on agricultural properties with farm status and resort apartment and resort townhouse uses are permitted on the three resort properties in West Kelowna (Barona Beach, Boucherie Beach and The Cove). The new CD8 (Seclusion Bay) zone also allows for rentals of a single detached dwelling for less than 30 days as a principal use.

Project Timeline

A background of and timeline of the Short Term Rental project is presented below:

- September 17th, 2019 – Council directed staff to prepare a report regarding Air BnB and short term rentals in West Kelowna.
- September 29th, 2020 – Council directed staff to review best practices for Short Term Rentals within the Okanagan Region and to prepare a draft regulatory program for Short Term Rentals.
- November 24th, 2020 – Council received information on a draft Short Term Rental regulation program and directed staff to engage the community and stakeholders on the proposal.
- November 30th 2020 – January 3rd 2021 – Online Questionnaire open for community and stakeholder feedback (Engagement Period).
- December 2020 – January 2021 – Council Committee referrals and discussions (Engagement Period).
- January 26th, 2021 – Council received an information update with a summary of the online questionnaire feedback results.

Regulation Development

The development of the draft regulations were guided by consideration of regional consistency, the West Kelowna context and Council discussions on the topic. The Guiding Principles which guided the development were:

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

During the Engagement Period, over seven hundred (736) online questionnaire responses were received and two letters from stakeholder groups (Greater Westside Board of Trade and Gellatly Bay Goats Peak Community Association). Staff have reviewed the feedback from the questionnaire, public and stakeholder correspondence,

Council committee comments and resolutions, and ongoing research in the refinement of the proposed Short Term Rental regulations.

PROPOSAL

Proposed Short Term Rental Regulations

The regulations have been drafted based on regionally consistent practices and the Guiding Principles which prioritize mitigating neighbourhood impacts and protecting long term rentals. In addition, efforts were made to provide consistency with terminology and structure of the existing Zoning Bylaw. Feedback received from the community, stakeholders and Council committees has been incorporated in the proposed regulations.

Under the proposed amendments, a principal resident would be able to rent rooms in their dwelling while they are present (*Minor Short Term Rental*) or rent out their entire dwelling while they are away (*Major Short Term Rental*). Short term rentals would only be permitted within a single detached dwelling, meaning that accessory dwellings (secondary suites or carriage houses) could not be used for short term rentals even if they are occupied by a principal resident.

There are five bylaw amendments proposed in order to implement regulations for short term rentals. The land use bylaw (Zoning) amendments will be outlined in this report with a summary of proposed regulatory bylaw amendments provided which will be brought to Council for consideration following a Public Hearing on the land use amendments.

- Zoning Bylaw No. 0154 (*Attachment 1 - Zoning Amendment Bylaw No. 0154.99*)
- Business Licensing and Regulations Bylaw No. 0087
- Fees & Charges Bylaw No. 0028
- Bylaw Dispute Adjudication Bylaw No. 0093
- Municipal Ticket Information Utilization Bylaw No. 0095

Zoning Bylaw Amendments

Definitions

Amendments are proposed in order to clearly define and differentiate the uses of residential properties for vacation rentals. This will be achieved with new use definitions of Short Term Rental, Minor (previously Bed and Breakfast) and Short Term Rental, Major:

SHORT TERM RENTAL, MINOR means the licensed use of a single detached dwelling by an occupant of the dwelling as tourist accommodation where the operator remains on-site during guest stays; this use includes bed and breakfasts.

SHORT TERM RENTAL, MAJOR means the licensed use of a single detached dwelling by an occupant of the dwelling as tourist accommodation where the operator may be off-site during guest stays.

Zones

It is proposed that short term rentals be permitted in all of the zones which currently permit bed and breakfast uses. *Minor or Major Short Term Rentals* would be permitted within the Agricultural (A1), Rural (RU1, RU2, RU3, RU4, RU5), Residential (R1 and R1L) and CD1(E) zones and replace the existing use of bed and breakfast.

General Regulations

Establishing regulations for *Minor and Major Short Term Rental* will help clarify to residents how short term rentals can be operated within the City. Table 1 provides a summary of the proposed short term rental regulations within the Zoning Bylaw. Key changes from the draft regulations proposed in November and what has been included in the proposed bylaw amendments relate to maximum occupancy and changes to the bed and breakfast requirements. A redlined version of the Zoning Bylaw with all proposed changes is included as *Attachment 2*.

Table 1 – Short Term Rental Regulations At a Glance		
	Short Term Rental, Minor	Short Term Rental, Major
Permitted Dwelling Forms	Within a principal Single Detached Dwelling	Within a principal Single Detached Dwelling
Parcel Criteria	Not permitted on properties with a Secondary Suite or Carriage House	Not permitted on properties with a Secondary Suite or Carriage House
Maximum Occupancy	3 Guest Rooms; Maximum 2 adults per guest room	4 Guest Rooms; Maximum 2 adults per guest room
Operator	Must be the occupant of the Single Detached Dwelling	Must be the occupant of the Single Detached Dwelling
During Operation	Operator must remain on-site during operation	Operator may be off-site during operation

Parking

Off-street Parking requirements for both the *Minor and Major Short Term Rental* are in addition to the required off-street parking for the residential use(s) on the property. Off-street parking must be provided entirely on the same parcel as the use they serve, and are not permitted to encroach within road right of way. Examples of how the proposed amendments would result in required off-street parking are shown in Table 2 below:

Table 2 – Off-Street Parking Examples				
Property Use(s)	# of Bedrooms	Required Parking for Residential	Dedicated Parking for STR	TOTAL Required Parking
Minor STR	1 Bedroom	2.0 Spaces	1.0 Space	3.0 Spaces
	3 Bedrooms	2.0 Spaces	3.0 Spaces	5.0 Spaces
Major STR	1 Bedroom	2.0 Spaces	1.0 Space	3.0 Spaces
	4 Bedrooms	2.0 Spaces	2.0 Spaces	4.0 Spaces

Rationale for Zoning Amendments

A formal regulation program, as proposed, will allow operators of short term rentals to better understand the neighbourhood expectations of themselves as operators and of their guests as visitors to our West Kelowna neighbourhoods. By regulating short term rentals, the City provides a fair and transparent process for operators as well as clear regulations to encourage compliance.

Permitted Dwelling Form & Parcel Criteria

Short Term Rentals are proposed to only be permitted within a single detached dwelling (principal dwelling unit). Bed and breakfasts are currently prohibited on properties with a secondary suite or carriage house (accessory dwelling units).

The community feedback survey was almost evenly split as to whether properties with an accessory dwelling unit should be permitted to operate a short term rental. Council committee discussions also echoed this dilemma, and questioned whether restricting short term rentals from within accessory dwelling units was appropriate for West Kelowna.

Without a Housing Needs Assessment with West Kelowna specific data, the proposed bylaws provide a cautious first step in permitting short term rentals within residential neighbourhoods. In alignment with the Guiding Principle to protect long term rentals, staff propose that no short term rentals would be permitted on a property with an accessory dwelling unit. This also reflects the intent of the short term rental regulations to provide opportunities for home sharing as a form of tourism accommodation by only allowing short term rentals within a principal dwelling unit. If secondary suites and carriage houses were permitted as short term rentals, this would be closer to a commercial operation in a residential neighbourhood, as opposed to supplementary home based business type uses¹.

Maximum Occupancy

The original draft regulations proposed limiting the maximum occupancy to 6 guests. Both the community and Council committees reiterated that one of the key reasons short term rentals have grown in popularity is due to the ability for families and groups to travel together. There were concerns that the proposed occupancy limits were not in alignment with the use of short term rental accommodations as an alternative accommodation option for families and groups.

The maximum occupancy for a *Major Short Term Rental*, up to 4 guest rooms with a limit of 2 adults per guest room, results in a maximum of 8 adults. This provides more flexibility for families travelling together and allows greater flexibility for property owners wishing to rent their entire home while they are away. In order to differentiate between major and minor uses it is also proposed that the maximum occupancy for a *Minor Short Term Rental* be 3 guest rooms, with a limit of 2 adults per guest room resulting in a maximum occupancy of 6 adults².

¹ In addition, the ability to provide off-street parking for both an accessory dwelling and a short term rental use on the property would be difficult for many residential properties.

² The City's Business Licensing Department indicated that the majority of B&B licences are for 1 or 2 bedrooms, and that B&B's with 4 bedrooms are not as common. Although this information has not been tracked, staff estimate that less than 10% of B&B's offer up to 4 bedrooms

COMPLEMENTARY BYLAW AMENDMENTS

Summaries of the four additional regulatory bylaw amendments required in addition to the land use bylaw amendments are outlined below. These bylaw amendments will be brought to Council for consideration of first, second and third readings at the same time as third reading of Zoning Amendment Bylaw No. 0154.99.

Business Licencing Bylaw

Amendments to the Business Licencing and Regulation Bylaw No. 0087 will include a new section for Short Term Rentals (see *Attachment 3* for draft regulations). This new section will require that the operator of a *Minor or Major Short Term Rental* obtain a business licence in order to operate within the City of West Kelowna. The application for a Short Term Rental Business Licence would require the operator to provide the following information (see *Attachment 4* for a draft Short Term Rental Business Licence Application Form):

- Owner or Strata Consent/Approval (if applicable)
- Proof of Principal Residence
- Self-Evaluation Safety Audit (1st year requires an inspection)
- Floor Plan of the dwelling unit identifying guest rooms, guest beds and safety features (ie smoke alarms)
- Parking Plan of the site identifying all required off-street parking spaces for the residence and short term rental
- An alternate contact (Local Contact) for times when the operator is away (Major STR Only)

Valid Business Licence

Once licenced, the operator of the short term rental must ensure that any marketing materials or online listings include their valid business licence number. This will assist the Business Licencing department in identifying non-compliant short term rentals as well as link listings to valid business licences which may not have their address or contact information posted through online platforms.

Principal Residence

The operator of a short term rental must confirm that the dwelling in which they propose to operate is their principal residence. This could be confirmed by providing a minimum of two supporting documents including the homeowners grant, driver's licence, utility bills or government records in the operator's name at that address. This requirement is to ensure that the operator maintains the dwelling as their principal residence (where the operator lives, conducts daily affairs, and is generally the residence used for government records).

Local Contact

A local contact is required to be identified as part of the application for a Short Term Rental business licence. The local contact must be available to respond to City staff concerns within a reasonable time frame when the operator of a short term rental is away.

Good Neighbour Agreement

Operators applying for a Short Term Rental business licence will be required to sign a Good Neighbour Agreement, which outlines a code of conduct and expectations for the operator to adhere to, which will reiterate the applicable City bylaws and regulations, such as the Good Neighbour Bylaw. Operators who are found to be non-compliant with the Good Neighbour Agreement may be subject to a licence suspension if determined appropriate by the Licence Inspector (see *Attachment 4*).

Inspections

An initial Fire and Building Inspection will be required for all short term rentals as part of the initial application requirements. This is consistent with inspection requirements for bed & breakfasts which, as of 2020, only require an 'Initial Inspection' when they first apply for their business licence. Operators applying for a short term rental business licence will also be required to complete a Self-Evaluation Safety Audit annually, however inspections may be conducted randomly upon renewal or if necessary. Operators would complete the safety audit to attest that required safety devices and procedures are in place such as smoke alarms, fire extinguishers, carbon monoxide alarms, and fire safety plans.

Fees & Charges Bylaw

It is proposed that the Business Licence Fee for a Short Term Rental be set with the goal to offset the anticipated costs of implementing and ongoing provision of this program as shown in *Table 3*. The minor short term rental fee is consistent with the existing Licence Fees for bed and breakfasts (currently classified under Home Occupations).

Table 3 – Proposed Business Licence Fees	
Business Licence Category	Business Licence Fee
Resort Rental (Resort Apartment, Resort Townhouse, Single Detached Dwelling in CD8 Zone) ³	\$60
Minor Short Term Rental	\$135
Major Short Term Rental	\$500

Bylaw Notice and Municipal Ticket Information Utilization Bylaws

Fourteen (14) new bylaw ticket offences are defined in relation to various short term rental zoning and business licencing regulations. The maximum daily fine within the City's Municipal Ticket Information Utilization Bylaw No. 0095 (MTI Bylaw) will increase from \$500 to \$1,000 to act as a deterrent for non-compliance. Tickets under the MTI Bylaw can only be served in person and cannot be mailed.

A stepped level of offences is proposed for both contravening the Short Term Rental rules as outlined in *Table 4*.

³ New fee. Would only be applied if these units were being rented (short or long term) which is consistent with the City's regulations and fees for secondary suites or carriage houses.

Table 4 – Proposed New Bylaw Offences

Zoning Bylaw Offences	Maximum Daily Fine	
	Bylaw No. 0093 (Bylaw Notice)	Bylaw No. 0095 (MTI Bylaw)
Contravene Short Term Rental rules (1 st Offence)	\$250	\$250
Contravene Short Term Rental rules (2 nd Offence)	\$350	\$350
Contravene Short Term Rental rules (Continuing Offence)	\$500	\$1,000
Business Licencing Bylaw Offences	Maximum Daily Fine	
	Bylaw No. 0093 (Bylaw Notice)	Bylaw No. 0095 (MTI Bylaw)
Contravene Short Term Rental rules (1 st Offence)	\$250	\$250
Contravene Short Term Rental rules (2 nd Offence)	\$350	\$350
Contravene Short Term Rental rules (Continuing Offence)	\$500	\$1,000
Market short term rental without licence number	\$100	\$100
Fail to display local contact Information	\$100	\$100
Fail to display fire evacuation plan in each short term rental guest room	\$100	\$100
Fail to attend short term rental within required time period	\$250	\$250
Operate short term rental contrary to licence conditions	\$500	\$1,000
Permit multiple bookings at one time	\$500	\$1,000
Use unauthorized secondary suite or carriage house for short term rental	\$500	\$1,000
Use unauthorized guest room for short term rental	\$500	\$1,000

POLICY REVIEW & ENGAGEMENT

Official Community Plan Bylaw No. 0100

The City's Official Community Plan (OCP) identifies the importance of the diversity and character of neighbourhoods which contribute to the unique identity of the community. Neighbourhood objectives include maintaining and enhancing the character and livability of existing neighbourhoods. Residential policy encourages non-residential activities which do not cause substantial increases in traffic, parking demands or noise.

The OCP identifies the critical need to maintain the existing stock of affordable housing and increase opportunities for the development of new affordable housing. Affordable housing in the context of the City's OCP includes affordable home ownership, affordable rental accommodation and subsidized housing. The OCP supports secondary suites as a form of affordable infill housing, however the OCP's objectives, policies and actions do not currently address short term rentals. In terms of public health and safety, the OCP

aims to foster the development of a community where sense of place and neighbourliness are actively promoted and supported.

When considering tourism, the OCP's Economic Sustainability objectives encourage a sustainable tourism economy with a strong economic mix and providing services to a broad range of user groups. The OCP supports growth and change in the local economy, while placing importance on protecting residents' quality of life. Additional relevant OCP Policy is included in *Attachment 6*.

Council Committee Feedback

The draft Short Term Rental Regulations were presented to all three Council Committees between December 2020 and January 2021. The Agricultural Advisory Committee (AAC) discussed the benefits that fruit stands or wineries could experience with having tourists staying close by. The AAC did not provide a resolution for Council.

The Economic Development Committee (EDC) was generally supportive of regulation of short term rentals. There was some discussion as to whether the occupancy limit of 6 guests was appropriate and a desire for more flexibility in occupancy based on the size of the home. The committee discussed opportunities for accessory dwellings and structures, such as garages or yurts, without kitchen facilities to be used for short term rentals as they would not impact long term rental inventories. There was also discussion around the benefits that short term rentals may have in allowing visitors to stay longer in the community and how they can complement the hotel industry in the summer season while competing with hotels in the shoulder and off seasons. The EDC felt that the fee structure for short term rental licences should be revenue neutral. The EDC passed the following resolution for consideration by Council:

THAT the Economic Development Committee support the adoption of the Short Term Rental regulations with consideration for:

1. Evaluate:
 - a. Number of occupants permitted in a Short Term Rental
 - b. Use of accessory buildings for Short Term Rentals
2. Suggest clarification in materials regarding:
 - a. Single detached dwellings (strata properties)
 - b. On-site parking
3. Additional consultation with Economic Development Committee regarding proposed fee structure.

The Advisory Planning Commission (APC) also was generally in support of regulating short term rentals. The APC felt that prohibiting secondary suites to be used for short term rentals would eliminate a high number of existing operators in the City. The APC noted that many visitors choose short term rentals specifically in order to have their own kitchen and private space. The APC discussed consideration of a range of short term rental classifications and the need for user friendly regulations for everyone impacted by short term rental operations (operators and residents). There were discussions around compliance and enforcement in order to ensure that non-compliant properties are able to

be addressed effectively. There was a desire to see additional bylaw resources and a concern that third party monitoring may not assist in addressing ongoing nuisances. The APC passed the following resolution for consideration by Council:

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.

Online Questionnaire and Community Feedback Summary

The majority of feedback from the online questionnaire and public correspondence was consistent with the City's draft regulation program. Key themes from the online questionnaire are highlighted for each of the Guiding Principles. Throughout this section, quotes from respondents to the online questionnaire have been integrated to provide voices to the valuable comments and varied perspectives heard from the community.

Mitigating Negative Neighbourhood Impacts

Impacts to neighbours and neighbourhoods was the most commonly referenced concern or topic. This reiterates the priority placed on mitigating negative impacts to the community as the number one Guiding Principle for the development of short term rental regulations. Some common themes were:

- Noise was the number one concern raised in relation to potential neighbourhood impacts.
- Increased traffic in neighbourhoods from multiple vehicles for each booking and new guests on a nightly or weekly basis.
- Protect the residential character of neighbourhoods.
- Regulate short term rentals to create a culture of respect.

"There are good ones and bad ones. Short Term Rental [Operators] who push the boundaries beyond acceptable should be curtailed, those who provide a good service and do not compromise their neighbours should be encouraged"

"Renters tend to be on vacation and are not always considerate of permanent residents and this can create problems in the neighbourhood"

In consideration of the locations and areas that short term rentals should be considered within, most comments reiterated concerns that this use has on residential neighbourhoods with common recommendations to:

- Use of neighbourhood limits or licence caps;
- Ensure only principal residences were permitted as short term rentals
- Support for the existing integration of bed and breakfasts

- Adequate off-street parking would be necessary to mitigate concerns related to parking and traffic on neighbourhood streets.

Many submission responses related to the proposed occupancy limits of short term rental:

- Larger groups travelling together have the potential to have more impact on neighbourhoods.
- Many families choose short term rentals as a more cost effective and convenient accommodation option.
- Short term rentals can provide amenities not always available at traditional accommodations such as kitchen facilities, separate bedrooms for children, and outdoor yard space.

"Parking is very important and many streets in West Kelowna do not have room for additional cars to park. Short Term Rentals should only be allowed where there is adequate parking on the property for all residents of the rentals."

"It is helpful for people with young children or pets especially that may need access to a kitchen to allow them to stay longer in the area and stick to their budget"

Protecting Long Term Rentals

The impacts on long term rentals did not receive very much direct attention from respondents. However, important key takeaways were:

- Short term rentals can be more attractive than long term rentals for property owners who have had negative experiences with some long term tenants.
- Short term rentals provide flexibility as well as the increased income potential as a "mortgage helper",
- Increases in short term rentals may lead to the increased cost and scarcity of available long term rentals.

The feedback received on the type of dwellings that short term rentals should be permitted within was fairly evenly split:

- Clear desire within the community for reconsideration of the opportunity to offer short term rentals on properties with secondary suites.
- A short term rental within a secondary suite was viewed as less likely to cause negative neighbourhood impacts.
- Difficulties for those moving to or within West Kelowna to find affordable rental accommodations.
- Concern over the transition of existing rentals from the market.

"Short term rentals should be allowed in carriage houses or in basement suites as long as parking is available. Owners who rent to students from September to April be able to switch from month to month rent to short term rental in the summer months"

"I did have an Airbnb rental in my home but changed it to a long term rental when I saw that west kelowna was not permitting them. I changed my mind as I evaluated the disadvantages of a month rental and so not currently run any rental opportunity In my home."

Recognize Importance of Short Term Rentals for Tourism

Many respondents spoke to the growing need to complement the existing tourism and accommodation industry with short term rentals, and to ensure consistency with neighbouring tourism destinations, such as Kelowna:

- Short term rentals bring to attract tourists to stay within the community near wineries and frequent local businesses
- Draw new residents to the community who get to experience the residential neighbourhoods
- Provide options for people to rent short term in between property transactions or during moves

"All of the short term rentals that I have provided in West Kelowna brought in individuals from outside of West Kelowna to stay and spend their money in our community. Without the option for cheaper accommodations, there is a significant possibility that these visitors would choose another place to visit that is more affordable."

"A substantial portion of tourism for West Kelowna is based around our wineries, agriculture, and outdoor activity amenities. The guests that coming for these activities are the prime demographic for short term rentals in unique locations, they don't want to stay in cold hotel rooms."

Comprehensive Licensing, Compliance & Enforcement

When asked about what regulation measures should be considered, almost 20% of the responses to this question mentioned the need for effective enforcement measures supported by fines. Key themes regarding licencing and compliance were:

- Desire for more bylaw department resources.
- Clear policy for operators who do not comply with the regulations and bylaws.
- Regulations that are simple and easy to navigate for potential operators.
- Neighbours of unregulated short term rentals are currently experiencing frustration.
- Weight of complaint based enforcement for short term rentals is unfairly placed on residents.
- Desire for proactive enforcement of short term rentals.

"Don't over regulate specifics. Lay out good operating practices with a way to fine those that don't follow them. Create a low cost licensing requirement. Recognize the values of \$ they bring into the area"

"My biggest issue is that there is some consideration of neighbours ability to enjoy their home. Not sure how best to deal with parking and noise violators, but having enforcement of these issues would be helpful to curb issues."

DISCUSSION

Impacts of proposed regulations on STR Market in West Kelowna

As of July 2020, there were approximately 378 short term rental units operating within the City of West Kelowna. Pre-pandemic, there were 420 active short term rental units in West Kelowna (January 2020). Most short term rental listings in West Kelowna are entire

dwelling (82%) and single detached residential properties (76%). These numbers include listings for secondary suites and carriage houses.

As it is proposed that short term rentals would only be permitted within single detached dwellings, this means that a minimum of 24% of existing operators would not be eligible for a short term rental business licence (multiple family residential). Out of existing operators, this would leave between 280 and 320 eligible properties based on the type of dwelling alone (single vs. multiple residential). However, as this number includes properties with secondary suites, a large percentage would be ineligible for a licence.

Other municipalities (City of Kelowna) experienced an overall reduction of 62% of active short term rental listings with the introduction of regulations for short term rentals. If West Kelowna experienced a similar rate of reduction (60%), there could be approximately 150 to 170 short term rentals operating in the City post regulation.

Temporary Use Permits for Non-Adhering Short Term Rentals

Throughout the engagement period, staff heard comments and discussion around the use of accessory dwelling units (secondary suites and carriage houses) for short term rentals. Staff understand that many existing operators of short term rentals may be operating from a secondary suite or carriage house. If the proposed Zoning Bylaw amendments are adopted, these properties would be ineligible to be used for short term rentals.

Council has the authority under the *Local Government Act* to issue a Temporary Use Permit (TUP) to allow a use that is not permitted in the applicable zoning regulations. A TUP may allow a use on a property for up to three years and specify conditions under which the use may be carried out. Any property owner whose zoning does not allow for short term rentals, or whose property cannot meet the Zoning Bylaw regulations, may apply for a Temporary Use Permit application to request the use of their property for a short term rental.

Council may wish to consider providing direction to staff if it is desired to have a higher application fee or business licence for such operators. Another alternative for Council to consider would be the implementation of a more formalized intake program to facilitate a batch of applications. This approach has been used in other municipalities where there was a desire to acknowledge the importance that short term rentals have in the tourism accommodation industry, while still prioritizing the use of accessory dwelling units for long term rentals. It is also a similar approach used for the intake of non-medical cannabis retail store rezoning applications in the City of West Kelowna.

Bylaw Compliance & Enforcement Program

The proposed Short Term Rental Compliance & Enforcement Program (*Attachment 5*), anticipates required staff resources, enforcement measures, identification of listed properties and proactive enforcement.

Table 5 - Proposed Short Term Rental Compliance & Enforcement Program	
Additional Staff Resources	<ul style="list-style-type: none">• Senior Business Licensing Officer;• Term 0.5FTE secretary/clerk reviewed for full-time status;

	<ul style="list-style-type: none"> • Casual clerk during initial intake period
Enhanced Enforcement Measures	<ul style="list-style-type: none"> • Short Term Rental regulations within Zoning & Business Licencing Bylaws; • Bulletin outlining requirements and expectations; • 14 Additional Offences and Fines with new regulations; • Increased maximum daily fine of \$1,000 under MTI Bylaw
Identification of Short Term Rental Properties	<ul style="list-style-type: none"> • Third party contractor to identify listings on multiple sites; • Ongoing identification of new listings
Proactive Enforcement	<ul style="list-style-type: none"> • Third party contractor to send automated compliance letters; • Second letter to be sent within 30 days if no response received; • Referred to Bylaw for enforcement action if compliance is not achieved.

NEXT STEPS

If the proposed short term rental Zoning Amendment Bylaw receives 1st and 2nd readings, a Public Hearing will be scheduled.

Bylaw amendments will be drafted to regulate the operation, licencing and enforcement of short term rentals for Councils consideration of 1st, 2nd and 3rd readings, to be considered following a Public Hearing and 3rd reading of the proposed short term rental Zoning Amendment Bylaw.

Approval from the Ministry of Transportation and Infrastructure will be required prior to adoption of the Zoning Amendment Bylaw.

FINANCIAL IMPLICATIONS

It is not anticipated that Business Licencing fees for short term rentals would be able to completely cover the required resources necessary to implement the program. Council has provided preliminary budget approval for a Senior Business Licencing Officer position within the Business Licencing department. Additional resources will be required to be allocated to the Short Term Rental program to achieve the proposed compliance and enforcement program including casual staff and extending or considering full time status for the 0.5 FTE Secretary/Clerk term position.

Based on the proposed regulations, estimations of post-regulation licencing eligibility and listing reductions, staff provide the following revenue projections for consideration based on the proposed fees:

Table 6 – Major Short Term Rental Revenue Estimations				
	Fee	Low 90 Licences	Med 130 Licences	High 170 Licences
Major Short Term Rental Business Licences	\$500	\$45,000	\$65,000	\$85,000

Potential annual costs for third party monitoring (based on a projected number of listings post regulation of up to 170) are estimated at \$3,000 CAD for compliance monitoring and \$5,000 CAD for address identification. This cost may be higher in the first year of regulation if listing numbers are higher.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
January 26, 2021	Information Update for Council on Short Term Rental Engagement Results	-
November 24, 2020	THAT Council direct staff to further engage the community and stakeholders on the proposed Short Term Rental program as outlined in this report.	C300/20
September 29, 2020	Council provided direction to staff that short term rentals be regulated, and that the creation of regulations for short term rentals be done through the review of regional practices and consultation with both stakeholders and the public. Council's direction followed the decision points presented to Council.	-
September 17, 2019	THAT Council direct staff to investigate and report back to Council regarding Air BnB and short term rentals in West Kelowna within the next 6 months.	C327/19

ALTERNATIVE MOTIONS

Alternative Motion 1 – First Reading Only

THAT Council give first reading to the “City of West Kelowna Zoning Amendment Bylaw No. 0154.99, 2021”.

Should Council wish to only give first reading to the bylaw, to indicate support in principle, it is requested that Council provide specific direction as to additional information Council requires or changes which should be made to the bylaw. Staff would bring back an amended Bylaw for consideration of second reading.

Alternative Motion 2 - Postponement

THAT Council postpone readings to the “City of West Kelowna Zoning Amendment Bylaw No. 0154.99, 2021”.

Should Council wish to postpone readings, it is requested that Council provide specific direction as to which changes should be made to the bylaw amendment prior to reconsideration.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps

Powerpoint: Yes ☒ No ☐

Attachments:

1. Zoning Amendment Bylaw No. 0154.99 (Short Term Rental Regulations)
2. Redlined Zoning Bylaw Changes
3. Draft Business Licencing Regulations for Short Term Rentals
4. Draft Business Licence Application Form for Short Term Rentals
5. Short Term Rental Compliance & Enforcement Program
6. OCP Policy in relation to Short Term Rentals

CITY OF WEST KELOWNA

BYLAW NO. 0154.99

A BYLAW TO AMEND “ZONING BYLAW NO. 0154”

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

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

1. Title

This Bylaw may be cited as “CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.99, 2021”.

2. Amendments

“Zoning Bylaw No. 0154” is hereby amended as follows:

- 2.1 By adding to Part 2 – Interpretation, Section 2.8 Definitions in appropriate alphabetical order the following:

SHORT TERM RENTAL, MINOR means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator remains on-site during guest stays, this use includes bed and breakfasts.

- 2.2 By adding to Part 2 – Interpretation, Section 2.8 Definitions in appropriate alphabetical order the following:

SHORT TERM RENTAL, MAJOR means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator may be off-site during guest stays.

- 2.3 By replacing the phrase “bed and breakfast” in subsection 3.3.1(b) with the phrase “short term rental”.

- 2.4 By replacing the phrase “Bed and Breakfast” in subsection 3.16.7 with the phrase “short term rental”.

- 2.5 By deleting Section 3.17 Bed and Breakfast in it’s entirety and replacing it with the following:

3.17 Short Term Rental

- .1 A short term rental shall only be conducted within a principal single detached dwelling.

- .2 An occupant of the single detached dwelling shall be the operator of the short term rental. For certainty an occupant shall be a principal resident of the single detached dwelling.
- .3 No more than two adults may occupy a bedroom used for the short term rental.
- .4 Bedrooms shall only be rented for periods of less than one month.
- .5 A short term rental is permitted to have no more than one non-internally illuminated sign to a maximum size of 0.3 m² that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m from any parcel boundary.
- .6 There shall be no exterior indication that a short term rental is in operation on any parcel, except for permitted signage and required parking.
- .7 A short term rental shall not be permitted without connection to a community sewer system unless:
 - (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .8 A short term rental is not permitted on a parcel that contains a secondary suite or carriage house.
- .9 Short Term Rental, Minor:
 - (a) The operator of a minor short term rental must be on-site when the minor short term rental is operating; and
 - (b) No more than 3 bedrooms are permitted to be used for a minor short term rental.
- .10 Short Term Rental, Major:
 - (a) The operator of a major short term rental may be off-site when the major short term rental is operating; and
 - (b) No more than 4 bedrooms are permitted to be used for a major short term rental.
- 2.6 By replacing the phrase “bed and breakfast” in subsection 3.20.5 with the phrase “short term rental”.
- 2.7 By replacing the phrase “bed and breakfast” in subsection 3.26.15 with the phrase “short term rental”.
- 2.8 Amending Table 4.1 – Required parking spaces in Section 4.4 by deleting in it’s entirety the following section for Bed and breakfast / Agri-tourism accommodation

Bed and breakfast / Agri-tourism accommodation	1.0 per guest room
--	--------------------

And adding new sections for Agri-Tourism Accommodation and Short Term Rental in their appropriate location that reads as follows:

Agri-tourism accommodation	1.0 per guest room
Short term rental	Minor – 1.0 per bedroom Major – 0.5 per bedroom

- 2.9 By replacing the phrase “bed and breakfasts” in subsection 4.4.3(1).1 with the phrase “short term rentals”
- 2.10 By deleting Section 8.1.3(f) and adding to section 8.1.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.11 By deleting Section 9.1.3(b) and adding to Section 9.1.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.12 By deleting Section 9.2.3(d). and adding to Section 9.2.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.13 By deleting Section 9.3.3(e) and adding to Section 9.3.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.14 By deleting Section 9.4.3(f) and adding to Section 9.4.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.15 By deleting Section 9.5.3(j) and adding to Section 9.5.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.16 By deleting Section 10.4.3(b) and adding to Section 10.4.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.17 By deleting Section 10.6.3(b) and adding to Section 10.6.3 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”
- 2.18 By deleting Section CD-1(E).1(c) from Part 14 CD1 – Westlake and adding to section CD-1(E).1 in appropriate alphabetical order, the following:
- “Short term rental, minor or major”

READ A FIRST AND SECOND TIME THIS
PUBLIC HEARING HELD THIS
READ A THIRD TIME THIS
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS
ADOPTED THIS

M A Y O R

CITY CLERK

PART 2 – INTERPRETATION

2.8 DEFINITIONS

SHORT TERM RENTAL, MINOR means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator remains on-site during guest stays, this use includes bed and breakfasts.

SHORT TERM RENTAL, MAJOR means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator may be off-site during guest stays.

PART 3 – GENERAL REGULATIONS

3.3 PROHIBITED USES AND STRUCTURES

- .1 The following uses are prohibited in every zone:
 - (a) Outdoor storage of materials beneath electrical power distribution lines; and
 - (b) Vacation rentals other than ~~bed and breakfast~~short term rental uses, agri-tourism accommodations, and the use of resort apartments and resort townhouses.

3.14 SECONDARY SUITES

- .1 A secondary suite shall be located only within a principal single detached dwelling.
- .2 A secondary suite shall have a maximum floor area of 90 m² (968.8 ft²) or 40 % of the habitable floor area of the principal dwelling, whichever is less.
- .3 The entrance to the secondary suite shall:
 - (a) be a separate exterior entrance from that of the principal dwelling unit; and
 - (b) be subordinate in appearance, to the satisfaction of the City, to the principle dwelling entrance, where it faces the same highway as the entrance to the principal dwelling unit.
- .4 A secondary suite shall not be permitted without connection to a community sewer system unless the parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .5 A secondary suite shall not be subdivided from the principal single detached dwelling.

- .6 A secondary suite shall only be rented for rental periods of one month or greater.
- .7 A secondary suite is not permitted on a parcel that contains a ~~Bed and Breakfast~~short term rental.

3.17 ~~BED AND BREAKFAST~~ SHORT TERM RENTAL

- .1 A short term rental shall only be conducted within a principal single detached dwelling.
- .2 An occupant of the single detached dwelling shall be the operator of the short term rental. For certainty an occupant shall be a principal resident of the single detached dwelling.
- .3 No more than two adults may occupy a bedroom used for the short term rental.
- .4 Bedrooms shall only be rented for periods of less than one month.
- .5 A short term rental is permitted to have no more than one non-internally illuminated sign to a maximum size of 0.3 m² that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m from any parcel boundary.
- .6 There shall be no exterior indication that a short term rental is in operation on any parcel, except for permitted signage and required parking.
- .7 A short term rental shall not be permitted without connection to a community sewer system unless:
 - (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .8 A short term rental is not permitted on a parcel that contains a secondary suite or carriage house.
- .9 Short Term Rental, Minor:
 - (a) The operator of a minor short term rental must be on-site when the minor short term rental is operating; and
 - (b) No more than 3 bedrooms are permitted to be used for a minor short term rental.
- .10 Short Term Rental, Major:
 - (a) The operator of a major short term rental may be off-site when the major short term rental is operating; and
 - (b) No more than 4 bedrooms are permitted to be used for a major short term rental.
- ~~.1 A bed and breakfast shall only be conducted within a principal single detached dwelling.~~
- ~~.2 An occupant of the single detached dwelling shall be the operator of the bed and breakfast.~~

- ~~.3 No more than 4 guest rooms are permitted in a bed and breakfast and no more than 8 guests are permitted in a bed and breakfast at any one time.~~
- ~~.4 Guest rooms shall only be rented for rental periods of less than 1 month.~~
- ~~.5 A bed and breakfast is permitted to have no more than 1 non-internally illuminated sign to a maximum size of 3000 m² (465 in²) that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m (4.9 ft) from any parcel boundary.~~
- ~~.6 There shall be no exterior indication that a bed and breakfast is in operation on any parcel, except for permitted signage and required parking.~~
- ~~.7 A bed and breakfast shall not be permitted without connection to a community sewer system unless:

 - ~~(a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.~~~~
- ~~.8.1 A bed and breakfast is not permitted on a parcel that contains a secondary suite or carriage house.~~

3.26 CARRIAGE HOUSES

- .1 The minimum parcel area required to accommodate a carriage house on a parcel with a single detached dwelling is specified in Table 3.11.

Table 3.11 Minimum parcel area

Zone	Minimum Parcel Area
RC1 & RC2	650 m ² (6,996.5 ft ²)
R1	1100 m ² (11,840.3 ft ²)
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m ² (26,909.7 ft ²)

- .2 The maximum floor area of a carriage house is specified in Table 3.12.

Table 3.12 Maximum gross floor area.

Zone	Maximum Gross Floor Area
RC1, RC2, R1, R1L, RU1,	90 m ² (968.7 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less
RU2, RU3, RU4, RU5, A1	140 m ² (1,506.9 ft ²) or 75% of the floor area of the principal dwelling, whichever is less

- .3 A carriage house requires a connection to a community water system unless:
 - (a) Connection to a community water system is not available to the parcel; and

- (b) The applicant for building permit for the carriage house provides to the City the certification of a professional engineer specializing in groundwater hydrology, registered to practice in the Province of B.C., that a sufficient supply of potable groundwater is available to serve the existing or proposed single detached dwelling and the proposed carriage house.
- .4 A carriage house requires a connection to a community sewer system unless:
 - (a) Connection to community sewer is not available to the parcel;
 - (b) The parcel has a minimum lot area of 1 ha (2.4 ac); and
 - (c) The applicant for building permit for the carriage house provides to the City evidence that all filings with Interior Health that are required by Section 8 of the Sewerage System Regulation have been made.
- .5 No portion of the roof of a carriage house shall be higher than the peak of the roof of the principal detached dwelling on the same parcel.
- .6 For carriage house in a 1.5 storey building, the upper storey shall have a maximum floor area of 75% of the main floor area.
- .7 Dormers are permitted on carriage house roofs provided that:
 - (a) The side walls of the dormer are set back horizontally a minimum of 0.9 m (2.9 ft) from a roof edge;
 - (b) The front face of the dormer is set back a minimum of 0.6 m (1.9 ft) from the outer edge of the parallel eave;
 - (c) The height of the dormer does not exceed the height of the peak of the roof; and
 - (d) The width of the dormer does not exceed 40% of the length of the roof from which the dormer projects.
- .8 The entrance to the carriage house shall be a separate exterior entrance that does not require passage through any part of the building used for motor vehicle parking or accessory uses.
- .9 A carriage house must be separated a minimum distance of 3 m (9.8 ft) from the single detached dwelling on the same parcel.
- .10 Where a carriage house is located within 25 m (82.02 ft) of a parcel boundary, a solid screen, consisting of either fencing or a hedge with a minimum height at maturity of 2.0 m (6.6 ft), must be provided and maintained along rear and interior side parcel boundaries adjacent to the carriage house and its outdoor amenity space only, where the parcel boundaries of a property maintaining a carriage house abut a residential or rural zone.
- .11 A carriage house shall not include any above ground patios or roof top decks.
- .12 A carriage house shall not be subdivided under the *Strata Property Act* building strata subdivision provisions from the principal single detached dwelling on the parcel.

- .13 A carriage house shall only be rented for rental periods of one month or greater.
- .14 A carriage house is not permitted on a parcel that contains a secondary suite.
- .15 A carriage house is not permitted on a parcel that contains a ~~bed and breakfast~~short term rental.
- .16 A carriage house is not permitted on a parcel that contains an agricultural worker dwelling.

PART 4 - OFF-STREET PARKING AND LOADING

4.4 STANDARD PARKING SPACES

.1 Number of Spaces

- (a) The number of required parking spaces is specified in Table 4.1.
- (b) Where seating accommodation is the basis for a unit of measurement in Table 4.1, each 0.5 m (1.6 ft) of length of benches, pews and similar types of seating shall be deemed to be one seat.

Table 4.1 – Required parking spaces.

USE	NUMBER OF REQUIRED PARKING SPACES
RESIDENTIAL AND RESIDENTIAL-RELATED	
Single detached dwelling, modular home, mobile home	2.0 per dwelling unit
Duplex	2.0 per dwelling unit
Secondary suite	1.0 per one bedroom dwelling 2.0 per two or more bedroom dwelling
Carriage house	1.0 per one bedroom dwelling 2.0 per two or more bedroom dwelling or 91 m ² (979.5 ft ²) of gross floor area or greater.
Townhouse	2.0 per dwelling unit
Apartment	
Bachelor or one bedroom	1.0 per dwelling unit
Two + bedroom	1.5 per dwelling unit
Congregate housing	0.5 per guest room
Group home	0.75 per guest room
Bed and breakfast / Agri-tourism accommodation	1.0 per guest room
<u>Agri-Tourism Accommodation</u>	<u>1.0 per guest room</u>
<u>Short term rental</u>	<u>Minor – 1.0 per guest room</u> <u>Major – 0.5 per guest room</u>
Home based business	1.0 per employee and 1.0 per client (except a care facility, minor which shall have 1.0 per employee)
Live/work unit	1.0 per unit
Caretaker unit	1.0 per unit

RESIDENTIAL – SPECIFIC REQUIREMENTS FOR WESTBANK CENTRE PLAN AREA ONLY (as defined in the 2011 Westbank Centre Revitalization Plan)	
Apartment or Townhouse	
Bachelor	1.0 per dwelling unit
One bedroom	1.0 per dwelling unit
Two bedroom	1.25 per dwelling unit
Three + bedrooms	1.5 per dwelling unit
AGRICULTURE	
Agriculture, general / intensive	1.5 per 100 m ² (1,076.4 ft ²) GFA for any commercial packaging or processing buildings
Agricultural market / produce stand	2.0 per 100 m ² (1,076.4 ft ²) GFA
Agricultural worker dwelling	1.0 per unit
COMMERCIAL AND INDUSTRIAL	
All uses in a Commercial Zone other than those specifically listed in this table	3.0 per 100 m ² (1,076.4 ft ²) GFA
All uses in an Industrial Zone, other than those specifically listed in this table	1.5 per 100 m ² (1,076.4 ft ²) GFA
Auctioneering establishment	5.0 per 100 m ² (1,076.4 ft ²)
Bank / financial services	2.5 per 100 m ² (1,076.4 ft ²) GFA
Building / garden supply	2.0 per 100 m ² (1,076.4 ft ²) GFA
Butcher, bakery, specialty grocery	4.0 per 100 m ² (1,076.4 ft ²) GFA
Bulk fuel depot	0.5 per 100 m ² (1,076.4 ft ²) GFA
Broadcasting studio	2.5 per 100 m ² (1,076.4 ft ²) GFA
Care facility	Minor – as per home based business requirement Major – 1.6 per 100 m ² (1,076.4 ft ²) GFA
Contractor services	2.0 per 100 m ² (1,076.4 ft ²) GFA
Entertainment facility, indoor	1.0 per 5 seats
Equipment repair or equipment rental	2.0 plus 1 per 100 m ² (1,076.4 ft ²) GFA
Food bank	2.0 per 100 m ² (1,076.4 ft ²) GFA
Funeral establishment	3.0 per 100 m ² (1,076.4 ft ²) GFA
Gasoline service station, vehicle washing facility	2.5 per 100 m ² (1,076.4 ft ²) GFA
Greenhouse or plant nursery (commercial)	6.0 per 100 m ² (1,076.4 ft ²) GFA
Grocery store	5.0 per 100 m ² (1,076.4 ft ²) GFA
Health / fitness facility	3.0 per 100 m ² (1,076.4 ft ²) GFA
Heavy industry, concrete plants and asphalt plants	1.0 per 100 m ² (1,076.4 ft ²) GFA

Hotel / motel / resort	1.0 per guest room
Industrial park	1.0 per 100 m ² (1,076.4 ft ²) GFA
Marina	1.0 per 2 boat slips
Motor vehicle sales, rental service and repair shops	1.7 per 100 m ² (1,076.4 ft ²) GFA
Office, general, postal or courier service, high technology business	2.5 per 100 m ² (1,076.4 ft ²) GFA
Office, medical / dental	4.0 per 100 m ² (1,076.4 ft ²) GFA
Outdoor storage	1.0 per 100 m ² (1,076.4 ft ²) GFA
Personal services establishment	As per retail requirement
Printing or publishing	1.5 per 100 m ² (1,076.4 ft ²) GFA
Restaurant/ Neighbourhood Pub/Cabaret/Bar/Lounge	1.0 per 4 seats (including patio seating)
Retail, unless otherwise specifically listed in this table	Units less than or equal to 1000 m ² (10,763.9 ft ²) GFA: 2.0 per 100 m ² (1,076.4 ft ²) Units greater than 1000 m ² (10,763.9 ft ²) GFA: 3.0 per 100 m ² (1,076.4 ft ²)
Salvage yard	1.5 per 100 m ² (1,076.4 ft ²) GFA, minimum of 5
Veterinary clinic	3.0 per 100 m ² (1,076.4 ft ²) GFA
Winery / cidery / brewery / distillery/ meadery	Units less than or equal to 100 m ² (1,076.4 ft ²) GFA tasting area: 2.0 per 100 m ² (1,076.4 ft ²) GFA Units greater than 100 m ² (1,076.4 ft ²) GFA tasting area: 4.0 per 100 m ² (1,076.4 ft ²) GFA Food and Beverage Service Lounge: 1.0 per 4 seats (including patio seating)
Temporary shelter service	1.0 per 100 m ² (1,076.4 ft ²) GFA, minimum of 3
Tourist cabin or campsite	1.1 per unit
Warehouse / commercial storage	0.5 per 100 m ² (1,076.4 ft ²) GFA
Wholesale sales	2.5 per 100 m ² (1,075.4) GFA
INSTITUTIONAL	
All uses in the Institutional and Assembly Zone (P2) other than those specifically listed in this table	2.5 per 100 m ² (1,076.4 ft ²) GFA
Community and assembly hall	2.0 per 100 m ² (1,076.4 ft ²) GFA
Extended medical treatment facility	1.6 per 100 m ² (1,076.4 ft ²) GFA or 2.0 per patient room, whichever is greater
Fire, police and ambulance service	2.5 per 100 m ² (1,076.4 ft ²) GFA

School, elementary	2.0 per classroom
School, secondary	5.0 per classroom
Temporary shelter services	1.0 per 5 beds
College, university and commercial school	10.0 per classroom
RECREATION AND CULTURE	
All uses in the Park and Open Space Zone (P1) other than those specifically listed in this table (except for park and playground uses which do not have a parking requirement)	2.5 per 100 m ² (1,076.4 ft ²) GFA
Bowling alley	2.0 per alley
Curling rink	4.0 per curling sheet
Golf course	4.0 per hole
Golf driving range	1.0 per tee
Library, museum, art gallery, archives	2.0 per 100 m ² (1,076.4 ft ²) GFA
Racquet clubs	3.0 per court
Recreation services, indoor	3.0 per 100 m ² (1,076.4 ft ²) GFA
Recreation services, outdoor	2.5 per 100 m ² (1,076.4 ft ²) GFA or 6 per ha, whichever is greater

.3 Development Standards

(a) Tandem Parking

- .1 Tandem parking is permitted only for single detached dwellings, manufactured homes, duplexes, townhouses, home-based businesses, ~~bed—and~~ breakfasts short term rentals, secondary suites and carriage houses.

(b) Access

- .1 All parking areas shall be designed and constructed to permit unobstructed access to and egress from each space at all times except where tandem parking is permitted.
- .2 All parking areas shall have access and egress via a driveway of the following widths:
 - (1) Minimum 3.0 m (9.8 ft) and maximum 7.0 m (23.0 ft) for single detached, duplex, manufactured home and townhouse uses.
 - (2) Minimum 4.5 m (14.8 ft) and maximum 9.0 m (29.5 ft) for industrial, commercial, apartment and congregate care and institutional uses.

PART 8 – AGRICULTURAL ZONES

8.1 AGRICULTURAL ZONE (A1)

.1 Purpose

To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Brewery, distillery or meadery
- (d) Kennels, service on parcels 4 ha or greater
- (e) Greenhouse or plant nursery
- (f) Mobile home
- (g) Modular home
- (h) Riding stable
- (i) Single detached dwelling
- (j) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural worker dwelling
- (c) Agricultural worker dwelling, temporary
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- ~~(f) Bed and breakfast~~
- ~~(g)~~(f) Care facility, minor
- ~~(h)~~(g) Carriage house
- ~~(i)~~(h) Home based business, major
- ~~(j)~~(i) Kennels, hobby
- ~~(k)~~(j) Portable saw mill or shake mill
- ~~(l)~~(k) Retail sales of farm products or processed farm products
- ~~(l) Secondary suite~~
- (m) Short term rental, minor or major

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 23, DL 486, Plan 761, ODYD (except Plan KAP71035): one additional single detached dwelling
- (b) On Lot A, DL 3796, ODYD, Plan 29609: one additional single detached dwelling
- (c) On Lot 80, DL 1934, Plan 5381, ODYD, except Plan 16601: one additional single detached dwelling
- (d) On Lot A, DL 3480, ODYD, Plan KAP67210: Outdoor Storage

Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 ac), except it is: 2.45 ha (5.73 ac) on the western portion of DL 5075, ODYD, Except Plans 9213 and 12107
(b)	Minimum parcel frontage	30 m (98.4 ft) or 10% of the perimeter of the parcel, whichever is less
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling, mobile home and modular home	Only 1 single detached dwelling or only 1 mobile home or only 1 modular home per parcel
.2	Agricultural worker dwelling including temporary	Subject to Sections 3.18 and 3.19
.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	35%
.2	Greenhouse	75% less the parcel coverage of other uses
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling and mobile home	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 m (16.4) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking space is provided in the same building

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	6.0 m (19.7 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	Watercourses	Subject to Section 3.23
(g)	Despite 8.1.5(f), the following uses, 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	Intensive agriculture	30.0 m (98.4 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

.6 Other Regulations - Reserve

PART 9 – RURAL ZONES

9.1. COUNTRY RESIDENTIAL ZONE (RU1)

.1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 0.5 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Greenhouse or plant nursery
- (c) Modular home
- (d) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- ~~(b) Bed and breakfast~~
- ~~(c)(b)~~ Care facility, minor
- ~~(d)(c)~~ Carriage House
- ~~(e)(d)~~ Home based business, major
- ~~(f)(e)~~ Kennel, hobby
- ~~(g)(f)~~ Retail sales of farm products or processed farm products
- ~~(g)~~ Secondary suite
- (h) Short term rental, minor or major

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	0.5 ha (1.2 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	20%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Barn	20.0 m (65.6 ft)
.3	Accessory buildings and structures	5.0 m (16.4 ft)
.4	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
SITING REGULATIONS		
(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	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
(g)	Despite 9.1.5(f), the following uses, 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 from any parcel boundary:	
.1	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)

.6 Other Regulations - *Reserved*

9.2. RURAL RESIDENTIAL SMALL PARCEL ZONE (RU2)

.1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Greenhouse or plant nursery
- (c) Modular home
- (d) Single detached dwelling
- (e) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agri-tourism
- (c) Agri-tourism accommodation
- ~~(d) — Bed and breakfast~~
- ~~(e)~~(d) Care facility, minor
- ~~(f)~~(e) Carriage house
- ~~(g)~~(f) Home based business, major
- ~~(h)~~(g) Kennel, hobby
- ~~(i)~~(h) Secondary suite
- ~~(i)~~ Retail sales of farm products or processed farm products
- (j) Short term rental, minor or major

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1.0 ha (2.5 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	10%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Barn	20.0 m (65.6 ft)
.3	Accessory buildings and structures	5.0 m (16.4 ft)
.4	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building.
SITING REGULATIONS		
(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	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
(g)	Despite 9.2.5(f), the following uses, 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 from any parcel boundary:	
.1	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)

.6 Other Regulations - *Reserved*

9.3. RURAL RESIDENTIAL MEDIUM PARCEL ZONE (RU3)

.1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 2.0 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Greenhouse or plant nursery
- (c) Modular home
- (d) Riding stables
- (e) Single detached dwelling
- (f) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agri-tourism
- (d) Agri-tourism accommodation
- ~~(e) Bed and breakfast~~
- ~~(f)~~(e) Care facility, minor
- ~~(g)~~(f) Carriage house
- ~~(h)~~(g) Home based business, major
- ~~(i)~~(h) Kennel, hobby
- ~~(j)~~(i) Secondary suite
- ~~(j)~~ Retail sales of farm products or processed farm products
- (k) Short term rental, minor or major

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2.0 ha (4.9 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	10%

.2	Greenhouse	50% of the parcel area, less the parcel coverage of all other uses, buildings and structures
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling, agricultural worker dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Barn	20.0 m (65.6 ft)
.3	Accessory buildings and structures	5.0 m (16.4 ft)
.4	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
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	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
(g)	Despite 9.3.5(f), the following uses, 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 from any parcel boundary:	
.1	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)

.6 Other Regulations - *Reserved*

9.4. RURAL RESIDENTIAL LARGE PARCEL ZONE (RU4)

.1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 4 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Greenhouse or plant nursery
- (d) Kennel, service on parcels larger than 4 ha
- (e) Modular home
- (f) Riding stable on parcels 2 ha or greater
- (g) Single detached dwelling
- (h) Veterinary clinic
- (i) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agricultural worker dwelling
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- ~~(f)~~ ~~Bed and breakfast~~
- ~~(g)~~(f) Care facility, minor
- ~~(h)~~(g) Carriage house
- ~~(i)~~(h) Home based business, major
- ~~(j)~~(i) Kennel, hobby
- ~~(k)~~(j) Portable saw mill or portable shake mill
- ~~(l)~~(k) Secondary suite
- ~~(l)~~ Retail sales of farm products or processed farm products
- (m) Short term rental, minor or major

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Agricultural worker dwelling	Subject to Section 3.18

.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	10%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
SITING REGULATIONS		
(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	6.0 m (19.7 ft)
.2	Rear parcel boundary	9.0 m (29.5 ft)
.3	Interior parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
(g)	Despite 9.4.5(f), the following uses, 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 from any parcel boundary:	
.1	Intensive agriculture	100.0 m (328.1 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

.6 Other Regulations - *Reserved*

9.5. RURAL RESOURCE ZONE (RU5)

.1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 30 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Greenhouse or plant nursery
- (d) Kennels, service on parcels larger than 4 ha
- (e) Modular home
- (f) Single detached dwelling
- (g) Riding stable on parcels 2 ha or greater
- (h) Veterinary clinic
- (i) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural worker dwelling
- (c) Agricultural worker dwelling, temporary
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Care facility, minor
- (g) Carriage house
- (h) Home based business, major
- (i) Kennel, hobby
- ~~(j)~~ ~~Bed and breakfast~~
- ~~(k)~~(i) Portable saw mill or portable shake mill
- ~~(h)~~(k) Secondary suite
- ~~(l)~~ Retail sales of farm products or processed farm products
- (m) Short term rental, minor or major

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	30 ha (74.1 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel

.2	Agricultural worker dwellings, including temporary	Subject to Sections 3.18 and 3.19
.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For other uses, buildings and structures other than a greenhouse	10%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
SITING REGULATIONS		
(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	6.0 m (19.7 ft)
.2	Rear parcel boundary	10.0 m (32.8 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
(g)	Despite 9.5.5(f), the following uses, 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 from any parcel boundary:	
.1	Intensive agriculture	100.0 m (328.1 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

.6 Other Regulations - *Reserved*

PART 10 – RESIDENTIAL ZONES

10.4 SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

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

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures

~~(b) Bed and breakfast~~

~~(c)~~ (b) Care facility, minor

~~(d)~~ (c) Carriage house

~~(e)~~ (d) Home based business, major

(e) Secondary suite

(f) Short term rental, minor or major

.4 Site Specific Uses, Buildings and Structures

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

.5 Regulations Table

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

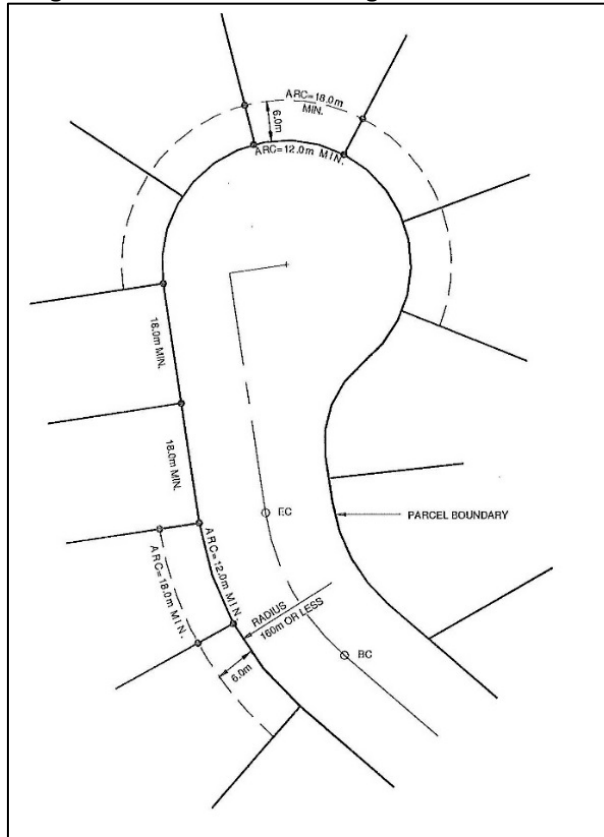
		6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
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SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

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

Figure 10.1 Minimum frontage on a cul-de-sac



.7 Siting Regulations for Approving Subdivisions

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

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

10.6 LARGE PARCEL SINGLE DETACHED RESIDENTIAL ZONE (R1L)

.1 Purpose

To accommodate single detached residential development on parcels of land that are 2,500 m² or greater.

.2 Principal Uses, Buildings and Structures

- (a) Modular home
- (b) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

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

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2,500 m ² (26,909.8 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	20%
(f)	Maximum building height:	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least

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

.6 Other Regulations

(a) 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, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

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

PART 14 – COMPREHENSIVE DEVELOPMENT ZONES

CD1 (A-G) – Comprehensive Development Zone (Westlake)

CD-1(E) Hillside Housing Single Family

1. Permitted Uses:

- (a) Single detached dwelling
- (b) Home based business, major
- ~~(c) Bed and breakfast~~
- ~~(d)~~(c) Care facility, minor
- ~~(d)~~ Secondary Suite
- (e) Short term rental, minor or major

Hillside Housing Single Family shall be developed in conformance with the “Compact Single Family Housing” of this zone except:

- (a) The density shall be 12 units per hectare
- (b) The minimum parcel size shall be 835 m²
- (c) Minimum frontage of 18.0 m, a reduction in frontage of down to 12.0 m will be permitted on a cul-de-sac provided the minimum arc length along the 6.0 m offset line is 18.0 m.
- (d) There shall be two trees per parcel or per unit which may be comprised of existing trees or new trees. Required trees should have a minimum clear-stem height of 1.5 m for deciduous trees, while coniferous trees should be at least 2.5 m high. The intention is to protect or restore the natural environment in order to screen the development on the hillside.
- (e) Parcels along the top of the ridge to the west of the Village Centre shall have a 10.0 m setback from the area designated “Open Space”. One additional coniferous tree shall be planted within this minimum siting distance per each unit facing onto it in order to screen the development.
- (f) A single lane emergency roadway connecting to a main road at each end may be constructed within the 10.0 m minimum siting distance mentioned above. This single lane road will double as a public walkway.



PROPOSED SHORT TERM RENTAL REGULATIONS

File No: P 20-16
Subject: Proposed Business Licencing Regulations for Short Term Rentals

Business Licencing and Regulations Bylaw No. 0087

SHORT TERM RENTALS

.1 A person must not carry on business as an operator of a short term rental unless the person holds a valid licence issued under the provisions of this Bylaw.

.2 Without limiting Section 2.1, a person applying for the issuance of a licence to operate a short term rental must, in addition to meeting the requirements of Zoning Bylaw No. 0154:

- (a) Make an application to the Licence Inspector on the form provided for short term rental business licence applications;
- (b) Provide, in the form satisfactory to the Licence Inspector, evidence that:
 - a. The operator owns the dwelling where the short term rental is offered, or
 - b. The owner of the property has consented to the use of the property as a short term rental;
- (c) When the property where the short term rental is offered is located within a Strata, provide a letter from the strata council confirming that the use of the dwelling for short term rentals does not contradict any bylaws of the strata corporation or applicable provisions of the Strata Property Act;
- (d) Provide in the form satisfactory to the Licence Inspector, evidence that the premises where the short term rental is offered is occupied by the operator as their principal residence;
- (e) Submit in the form satisfactory to the Licence Inspector a Self-Evaluation Safety Audit;
- (f) Submit in the form satisfactory to the Licence Inspector a Good Neighbour Agreement;
- (g) Provide a floor plan of the dwelling in which the short term rental is offered, identifying the location of smoke alarms, carbon monoxide alarms, fire extinguishers, fire exits, each guest room, the types of bed in each guest room and the location of any sofa beds (Fire Safety Plan);
- (h) Provide a parking plan which complies with the parking requirements of Zoning Bylaw No. 0154; and
- (i) Provide any other information the Licence Inspector may require for the purposes of ensuring compliance with the City's bylaws and other enactments.

.3 A person renewing a business licence for a short term rental must:

- (a) Submit in the form satisfactory to the Licence Inspector a Self-Evaluation Safety Audit; and

- (b) Provide any other information the Licence Inspector may require for the purposes of ensuring compliance with the City's bylaws and other enactments.

.4 The operator of a short term rental must ensure that any marketing or listing for the short term rental includes the licence number of a valid licence issued for that dwelling under this Bylaw.

.5 The operator or Local Contact of a short term rental must respond or attend at the dwelling within 2 hours of being requested to do so by the Licence Inspector.

.6 An operator of a short term rental must:

- (a) Operate a short term rental only within a licenced dwelling;
- (b) Display the licence inside the entry way to the dwelling;
- (c) Display in each approved bedroom, and in the entryway of the Short Term rental accommodation, a fire safety plan; and
- (d) Adhere to the Good Neighbour Agreement submitted with the application form.

.7 An operator of a short term rental must not:

- (a) Rent out any bedrooms or provide any sleeping accommodation within any secondary suite, carriage house, vehicle, recreational vehicle, tent or accessory building; or
- (b) Allow to be used as bedrooms, any rooms that are not approved and identified on the licence application for that dwelling for the short term rental.

.8 An operator of a major short term rental must:

- (a) Provide the name and contact information for a Local Contact who is designated by the operator as an alternate contact for the major short term rental accommodation;
- (b) Ensure that the name and contact information of the Local Contact is prominently displayed in the dwelling should the operator be absent overnight from their principle residence at a time when the major short term rental is rented; and
- (c) Ensure that no more than one booking is permitted for the major short term rental within the dwelling at one time.



CITY OF WEST KELOWNA
Development Services —Business Licensing
2760 Cameron Road West Kelowna, BC, V1Z
2T6
Phone: 778-797-8810, Fax: 778-797-1001

SHORT TERM RENTAL BUSINESS LICENCE APPLICATION

**CITY OF WEST KELOWNA
PLANNING DEPARTMENT**



ATTACHMENT: 4
FILE NO.: P 20-16

Section 1: Business and Operator Information

Short Term Rental Business Name:

Short Term Rental Operator Name(s):

Full Address:

City:

Province:

Postal Code:

Operator's Phone:

Operator's Email:

Emergency Phone:

Please provide proof of principal residence of the property by including either ☐ Provincial Homeowners Grant; or

At minimum 2 of the following:

☐ Drivers Licence or Government ID ☐ Utility Bills ☐ Government Records ☐ Tax Documents

Section 2: Short Term Rental Classification

☐ **Minor (includes Bed and Breakfasts)**

- Maximum 3 bedrooms (Maximum 2 adults per bedroom)
- Operator must be on-site during operation
- Multiple bookings permitted at a time

☐ **Major**

- Maximum 4 bedrooms (Maximum 2 adults per bedroom)
- Operator may be off-site during operation
- Only one booking permitted at a time

Section 3: Local Contact Information (Major Only)

Local Contact Name:

Local Contact Address :

City:

Province:

Local Contact's Phone:

Local Contact's Email:

Section 4: Short Term Rental Information

Number of Bedrooms to be rented: ☐ 1 bedroom ☐ 2 bedrooms ☐ 3 bedrooms ☐ 4 bedrooms (Major Only)

Number of Off Street Parking Spaces Provided for Short Term Rental: ☐ 1 Space ☐ 2 Spaces ☐ 3 Spaces

*** Off-street parking spaces for the short term rental are required in addition to the 2 required parking spaces for the principal residence**

Section 5: Required Additional Materials

☐ Site Plan showing the following:

- Dimensions of all required parking spaces.
- Location of available off-street parking for the short term rental;
- Location of the required parking spaces for the principal residence (2 spaces required).

☐ House Floor Plans showing the following:

- Which bedrooms are designated for the short term rental;
- Types of bed in each bedroom designated for the short term rental ;
- Location of any sofa beds available for the short term rental in living or common areas;
- Location of smoke and carbon monoxide alarms; and
- Location of fire extinguishers and fire exits.

☐ Self Evaluation Safety Audit (see attached form)

☐ Authorization to operate a short term rental

- If the Operator is not the owner of the property; and/or
- If the property is within a Strata

☐ Good Neighbour Agreement (see attached form)

Section 6: Inspections

A mandatory inspection is required for all short term rentals upon initial application for a business licence*. It is the responsibility of the applicant to arrange for the required inspections by calling the inspector directly to arrange a date and time.

- Fire Department: 778-797-3200
- Building Inspection: 778-797-8820

** A Self Evaluation Safety Audit must be completed annually and submitted with a short term rental business licence renewal.*

NOTE: If you will be doing any type of construction to the premises to which you are applying for a business licence, you may need to apply for a Building Permit. Section 7.2 of Building Bylaw No. 0086 states: ***"No person shall commence construction of any project for which a permit is required, without first obtaining a permit for that purpose from the Building Inspector."***

Section 7: Fees

Municipal Business Licence Fee—Short Term Rental

If you are unsure which tier your business falls into, please refer to Schedule 16 of Fees & Charges Bylaw 0028.

Minor Short Term Rental

☐ Full year: Jan 1-Dec 31, \$135 ☐ After April 1: \$101.25 ☐ After July 1: \$67.50 ☐ After October 1: \$33.75

Major Short Term Rental

☐ Full year: Jan 1-Dec 31, \$500 ☐ After April 1: \$375 ☐ After July 1: \$250 ☐ After October 1: \$125

Section 8: Signature

I/we understand that the granting of a business licence is dependent on being in compliance with the Bylaws of the City of West Kelowna and that the proposed business would not be carried out in contravention of the *Criminal Code* or the *Controlled Drugs and Substances Act*.

I/we undertake, if granted the licence applied for, to comply with each and every obligation contained in the Bylaws now in force or which hereafter come into force in the City of West Kelowna.

Signed: _____

Dated: _____

This form is an application only. Business operation is not permitted until this application has been approved by a Business Licensing Officer. Application processing time can take 2—6 weeks.

A mandatory inspection may be required for some businesses prior to receiving your business licence. It is the responsibility of the applicant to arrange for the required inspections by calling the department directly.

City of West Kelowna Fire Department: 778-797-3200

City of West Kelowna Building Department: 778-797-8820

Technical Safety BC (Electrical/Gas): 866-566-7233

The personal information on this form is collected under the authority of the Local Government Act/Community Charter for the purposes of processing this application, and is subject to the Freedom of Information and Protection of Privacy Act. Any questions regarding this collection should be directed to the Legislative Services Department, City of West Kelowna: 778-797-2250.

OFFICE USE ONLY

Business Licence Number:

Referrals:	Referral Date:	Comments:
Building		
Planning		
Fire Dept.		
Interior Health		
RCMP		
Utilities		

BUSINESS LICENSING OFFICER

Approved: ☐ Yes ☐ No

Date: _____

Signature: _____

CITY OF WEST KELOWNA
Development Services—Business Licensing
2760 Cameron Road, West Kelowna, BC, V1Z 2T6
Phone: 778-797-8810, Fax 778-797-1001



PROPOSED SHORT TERM RENTAL COMPLIANCE & ENFORCEMENT PROGRAM

File No: P 20-16
Subject: Proposed Compliance & Enforcement Program

CITY OF WEST KELOWNA
PLANNING DEPARTMENT

ATTACHMENT: 5

FILE NO.: P 20-16



Staff Resources

The addition of a new position, a full time Senior Business Licencing Officer has been requested. This position would be responsible for and oversee the strategic direction of business licensing services through planning, developing and monitoring internal processes. The Senior Business Licencing Officer would lead the implementation of an effective Short Term Rental regulation program, and manage the proactive enforcement of these regulations.

Currently the Business License Clerk position is located at the City Hall front counter and is a shared position with the Planning Department (0.5/FTE) for each department. The existing 0.5 business licensing clerk position term position is not anticipated to be able to also handle the expected influx of Short Term Rental applications. This 0.5 FTE term position will be reviewed later in 2021 for full time status. The additional application intake and review period (Spring/Summer 2021) will initially be supplemented with the use of a casual clerk as needed.

Enhanced Enforcement Measures

Utilizing the regionally consistent practices approach to regulating short term rentals was also applied when reviewing enforcement options. The Senior Business Licencing Officer would have the ability to suspend or recommend revocation a licence if compliance cannot be achieved within a reasonable time frame under the Business Licencing Bylaw.

New offences are proposed to be introduced as part of the bylaw amendments to the Business Licencing and Regulation Bylaw No. 0087, Bylaw Dispute Adjudication Bylaw No. 0093, and Municipal Ticket Information Utilization Bylaw No. 0095. It is proposed to increase the maximum daily fine for some offences, to act as a deterrent for non-compliance, from \$500 to \$1,000. It was important to ensure that the proposed regulations would be enforceable and it is proposed to introduce a graduating scale of penalties for non-compliance with the Short Term Rental regulations.

Offences which would carry the maximum daily fine of \$500 under the Bylaw Dispute Adjudication Bylaw No. 0093 and \$1,000 under the Municipal Ticket Information Utilization Bylaw No. 0095 include operating a short term rental without a licence, permitting multiple bookings at one time, and using a secondary suite or carriage house for a Short Term Rental.

Offence	Bylaw	Maximum Daily Fine		Existing Offence	Proposed Offence
		Bylaw No. 0093	Bylaw No. 0095		
Contravene permitted uses (specified in each Zone)	Zoning	\$500	\$1,000	X	
Contravene Short Term Rental rules (1 st Offence)	Zoning	\$250	\$250		X
Contravene Short Term Rental rules (2 nd Offence)	Zoning	\$350	\$350		X
Contravene Short Term Rental rules (Continuing Offence)	Zoning	\$500	\$1,000		X
Contravene parking and loading standards	Zoning	\$100	\$100	X	
No Business Licence	Business Licencing	\$500	\$1,000	X	X
Contravene Short Term Rental rules (1st Offence)	Business Licencing	\$250	\$250		X
Contravene Short Term Rental rules (2nd Offence)	Business Licencing	\$350	\$350		X
Contravene Short Term Rental rules (Continuing Offence)	Business Licencing	\$500	\$1,000		X
Marketing without Licence Number	Business Licencing	\$100	\$100		X
Fail to display Local Contact information	Business Licencing	\$100	\$100		X
Fail to attend short term rental within required time period	Business Licencing	\$250	\$250		X
Fail to display business licence	Business Licencing	\$50	\$50	X	
Fail to display fire evacuation plan in each short term rental guest room	Business Licencing	\$100	\$100		X
Operate short term rental contrary to licence conditions	Business Licencing	\$500	\$1,000		X
Permit multiple bookings at one time in major short term rental	Business Licencing	\$500	\$1,000		X
Use secondary suite or carriage house for short term rental	Business Licencing	\$500	\$1,000		X
Use unauthorized bedroom for short term rental	Business Licencing	\$500	\$1,000		X

Third Party Contractor

To mitigate impacts to staff resourcing, it is proposed that a third party company with the expertise and sophisticated software needed to cost effectively identify Short Term Rental properties be contracted. The procurement of a third party contract for these services would go through the Informal Quote or Formal Quote/Bid procurement process depending on the level of service determined to be required. This process could take up to 6-8 weeks prior to

selecting a contractor to provide the service. A third party company that is the successful proponent of this process could reasonably need an additional 4-6 weeks to implement their program.

Staff have been in contact with one potential contractor who has provided an overview of potential services and costs, with costs based on the number of listings requiring monitoring. Services proposed to be contracted include address identification of active listings, automated compliance letters for listings who are in contravention of any of the regulations, the ability to track the status and outcome of each compliance letter.

IDENTIFICATION OF SHORT TERM RENTAL PROPERTIES

Short Term Rental listings can be spread across multiple websites, with new platforms for Short Term Rental listings being introduced all of the time. There are over 50 potential platforms for listing Short Term Rentals including AirBnB, VRBO (Vacation Rentals By Owner), HomeAway, and Booking.com. Short Term Rental listings are constantly being added, changed or removed.

Without utilizing a sophisticated data base system, there would be a significant drain on staff time to identify non-compliant Short Term Rentals. Address data is usually hidden from listings, a third party contractor would use both software and human analysts to identify the exact address and owner information for each identifiable Short Term Rental.

PROACTIVE ENFORCEMENT

The use of the third party contractor is proposed to support the necessary compliance and enforcement efforts utilizing software capable of searching multiple listings across multiple online accommodation platforms to effectively provide accurate and enforceable information. The monitoring and communication services proposed would follow the below process with the assistance of the third party contractor:

- Identified non-compliant Short Term Rental properties would initially receive a letter advising of the compliance requirements;
- If there was no response, a second letter would be sent within 30 days;
- If compliance was not achieved or if there was still no response, the property would be referred to Bylaw for enforcement action.

The Business Licencing department would work to achieve compliance with the Short Term Rental through the letter notification process. The property would be referred to the Bylaw Department for follow up enforcement if compliance could not be achieved.

It is anticipated that the use of a third party company to carry out the above noted services will significantly reduce the amount of enforcement that would normally expected to be needed by Business Licensing and Bylaw Compliance Staff to obtain compliance. After the regulations for short term rentals have been in effect for some time, third party monitoring may no longer be required as operators become familiar with the regulations and staff work to gain compliance.



Official Community Plan Policy



File No: P 20-16
Subject: OCP Policy in Relation to Short Term Rentals

2.5 Guiding Principles

2.5.1 OCP Guiding Principles for Planning & Design

- Respect the Varied Needs of West Kelowna's Citizens
- Recognize and Help Create the Positive and Unique Characteristics of Place
- Create Compact, Complete and Safe Neighbourhoods
- Support an Economically Sound Community

3.2 Growth Management Designations (GMDs)

3.2.6 Neighbourhood

Neighbourhoods make up much of the land base in West Kelowna and their diversity and character contribute to the unique identity of the community.

Neighbourhood Objectives

1. Maintain and enhance the character and liveability of existing neighbourhoods.
2. Increase housing choice and neighbourhood amenities in a manner that complements existing neighbourhood character.

3.3 Land Use Designations

3.3.1 Residential

Residential Policies

9. In Neighbourhood GMD areas with a Low Density Multiple family Land Use Designation, encourage non-residential activities such as neighbourhood parks and minor utility/public service uses which do not cause substantial increases in traffic, parking demands or noise.

3.8 Social Sustainability

3.8.3 Affordable Housing

“...it is critical to maintain the existing stock of affordable housing and increase opportunities for the development of new affordable housing.”

“Affordable housing includes a variety of tenure forms including home ownership, co-housing, cooperative and rental housing.”

Affordable Housing Policies

1. Support the provision of housing choices for people of varying ages and incomes, across the housing continuum, from emergency and transitional housing to affordable homeownership, and support regional initiatives that work toward the provision of this spectrum of non-market housing choices.
2. Support secondary suites as a form of affordable infill housing

3.8.5 Public Health and Safety

“Safe and healthy communities are diverse, convenient and sustainable. They have a **sense of place** and neighbourliness, a clean, accessible, attractive and stable built environment...”

Public Health and Safety Objectives

2. Foster the development of a community that is healthy, safe, diverse and inclusive and where social interaction, physical activity, **sense of place** and neighbourliness are actively promoted and supported.

3.9 Economic Sustainability

“The economy, community and the environment are fundamentally linked, and affect social well-being.”

“...CWK is committed to fostering economic growth while focusing on diversification, revitalization and redevelopment to create a complete community where residents and visitors can live, work, shop and play.”

3.9.1 General Objectives and Policies

Economic Sustainability Objectives

2. Encourage economic development that supports the unique character of the community.
4. Encourage a sustainable tourism economy with a strong economic mix.
5. Encourage economic development that provides services to a broad range of user groups, acknowledging the current and future demographics and associated markets
7. Support growth and change in the local economy so that it contributes positively to the quality of life and the quality of the natural environment.



COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 23, 2021

From: Stirling Scory, Planner II – Long Range

File No: P20-01

Subject: **P20-01 West Kelowna Community Vision OURWK Final Draft**

RECOMMENDATION

THAT Council endorse the West Kelowna, OurWK Community Vision Final Draft.

STRATEGIC AREA(S) OF FOCUS

Strengthen Our Community – Undertake long-term planning initiatives, such as the *Community Visioning Exercise*

BACKGROUND

The Community Visioning process was officially launched on June 15, 2020, with the intent of undertaking extensive community engagement for the purpose of establishing a long-term vision for the community, a vision to 2040. The completion of the community vision marks the end of the first phase in updating the Official Community Plan.

Community engagement was conducted over two periods, and employed a variety of methods, including both digital and some limited in-person engagement; however, due to the Provincial Health Officer's (PHO) restrictions put in place in response to the COVID-19 pandemic, the focus of engagement was predominantly online.

Further information regarding the process may be found through the Council Report/Resolution History, and a summary of the key dates may viewed in the OurWK Community Vision Timeline (Attachment 4).

Round 1 Engagement Summary

The purpose of Round 1 Engagement was to gain early insights into the priorities, concerns, and ideas of our community members; the focus was to listen and learn in order to understand where we wanted to go collectively as a community. Round 1 engagement had a broad range of participation opportunities, including questionnaires, kid's activities, "Ideas" postcards, outreach to community stakeholders and community groups, online workshops, videos, and social media platform engagement. The team also set up posters

and created print copies of the questionnaires to provide more traditional physical, in-person engagement materials.

At the end of Round 1 Engagement, Council was provided a Draft Community Vision. The Draft Vision was presented to Council by the Consultant, along with a summary of the findings from Round 1 Engagement. Highlights of the presentation covered the key aspects of the Vision and the drafting process, and reviewed the key elements of the document:

- An overarching vision
- 5 Foundations (key themes/areas of focus)
- 20 Key Directions (action items for our future)
- Signs of Success (to measure progress)

Round 2 Engagement Summary

Round 2 Engagement was completed between November 10, 2020 and January 6, 2021. The purpose of the second round of engagement was to refine the Vision and to ask the community broadly if the Draft 'got it right', or if there were any comments, suggestions, or ideas for improvement. The PHO's recommendations continued to be followed, accordingly, engagement in the second round continued to be predominantly online. The project team created 'Choose Your Own Adventure' feedback forms to gather information on the Draft Vision, the forms included:

- Adventure A: Draft Community Vision Review
- Adventure B: 5-minute Feedback on the Draft Vision Statement and Foundations
- Adventure C: Working Together, Community Circles Collaboration
- Youth Feedback Form

In addition to the feedback forms, the community was able to participate virtually in two workshops that further analyzed the Draft Vision. Like the first round, the project team set up posters, delivered and prepared paper copies of the feedback forms, and continued to work with community leaders and stakeholders to be champions for engagement. New to Round 2 Engagement was the extensive effort taken by the team to engage with the community's youth, completed through the Youth Feedback Form. The team also tried to reach out extensively to senior centers, senior homes, and health care centers to engage our older demographic; however, the restrictions in place as the result of COVID made engagement difficult. Furthermore, members from the team were also able to meet with and share a copy of the Draft Vision with Westbank First Nation Council for their review.

Summary of Round 2 Changes

Through the Round 2 revision and review process, the project team made high level changes to better reflect the values, priorities, big ideas, and concerns of the public. A highlight of these changes were:

- Further refinement and creating a shorter overarching Vision
- Adding three additional Key Directions
- Adding a land acknowledgment respecting the land and territories of the Syilx Okanagan Peoples

- Further refinement of language on active transportation, networks and connectivity
- Revised language on emerging technologies and possibilities for West Kelowna in the future, with further mention of commerce and industry
- Updated language throughout to be more positive and forward thinking
- Identified further opportunities for commercial, industrial, and agricultural growth
- Updated language concerning waterfront development
- Updated language concerning West Kelowna's agricultural history and its role in the community in the future
- Updated language and ideas around the opportunities for Westbank Centre

Comparative Engagement Analysis

Despite the challenge of navigating through the COVID-19 pandemic, the team successfully engaged with the community and received a record 2157 questionnaires (online and physical copies) through the first and second round of engagement, the most of any initiative in West Kelowna. An approximate participation rate of 6%¹ was achieved.

By comparison, the City of Kamloops' OCP update, which also used MetroQuest, collected 427 surveys in their first phase of consultation, and had a total of 1000 residents that participated in the process; this is a participation rate of approximately 1%². The City of Kelowna had approximately 4000 people participate in their Imagine Kelowna (Vision to 2040) initiative, which made use of EngagemenHQ (Bang the Table) an online questionnaire platform; and had a participation rate of approximately 2.8%³. It is important to note that both these initiatives were completed prior to COVID-19; therefore, these projects were capable of hosting digital and in-person engagement as a part of their engagement strategy and communications outreach.

DISCUSSION

On February 1, 2021 the project team completed the Final DRAFT Vision document. A copy of the Final DRAFT Vision has been published on the project website, ourwk.ca, and a copy of the Final DRAFT Vision has been shared with Westbank First Nation. In addition, the project team presented the Final DRAFT Vision to Council's committees. The committees provided the following motions:

Economic Development Committee

The project team presented to the Economic Development Committee (EDC) on February 10, 2021. The Committee passed the following motion:

“THAT the Economic Development Committee supports the Vision as presented with consideration of ensuring collaboration with the RDCO, and that we are in favour with this being moved forward to Council for final adoption.”

^{1, 2, 3} Statistics Canada, Demographic Analysis Section, BC Stats, Ministry of Jobs, Economic Development and Competitiveness, Government of British Columbia. January, 2020.

The EDC had the following comments for consideration:

- Did not see specific mention on collaboration with RDCO with respect to future development of park land, or sports fields.

Agricultural Advisory Committee

The project team presented to the Agricultural Advisory Committee (AAC) on February 11, 2021. The Committee passed the following motion:

“THAT the Agricultural Advisory Committee supports the Community Vision Final Draft as presented.”

The AAC had the following comments for consideration:

- Page 29, trouble understanding that the area is considered a fragile system
- On Page 57 [35 sic], wondered if there could be mention of a farmers market

Advisory Planning Commission

The project team will be presenting to the Advisory Planning Commission (APC) on February 17, 2021. The team will provide an update to Council during the Regular Council Meeting on February 23, 2021 as part of the presentation of the Final Draft Vision.

FINANCIAL IMPLICATIONS

The project cost for the development of the Community Vision is \$100,000, which was allocated through the 2020 budget. The project has been completed on time and on budget. Almost all of the allocated budget has been consumed.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
May 26, 2020	Update on Community Visioning (Phase 1 OCP Review)	N/A
February 25, 2020	Update on Community Visioning (Phase 1 OCP Review)	N/A
July 23, 2020	Community Visioning Update – Information Report	N/A
May 21, 2019	Community Visioning Update – Information Report	N/A
February 26, 2020	THAT Council adopt the 2019-2022 Strategic Plan as presented	C118/10

October 13, 2020	West Kelowna Community Vision (Preliminary Framework) – Snapshot of Emerging Elements	N/A
October 27, 2020	Community Visioning Update (Phase 1 Review) – Information Report	N/A

CONCLUSION

The conclusion of the OurWK Community Vision marks the end of the first phase of the OCP update and prepares West Kelowna for the next stage in this process. West Kelowna has prepared a document that is intended to be inspiring, forward looking, and reflective of the values, priorities, and big ideas we as a community share for the future. The final version of the document will be recognized as West Kelowna's Community Vision, OurWK to 2040.

Alternate Motion:

THAT Council endorse the West Kelowna OurWK Community Vision with amendments.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

Attachment 1: FINAL DRAFT OURWK Community Vision FOR PRINT – 2021.01.29

Attachment 2: OURWK – Round 2 Summary - FINAL

Attachment 3: OURWK – Round 2 Summary Appendices – FINAL

Attachment 4: West Kelowna OurWK Community Vision Timeline

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

We gratefully acknowledge the contribution of 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 12th on Maclean's list of Canada's Best Communities in 2019 and its appeal continues to be proven by steady growth.

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

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

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

THIS IS #OURWK!

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

#OURWK'S COMMUNITY VISION INCLUDES:

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

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

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

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

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

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



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

- #OURWK Participant



WORKING TOGETHER

West Kelowna's heart is our people.

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



WEST KELOWNA & WESTBANK FIRST NATION SHARED DIRECTIONS

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

WE ALL HAVE A ROLE TO PLAY

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

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

#OURWK invites all who care about West Kelowna to make great things happen.

“

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

- Jane Jacobs

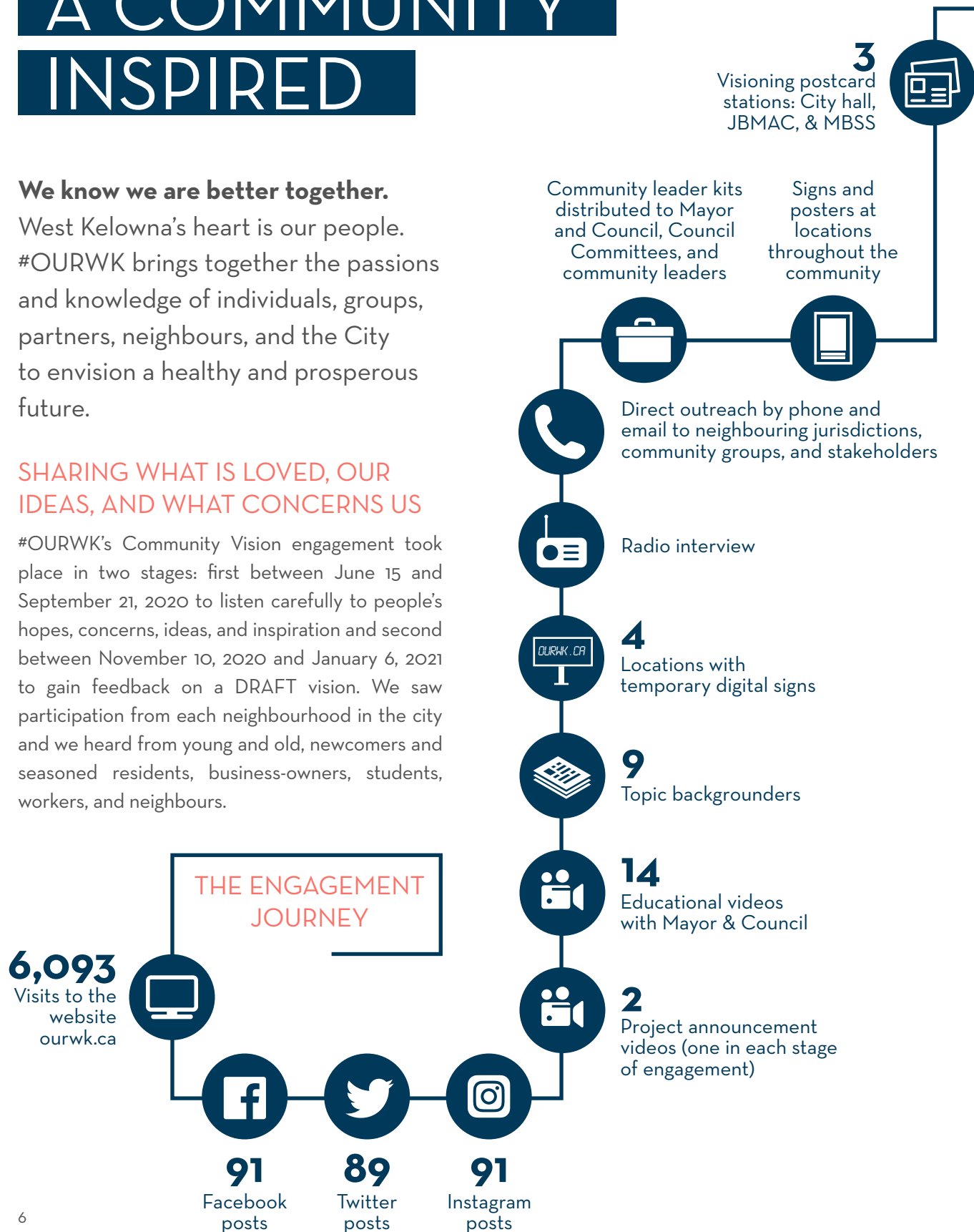
A COMMUNITY INSPIRED

We know we are better together.

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

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

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



Support from local organizations

Support from City hall front-line staff

Vehicle magnets on the City fleet

“

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.

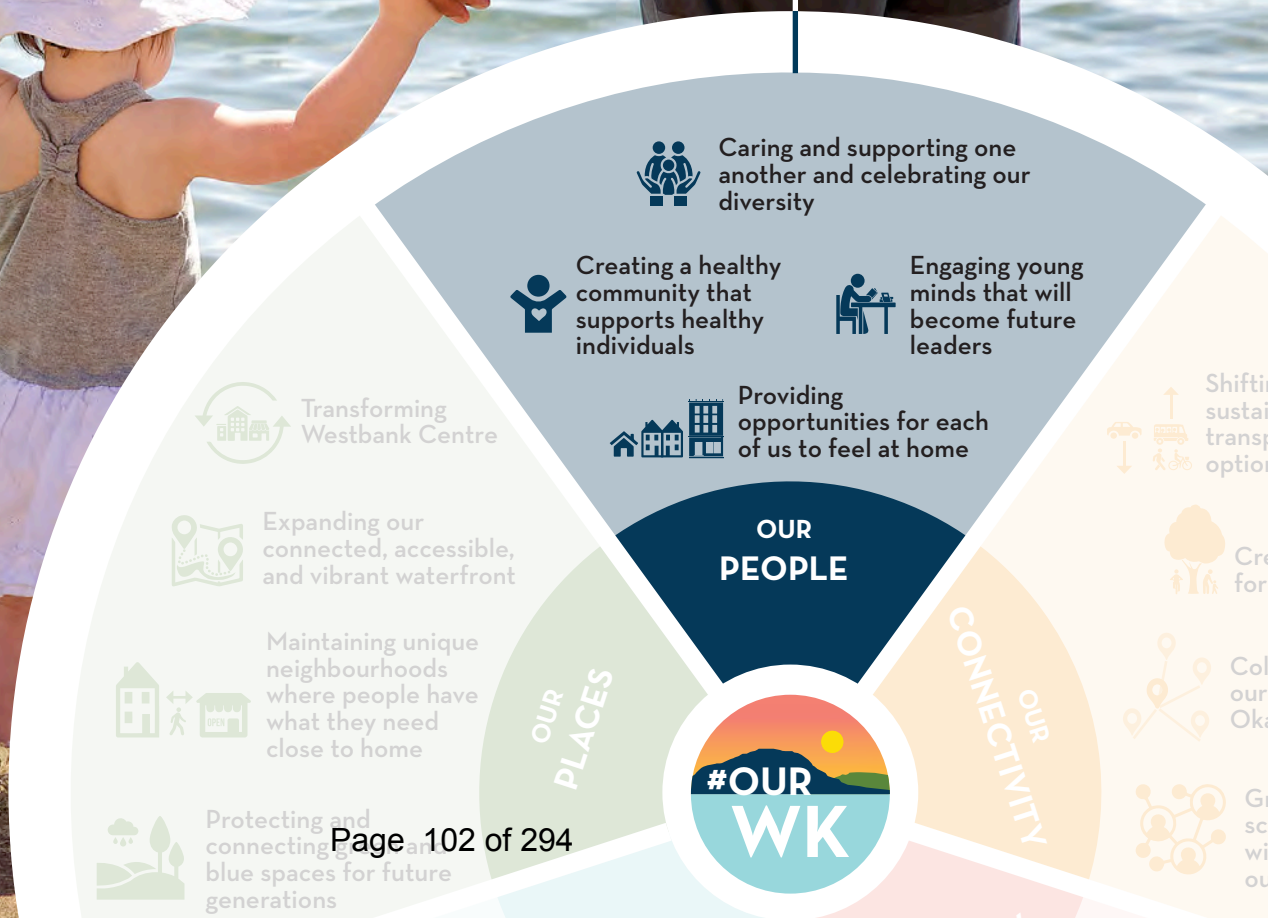
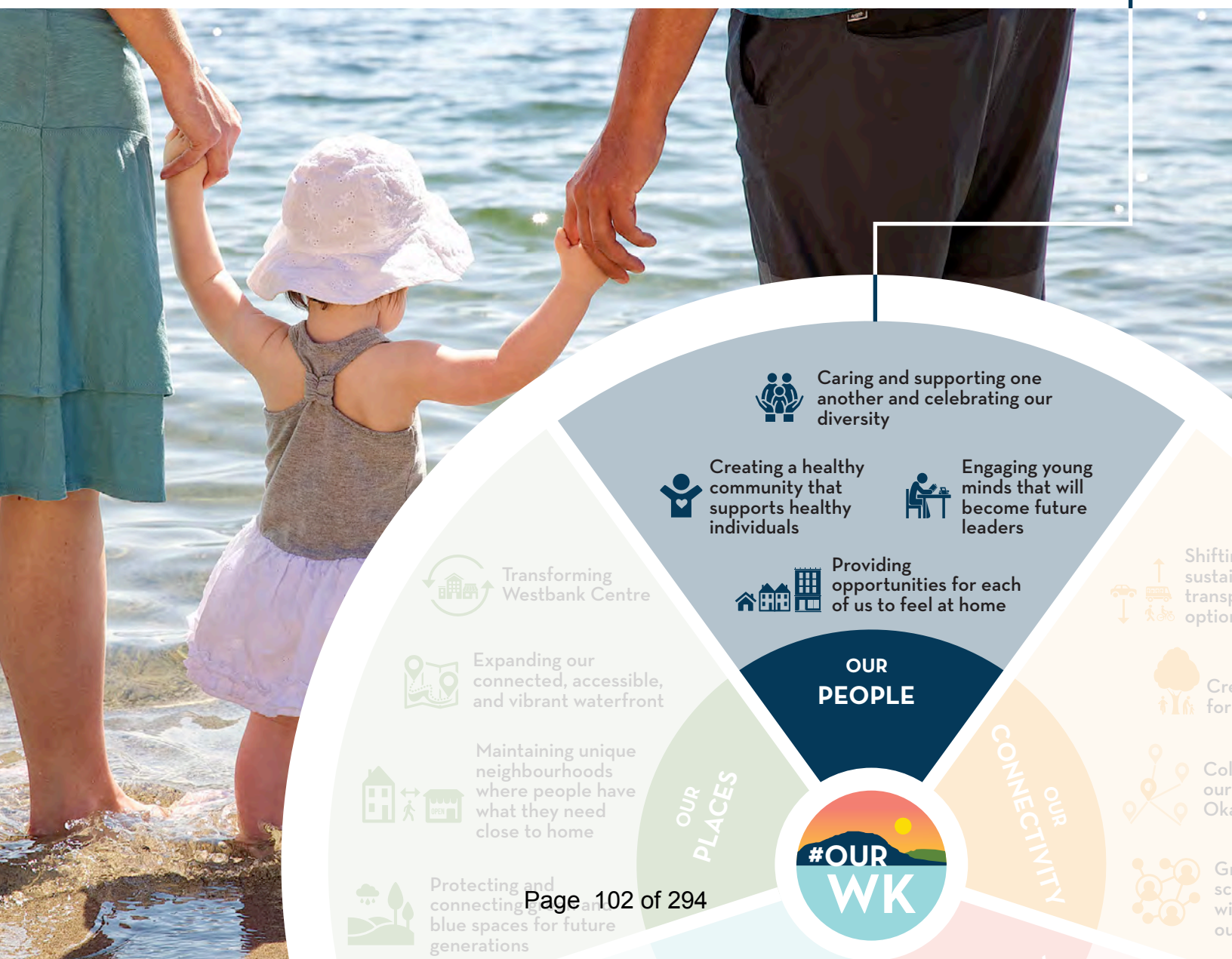
Franklin D. Roosevelt



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:

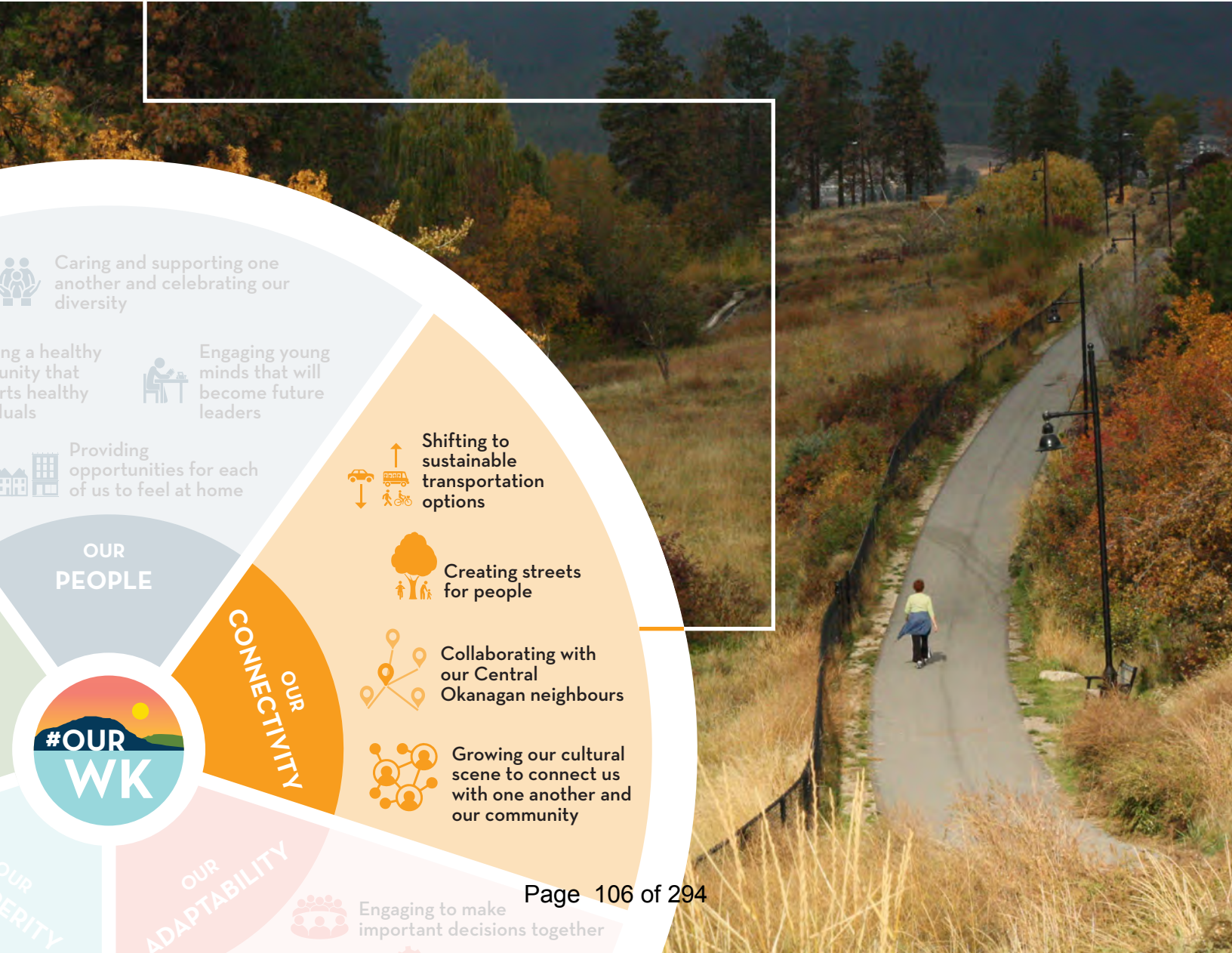
- ▶ Universal accessibility in community destinations
- ▶ More residents feeling as if they belong to the West Kelowna community
- ▶ Fewer reported incidences of discrimination
- ▶ More primary health services available
- ▶ More residents with high levels of physical, mental, and social health
- ▶ More 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

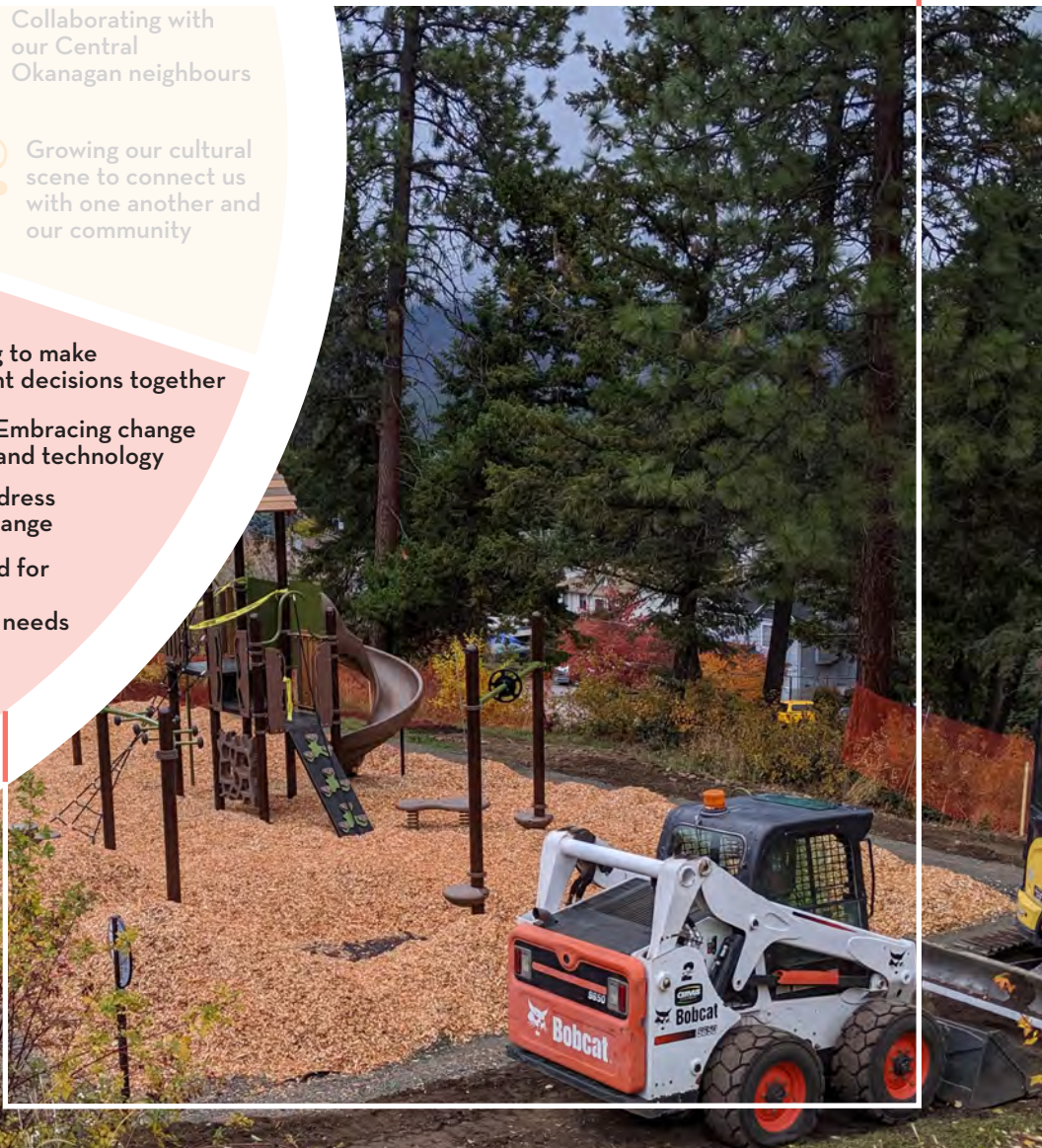
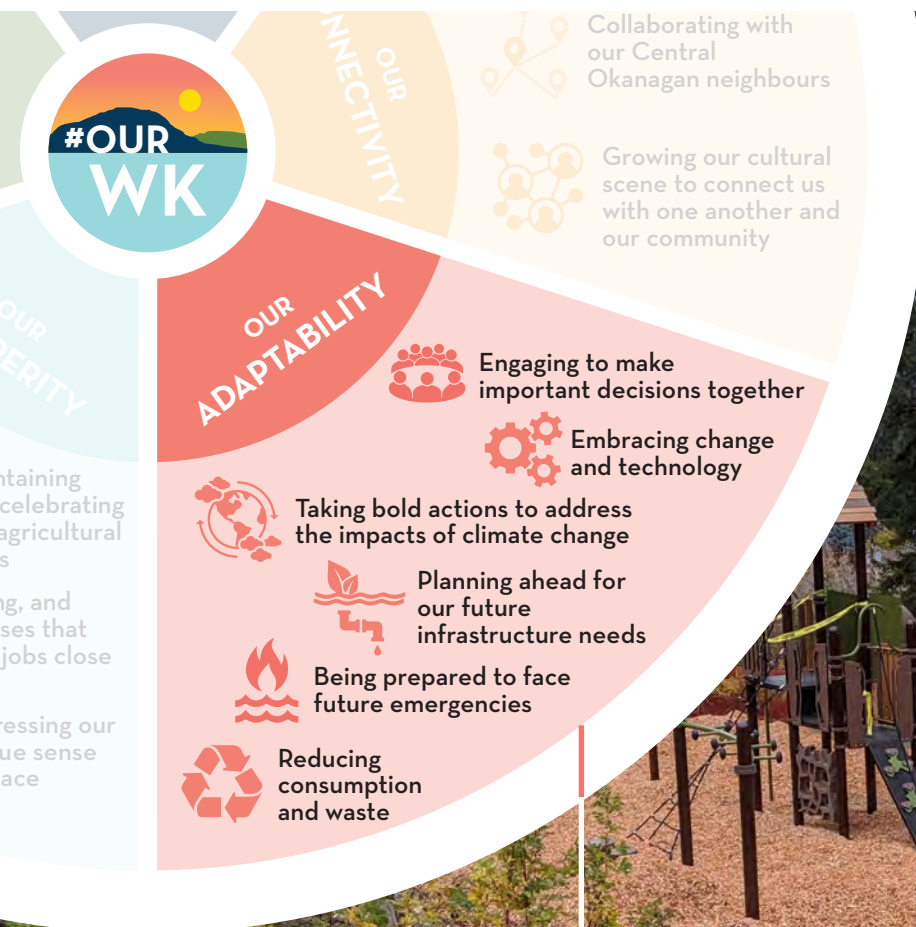


OUR ADAPTABILITY

“

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.

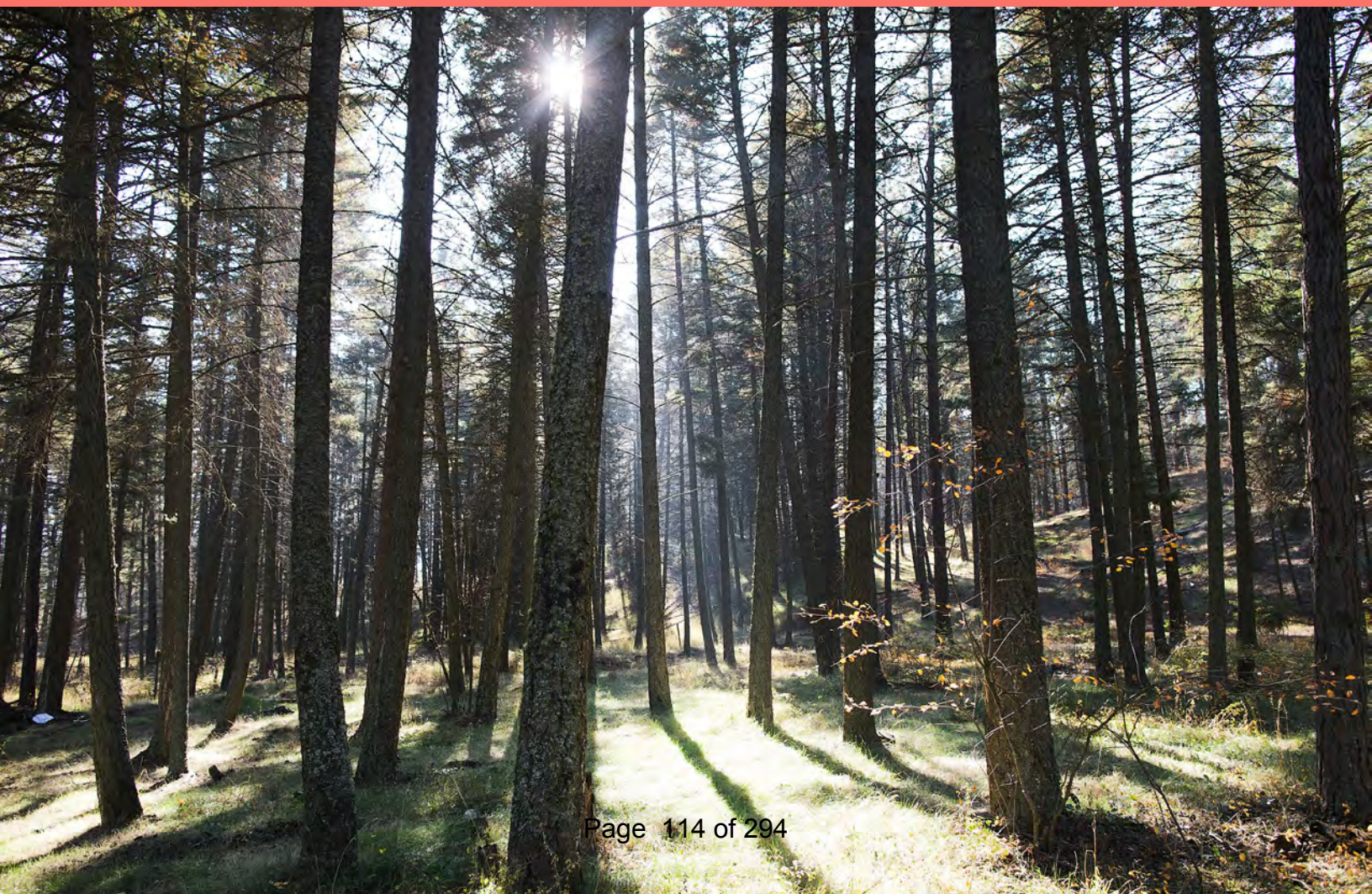
WHAT WE SEE IN 2040:

- ▶ 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.

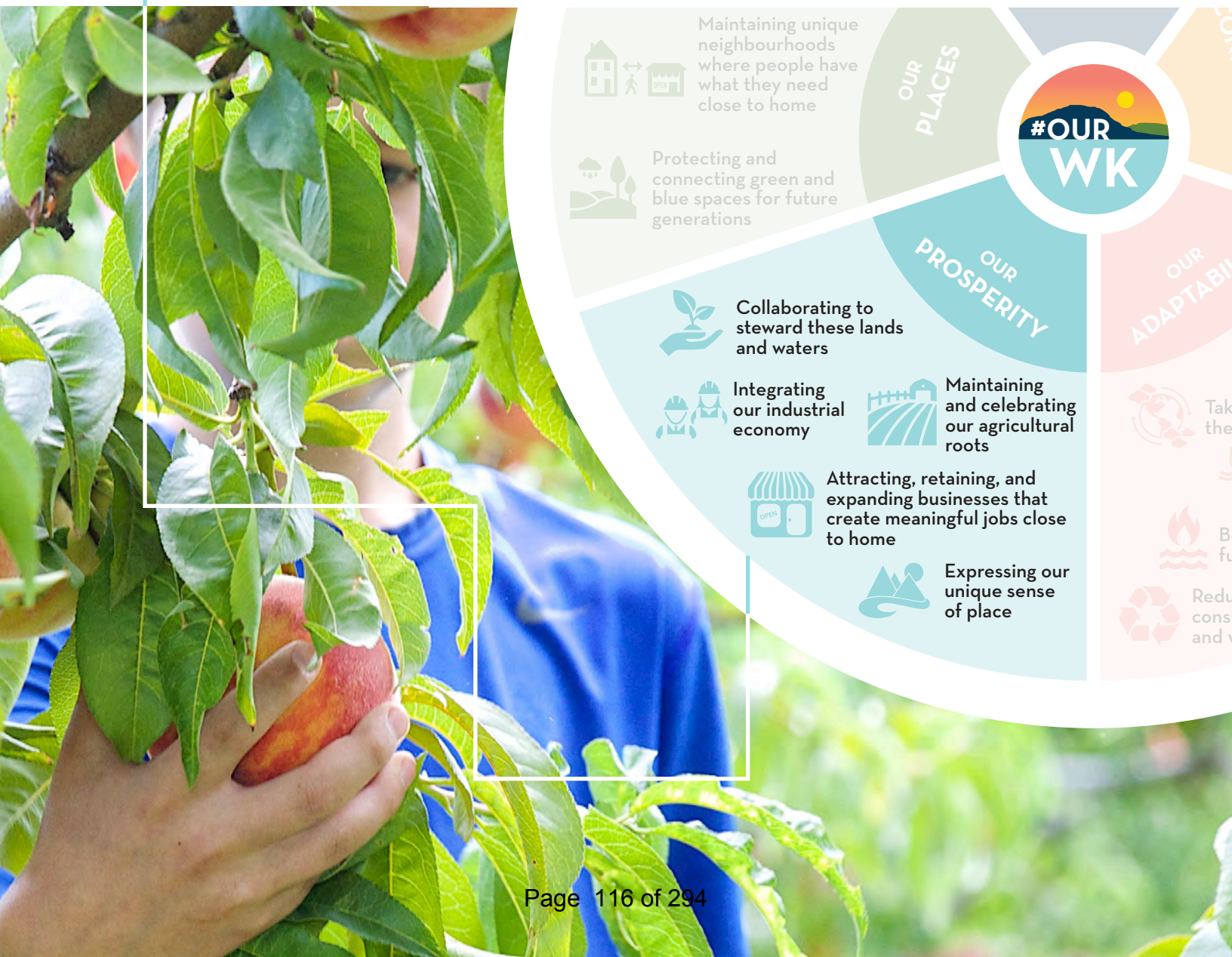
- #OURWK Participant



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:

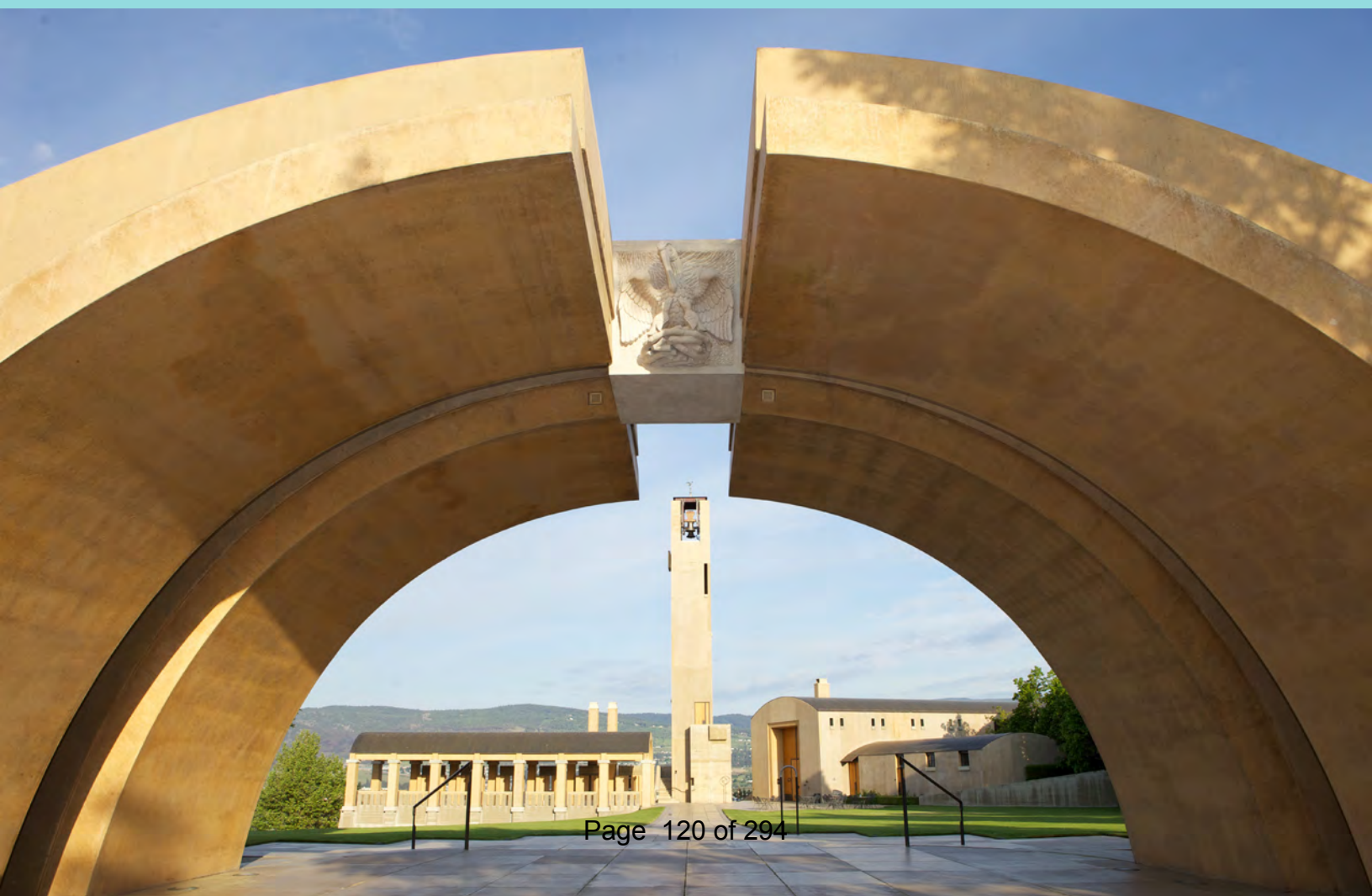
- ▶ Attractive spaces and buildings that make the city stand out
- ▶ Active tourism promotion and marketing that invites both residents and visitors to experience all of West Kelowna
- ▶ A clear identity so that everyone knows when they've arrived in our city
- ▶ Agriculture front and centre in the city's 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

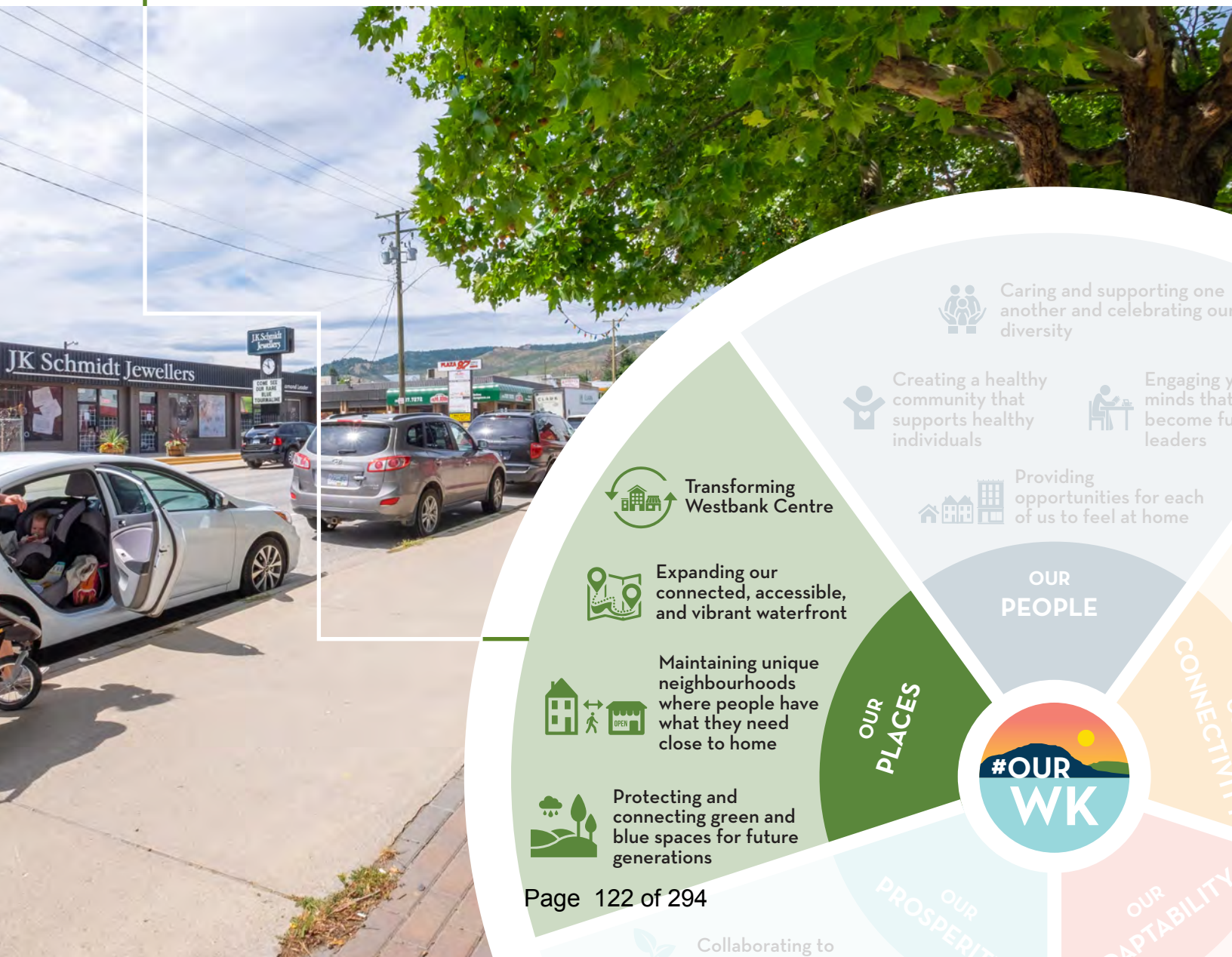


OUR PLACES

“

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

SIGNS OF SUCCESS

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

- ▶ New commercial and mixed-use development in Westbank Centre
- ▶ An improved relationship between Highway 97 and Westbank Centre
- ▶ New destinations in Westbank Centre that attract people to visit
- ▶ A first impression that encourages people to stop and explore Westbank Centre
- ▶ Increased walkability of Westbank Centre
- ▶ Growing professional employment and retail services in Westbank Centre
- ▶ Extension of the waterfront recreation corridor
- ▶ More public waterfront access
- ▶ Better transportation connections to the waterfront
- ▶ Neighbourhood centres with services throughout the community
- ▶ Fewer trips being made by vehicle to jobs and essential services
- ▶ Growth sensitively added throughout the community
- ▶ An expanded network of interconnected green and blue spaces throughout the community



NEXT STEPS

#OURWK is a simple idea: figure out what we want to achieve and then get it done.

This Community Vision is the first step – identifying **what** we'd like to achieve for our future. Next it's time to focus on **how** to achieve it – leading us to the next step: the Official Community Plan (OCP) Update.

FROM A COMMUNITY VISION TO FOCUSED DIRECTIONS

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

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

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

SETTING PRIORITIES

We cannot achieve all our dreams at once. Logical, thoughtful actions will be critical to sustained progress. The OCP will begin to outline key steps and the Strategic Priorities of Council will choose which steps to take when on our journey towards our future.

MONITORING CHANGE

As we move forward we'll want to keep tabs on how we're doing. There is value in seeing how our collective efforts are moving us towards our vision. Monitoring allows us to look back, take stock, and shift directions so our efforts keep us on the right path. The Community Vision includes "Signs of Success" that outline a broad list of items we could choose to monitor in the future. An important component of the OCP will be developing and refining a monitoring system that will help us mark our progress.

Let's make great things happen in #OURWK!



“

I hope to see improvements in
our growing community :)

- #OURWK Youth Participant





ourwk.ca



PUBLIC ENGAGEMENT SUMMARY

ROUND 2 - DRAFT COMMUNITY VISION REVIEW
WINTER 2021



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

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APPENDICES (SEE SEPARATE APPENDIX DOCUMENT)

Appendix A: Virtual Workshop Meeting Notes

Appendix B: Written Submissions

Appendix C: Verbatim Comments from Online Feedback Forms:

- ▶ DRAFT Community Vision Review (General Feedback Form)
- ▶ DRAFT Community Vision Review (5-Minute Feedback Form)
- ▶ Community Circles Feedback Form
- ▶ Youth Feedback Form

DOCUMENT PHOTO CREDITS

We gratefully acknowledge the contribution of photographs for this document by:

Darren Hull and Jonathan Behnke

ROUND 2 HIGHLIGHTS

ROUND 2 ENGAGEMENT PURPOSE

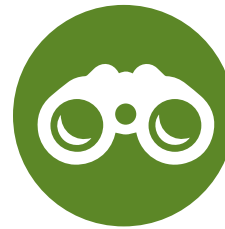
In Round 2 of the engagement, participants were asked to review and share their feedback on a DRAFT Community Vision to identify what works well and what could be improved as the Community Vision for West Kelowna is refined.



INPUT SHARED THROUGH:



THE DRAFT VISION



62.9% of general participants + **75.4%** of youth participants

felt the DRAFT Community Vision reflects their vision for West Kelowna "very well" or "quite well"



WHAT WAS GOOD

- ▶ Overall sentiment and feeling of inspiration
- ▶ The feeling of "togetherness" and working with one another, other communities, and the region



IMPROVEMENT IDEAS

- ▶ Include a short, memorable statement
- ▶ Make it more specific to WK
- ▶ Prioritize collaboration with Westbank First Nation
- ▶ Emphasize green spaces and natural areas
- ▶ Highlight the importance of agriculture in WK
- ▶ Ensure that we're keeping what we love

WHAT" AND "HOW"

Many participants expressed excitement to explore HOW the vision can come to life. While the vision must focus on WHAT our future will be so it remains a guiding beacon, next steps in the OCP update will dig into the specifics of HOW we achieve WHAT we've set out to do in this vision.



FOUNDATIONAL ELEMENTS



73.4% of participants felt the DRAFT Foundational Elements together would support a balanced approach to achieving our community's vision for the future "very well" or "quite well"



IMPROVEMENT IDEAS



OUR PEOPLE: Emphasize engaging our youth, working with WFN, embrace our diversity, and supporting a healthy population with parks, arts and culture, access to health, safe neighbourhoods, sustainable food, life-long learning, and senior support to make people feel at home.



OUR CONNECTIVITY: Recognize that West Kelowna's rural character means we travel greater distances than urban centres. Collaborate with regional neighbours to prioritize opportunities for innovation, improve traffic flow, and connect neighbourhoods, new and existing, with safe active transportation options.



OUR ADAPTABILITY: Partner with senior governments to prioritize our environment and embrace climate change best practices while encouraging local action for more greenspace, sustainable development, recycling / compost programs, and stewardship of our lands and waters.



OUR PROSPERITY: Recognize that a successful West Kelowna economy will be linked to many elements: agriculture, updated infrastructure, industry, attracting investment, emerging technology, WFN collaboration, sustainable tourism, quality of life, and more.



OUR PLACES: Encourage growth in Westbank Centre while celebrating unique neighbourhoods and our waterfront with incremental and thoughtful growth that fits with our existing character and reduces sprawl.

KEY DIRECTIONS



Directions participants rated highest for helping achieve West Kelowna's Vision for 2040.

- 1 Plan ahead for our future infrastructure needs
- 2 Protect our greenspaces for future generations
- 3 Provide streets for people
- 4 Collaborate with our Central Okanagan neighbours
- 5 Celebrate our identity and unique sense of place



WHAT WAS MISSING?

- ▶ Ongoing community engagement for important community decisions
- ▶ Preparation and planning for future emergencies (e.g., wildfire, flood, health)
- ▶ Clear direction on future development in the waterfront area
- ▶ Recognition of the role of technology (e.g., zero-emissions vehicles) in future transportation

TOP THEMES FROM YOUTH



- 1 More things to do (parks, recreation, stores, etc.)
- 2 Better ways to get around
- 3 Let's be greener!

From **BIG** ideas
to a **DRAFT Community Vision**
to a bright **FUTURE**



1 BACKGROUND

A strong **Community Vision** is the foundation for all plans and policies in a community. It provides direction for where we want to go.

#OURWK is building West Kelowna's Community Vision for the next 20 years, so engaging with as many people as possible has been important to create a vision that truly reflects all those who care about this community.

1.1 OVERVIEW



WHY DO WE NEED A VISION?

A Community Vision lays groundwork for future planning, policies, and decision-making, including the Official Community Plan (OCP) update that will guide how West Kelowna evolves over the next 10 years and beyond.

Having a Community Vision to guide the OCP and other future plans keeps us accountable to what we've agreed upon as a community to work towards.

#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 for our community's shared future.

PURPOSE OF ENGAGEMENT

The City of West Kelowna (West Kelowna) is preparing to undertake an Official Community Plan (OCP) update to map out its next 20 years.

The first step in the process is to create a strong Community Vision that lays a foundation for the future. A strong and supported Community Vision is important for planning and decision-making to ensure that new development, community investments, and programs meet community needs. The Community Vision is intended to represent the range of voices that make up West Kelowna.

- ▶ **Round 1** of the engagement process (summer 2020) listened to community members about key concerns, what matters most, and potential ideas. This information was used to develop the building blocks of a DRAFT Community Vision.
- ▶ **Round 2** of the engagement process (fall/winter 2020) focused on reviewing the DRAFT Community Vision to identify changes and improvements so it better reflects West Kelowna.

This engagement summary documents Round 2 of the community engagement process.



ENGAGEMENT DURING COVID-19

The COVID-19 pandemic continues to affect us all. In spring 2020, the Community Visioning process was paused as the community worked to understand the impacts of COVID-19. The strengths and challenges of proceeding with Community Visioning were carefully considered and a decision was made to proceed using mainly virtual formats.

Throughout engagement, a key consideration has been to develop an approach that continues to meet engagement goals, even though activities have been modified to follow current health guidelines.

Many people have stepped up during this time to help make adjustments and encourage participation, so that planning for West Kelowna's future can continue.

ENGAGEMENT PRINCIPLES

Our approach to engagement aligns with the following guiding principles:

- ▶ Accessibility
- ▶ Consistency
- ▶ Inclusiveness
- ▶ Collaboration
- ▶ Transparency
- ▶ Responsiveness

ENGAGEMENT GOALS & OBJECTIVES

- ▶ Generating interest and excitement in the community to encourage people to take part in crafting a Community Vision for West Kelowna.
- ▶ Encouraging more involvement than West Kelowna has ever achieved before in a planning process.
- ▶ Seeking to hear from all ages, neighbourhoods, interests, and lifestyles.
- ▶ Undertaking engagement safely, respecting current health guidelines related to COVID-19 while still achieving engagement goals.
- ▶ Gathering thoughtful community feedback on the DRAFT Community Vision so that improvements and refinements can be identified and incorporated.

OVERVIEW - Continued

COMMUNITY VISIONING PROCESS

Creating a community vision is Step 1 in our Official Community Plan (OCP) update. Further steps will lead us to the creation of an updated OCP that manages change in our city. In the larger OCP update process, we broadly start at the Community Visioning stage (where we are now), and become more and more technical and detailed as the OCP bylaw is developed. Community Visioning is a first critical step that is accessible to everyone to join – sharing insights to help build a collective vision for the future.

OVERALL OCP UPDATE PROCESS



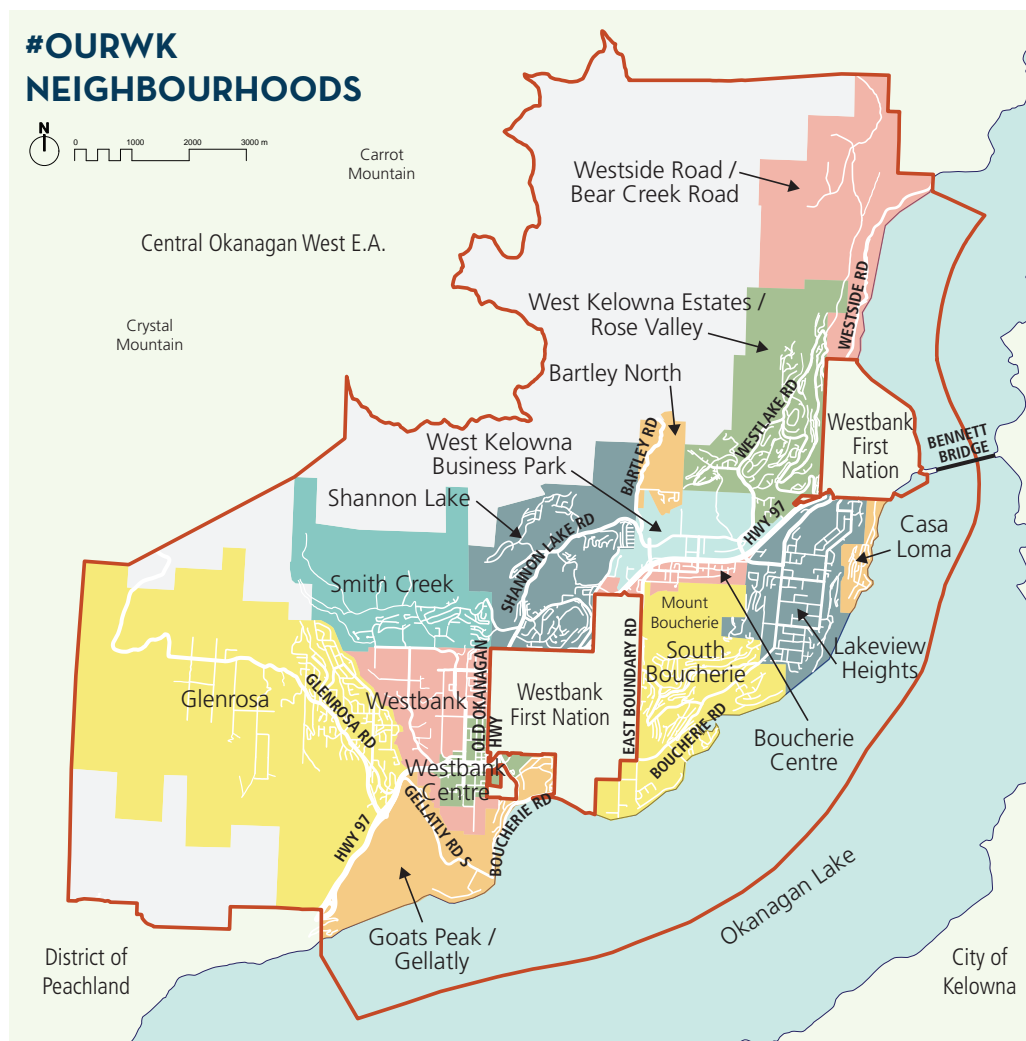
STEP 1: COMMUNITY VISIONING PROCESS





AUDIENCES

Engagement focused on obtaining input from residents across all neighbourhoods, as well as welcoming input from residents in neighbouring communities and people who work, shop, go to school, or enjoy activities in West Kelowna.



WORKING WITH COMMUNITY LEADERS BROADENED OUR REACH

A key objective for the engagement process was to break down barriers so that everyone would have an equal opportunity to be involved in a way that works for them. During engagement, we reached out to organizations, institutions, and individuals to request their participation and their assistance in encouraging others to participate, including how we could connect with those who may not be online. Because Phase 2 engagement occurred during the school year, we also had an opportunity to work with School District #23 to engage more youth in the process.



I mostly support this draft and appreciate the opportunity to participate in the process. When we relocated here we looked at properties throughout the valley and chose West Kelowna because of its unique characteristics – the semi urban, semi rural feel, the opportunity for outdoor recreation, that people say hello when you pass them on the street, and in stores and businesses people are helpful and friendly. We appreciate the mix of single family homes, townhomes and apartments and are so grateful not to have high rise buildings looming over our community. We feel that we have the best of both worlds, with proximity to the larger city of Kelowna and the facilities it provides such as a university, college and hospital. Yet 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



2 ROUND 2 ENGAGEMENT: DRAFT COMMUNITY VISION REVIEW

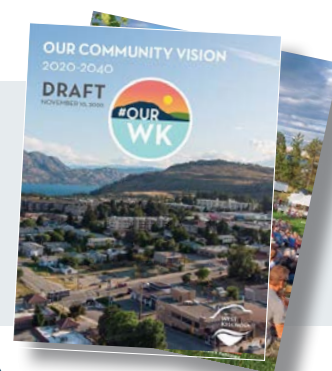
Round 2 of the engagement process focused on reviewing the DRAFT Community Vision developed from thousands of ideas shared by community members in the summer of 2020.

The DRAFT was shared as a starting point - intended for refinement and improvement through the engagement process.

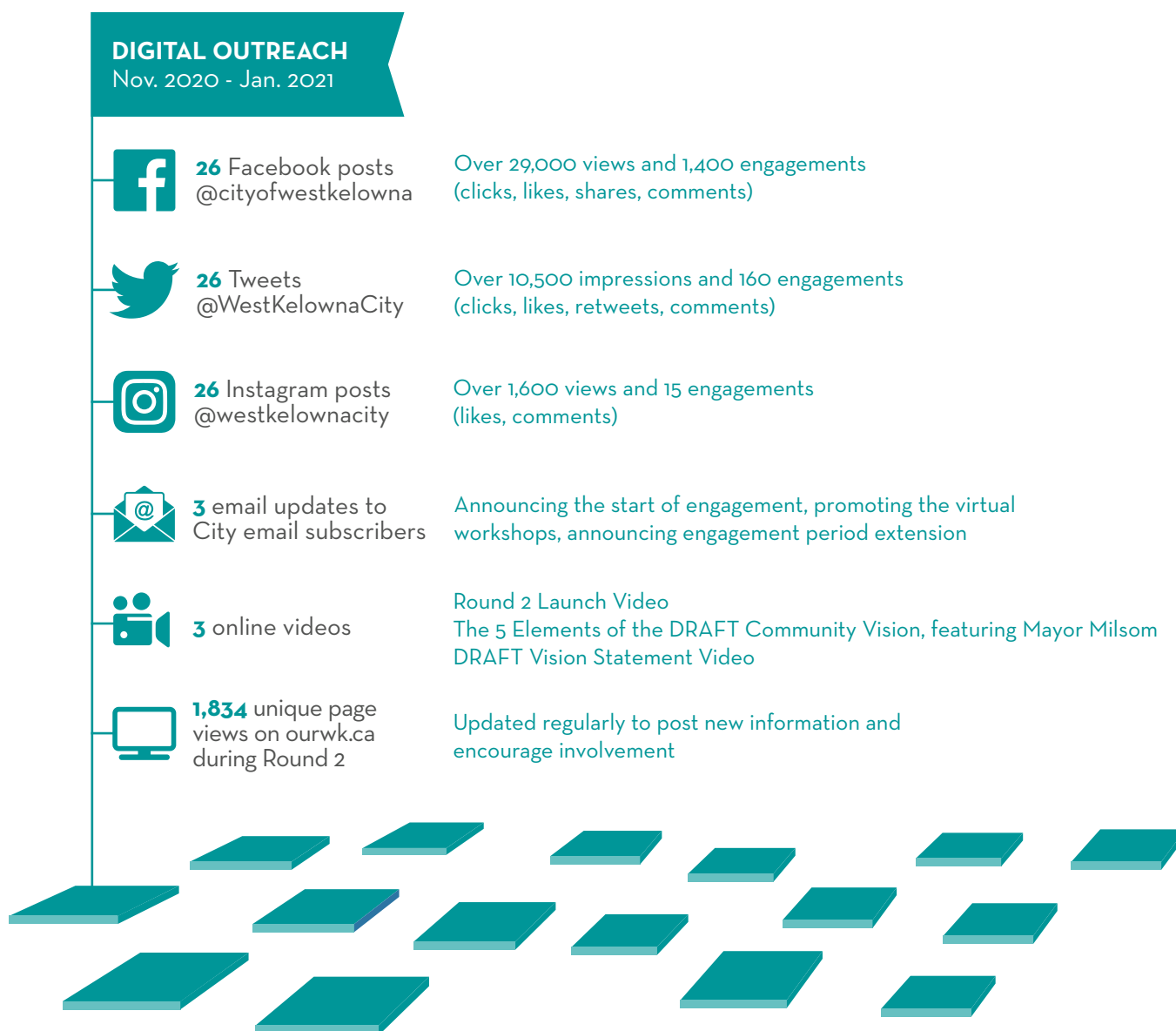
2.1 ROUND 2 ENGAGEMENT PROCESS

DRAFT Community Vision Review

Round 2 engagement occurred between **November 10, 2020** and **January 6, 2021** and focused on reviewing the DRAFT Community Vision to hear how it can be improved to better reflect the interests, values, and ideas of the West Kelowna community.



HOW DID WE CONNECT WITH PEOPLE IN ROUND 2?





MEDIA & ANNOUNCEMENTS

Nov. 2020 - Jan. 2021



3 media releases

Announcing the start of engagement, promoting the virtual workshops, announcing engagement period extension



1 leisure guide ad

Advertising in the fall / winter West Kelowna Recreation Guide



1 newspaper ad on Dec. 8

In the local newspaper to announce Round 2 engagement and encourage participation



1 news article on Nov. 10

Castanet article about the Round 2 process and opportunities to participate



14 posters put up in the community

At City Hall, Jim Lind Arena, Royal LePage Place, Okanagan Regional Library, JBMAC, Gellatly Bay, Webber Road Community Centre, City and Regional Parks, grocery stores, and businesses



175+ project cards distributed

At City Hall, Okanagan Regional Library, Food Bank, local businesses, and City Hall (when issuing building permits, conducting site inspections, taking payments, etc.)



6 City vehicles with branded vehicle magnets

To build awareness around the City



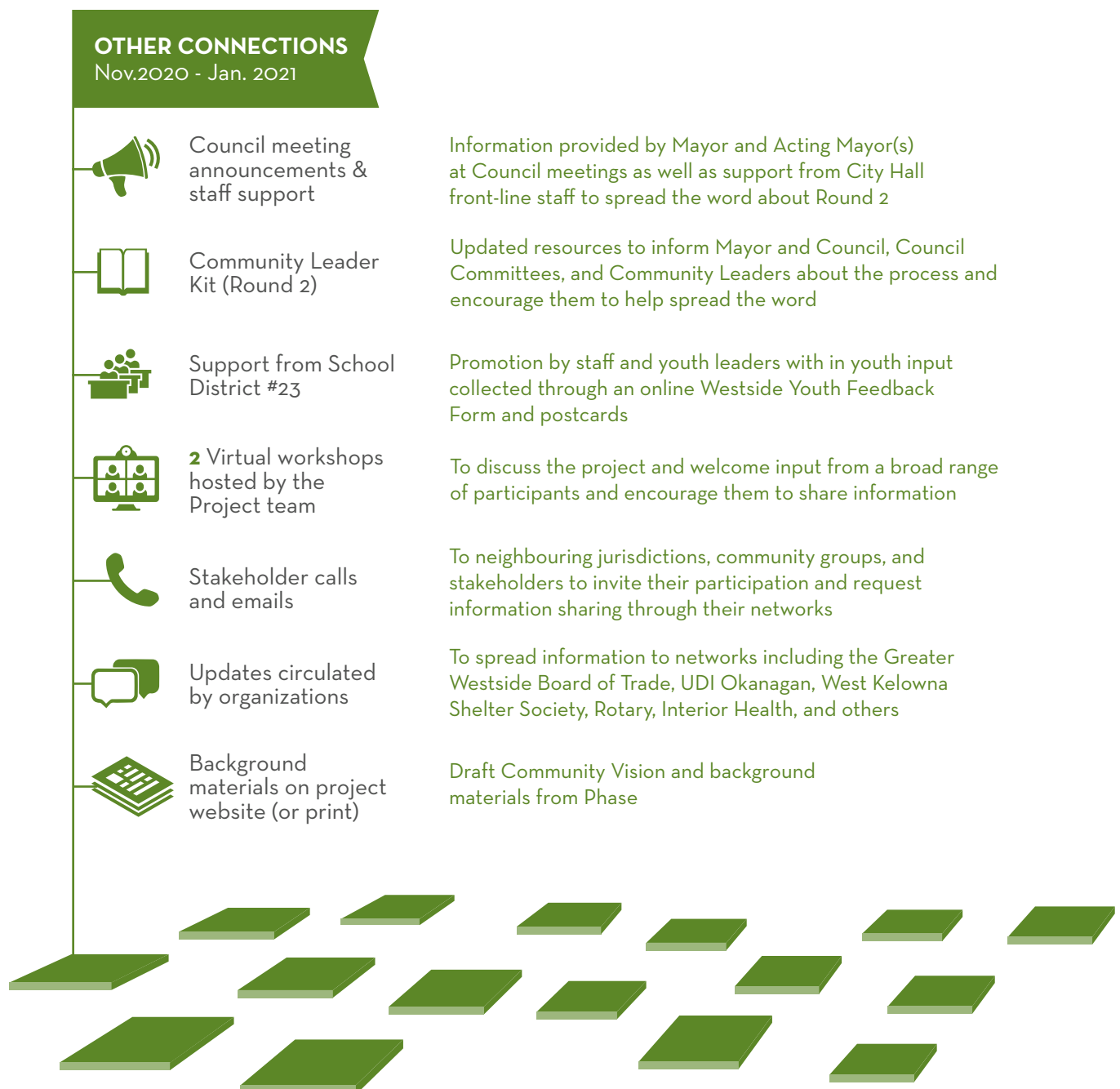
4 different locations for digital signage

Digital signs along busy roads in four different community locations (focusing on neighbourhoods with lower participation in Round 1):

Nov-12-20: Smith Creek and South Boucherie

Nov 21-30: Glenrosa and Westbank Centre

ROUND 2 ENGAGEMENT PROCESS - Continued





EXAMPLES OF OUTREACH MATERIALS



Project Website: ourwk.ca



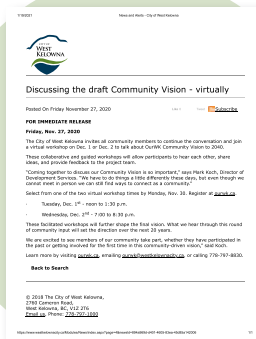
Social Media Posts



Project Card



Large Signage and Posters



Media Release



Newspaper Advertisement



Recreation Guide (Winter 2021)



Videos: Round 2 Launch, 5 Elements of the DRAFT Community Vision, DRAFT Vision Statement



City Fleet Vehicle Magnets

ROUND 2 ENGAGEMENT PROCESS - Continued

Choose Your Own Feedback ADVENTURE!

Input opportunities were designed so participants could provide input whether they only had 5 minutes or they had more time to engage in a deeper discussion.



2 Virtual Workshops:

Tue. Dec. 1 - 12:00 - 1:30 pm

Wed. Dec. 2 - 7:00 - 8:30 pm

HOW WAS INPUT RECEIVED?

Virtual Workshops

At the onset of Round 2 engagement, the City extended invitations to all those interested to register and participate in a guided discussion with the project team and other participants on the DRAFT Community Vision. The virtual workshops included an introductory presentation and videos; interactive break-out groups to discuss the Vision Statement, 5 Foundational Elements, and Key Directions; questions and answers; and collection of comments and ideas.



Feedback Form:

DRAFT Vision Review

Draft Vision Review Feedback Form

The Draft Vision Review Feedback Form, administered through MetroQuest, gathered comments on the DRAFT Community Vision including the Vision Statement, 5 Foundational Elements, and Key Directions. Participants could enter a draw to win a \$25 gift card to local West Kelowna businesses for completing a feedback form. Online and paper copies of the feedback form were available.



5-Minute Feedback Form

For those who had limited time, the 5-minute feedback form allowed participants to share their thoughts about the DRAFT Community Vision focusing on the Vision Statement and 5 Foundational Elements.

Community Circles Feedback

If participants wanted a deeper discussion with family, household members, or friends about the future of West Kelowna, they could work together to share ideas and review the DRAFT Community Vision. Participants were encouraged to follow current COVID-19 guidelines, and to consider an online discussion with people outside their bubble. Groups could be any size but groups of 3 to 8 people were recommended for a discussion using a Community Circles Guide to support their review. Community Circles groups provided comments using a collaborative feedback form.

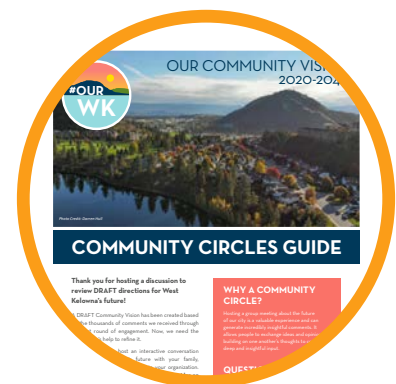
Written Comments and Phone Calls

Participants could also provide written feedback through email communications or discussions with City staff. A project email address and phone number were provided should participants have specific questions or comments.

Note: The many ideas and feedback received during Round 2 of the engagement process were gathered through voluntary participation. This input provides indicators of what matters most from those who have participated in the process and is not considered statistically significant.



Feedback Form: 5-Minute DRAFT Vision Review



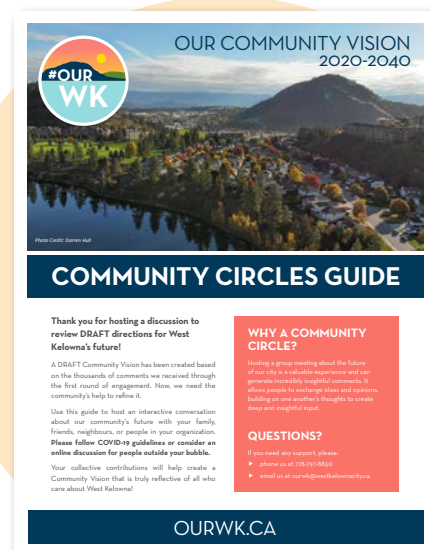
Guide and Feedback Form: Community Circle Review

ROUND 2 ENGAGEMENT PROCESS - Continued

EXAMPLES OF ENGAGEMENT MATERIALS



DRAFT Vision Review Guide



Community Circles Guide



Virtual Workshop Agenda



Virtual Workshop Presentation



YOUTH ENGAGEMENT

98
Youth
Participants




Engaging youth, the future leaders of West Kelowna, was important to ensure their voices could be shared in the development of the Community Vision. The City worked with School District #23 to engage with students on review of the DRAFT Community Vision and collection of input using a youth feedback form and "Postcards to the Future." A combined 98 feedback forms and postcards were received with a total of 434 comments. Key themes are in

Section 3.

Imagine our future West Kelowna in 10 to 20 years...
What is **one important thing we've accomplished** by then to make our community even better?

TO:
#OURWK Community Vision
West Kelowna, BC

Please send your vision to the future by dropping it in the slotted box or by emailing your response to:
ourwk@westkelownacity.ca
with the subject line "Postcard to the Future"



Postcard to the Future

Westside Youth Survey
DRAFT Community
Vision Review





*West Kelowna has lots of potential but
these areas need to be better developed
and tied together.*



- #OURWK PARTICIPANT

3 WHAT WE HEARD

During the second round of engagement, community members were asked to reflect on a DRAFT Community Vision Statement, 5 Foundational Elements, and 20 Key Directions.

This is a summary of what we heard from those who participated.

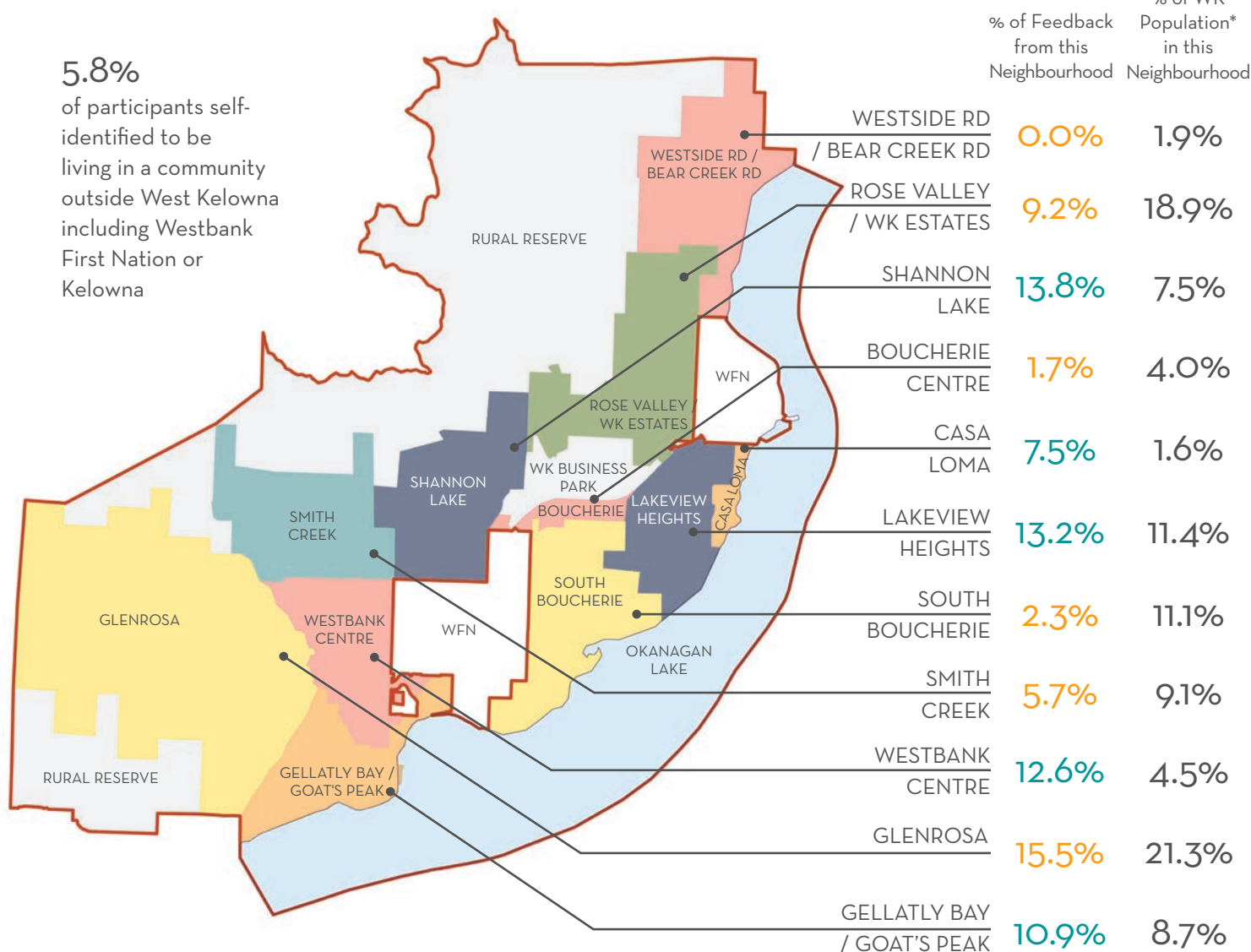
3.1 WHO PARTICIPATED?

WHERE DO PARTICIPANTS LIVE?

The map below summarizes feedback from people who participated in the process. Participants include those who completed the Draft Vision Review Feedback Form, the 5-Minute Feedback Form, the Community Circles Feedback Form, or the Youth Feedback Form.

5.8%

of participants self-identified to be living in a community outside West Kelowna including Westbank First Nation or Kelowna



* Neighbourhood Population data from City of West Kelowna Statistics page: <https://www.westkelownacity.ca/en/building-business-and-development/WestKelownaStatistics.aspx>

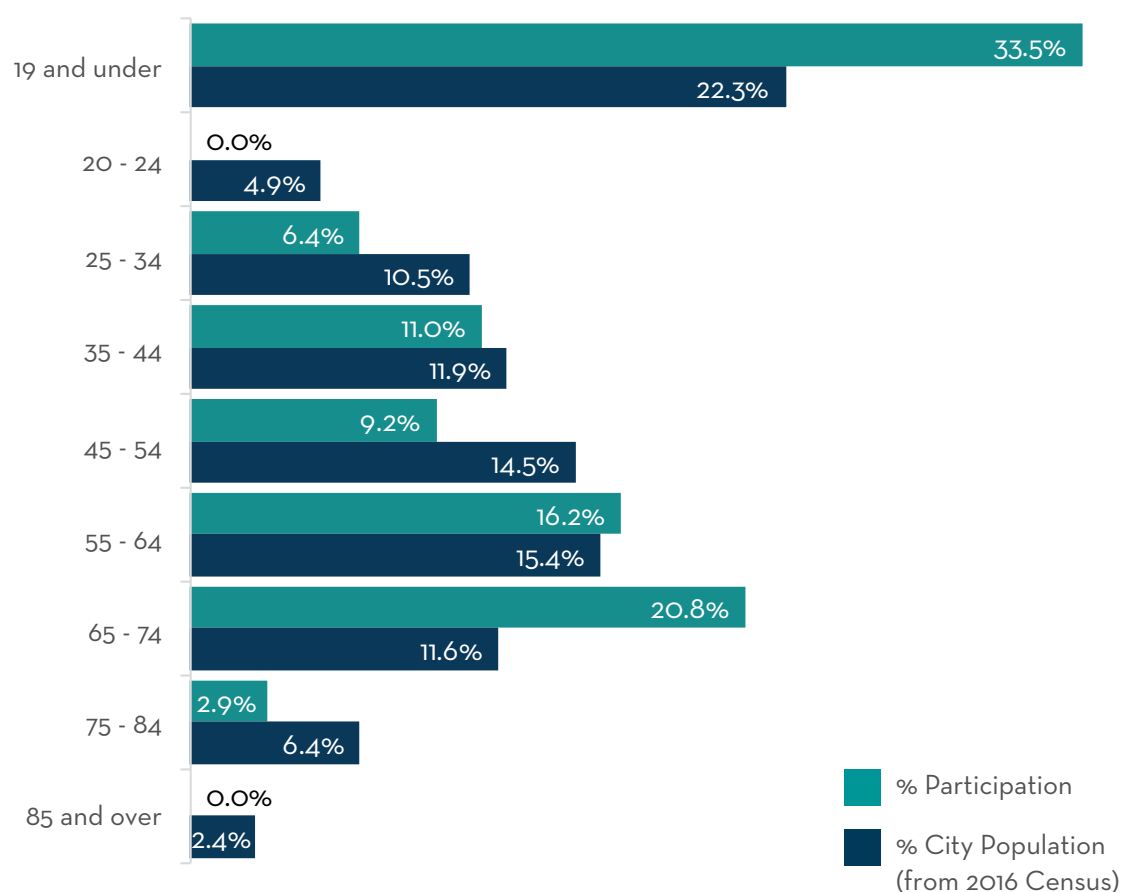
■ % of Participants is higher than % of WK population in neighbourhood

■ % of Participants is lower than % of WK population in neighbourhood



HOW OLD ARE PARTICIPANTS?

The chart below summarizes feedback from participants who completed: the Draft Vision Review Feedback Form, the 5-Minute Feedback Form, the Community Circles Feedback Form, or the Youth Feedback Form.



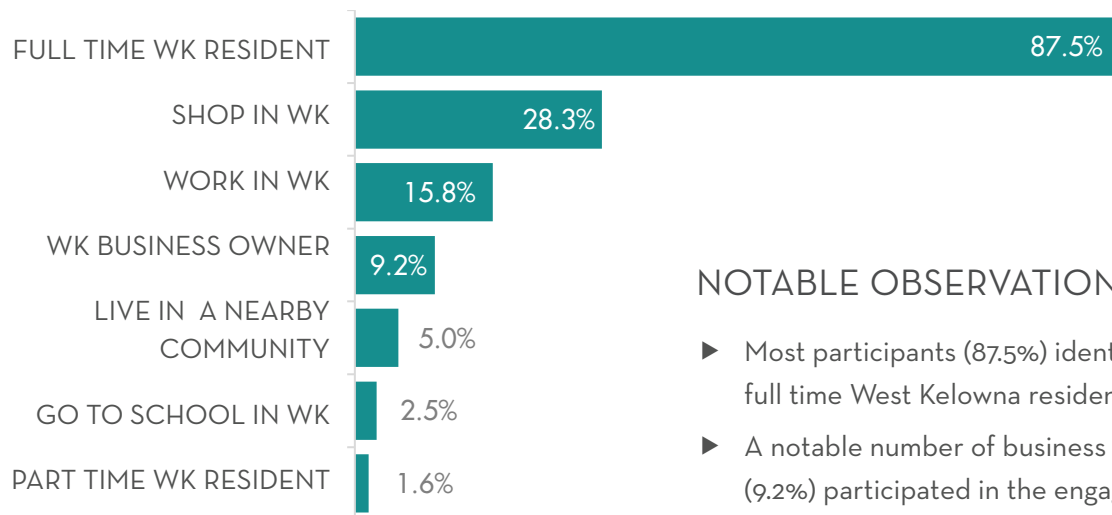
NOTABLE OBSERVATIONS:

- ▶ Youth representation was high in this second round of engagement due to targeted outreach through School District #23, allowing us to hear from a large group of West Kelowna's youth.
- ▶ The 25 through 74 cohort was reasonably well represented across all age categories; however, no participants identified as being between 20 - 24 or over 85.

WHO PARTICIPATED - Continued

The graphs below summarize feedback from participants who completed: the Draft Vision Review Feedback Form, the 5-Minute Feedback Form, or the Community Circles Feedback Form. Youth were not asked these questions.

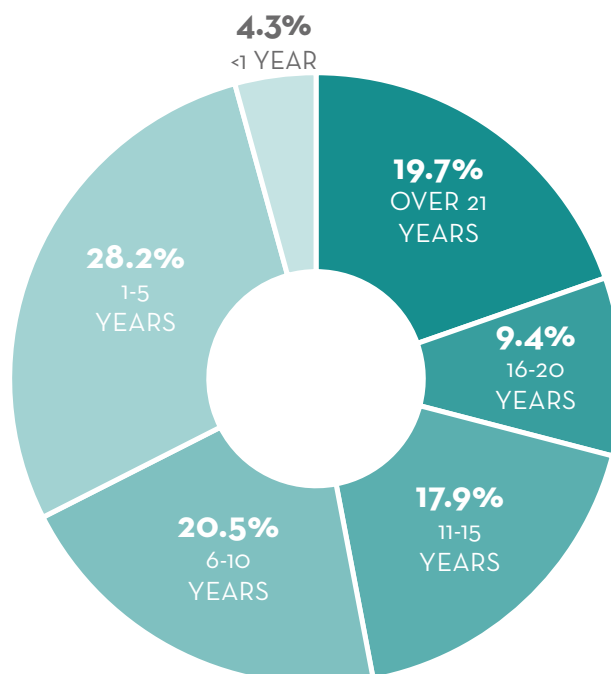
HOW DO PARTICIPANTS DESCRIBE THEIR RELATIONSHIP TO WK?



NOTABLE OBSERVATIONS:

- Most participants (87.5%) identified as full time West Kelowna residents
- A notable number of business owners (9.2%) participated in the engagement

HOW LONG HAVE PARTICIPANTS LIVED IN WEST KELOWNA?



NOTABLE OBSERVATIONS:

- There was a balanced representation of participants who have lived in West Kelowna for different amounts of time.



*Collaboration with WFN
is absolutely CRUCIAL to
West Kelowna's future!*



- #OURWK PARTICIPANT

3.2 VISION STATEMENT REVIEW

The following DRAFT Vision Statement was presented during the Round 2 engagement for community input. The feedback received is being used to make changes to this DRAFT Vision Statement to better reflect the West Kelowna community as it's finalized in the refined Community Vision document.

WEST KELOWNA'S DRAFT VISION STATEMENT

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

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

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

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

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

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

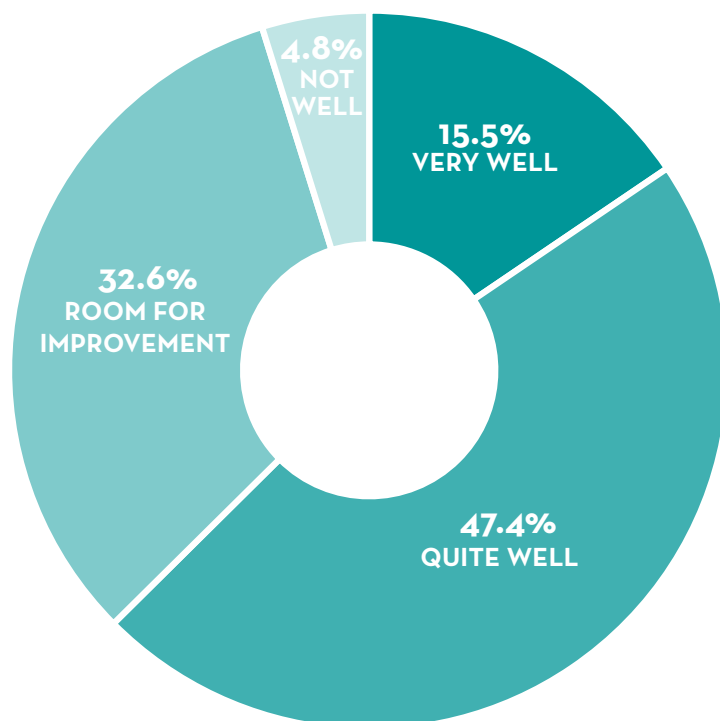
We celebrate and express our unique sense of place and its energy runs through our places and our people, calling to the curious to explore what makes us uniquely West Kelowna. Our community spirit pulses through our energized Westbank Centre, our inviting waterfront, and our distinct, complete neighbourhoods.

We are doing this together! It is #OURWK.

WHAT WERE PARTICIPANTS' INITIAL REACTIONS TO THE DRAFT VISION STATEMENT?



Participants were asked for their initial reaction on how well they felt the DRAFT Vision Statement reflects their vision for West Kelowna's future.



201
Responses*

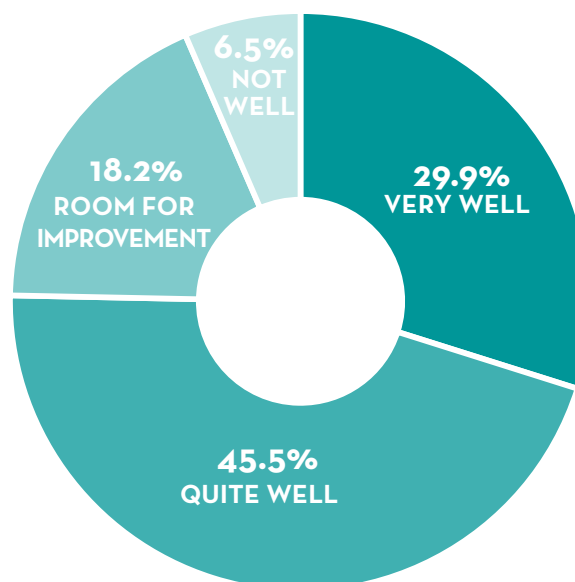
*Total responses combined all Draft Vision Review Feedback Forms, 5-Minute Feedback Forms, and Community Circles Feedback Forms received.

- **VERY WELL** - I can clearly imagine this future for West Kelowna.
- **QUITE WELL** - I feel most of this vision describes a strong future for West Kelowna.
- **ROOM FOR IMPROVEMENT** - I think changes are needed to reflect West Kelowna.
- **NOT WELL** - I don't see West Kelowna's future reflected in the vision yet.

WHAT DID **YOUTH** THINK?

77
Responses**

**Total responses from all Youth Feedback Forms received.



HOW COULD THE VISION BE IMPROVED?

WHAT PARTICIPANTS LIKED

- ▶ Most agreed with the overall sentiment and that the vision was a step in the right direction
- ▶ Many liked the "togetherness" feel of the vision and working with one another, other communities, and the region
- ▶ A lot felt inspired by the vision and believed it provided insight into what's to come over the next two decades



*This sounds
like a West Kelowna
I want to be part of.
Achieving it may be a
challenge but without
a vision it's easy to
flounder.*



– #OURWK PARTICIPANT

"WHAT" AND "HOW"

A vision is aspirational. It speaks to WHAT a community wishes for its future. Many participants expressed excitement to begin exploring exactly HOW the vision can come to fruition and shared ideas for actions, steps, or targets the City could consider. It is necessary for the vision to focus on WHAT our future will hold so it remains a relevant guiding beacon even as HOW we achieve it may change as we learn, grow, innovate, and adapt. However, these ideas will be important as the City embarks on the next steps of the OCP update which will provide an opportunity to dig into the specifics of HOW we achieve WHAT we've set out to do in this vision.

IDEAS FOR IMPROVEMENT

GENERAL

- ▶ Be bolder and more inspirational
- ▶ Add a "short" Vision Statement (e.g., one sentence, a motto) that everyone can remember and can be posted around the City
- ▶ Use less theoretical, abstract wording
- ▶ Make it more specific to West Kelowna
- ▶ Focus more on needs of people
- ▶ Emphasize that ideas should be carried out sooner than 2040
- ▶ Acknowledge that there are limits to our resources so we must prioritize
- ▶ Better acknowledge the challenges our City faces
- ▶ Focus on incremental change



COMMUNITY CONTEXT

- ▶ Encourage a strong relationship with Westbank First Nation to achieve common goals for future
- ▶ Acknowledge West Kelowna as a desirable place to live that has strong ties to Kelowna but is a different community with its own character

ENVIRONMENT & SUSTAINABILITY

- ▶ Strengthen goals around sustainable use and management of water given its importance to our viability
- ▶ More emphasis on greenspace and natural areas
- ▶ Encourage environmental design for residential and commercial properties (including resorts)
- ▶ Balance climate and economic objectives

WATERFRONT AREAS

- ▶ Better highlight the importance of the lake / waterfront and its protection
- ▶ Prioritize waterfront access for everyone
- ▶ Minimize impacts from waterfront development (e.g., views, traffic, loss of access)
- ▶ Some small businesses may be positive if done right, but concerns about over-development

TRANSPORTATION & MOBILITY

- ▶ Provide a stronger vision for sustainable mobility planning for better accessibility, connectivity, and safety for all
- ▶ Acknowledge technical innovations and their potential impact on transportation
- ▶ Ensure alignment between growth and development and transportation plans
- ▶ Recognize the need for regional cooperation for transportation

PARKS & RECREATION

- ▶ Provide parks, recreation, and maintenance for all neighbourhoods

AGRICULTURAL LANDS

- ▶ Better emphasize a commitment to protecting ALR and to sustainable agriculture

GROWTH & DEVELOPMENT

- ▶ Recognize growth but balance development with keeping what we love
- ▶ Focus density towards a vibrant downtown
- ▶ Maintain character and quality of neighbourhoods with sensitive development
- ▶ Consider neighbourhood "hubs," but at a scale that suits different neighbourhoods (not one-size-fits-all)
- ▶ Provide strong development guidelines to encourage more quality development
- ▶ Provide more affordable housing choices

PEOPLE & COMMUNITY

- ▶ Reflect the ability to achieve the determinants of basic health (drinking water, health care, safe neighbourhoods, education, affordable housing, healthy food, childcare, and employment)
- ▶ Include youth challenges and opportunities
- ▶ Provide more on diversity and inclusiveness
- ▶ Support seniors aging in place

ECONOMY & TOURISM

- ▶ Improve our City for tourism, but not at cost of residents
- ▶ Encourage small businesses and entrepreneurship
- ▶ Emphasize that a strong economic base provides jobs, resources, and amenities
- ▶ Acknowledge the shift to work-from-home
- ▶ Recognize that West Kelowna is tied to the region for economic prosperity

3.3 FOUNDATIONAL ELEMENTS REVIEW

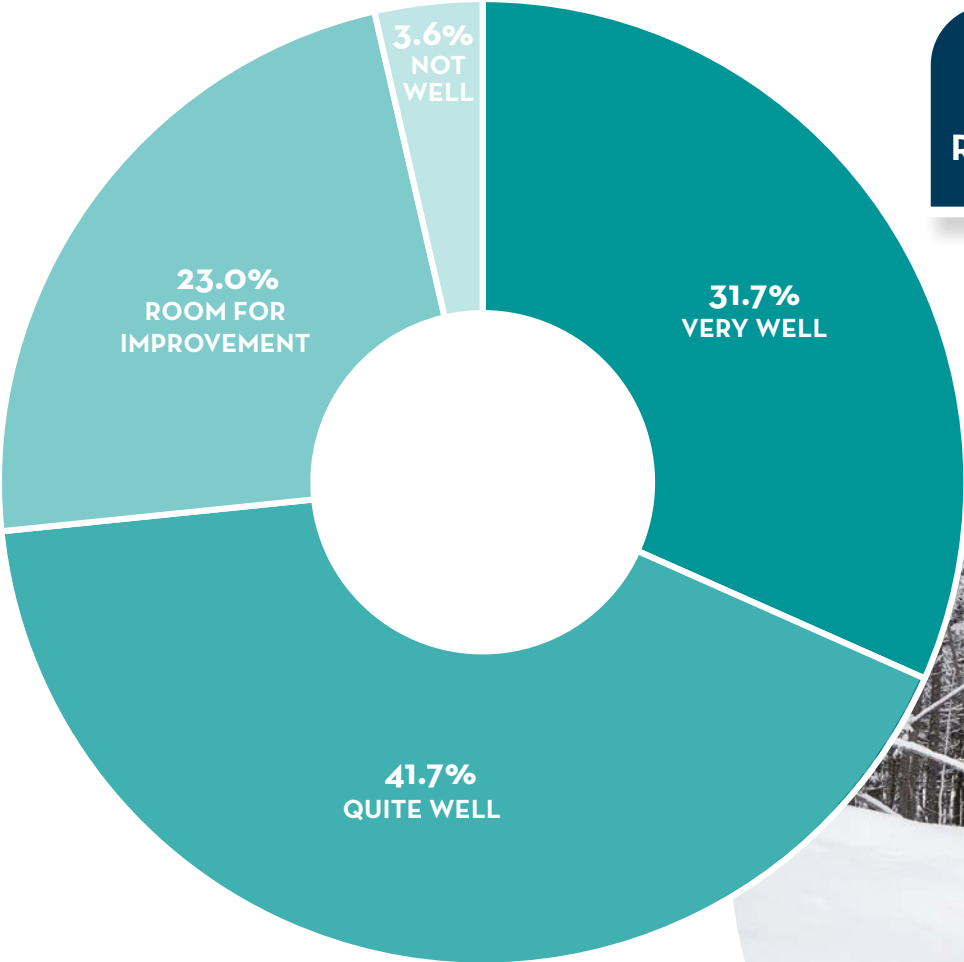
The 5 DRAFT Foundational Elements were tabled to provide a balanced approach to achieving the vision. Participants were asked to review the DRAFT Foundational Elements for Our People, Our Connectivity, Our Adaptability, Our Prosperity, and Our Places and provide feedback. Feedback is being used to refine the Foundational Elements to address gaps, improvements, or changes.



WHAT WERE PARTICIPANTS' INITIAL REACTIONS TO THE DRAFT FOUNDATIONAL ELEMENTS?



Participants were asked for their initial reaction on how well they feel the DRAFT Foundational Elements together support a balanced approach to West Kelowna's vision for the future?



156
Responses*

*Total responses combined all Draft Vision Review Feedback Forms, 5-Minute Feedback Forms, and Community Circles Feedback Forms received.



HOW COULD THE FOUNDATIONAL ELEMENTS BE **IMPROVED**?

Participants were asked how each of the five DRAFT Foundational Elements could be improved. Comments are being used to update the Foundational Elements, as well as input to the Key Directions.



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

IDEAS FOR IMPROVEMENT

- ▶ Honour connection to land and the unceded Indigenous territory in which we live
- ▶ Community parks in every neighbourhood
- ▶ Safe communities with policing
- ▶ Vibrant cultural scene
- ▶ Engaged youth:
 - » Diverse integration of our youth within our community in areas such as agriculture, arts, community care, and education
 - » Local industry education programs
 - » Post-secondary University or College campus
 - » Youth involvement in urban planning
 - » Youth engagement in local business and industry
- ▶ Attract professionals and newcomers
- ▶ Support healthy living, including sustainable food
- ▶ Work with WFN to understand their vision and determine how to efficiently and equitably deliver infrastructure and services to both communities
- ▶ Embrace diversity and inclusiveness
- ▶ Focus on educational opportunities and life long education
- ▶ Provide universal accessibility for all community spaces
- ▶ Provide senior support – activities, resources, entertainment, and health
- ▶ Make people feel "at home" in their community
- ▶ More community pride
- ▶ Resources for the homeless population
- ▶ Support reconciliation between Indigenous and non-Indigenous citizens
- ▶ Provide families with support
- ▶ Provide opportunities for all citizens to share their cultures and traditions through events, celebrations, and art
- ▶ Provide resources to welcome newcomers so they can join our neighbourhoods and workforce
- ▶ Provide local health services and facilities
- ▶ Provide modern recreational facilities – both indoor and outdoor



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

IDEAS FOR IMPROVEMENT

- ▶ Promote a vibrant cultural scene that appeals to a broad cross-section of people
- ▶ Collaborate with regional neighbours and strengthen inter-connectivity of multi-modal transportation options between communities
- ▶ Work with Ministry of Transportation to address Highway 97 issues and improve traffic flow
- ▶ Connect each neighbourhood through pathways / sidewalks and areas for movement / transportation
- ▶ Support a shift towards active transportation, though important to recognize this does not work for everyone
- ▶ Ensure transportation plans are aligned with growth and development so issues are not exacerbated
- ▶ Consider assets that improve our betterment (e.g., ferry, central market, shoreline paths)
- ▶ Recognize and harness advances in technology and innovation for transportation



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

IDEAS FOR IMPROVEMENT

- ▶ Partner with senior levels of government to address climate change with a global lens
- ▶ Focus on enhancing greenspaces / improving access to nature
- ▶ Prioritize the environment
- ▶ Develop policies to eliminate environmentally damaging actions / products
- ▶ Provide better recycling programs
- ▶ Protect lands / water from agricultural fertilizers
- ▶ Keep industry from encroaching on ponds and wetlands
- ▶ Collaborate on stewardship with our neighbours
- ▶ Look to emerging technologies (solar, wind, wave) to support clean energy
- ▶ Consider permaculture design principles that are more environmentally sustainable
- ▶ Provide better regulation around tree removal
- ▶ Protect our water resources
- ▶ Manage our resources as they are the foundation for long-term prosperity for our community
- ▶ Encourage sustainability initiatives
- ▶ Work with developers to provide more sustainable developments

HOW COULD THE FOUNDATIONAL ELEMENTS BE **IMPROVED**?



OUR PROSPERITY is founded in the lands that sustain us and how we care for them. It's about creating businesses and jobs that will provide good work and attract and retain new opportunity. It includes defining and capturing the essence of what West Kelowna is and sharing that with the world.

IDEAS FOR IMPROVEMENT

Economy

- ▶ Recognize our economy will be the backbone of West Kelowna's success in the coming years
- ▶ Provide more emphasis on our tourism industry and how it supports our community
- ▶ Acknowledge that collaboration with WFN is needed for continual improvement
- ▶ Recognize that our prosperity not only comes from financial gains but from other elements (e.g., a healthy environment)
- ▶ Provide shopping, activities, and tourist destinations, but balance these with resident needs and avoid overcrowding
- ▶ Focus on more professional services and offices
- ▶ Support more work from home opportunities and businesses
- ▶ Attract viable businesses
- ▶ Complement not compete with Kelowna
- ▶ Refer to our downtown with one name only – consider changing Westbank Centre to West Kelowna Centre

Agriculture

- ▶ Recognize West Kelowna as a "modern agricultural city"
- ▶ Promote our wine country as a community benefit
- ▶ Consider food security and the balance of food production with production of fruit, wineries, cideries, and distilleries
- ▶ Support for agricultural initiatives
- ▶ Consider greenhouses to provide year-round produce for food security

Infrastructure

- ▶ Invest in infrastructure – water system, roads, active transportation
- ▶ Plan ahead to meet growth development demands so that infrastructure is not lagging
- ▶ Require developer investment in infrastructure that is needed to support new developments
- ▶ Consider how neighbourhoods can be more efficient with infrastructure including water, sewer, roadways, and transit needs



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

IDEAS FOR IMPROVEMENT

- ▶ Encourage thoughtful development to meet density objectives which prioritizes quality development and green space
- ▶ Increase public waterfront access and ensure that public use and enjoyment of waterfront areas continues to be provided
- ▶ Clearly communicate and engage with the community on potential changes to waterfront areas
- ▶ Consider sustainable options for connectivity from waterfront areas to other parts of the community to reduce use of motor vehicles
- ▶ Maintain an emphasis on recreational usage in waterfront areas as a priority over provision of services (food, cafes, pubs, shops) to preserve the area for public enjoyment, though some would like some services as well
- ▶ Celebrate our unique neighbourhoods and retain the features that make them unique
- ▶ Focus growth in the downtown
- ▶ Reduce sprawl
- ▶ Focus on the history of each unique community and neighbourhood
- ▶ Provide new housing and density that fits the context of existing neighbourhoods and minimizes disruption
- ▶ Develop regulations around short-term stays / vacation rentals
- ▶ Protect existing community and their needs when development is proposed including understanding the capacity of what a neighbourhood can handle (e.g., infrastructure, traffic, etc.)
- ▶ Provide incentives to the development community (e.g., density bonuses) if more "purpose-built" rental housing is incorporated
- ▶ Provide affordable and desirable housing options
- ▶ Change incrementally / thoughtfully
- ▶ Mixed feedback on Hwy 97 in Westbank Centre:
 - » Some feel we can no longer wait to solve the issues with Hwy 97 and should work on improving Westbank Centre now
 - » Others felt it will be difficult to improve Westbank Centre without first addressing Hwy 97 impacts

3.4 KEY DIRECTIONS REVIEW

1,047
Ratings*

*Total ratings combine all Draft Vision Review Feedback Forms and Community Circles Feedback Forms received. The Youth Form and 5-Minute Feedback Form did not include this activity.

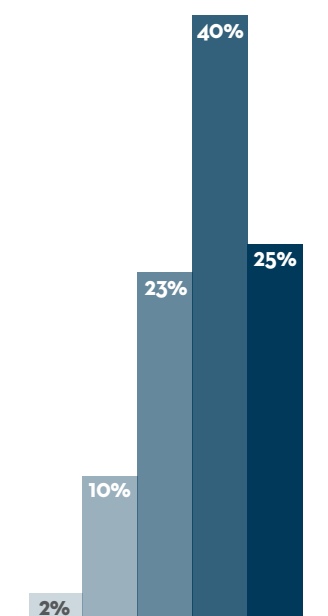
KEY DIRECTIONS

The 20 draft key directions outlined in the DRAFT Community Vision are objectives that could help the community make visible and sustained progress in the coming years. The key directions, summarized under each of the 5 Foundational Elements, represent potential areas of focus for the coming years. Feedback received is being used to refine, change, add, or remove key directions.

Participants were asked to rate from 1 star (not well) to 5 stars (very well) how well they think each of the 20 key directions will help achieve West Kelowna's Vision for 2040. They were also invited to share the comments and ideas for improvement.

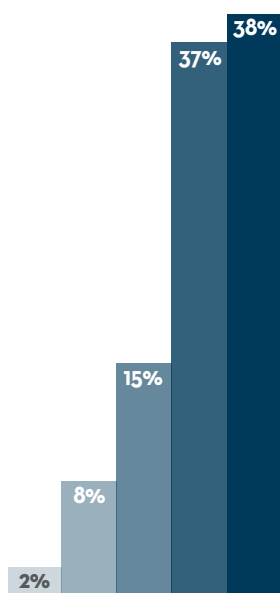


OUR PEOPLE



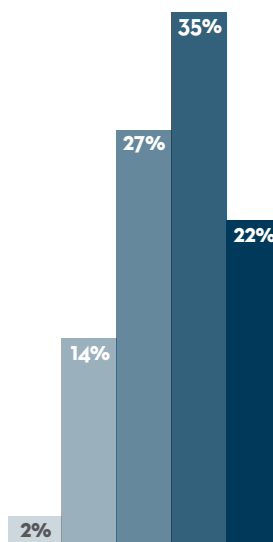
A CARING COMMUNITY THAT SUPPORTS ONE ANOTHER & CELEBRATES DIVERSITY

More accessible spaces, inclusiveness for all, celebration of diversity, continuation on the journey of reconciliation, and resources for families



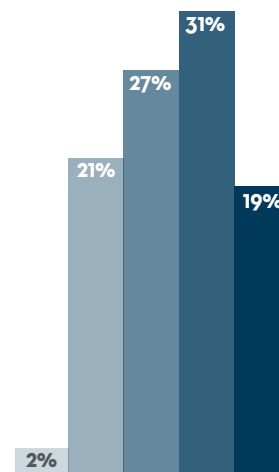
A HEALTHY COMMUNITY THAT SUPPORTS HEALTHY INDIVIDUALS

More local health services, opportunities for aging in place, neighborhood gathering spaces, local food networks, and modern recreational facilities



ENGAGED YOUNG MINDS THAT WILL BECOME FUTURE LEADERS

Young citizens engaging in civic life, programs connecting youth to seniors and youth to the land, and nearby post-secondary and job opportunities



AN OPPORTUNITY FOR EACH OF US TO FEEL AT HOME (MORE HOUSING CHOICES)

More types of housing to suit varied needs and partnerships with senior governments for affordable housing and programs to reduce homelessness



A Caring Community that Supports One Another and Celebrates Diversity

- ▶ Affordable day care with perhaps a goal of certain number of spaces/1,000 people
- ▶ Enhance “accessible community for all”
- ▶ Infrastructure improvements are needed to provide citizen safety – water, roads, pathways

A Healthy Community that Supports Healthy Individuals

- ▶ Health facilities
- ▶ Enhanced modern recreational opportunities, in particular parks, trails, beaches, and outdoor activities
- ▶ Water advisory problem must be permanently solved
- ▶ Healthy community should be more than medical services
- ▶ Need supportive health services such as dialysis and ambulatory care in West Kelowna so people do not have to go to Kelowna (access concerns related to bridge)
- ▶ Safe community and parks
- ▶ Manage density so that the community remains an attractive place, while creating mixed neighbourhoods that can meet more / all needs

Engaged Young Minds that Will Become Future Leaders

- ▶ Young entrepreneur program
- ▶ Emphasis on post-secondary education and jobs
- ▶ Attract / develop high-tech sector as an anchor that attracts young talent

An Opportunity for Each of Us to Feel at Home (More Housing Choices)

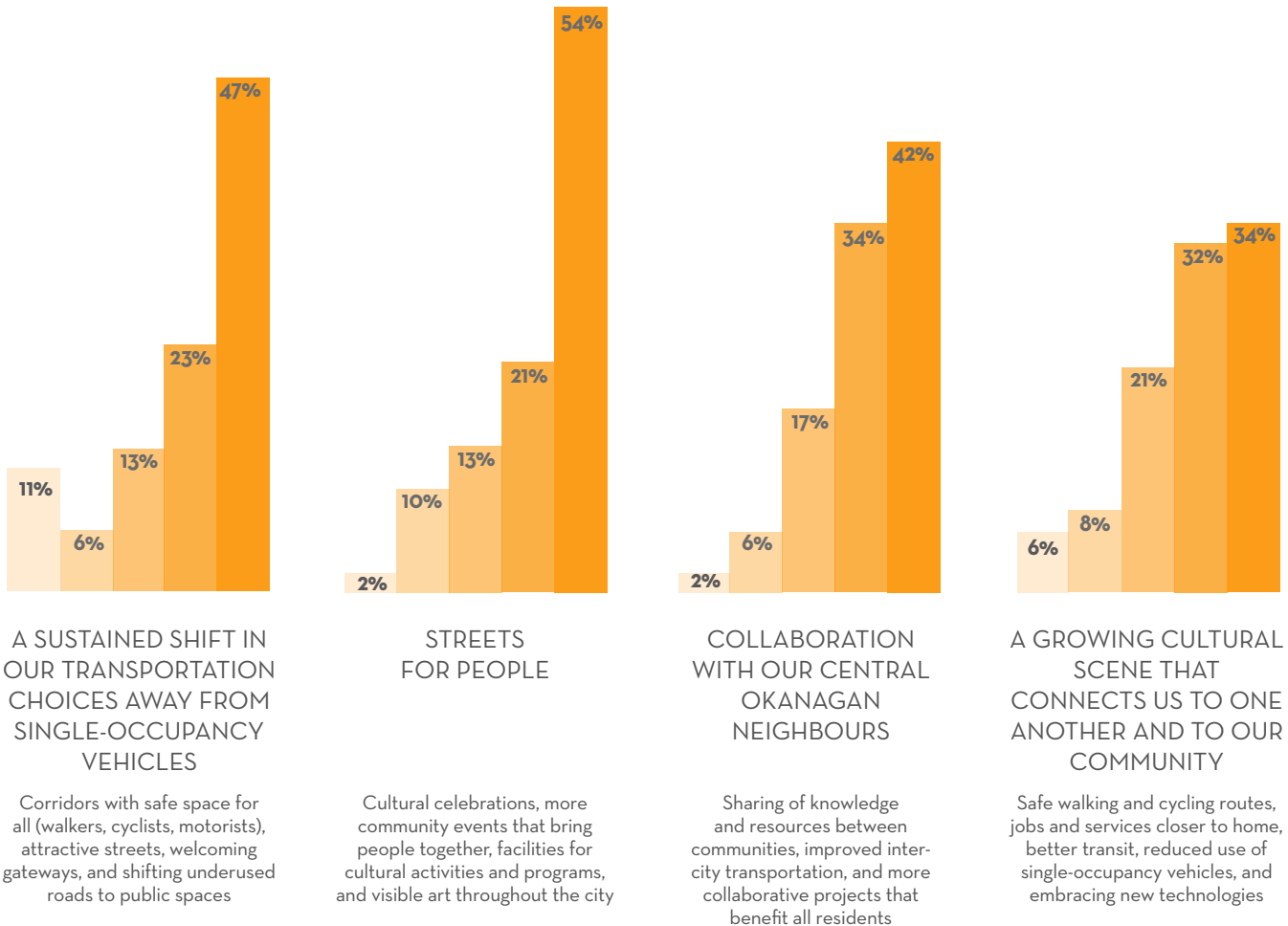
- ▶ Programs to address homelessness including the roots of homelessness (e.g., mental health programs)
- ▶ Thoughtful, low density housing (houses, townhomes, walk-ups) makes our community more desirable and enjoyable; high-rises are too large a scale for West Kelowna. Suggest smaller-scale builds with attractive design
- ▶ Secondary suites
- ▶ Plan off-street parking into developments
- ▶ More green space
- ▶ Vacation rental regulations

KEY DIRECTIONS REVIEW

Participants were asked to rate from 1 star (not well) to 5 stars (very well) how well they think each of the 20 key directions will help achieve West Kelowna's Vision for 2040. They were also invited to share the comments and ideas for improvement.



OUR CONNECTIVITY





A Sustained Shift in Our Transportation Choices Away from Single-Occupancy Vehicles

- ▶ More active transportation options – sidewalks, street lighting, and cycling paths / lanes (especially important with COVID-19)
- ▶ Recognition that WK is a bedroom community and reliable transportation is important
- ▶ Consider land use planning – geographic distance means need to rely on vehicles
- ▶ Connections to Kelowna and other neighbouring municipalities
- ▶ Transportation is such a big issue that warrants consideration of distinct components: sidewalks / cycle paths, public transit, reduction of single-vehicle use, and improved traffic flow
- ▶ Consider connecting pathways for cyclists that link quiet residential backstreets
- ▶ Charging stations for EV
- ▶ Recognition that the shift does not mean an elimination of single-occupancy vehicles but a shift towards more sustainable modes of transportation including a mix of zero-emissions vehicles, active transportation options, transit, and coming innovations

Streets for People

- ▶ Safer streets for walking and cycling, with lighting in the right places to ensure costs are justified by use
- ▶ Friendly, clean streets
- ▶ Targeted and proportional infrastructure development as some neighbourhoods do not want streetlights, sidewalks, etc

Collaboration with Our Central Okanagan Neighbours

- ▶ Better collaboration with Westbank First Nation is crucial for mutual benefit
- ▶ Better collaboration with other municipalities
- ▶ Public / private partnerships
- ▶ Collaboration with BC Transit for improvements to transit routes and better schedules to improve efficiency and capacity

A Growing Cultural Scene that Connects Us to One Another and Our Community

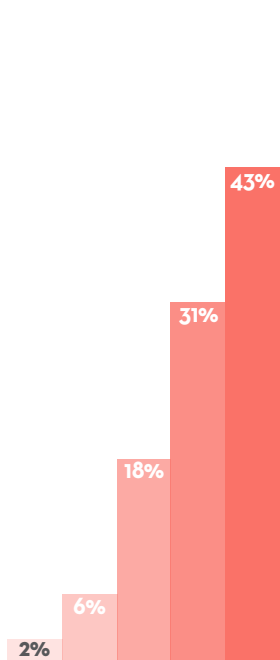
- ▶ Consider joint ventures for culture – WFN, Kelowna, other towns, different sectors – so that resources are financially feasible
- ▶ Add central spaces for gathering (e.g., community center for indoor and outdoor events) near restaurants and shops to bring prosperity to the community
- ▶ Small facilities should be attached to places such as new schools or a new city hall that provide an opportunity for local art, theatre, and music
- ▶ Celebrate our similarities and our differences
- ▶ Support for arts and culture for community building

KEY DIRECTIONS REVIEW

Participants were asked to rate from 1 star (not well) to 5 stars (very well) how well they think each of the 20 key directions will help achieve West Kelowna's Vision for 2040. They were also invited to share the comments and ideas for improvement.

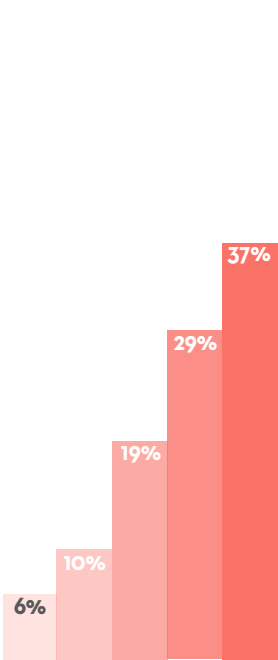


OUR ADAPTABILITY



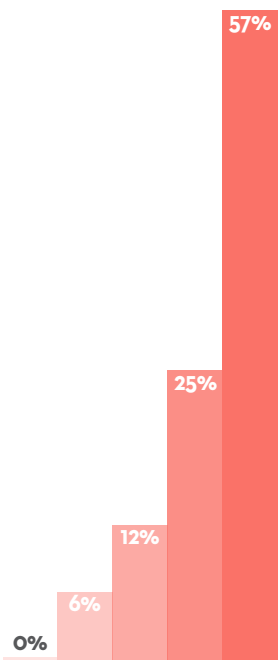
PREPARING TO BE NIMBLE AND RESPONSIVE TO CHANGE AND NEW OPPORTUNITIES

Renewal of and upgrades to key infrastructure (water, sewer, stormwater, energy) to meet current standards and future needs while managing resources



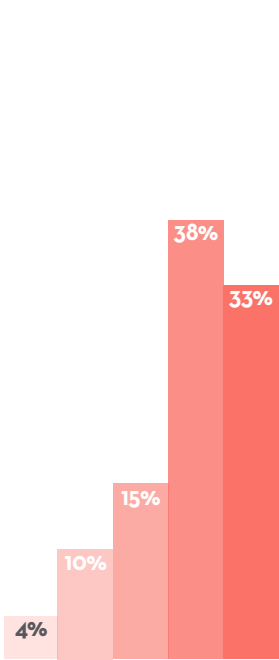
TAKING BOLD ACTIONS TO ADDRESS THE IMPACTS OF CLIMATE CHANGE

Improvements that reduce risk from flood or fire, exploration of innovative ideas in pilot programs, and community dialogue and input on decisions



PLANNING AHEAD FOR OUR FUTURE INFRASTRUCTURE NEEDS

Reduced greenhouse gas emissions, greener buildings, clean energy, water conservation, protected environmental areas, and green stormwater systems



REDUCED CONSUMPTION AND WASTE

Enhanced waste collection programs, education about waste reduction, control of illegal dumping and littering, and sustainable design and construction



Preparing to be Nimble and Responsive to Change and New Opportunities

- ▶ Consider wildfire and flood risk and guidelines for building on floodplains or next to forests
- ▶ Consider innovative pilot projects
- ▶ Collaborate with WFN to align goals
- ▶ Emergency preparedness - including access / egress to all neighbourhoods

Taking Bold Actions to Address the Impacts of Climate Change

- ▶ Cooperation with WFN
- ▶ Consider local issues within the context of the global community
- ▶ Work with the province and federal government
- ▶ Develop bold policies around aspirational goals (e.g., xeriscaping bylaw for all new construction and major renovations, mandating new and replacement irrigation systems, EV or hydrogen vehicles to replace City vehicles)
- ▶ More mitigation / building guidelines for development (e.g., stormwater run-off, tree canopies)
- ▶ Pilot projects with senior government funding

Planning Ahead for Our Future Infrastructure Needs

- ▶ Invest for our future - water, hydro, streets, fire protection, etc
- ▶ Ensure sufficient infrastructure is in place before development occurs - i.e., assessment of infrastructure capacity and needs must be completed before granting development permits
- ▶ Developer guidelines / support
- ▶ Policy changes for 5- to 10-year surcharge levy to catch up on street infrastructure
- ▶ Address boil water advisories
- ▶ Work with WFN

Reduced Consumption and Waste

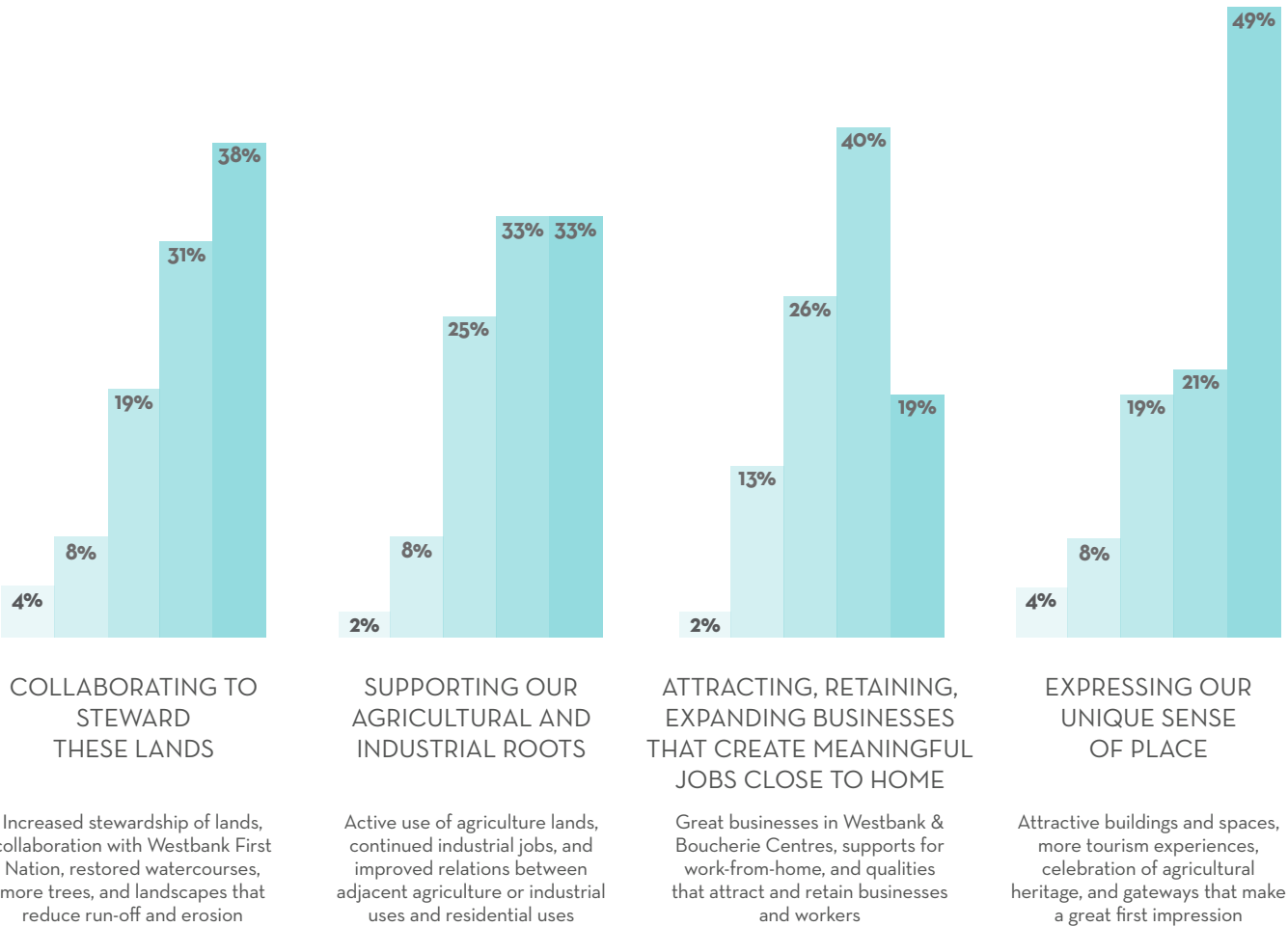
- ▶ Better programs for recycling and composting
- ▶ Compost for agriculture burning - make it easy and affordable
- ▶ Consider fees for transfer station to discourage illegal dumping
- ▶ Consider steeper tiered rates on residential water to encourage xeriscaping
- ▶ Work with WFN, Kelowna, other local and municipal and regional governments
- ▶ Education and communication to reduce consumption

KEY DIRECTIONS REVIEW

Participants were asked to rate from 1 star (not well) to 5 stars (very well) how well they think each of the 20 key directions will help achieve West Kelowna's Vision for 2040. They were also invited to share the comments and ideas for improvement.



OUR PROSPERITY





Collaborating to Steward These Lands

- ▶ Collaboration with WFN to enhance stewardship of our lands
- ▶ Preserve and enhance our parks and recreational lands
- ▶ Work with developers to build within guidelines for land protection / healthy greenspace

Supporting Our Agricultural and Industrial Roots

- ▶ Protect ALR
- ▶ Balance development to protect greenspace
- ▶ Industry is important, but not at the expense of agricultural / waterfront lands
- ▶ Support food sustainability and keep our agricultural land to maintain food security

Attracting, Retaining, and Expanding Businesses that Create Meaningful Jobs Close to Home

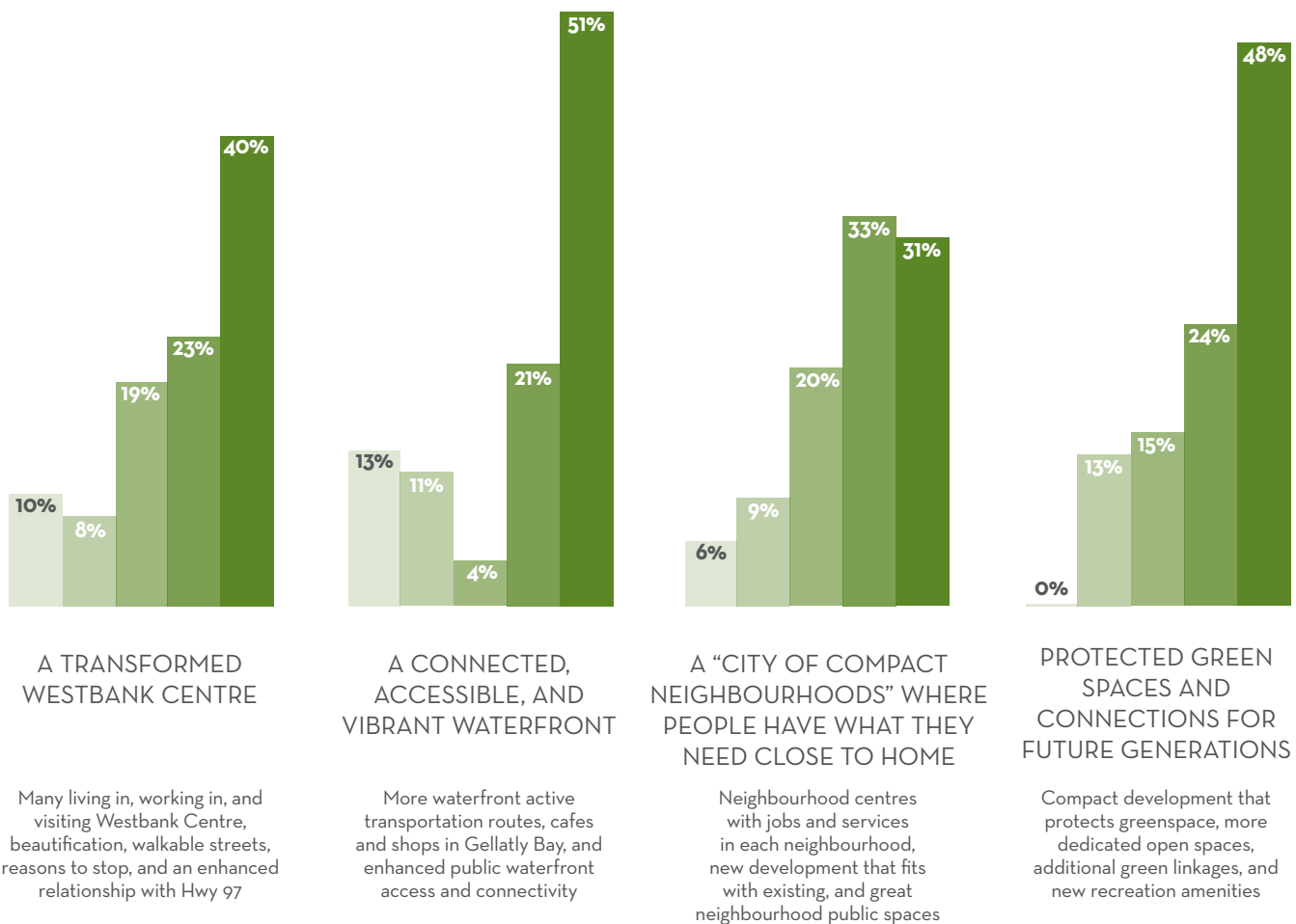
- ▶ Support work from home where possible
- ▶ Recognize connection to Kelowna and elsewhere – people will still travel to Kelowna for work and will need to commute efficiently
- ▶ Offer incentives for new and emerging economies
- ▶ Focus on professional and service jobs

Expressing Our Unique Sense of Place

- ▶ Develop small scale places that are of the higher quality in design and attractiveness
- ▶ Encourage appropriate sustainable tourism that fits with and enhances the community, but does not overwhelm – balance residents' quality of life and tourism to support tax base
- ▶ Waterfront access
- ▶ Central gathering place for events

KEY DIRECTIONS REVIEW

Participants were asked to rate from 1 star (not well) to 5 stars (very well) how well they think each of the 20 key directions will help achieve West Kelowna's Vision for 2040. They were also invited to share the comments and ideas for improvement.





A Transformed Westbank Centre

- ▶ Make Westbank Centre a desirable place for investment and developers by tax incentives or land trades to encourage development
- ▶ Work with MOTI to address Hwy 97 challenges in the medium- / long-term, but progress now with creating a vibrant core
- ▶ Refer to as West Kelowna Centre to reduce confusion and improve identity
- ▶ Concentrate services (e.g., city hall, health, open space) to create a vibrant and functional center of our community with more dense housing

A Connected, Accessible, and Vibrant Waterfront

- ▶ Promote waterfront as a key asset for residents and tourists alike and preserve and enhance waterfront for recreational use
- ▶ Improve access, including active transportation links from the waterfront to other areas in the City and region
- ▶ Mixed comments on village / small-scale retail in Gellatly Bay:
 - » Concerns about high-rise / high-density development due to view changes, parking, increased traffic within a constrained area
 - » References to the 2017 OCP update for Gellatly Bay
 - » Need to ensure shops will be viable
 - » Development should be small-scale commercial and residential that is sensible and proportionate
- ▶ Limit marina and motorized uses to increase access for non-motorized uses and recreation
- ▶ Consider improvements to accommodate boat trailers needing to access the boat launch

A "City of Compact Neighborhoods" Where People Have What They Need Close to Home

- ▶ Concerns about compact neighbourhoods in relation to relative low-density in existing areas and the viability of businesses in low-density areas
- ▶ Concerns about too much commercial outside Westbank Centre that could affect its potential revitalization
- ▶ Should reconcile zoning for neighbourhoods to allow for small businesses
- ▶ Ensure smaller-scale businesses can compete
- ▶ Ensure new development fits within existing communities – retain character
- ▶ More active transportation
- ▶ Lakeview Village is a good example of a self-sufficient neighbourhood centre

Protected Green Spaces and Connections for Future Generations

- ▶ Maintain greenspace, protect wildlife corridors and habitat, live with nature better
- ▶ Include both green spaces with amenities for recreation, but also spaces that are protected for nature
- ▶ Define open space
- ▶ Protect ALR
- ▶ Careful development in harmony with environment / reduce sprawl

3.5 YOUTH INPUT

79
Comments*
Received

*Comments included comments from the Youth Feedback Form and "Postcards to the Future" received in Round 2.



IDEAS

Youth were asked if they could make changes to improve West Kelowna right now, what changes would they make?

REVITALIZE DOWNTOWN

- ▶ Make it cleaner
- ▶ More variety of shops downtown
- ▶ Consider adding parks or playgrounds to improve area

HOUSING & DEVELOPMENT

- ▶ Address the housing crisis by providing more affordable housing
- ▶ Make housing options desirable
- ▶ Limit development on the mountains
- ▶ Limit high-rise development

MORE THINGS TO DO...

- ▶ Centrally located community / recreation centre
- ▶ Bigger youth center (like the H2O); expansion of clubs
- ▶ Interesting entertainment options / tourist attractions e.g., amusement park, carnival, roller rink, go-carting facility, arcade, bowling alley, community theatre
- ▶ Outdoor activities such as hiking trails, parks, bike trails, camping sites, snow park, beaches, dog parks, outdoor parkour course, airsoft field, public gathering spaces, improved or new skate park, waterfront walkway with shops, skating rink
- ▶ Indoor activities e.g., upgraded mall with better stores including clothing stores, big name stores, and local shops; affordable food options including restaurants, cafes, local / Canadian coffee shops, corner stores
- ▶ Gym with equipment for working out, basketball, etc
- ▶ Expand the swimming pool
- ▶ Rock climbing wall
- ▶ More docks at Gellatly Bay

IMPROVE LEARNING

- ▶ New high school (MBSS is crowded) which could provide a closer option for students living further away
- ▶ Free or subsidized post-secondary education
- ▶ Better education options



BETTER WAYS TO GET AROUND

- ▶ Ensure adequate roads with any new development to ease congestion
- ▶ Better public transportation in terms of frequency, bus shelters, and affordability
- ▶ Consider more waterfront walkways along beaches
- ▶ Better mobility including eco-friendly transit options so people without a vehicle can get around
- ▶ More and improved sidewalks, multi-use pathways, and bike lanes
- ▶ Provide public scooters
- ▶ Affordable transportation options
- ▶ Safer mobility options
- ▶ Better geographical distribution of gas stations
- ▶ Improve road maintenance (fix potholes, repave streets)

IMPROVE COMMUNITIES

- ▶ More diversity and equal treatment of all people
- ▶ More LGBTQ+ friendly places
- ▶ Healthy and safe living conditions for everyone
- ▶ More accessible buildings
- ▶ Services and funding for mental health, substance abuse, and homelessness
- ▶ Cleaner public bathrooms
- ▶ Free feminine hygiene products suitable for young women in public washrooms
- ▶ Provide daycares
- ▶ Murals
- ▶ Consider another SPCA for stray animals

LET'S BE GREENER!

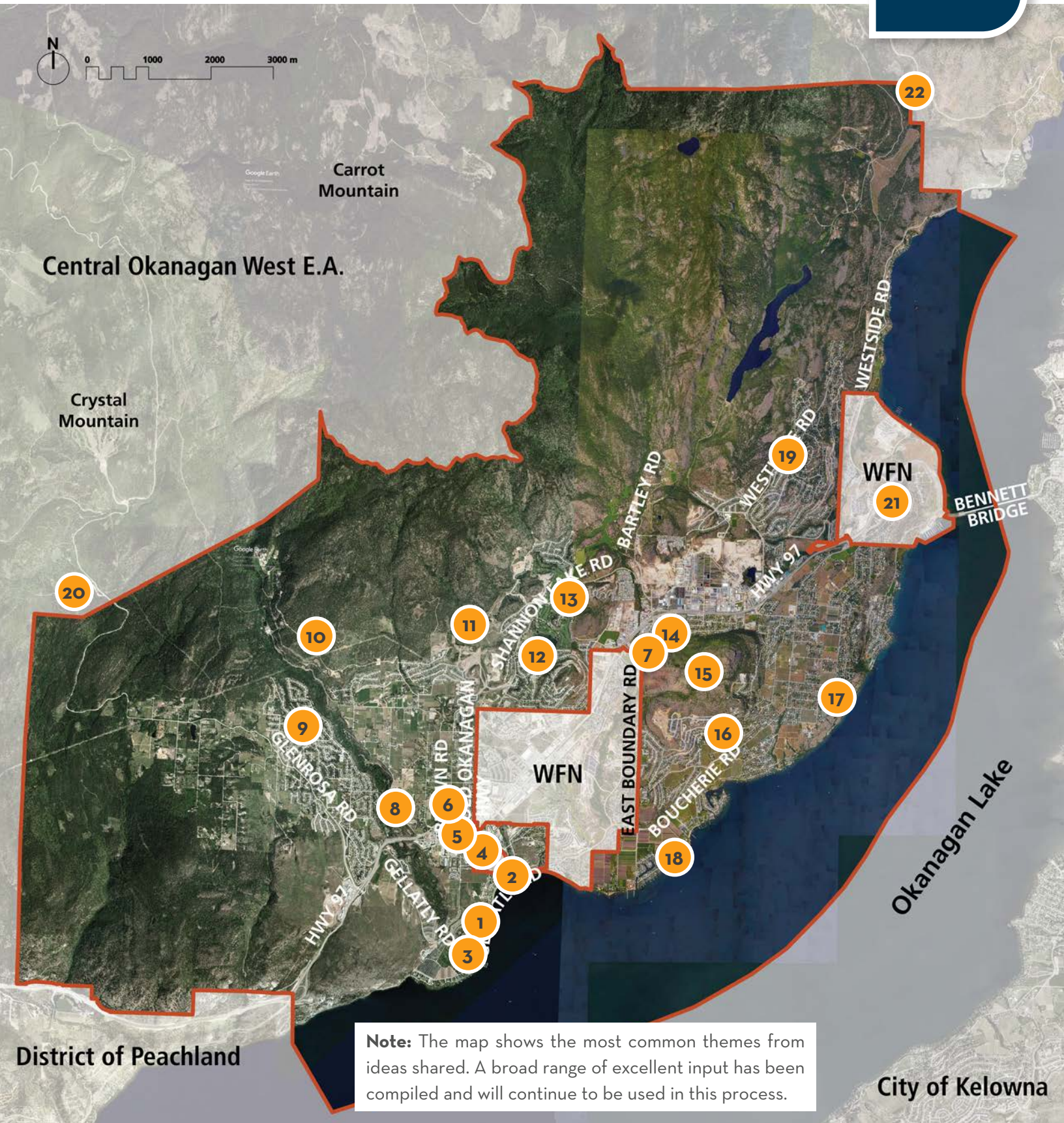


- ▶ Compost bins
- ▶ Improve drinking water
- ▶ Better wildlife management (meaning animals can exist in their environment as long as they are not putting people in danger)
- ▶ Protect wilderness and forested areas
- ▶ Improve public areas (e.g., cleaner, less garbage)
- ▶ Protect parks and lands to conserve nature
- ▶ Better landscaping around town
- ▶ Greener ways to get around town and to Kelowna



Littering is abundant in public areas. It would be great if that could change.





- 1 Gellatly waterfront trails, swimming beaches, and volleyball amenities
- 2 Off-leash dog beach along Gellatly Road
- 3 Gellatly Nut Farm is a unique spot with local history
- 4 Community recreation facilities at JBMAC including the pool, fitness centre, skateboard park, and amphitheater
- 5 Locals shops, restaurants, and coffee shops in Westbank Centre for meeting people and socializing
- 6 Westbank Library | ORL Branch
- 7 Upgraded Boucherie Ball Field
- 8 Great views of the lake from Off The Grid Organic Winery
- 9 Neighbourhood parks and open fields in Glenrosa
- 10 Interconnected pathway network through the Smith Creek neighbourhood
- 11 This area for dirt-biking
- 12 Shannon Ridge Park and lake
- 13 Undeveloped natural green space on Shannon Lake Road
- 14 Mount Boucherie Recreation Complex for hockey, ringette, and skating
- 15 Hiking trails with views at Mount Boucherie
- 16 Local agriculture and wineries that provide beautiful venues for events and everyday dining
- 17 Hiking at Kalamo Regional Park
- 18 The large size of Pritchard Park with open lawn and beaches for spreading out
- 19 Lots of hiking options at Rose Valley Regional Park
- 20 Telemark cross-country ski area
- 21 WFN's recently updated Okanagan Lake Shopping Centre
- 22 Kelowna Dirt Bike Club, MX Track is a fun place for biking



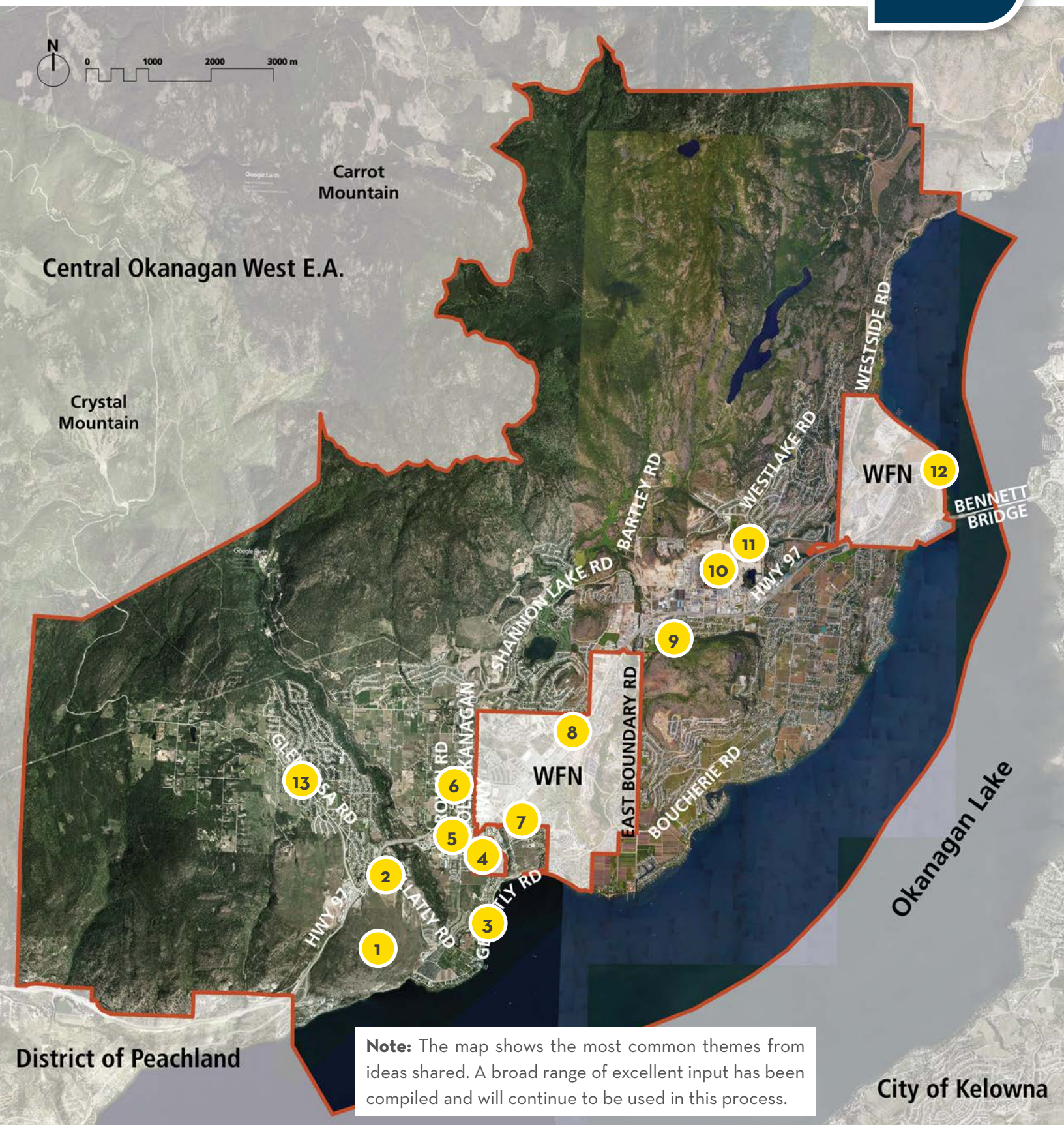
Note: The map shows the most common themes from ideas shared. A broad range of excellent input has been compiled and will continue to be used in this process.

- 1 Lack of shade trees at Willow Beach and lots of litter during busy seasons
- 2 Gellatly boat launch needs more places to park and load boats
- 3 Lengthen the CNR Wharf dock and add more features
- 4 Too many open fields in West Kelowna that could be transformed into interesting parks
- 5 Sidewalks are needed along Butt Road - it is currently dangerous to walk
- 6 Vacant lots in this area are unattractive and could be affordable housing, senior housing, shops, community gardens, parks, or a skatepark
- 7 Sidewalks are needed on Horizon Drive - it is currently unsafe for pedestrians
- 8 Jim Lind Arena needs an update including a better rink and larger dressing rooms
- 9 Mount Boucherie Secondary School is outdated and needs better facilities
- 10 Closure of Crystal Mountain
- 11 Boucherie Road could use bike paths and sidewalks to make it safer
- 12 The intersection at Boucherie and Ogden is dangerous for pedestrians, needs a crosswalk
- 13 There is traffic congestion that needs improvement on Hwy 97 by the bridge
- 14 Downtown West Kelowna:
 - ▶ Lacks youth activities and amenities
 - ▶ Not enough interesting shops
 - ▶ Old-looking compared to the rest of the City
 - ▶ Roads need repaving and litter cleaned up
 - ▶ Not comfortable for pedestrians walking down the main road, needs more sidewalks
- 15 Gellatly Road South needs better signage to orient people
- 16 Glenrosa Middle School is lacking safe routes to school, some crosswalks missing
- 17 Glenrosa Elementary is outdated and needs an upgrade



PLACES WHERE YOUTH HAVE BIG IDEAS

48
Comments



- 1 New hiking trails here and informative signage about forest fires
- 2 An ideal location for a large park with lots of amenities
- 3 Ideas for the Gellatly Waterfront:
 - ▶ Add an area for skim boarding
 - ▶ Add another dock
 - ▶ Add another beach
 - ▶ Additional play elements on CNR Wharf (like Swim Bay in Peachland)
- 4 Transform this area into a park with a lot of amenities including a Youth Centre
- 5 Revamp the downtown to become an interesting community hub with local shops, restaurants, public art, and murals. Include more entertainment like arcades, video game cafes, recreation, and indoor activities during winter
- 6 Utilize this area for community uses such as a sports and gymnastics centre or community gardens
- 7 Create a large public park here
- 8 Create a youth centre around here, in a central location from schools
- 9 Develop a strong school sports team / program to attract fans like the Kelowna Falcons
- 10 Create more indoor amenities during winter, such as a rock climbing wall
- 11 Utilize large empty lots for an attraction like a zoo or carnival
- 12 Make an expansive public beach
- 13 Improve public transit for Glenrosa



That is quite a big list of things to do in 20 years. I think it would be better to make a smaller list every 5 years to complete!



- YOUTH PARTICIPANT



4 NEXT STEPS

Input from Round 2 engagement will be used to refine the DRAFT Community Vision to a FINAL Community Vision for Council review.

Stay tuned for more information about the Official Community Plan update anticipated in 2021!



4.1 WHAT'S NEXT?



FINALIZING THE COMMUNITY VISION!

WE ARE
HERE

LISTENING
spring - fall 2020

**BUILDING OUR
COMMUNITY
VISION**
fall / winter 2020

**FINALIZING OUR
VISION & NEXT
STEPS**
winter 2021

Listening (COMPLETE)

In the initial phase, we listened to your challenges, ideas, and questions about West Kelowna today and in the future. We heard from thousands of voices and your input helped develop a DRAFT Community Vision.

Building Our Community Vision (COMPLETE)

Building our Community Vision commenced in fall 2020 and completed winter 2021. This document summarizes your feedback on the DRAFT Community Vision which outlined a Vision Statement, 5 Foundational Elements, and Key Directions.

Finalizing Our Vision & Preparing Next Steps (UNDERWAY)

The final step, anticipated this winter 2021, is focused on developing a refined Community Vision based on your feedback on the DRAFT Community Vision. Once refined, Council will review the FINAL DRAFT.



The FINAL Community Vision will serve as the framework for the Official Community Plan update anticipated in 2021.

The input shared since summer 2020 shows us what matters to the people of West Kelowna. Your feedback has helped shape a strong Community Vision which will serve as the foundation for all plans and policies in the community. We hope you continue to be involved in planning for the future of West Kelowna!

THANK YOU!



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PUBLIC ENGAGEMENT SUMMARY - APPENDICES

ROUND 2 - DRAFT COMMUNITY VISION REVIEW
WINTER 2021



APPENDICES

APPENDIX A: **VIRTUAL WORKSHOP MEETING NOTES**

APPENDIX B: **WRITTEN SUBMISSIONS**

APPENDIX C: **VERBATIM COMMENTS FROM FEEDBACK FORMS**

- ▶ DRAFT Community Vision Review
(General Feedback Form)
- ▶ DRAFT Community Vision Review
(5-Minute Feedback Form)
- ▶ Community Circles Feedback Form
- ▶ Youth Feedback Form

APPENDIX A: VIRTUAL WORKSHOP MEETING NOTES

SUMMARY NOTES FROM VIRTUAL COMMUNITY WORKSHOPS ON:

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



MEETING NOTES

Meeting: #OURWK DRAFT Community Vision Review: Virtual Workshop #1
Date: Tuesday, December 1, 2020
Time: 12:00 pm to 1:30 pm
Location: Zoom Online Meeting Platform
Attendees: 23 stakeholders and members of the public



DISCUSSION SUMMARY

The following notes are paraphrased with the intention of capturing the comments raised by meeting participants. These notes include discussions in the main meeting as well as both breakout rooms generated through the discussions and comments posted in the meeting chat.

TOPIC	COMMENT OR QUESTION
Introductions	
Is there a topic you're excited to talk about today?	<ul style="list-style-type: none">▪ Progress▪ Sustainability▪ Creating healthier communities▪ Westbank Centre▪ Creating healthy sustainable food systems▪ Culture, heritage and our communities (Westbank First Nation and City of West Kelowna) working together▪ Collaboration with Westbank First Nation▪ Active transportation infrastructure▪ Development of Gellatly Bay▪ Diversity and technology▪ Uniqueness of West Kelowna▪ West Kelowna urban planning vision▪ Affordability and how to build an integrated / seamless community with neighbourhood focus▪ Inclusion for all▪ Pedestrian friendly roads, bike lanes, development at Gellatly▪ How to support our businesses▪ Eager to generally learn more
Break-Out Discussion #1 – Draft Vision Statement Review	
What resonates well?	<p>General comments on tone / style / length:</p> <ul style="list-style-type: none">▪ Support that it is inspirational. Positive wording. Uplifting.▪ Really like the document and great for people to be involved in creating it. But there is a lot of content. Many other communities have vision statements that are only one or two lines, perhaps add part that is higher level: "to develop and nurture a community harmoniously for the prosperity for life in our community."▪ Covers a lot of ground but is quite long.▪ Vision is all encompassing and covers lot of aspects.▪ Reads really well, sounds amazing, but doesn't seem like it is a 20 year vision. It seems more like a 2 – 5 year vision. A lot of things could be achieved in a short amount of time.▪ Useful; it reflects what residents have been saying (key themes most important).▪ Perhaps a shortened version of the vision that could be in a "pamphlet" per say, but this is the longer explanation explaining said vision and an explanation of vision → goal → action/objective.▪ Support for an accompanying pamphlet to explain the vision further (if moving to a concise statement). <p>Specific elements:</p> <ul style="list-style-type: none">▪ Many issues can be addressed through active transportation infrastructure (about 12 of the 20 topics) which trace back to connected community and social and health issues.



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Like the term “thoughtful growth.” Concerned about potentially underestimating our growth at 5,000 new units. It could be more. ▪ Focus on livability is good. ▪ Sustainability is good but there could be more emphasis on improving and protecting. ▪ To really achieve our vision, it is essential to work with WFN and understand where we want to go together.
What falls flat?	<p>General comments on tone / style / length:</p> <ul style="list-style-type: none"> ▪ Nice words but needs to be more specific; need clear direction on where to go. ▪ Beautiful work of art, but not enough substance. It is too flowery – needs more meat and potatoes. ▪ Good draft but needs to be more condensed into shorter statements on what you are trying to say, the ideas in mind, and what you want to do. Be clear and concise. ▪ Too many concepts – there is overlap with what is being said e.g., what are you really trying to say? i.e., ‘thoughtful’ growth – great concept, but a little vague. ▪ A vision statement should be a single statement. ▪ Shorter statements – need one single statement on what trying to say, ideas in mind, and what want to do. ▪ Ideally, one could walk up to anyone in the community and they could tell you the vision. Right now, the length of the vision doesn’t let you do that. Want it to be understandable. ▪ I feel statements need to be clearer and more concise. It should embrace West Kelowna history-present-future goals while maintaining values such as community, family, agriculture, urban development, landscape, etc. ▪ A vision is not an end state; it is open ended and continues over time. The vision changes. It doesn’t all come together in 2040 and then we are done, need to think beyond this. <p>Specific elements:</p> <ul style="list-style-type: none"> ▪ The word embrace is too strong (e.g., We embrace change...) Would suggest saying “We anticipate change...” ▪ Ideas are peppered throughout the vision but not necessarily the focus and need to be acknowledged e.g. safety, technology. ▪ Improvement is good, but we fail to discuss how we protect. What will we do to protect things in our community as we continue to develop and grow? ▪ Should have content around morals and integrity. More details about what the community should look like so it’s clearly defined.
What’s missing?	<p>Community Values</p> <ul style="list-style-type: none"> ▪ Perhaps what is missing are the values that are used to guide everything ... the plan must balance practicality with idealism with known research of what has worked in places like WK. ▪ I think that the vision tries to identify the values within it. Maybe if values were broken away from the vision, there would be more clarity to guide the whole process. ▪ Maintain community values e.g., agriculture. <p>Collaboration with WFN</p> <ul style="list-style-type: none"> ▪ From a high level, good but needs acknowledgment for traditional territories (this has already been discussed between the City and WFN). ▪ There needs to be collaboration with WFN. ▪ Increased collaboration is very important. It is mentioned in pieces throughout the document but not necessarily mentioned in the vision.



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> West Kelowna needs to challenge what growth they will see over the next 20 years and better understand WFN anticipated growth. <p>Healthy Community</p> <ul style="list-style-type: none"> Quality versus sustainability; more important than all is the health and wellness of our community. Health and wellness is the foundation of a community – part of a healthy community is quality food. Need to support local food systems. Need health and wellness before infrastructure (sickness, disease and death = food contamination so need food resiliency / organic food as it is key to health and wellness.) Food plays into wellness of community health and what supports sustainability, building, infrastructure, and community. Opportunities for food security (e.g., winter greenhouses, fresh food year round – design to do so; possible in cold climate). “We are in harmony with neighbours, lands, and one another. Connected.” Healthy community: a culture emphasizing local food movement, and a city designed for a healthy lifestyle outdoors. Perhaps we should aspire to being a global leader in sustainable food systems as well as being a significant economic generator in our communities. This would help better utilize the agricultural lands in between neighborhoods. Monitoring chemical use in agriculture and landscaping. Keep a close eye on geography – how many chemicals are being used in the Okanagan (creates dead zones in our lakes). <p>Transportation</p> <ul style="list-style-type: none"> From a health perspective, active transportation. Easier / affordable transportation options for seniors and those that require to utilize the system. I would review the RDCO's transportation study for that piece to align the OCP with it. Safety and sustainability. Agriculture areas are underutilized spaces – how can we build / move forward with active transportation and connectivity while still protecting agricultural lands? Maybe even include overpasses for walkers. One of the key words I think about when looking out towards 2040 is innovation. Currently, the hardscape and highway is the only option. But can we look to other areas of protection or innovation for transportation – air space for air travel (cars and taxis). We can't keep doing the same things, we need to look to what future may hold. <p>Highway 97</p> <ul style="list-style-type: none"> There is talk about sustainable transportation options, but Highway 97 is an issue. Is there some way we can incorporate it? This is a challenge! Highway 97, if you don't do anything about it, you can forget about doing anything else in the vision. I just wonder how much can be done with Highway 97 as it is a Ministry of Transportation and Infrastructure issue? Highway 97 issue is front and center. <p>Westbank Centre</p> <ul style="list-style-type: none"> Wonder about the walkability of Westbank Center: the safety and viability of walking. Getting away from an autocentric community. Start the transformation of Westbank now! do not wait until the highway moves which may never happen.



TOPIC	COMMENT OR QUESTION
	<p>Neighbourhoods</p> <ul style="list-style-type: none"> More on neighbourhoods and how they strengthen community. Need clusters of neighbourhoods that can survive on their own. Downtown West Kelowna might not be achievable but in the long-term potentially strengthen neighbourhoods so they are more independent in terms of more people walking, cycling to enhance quality of life. Like idea of having shopping and commercial in neighbourhoods, but not all across community and not in every neighbourhood. It is ok to not have commercial in every neighbourhood. It is not necessary. Do agree the neighborhoods should be distinct, but not necessarily complete. Easy-to-walk-to local centres are not possible in all areas. <p>Innovation & Technology</p> <ul style="list-style-type: none"> For the 2040 vision – statements are not reflective of future; rather, they are more “today” statements. In future things will be different, such as technology will change how we live. Would like this reflected more as to where we will be in the future. <p>Agricultural Economy</p> <ul style="list-style-type: none"> Farms focused on intensity of what they are producing; growing interest in additional farming and production (goods coming from outside of country). Need to make venue for people to find the merchandise year-round i.e., Penticton farmers market moves indoors (we don’t do that at the same level). Support local food systems. <p>Action / Next Steps</p> <ul style="list-style-type: none"> Talks about the ‘what’ – but doesn’t talk about the how or the when. Likely needs to be discussed (does this come in later?). Needs to be more action oriented. Inspirational yes, but the “how” and the “what” may be missing. I am concerned about the building blocks section. Some of the points mentioned are recent changes, some are historical, some are more forward thinking / happening in the future. I think there needs to be clarity around what is used as building blocks and why. <p>Infrastructure</p> <ul style="list-style-type: none"> We need to look more to natural infrastructure improvements. Not sure if West Kelowna has a natural asset management plan. How many water treatment plants need to be upgraded? Always water drinking warnings. Should there any comments / points about actual travel in the waterways themselves?

Break-Out Discussion #2 – Draft Key Directions Review

Key Directions Framework	<p>Key Directions Framework (Wheel)</p> <ul style="list-style-type: none"> I like the visual. Explain more how the wheel is used – and how directions relate. I agree; the use of a wheel in particular should be explained and how they are interconnected. The wheel is very easy to navigate & great form of communication (especially for us who were raised with the Canada Food Guide wheel. :-). Great “Wheel”.
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TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Active Transportation Infrastructure – connects to Healthy communities, streets for people, shift to alternative transportation, climate change, stewardship of these lands, protected green space, expanding business, attract professions, connected waterfront. ▪ I do wonder if we are missing sustainability as one of our anchors. ▪ A community that doesn't try to be all things to everyone. We should have clear aspiration of what we want to be or not. I like the draft direction with more refinement as we drill down in each key direction. ▪ I like how you have segmented the wheel, and note that key items such as the environment and sustainability are peppered throughout each section, but I wonder if people will miss that part if it's not apparent. ▪ Where is innovation and technology? Not reflected here; in 2040 we are going to be in a virtual world; virtual place, virtual West Kelowna (think to the future). Plays into each of these categories: where is the online industry, automation? Vision for and plan for if viable and sustainable as a community? ▪ With overlap of items, things are falling through the cracks. ▪ Another thought is that the key directions within the foundational elements will have vastly different weightings when evaluated.
TOPICS	
Sustained Shift in Transportation Choices Away from Single-Occupancy Vehicles	<p>Connectivity – Neighbourhoods & Region</p> <ul style="list-style-type: none"> ▪ Perhaps focus on unique differences between the various communities within West Kelowna and how they can be tied together (especially through avenues such as transportation and movement throughout the city / lake). ▪ Perhaps a note of more cooperation on a regional scale for transit, and local neighbourhoods with a bigger focus on safe and walkable. ▪ Strongly support safe walking and cycling paths to community hubs. ▪ Focus more on health in our community; it's peppered through document but might need to say it clearer. ▪ Let's increase Active Transportation Infrastructure and reduce the need for parking. Connectedness. ▪ Focus on walking and biking connectivity between neighborhoods is a great goal. ▪ In reality, West Kelowna is 20 years away from cities that are much denser, and although we aspire to become denser neighbourhoods that are connected, we are separated by such a huge amount of agricultural land and industrial lands with lower populations. ▪ Perhaps more integrated ideas in transportation planning for connecting neighbourhoods sustainably (e.g., collaborating to make school buses electric, etc.). How can we take advantage of other initiatives to connect us so that we achieve active communities in a neighbourhood or two? It will be more challenging on a large-scale with our land use and population. ▪ Agree we are geographically spread out and active transportation is a challenge and there is latent demand – not enough people to fully utilize as people prefer to use vehicles. ▪ Some challenges (e.g., land use) – how do we overcome to have an effective network? ▪ Dense connected neighbourhoods separated by agricultural land – how will we create more active transportation throughout the City with land use? <p>Providing Active Transportation Choices</p> <ul style="list-style-type: none"> ▪ More active transportation choices does away for need for parking lots and additional roads; connect to town centres / waterfront. Environmental aspect of the land that we are working on needs to be included.



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Living in walking distance to healthy food retail (walk or active transportation). ▪ I concur and acknowledge comments regarding limited parking on Boucherie and Gellatly Roads is an issue. ▪ I like the active transportation concept. Many of our main roads are without shoulders due to the prior rural nature of this as an unorganized area on the Westside. This can be fixed over time. ▪ The Westside Wine trail is more expensive than required and resources could have been distributed to other high priority roads. ▪ Any shift must involve protection of lands and waters. ▪ Community events e.g. Music in Park are beneficial but there are parking issues – people choose vehicles because there is no other choice. ▪ More active transportation to connect to different areas of city and to protect land.
Supporting Our Agricultural and Industrial Roots	<p>Agriculture Protection</p> <ul style="list-style-type: none"> ▪ Supporting our agricultural and industrial roots: I wonder if we can talk about how these two go together or not? ▪ Uniqueness of West Kelowna – the farms, wineries, orchards are the backbone of our community; needs to be supported, protected. ▪ Job of city to ensure that it looks the same in the future that it does now. ▪ City vision – agriculture must be a priority that is cherished and protected and expanded if at all possible. ▪ What is grown here is available for those that live here in a sustainable way. ▪ Healthy soils create healthy food and healthy people and healthy communities. ▪ We have the quality of outdoor agriculture (sun farming versus in buildings). ▪ Complete support of protecting agricultural land, wineries, beaches, and parks. This is the most important fundamental area that needs to be preserved in the 2040 vision. Our 2040 vision should include educating people (families, kids, etc.) about agriculture, food, health and wellness. Quality of life is most important. We need to connect neighbourhoods and communities to our agricultural areas. I think we can improve the interface of our industrial community as well. ▪ It's great that there is sustainability of agriculture as a focus in the draft. Having some language around protection of agricultural land will be important. <p>Innovation</p> <ul style="list-style-type: none"> ▪ Perhaps a note on future thinking ideas as well here, like supporting innovation in the sectors and local food hubs, etc. ▪ Potentially automation will improve efficiencies. Need to consider what the future will hold in terms of technology agriculture to ensure quality food in the future? ▪ Quality food is important so focus should be on less chemicals, etc. and impacts on surrounding areas. Focus on creating healthy communities. ▪ Westside Farm Loop has been great, more can be focused on it too! ▪ Potential of Okanagan – models of communities that we are designing today are decades old. Need new design for communities (e.g., how to grow real food). ▪ West Kelowna could be the first of its kind in Canada – traditional healing with food, communicating what food is and what it isn't. ▪ Agricultural tourism is bigger than pharmaceutical industry. <p>Food Security / Affordability</p> <ul style="list-style-type: none"> ▪ Food affordability, too! :)



TOPIC	COMMENT OR QUESTION
A Transformed Westbank Centre	<p>Highway 97</p> <ul style="list-style-type: none"> ▪ I like the 2040 vision for Westbank Centre. I am interested to see what the action items would be from those statements. For example, Highway 97: interesting to work with the province on that! Or, attracting people, actions may be various events or temporary tax exemptions to encourage new businesses etc. Looks good so far. ▪ My only issue is with the term 'continued efforts' in dealing with Highway 97. That highway is not going anywhere, there is no space in the region to move it, so by 2040 we shouldn't be still discussing how to reduce its impacts; we should have already dealt with the issue with installation of pedestrian and traffic overpasses, whereby it's an afterthought rather than a inconvenience. ▪ Highway 97 bypass is not a near term option. Probably think about how to enhance it in our town centre within this 20-year time horizon. The town center enhancement needs to be advanced even if a bypass comes at some point. ▪ There is a feeling that we have held back on development because we may change the highway with a bypass. We can't wait, we need to start taking action and make plans. <p>Identity</p> <ul style="list-style-type: none"> ▪ Geographically, Westbank Centre is located more central; opportunities are huge. ▪ It has so much potential, it's beyond our imagination. ▪ Break away from the status quo of what communities are and how we can sustain them and determine the opportunities. ▪ There are opportunities for West Kelowna to think big and think internationally with development of high quality products and services to boost the City's economy – global tourism, health and wellness, look at what is working elsewhere. ▪ I agree that Westbank Centre could be West Kelowna "Identity;" however, it needs to be accessible, easy to get there. I live in Shannon Lake but cannot get there unless I drive (no safe travel by bike or walking). Westbank Centre does not connect to the waterfront YET. Active Transportation Infrastructure improvements would help connect residents with Westbank Centre. ▪ Downtown core should be an attraction in itself. Examples like Napa or Sonoma have an entirely different feel when you arrive. <p>Urban Design</p> <ul style="list-style-type: none"> ▪ Possibly a wonderful opportunity for the community, split highway with center space is so unique, there is something we could do with this space. We would not have muffler shops and light industrial, we would have winery shops, art galleries, and more low scale retail that speaks to WK. ▪ There is even things we could do for the entire downtown area, with clear direction and perhaps architectural drawings with ideas of where we want to go may guide us better. We could really understand where we want to go, what we want to see, and understand what this area is capable of doing. ▪ Architectural guidelines for redevelopment. ▪ Perhaps could consider focusing on businesses within one block at a time and working hard to reinvigorate that area. ▪ New to West Kelowna – very attractive city. If can't fix highway, or downtown, is it possible to move downtown / businesses to an area that is away from the highway to make it more accessible? ▪ There seems to be a lack of bylaw enforcement – easy to correct – but could be used to improve the attractiveness of the downtown (weeds and litter).



TOPIC	COMMENT OR QUESTION
	<p>Business Development</p> <ul style="list-style-type: none"> ▪ This area is really important for business. Is there opportunity to have more business-friendly centre, a place where businesses may be supported and may be located. The city wants and needs an area that businesses can be located. ▪ Should have business offices and professional centres – it is a good location.
<p>A Healthy Community that Supports Healthy Individuals</p>	<ul style="list-style-type: none"> ▪ Healthy communities is more than just healthcare, it is about our built environment, social, spiritual, and our community connections. It's about our lifestyle too. Health is woven through all the different directions – built environment, social, cultural, spiritual, educational, etc. ▪ More integration with WFN. Not just buildings, but also parks, trails, and other things that help us be active. ▪ Have we considered a hospital in WK? ▪ One thing that always pops up in all these conversations is our collaboration with WFN. It is hard to imagine a future where we do not collaborate with them, and this should be critical to moving forwards with the vision. ▪ I would like the last bullet to include parks and trails, as in facilities, parks, and trails. (Not just facilities).
<p>Planning ahead for our Future Infrastructure Needs</p>	<ul style="list-style-type: none"> ▪ When we look at infrastructure needs, and we start weighing in on the need for hospitals, roads; we can't build housing without having an infrastructure plan. It is very important. We have instances of cycle planning practices, but don't have enough specifics around certain buildings for the community will need to build to support the future of our community's growth. ▪ Sewers specific to Gellatly Bay: worried that it will need to be upgraded before any further development is done down there. We see there is interest in increasing density, but what capacity do we have, what needs to be improved? Roads and sewers. ▪ Should infrastructure improvements be done before we carry through with the vision? Otherwise we are making something that is redundant. And who controls this? Is it the city or the developers? ▪ In the vision we should be talking about hydro or electricity needs. More people working from home, more development, more buildings. <p>CWK Staff Comment:</p> <ul style="list-style-type: none"> ▪ On this section, could we add something about emerging infrastructure? Especially things like fibre, cell, etc.? Telecommunications will be a major driver for our businesses looking ahead. This could be a financial opportunity for the city to lease out conduit or look at more strategic partnerships with telecom providers be a community that is open for new and emerging technology advocate and work with private sector for solutions.
<p>City of Compact Neighbourhoods Where People Have What They Need Close to Home</p>	<ul style="list-style-type: none"> ▪ Compact neighbourhoods – much of West Kelowna is not urban. ▪ I like the idea of where this works well, but it won't everywhere. Casa Loma neighbourhood is an example – it's too small to support a complete neighbourhood. Critical mass is important for businesses to succeed. We need to preserve distinctiveness of each neighbourhood and if we can't have shopping so be it, we will travel if needed. ▪ One of the challenges of creating retail centres is that it is predatory of existing retail areas, in particular, our downtown. ▪ Important to keep in mind that there is a difference between retail and key amenities, affordable food vs. convenience stores. Having access to key amenities like affordable food is crucial to the discussion of our growth and services. ▪ Connected to neighbourhoods is important. Not just about the car. ▪ Add the general theme that every community can have its own beauty and theme, they don't need to be the exactly same, and there can be diversity.



TOPIC	COMMENT OR QUESTION
A Connected, Accessible, and Vibrant Waterfront	<ul style="list-style-type: none">▪ Shouldn't be changing ALR lands to allow for housing.▪ Vibrant waterfront is vague. It is already vibrant. Concern is that some people feel they want bars, shops, restaurants, cafes – but others are not convinced these businesses would be sustainable 12 months of the year.▪ Worried about heights of buildings in Gellatly Bay and the heights that would be needed to make commercial viable.▪ Waterway connections should be featured as well – how people travel along the water.▪ Concerns about rezoning the waterfront area one piece at a time. Need to go back and envision the entire waterfront area and what it's going to be first.▪ The 2017 Amended OCP should be recognized. Concerns that plans being developed are based on a loose concept and may not fit the original vision.



MEETING NOTES

Meeting: #OURWK DRAFT Community Vision Review: Virtual Workshop #2
Date: Wednesday, December 2, 2020
Time: 7:00 pm to 8:30 pm
Location: Zoom Online Meeting Platform
Attendees: 16 stakeholders and members of the public



DISCUSSION SUMMARY

The following notes are paraphrased with the intention of capturing the comments raised by meeting participants. These notes include discussions in the main meeting as well as both breakout rooms generated through discussions and comments posted in the meeting chat.

TOPIC	COMMENT OR QUESTION
Introductions	
Is there a topic you're excited to talk about today?	<ul style="list-style-type: none"> How to bring Westbank First Nation (WFN) into this plan given our geographical relationship Opportunities for residents to connect Turning this city into a city Land use "Our Places" part of the draft Community Vision Waterfront How COVID-19 could affect the Community Plan Connectivity WK vision Education / schools Transportation including bike lanes Parks Town Centre Density Looking forward to hearing from my neighbours
Break-Out Discussion #1 – Draft Vision Statement Review	
What resonates well?	<p>General comments on tone / style / length:</p> <ul style="list-style-type: none"> Love all the pieces to this, but it's too much. Does a good job describing what we like and what we want to be, but needs more clarity about where we're headed as a community. The stories in the Vision make connection. It's long, but the point is that we are moving to the future and need to keep what we like in place as we do that. Did get a positive emotional response to the vision – looking for even more inspirational. These are "vision statements." They should all be in the document, but not all in one space. Very broad and general, a good start. Inclusive and broad ranging.
What falls flat?	<p>General comments on tone / style / length:</p> <ul style="list-style-type: none"> Very long with many parts. One line should be considered. It would be ideal to fit it on the wall at City Hall or on a tattoo. There's a lot in there – so much that you're left without a clear idea of what the vision is. Like idea of a brief central vision statement, like a ball, the with all of these components that feed into what the vision is all about. Imagine an octopus – with the centre as a vision and tentacles that shoot off. That would bring everything together. Need to focus not just on what it looks like on paper, but what it is really saying. Lots of words, not able to close eyes to see a beautiful city that is desirable. Couldn't yet see green spaces or beauty. Need more visual – green, safe, clean – more feeling. Words are too technical – e.g., "model for thoughtful growth."



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Too business-y, needs to relate to every citizen in the community. ▪ Lots of the ideas could be translated into values or mission statements to shorten the vision. ▪ Want some one-line zingers that get you excited. If we can do this, people will say “that’s where we want to live!” ▪ Could be more inspirational. ▪ Needs to be simple/direct and easy to understand. ▪ Perhaps trim the vision statement to just 30-50 words. ▪ Concerned that if the vision statement is trimmed down too much then we may miss the things that make West Kelowna so great. ▪ Punchy, more direct. ▪ Hit a lot of broad point points but did not hit home on some key points. Difficult to determine if this was intentional or not. ▪ Could we focus on a certain direction or have numerous focuses that make this more West Kelowna? ▪ As a vision statement it was long – needs to be more succinct and to the point. ▪ Could use more explanation – not sure I understood in full what it was trying to achieve. ▪ Needs to be more aspirational / have more impact – currently it reads too “motherhood” i.e., protective / conservative. ▪ Maybe it should stretch one's thinking and be really clear about what we want to be. <p>Specific elements:</p> <ul style="list-style-type: none"> ▪ Westbank versus West Kelowna. Westbank is still in there and it creates confusion. ▪ More about sustainability. ▪ Want to know that the City is making choices with residents’ best interests in mind and that residents are being heard. ▪ Adjust wording to “city of compact neighbourhoods” as the meaning is unclear and people may assume that you mean “density”.
What’s missing?	<p>Ideas for Bold Statement</p> <ul style="list-style-type: none"> ▪ “The Westside is the Best Side.” ▪ “Unique city, unique people, unique experiences.” ▪ “West Kelowna - live your best life here.” ▪ “West Kelowna - Inspiring the next generation.” ▪ "Achieve your dreams in West Kelowna." <p>Community</p> <ul style="list-style-type: none"> ▪ More on a community for all ages and abilities. ▪ Part of our vision should be an engaged community. Recognizing that we’re in this together. ▪ Would like to see the ‘livable community’ reworked as I don’t just want to live in just a liveable community i.e., the status quo that does not go above and beyond. Why shouldn’t we be trying to be unique? ▪ Need to emphasize sense of place within our communities. <p>Growth and Development</p> <ul style="list-style-type: none"> ▪ More about residential development and how West Kelowna is going to be mindful to avoid too much density i.e., a balance between new housing and maintaining ample green spaces. <p>Access to Lake / Natural Areas</p> <ul style="list-style-type: none"> ▪ Not a lot about connection to the lake i.e., protection of views, lake access, connectivity to and from the lake.



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Don't see a lot of connection to nature, walkability, transportation, and cycling to areas of nature / our environment. ▪ Hiking trails need to be celebrated, just as the lake is. West Kelowna has great hiking trails / access to nature, but it does not come through. ▪ Though that the lake is very unique to the community, not everyone has access to lakeshore. How can we make the most of the opportunities that we have being situated on the lakefront to have it more part of our community and more part of our boundary within West Kelowna? <p>Active Transportation</p> <ul style="list-style-type: none"> ▪ There doesn't seem to be enough forethought to the future – how does active transportation get implemented in future, where, how, what connections do we have? ▪ Much of the active transportation we get is in new neighbourhoods – don't forget about the old neighbourhoods. ▪ Have transportation / active transportation available for all ages, all abilities, and user groups – active transportation needs to be accessible and user friendly for all. ▪ Very difficult to train young person how to use bike trails / trails for bikes / scooters due to a very unconnected network that does not meet all ages / all user guidelines. To improve active transportation, we need to make it safer and more connected.

Break-Out Discussion #2 – Draft Key Directions Review

Potential Topics	<ul style="list-style-type: none"> ▪ Infrastructure ▪ Taking bold actions to address the impacts of climate change ▪ Creating a harmony between people ▪ Highway through-traffic ▪ Bike lanes ▪ How town is seamlessly connected by a network of pathways, trails with lots of interesting and diverse amenities, and points of interest along the way ▪ Centre for arts and culture ▪ Shuttle buses within the community ▪ Better neighbourhood signage ▪ What industry do we want / attract? ▪ Space for a post-secondary institution ▪ Sustainability ▪ Programs for families, access to community spaces ▪ I love all the ideas, but will it be possible to implement all of these within a certain timeframe to achieve our vision? ▪ I like the sections and how they are separated like a colour wheel.
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TOPICS

A Transformed Westbank Centre	<ul style="list-style-type: none"> ▪ What is the importance of Westbank Centre? Why does it need to be the destination centre? ▪ We are a community on the water – it may be more realistic to put our attention to that area to capitalize on our location. ▪ It would be hard to start over again somewhere else with all the infrastructure that is currently in place in Westbank Centre. ▪ Land along the lake could make a beautiful location for downtown, but very constrained by available lands. Don't have the same available lands as a lot of other communities that have larger commercial areas on the waterfront.
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TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ If development is focused in Westbank Centre it helps to preserve other areas for green space and other opportunities. ▪ Could potentially give a break to business-owners to encourage location to Westbank Centre. Start with one block and then expand. → Whyte Ave. in Edmonton is a success storey. It started off rough and has been improved incrementally. Early investments have led to it continuing to improve organically. ▪ Difficult to imagine entertainment area or destination draw in Westbank Centre currently – there is not draw for people to gather. Communities need a meeting place to gather, interact – places like coffee shops, restaurants – this may be more suitable for the waterfront like Penticton and Peachland. ▪ At the downtown core – more density and shopping is key to success. What we’re seeing now with increased residential density is a great start. ▪ West Kelowna needs a city centre – currently we don’t have one. There is no cohesion, destination, gathering place – we call ourselves a city, but are not acting like one. ▪ West Kelowna has an identity crisis – when people visit there’s so many signs – West Kelowna, Westbank First Nation, Westbank Centre – it’s not clear what community you’re in. ▪ Bypass – this is something that isn’t addressed directly but should be. ▪ I would like to see more to encourage businesses to do business downtown by stepping up and providing a town centre where everyone is represented and everyone is welcomed.
A Connected, Accessible, and Vibrant Waterfront	<ul style="list-style-type: none"> ▪ Collaboration with WFN is key to the future of CWK. ▪ Make it family-friendly. ▪ Connecting the waterfront should be a key priority. ▪ Concerned about parking and access for commercial areas. There are no side streets or space like there is in other waterfront areas. ▪ Businesses that have started in the Gellatly area have had difficulties succeeding (e.g., Cove Restaurant). ▪ Beaches and walkways are always full – need more space for recreation. ▪ Relationship to WFN lands is important – currently doesn’t feel that well connected along the waterfront. ▪ Felt that the feedback from Phase 1 did not indicate a strong outcry for more businesses. Many more people desired amenities like walkways, beaches. ▪ Feel like many people choose to go to Peachland, Summerland, Penticton, and Kelowna because there is more there. You can ride bikes, get an ice cream. There seem to be many reasons to go to other cities to spend our money, rather than spend it in our own community. ▪ Preservation of the waterfront is important, especially for people with families. Want to be able to walk anywhere – need more infrastructure to connect areas along the waterfront. Like the pocket destinations – there are little commercial areas for people to walk the waterfront from destination to destination – but needs connection. ▪ A previous study on Okanagan waterfront indicated we don’t have as much accessible waterfront as other communities. That means we need to protect all that we have. We need to preserve the waterfront that we have and not fill it up with more marinas that stall waterfront usage like kayaking along our city lakeshore. ▪ Rural culture needs to be part of it – it is key to our identity. ▪ Difficult to envision how Gellatly Village will fit.



TOPIC	COMMENT OR QUESTION
City of Compact Neighbourhoods Where People Have What They Need Close to Home	<ul style="list-style-type: none"> There is a great sense of place and love for WK neighbourhoods. The community is made up of special neighbourhoods – each with its own feel and differences. They’re all beautiful. I love the identity of my neighbourhood! I think that is a great focus for a city – promote community associations to connect and create an association of community associations to liaise with the City on a regular basis. West Kelowna landscape is diverse, some flat, some hills, some cliffs with dead end roads. I do not think we can put a blanket brush stroke to all neighborhoods. Some will have stores and retail; some will have none. When people buy their homes, they buy in a postal code that resonates with them. We cannot make them all the same. I agree all neighborhoods should be safe, and have walking trails, green spaces, beautification assets in their communities, and bike trails. We also need more focus on traffic calming enforcement. Should plan pocket commercial opportunities within these neighbourhoods – doesn’t have to be big but provide opportunities for people to get what they need. Neighbourhoods by the Industrial Park and Gravel pits are great (e.g., Crystal Springs) – but the area is getting busier. Shannon Lake Road is very busy and there are lots of walkers, but no sidewalks. Need to develop amenities to support neighbourhoods that have been around for a long time and are impacted by change. We need to keep the “niceness” of existing communities. There should be sensitive integration between neighbourhoods – love the idea of creating more connectivity and walking paths; having accessibility to what you need. Concern about creating silos though – don’t want to be a community of communities that doesn’t function together as a whole.
Collaborating to Steward These Lands	<ul style="list-style-type: none"> Great component of the Vision – happy to see the language re: stewardship. There’s a strong connection for many neighbourhoods – for example, living in Casa Loma you travel through WFN. This could be a very beautiful relationship – and collaboration must happen for both CWK and WFN to be successful.
Engaged Young Minds that Will Become Future Leaders	<ul style="list-style-type: none"> Should create strong partnerships with SD23. For example, looking at building a new high school. This high school should be a true, multi-purpose place for community. Example of the new school in New Westminster. There could be opportunity to collaborate at the existing school site – even if the school has to go up in height. It could be a state-of-the-art school that helps serve the entire community. This would be a great opportunity to collaborate for kids. Another example is Lake Country high school - with the community theatre.
Streets for People	<p>Alignment with Other Plans/Policies</p> <ul style="list-style-type: none"> Council just endorsed the Sustainable Transportation Partnership of the Central Okanagan which should be captured in the Official Community Plan (OCP) to ensure that the issues and directions outlined are also reflected in this process. The document does not have jurisdiction, so it needs to be aligned in the OCP. There is also an appended document that outlines cycling and trails that should be included. <p>Active Transportation</p> <ul style="list-style-type: none"> “Streets for People” is key for walking and bike riding safely and connecting with community. Can we outline an approach for the improvement of older neighbourhoods in terms of active transportation and other improvements? It is important to not just look at future streets and neighbourhoods, but what is happening in older and existing neighbourhoods as well to improve existing conditions for walkability and connectivity.



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Enhancement of safety is needed for pedestrians and cyclists on major roads like Shannon Lake Road and Old Okanagan Highway e.g., lighting, safe walking paths, bike lanes. ▪ Improve walkability of the downtown core and the major arteries. <p>Highway 97 Downtown</p> <ul style="list-style-type: none"> ▪ The couplet is taking away the ability to have great downtown due to the location and alignment of the highway. ▪ The couplet snares downtown, rather than defining where community can grow in future – it defines where transportation goes and limits opportunities. ▪ It should be the community defining where transportation goes as opposed to the other way around. We need to make this shift. We need to make the city the focus. <p>Sense of Place</p> <ul style="list-style-type: none"> ▪ Maybe we need to work on our sense of centre as currently we don't have that. ▪ How we might create a "sense of place" in our City in our vision. ▪ Arts and culture can enhance city life and provide opportunities and places for people to connect and form community. ▪ Having a sense of community is important but a suggestion is to provide neighbourhood signage that helps people identify with neighbourhoods and encourages them to take care of them. Naming our community centre may make people take responsibility and want to beautify it and make it something special. ▪ Kelowna has really fallen flat with its community cultural centre – there is no accountability and no ownership in the community. ▪ Our community and cultural centres are currently dispersed and a centre of gravity is missing to make things more identifiable and accessible to people. We need to make a centre, something that has many services. ▪ City Hall needs a new location as it is difficult to find and not easily identified. The RCMP detachment reminds me of our City Hall. ▪ Without having our own centre, then downtown Kelowna becomes the centre and the place that everyone travels too, even people in West Kelowna. With downtown Kelowna and downtown Westbank both being 15 minutes away, where do you think we're going to go? We need to establish our own downtown and make a destination for people to go to and have an interest in. ▪ Can we consider a plaza / town centre to provide a place for people to gather and make those human connections? ▪ Can we encourage more business development in our downtown centre?
<p>Caring Community That Support One Another</p>	<ul style="list-style-type: none"> ▪ Strong neighbourhood program that enhances safety, you know your neighbours, provides a sense of community well-being. ▪ More initiatives for people to connect and get to know each other. ▪ More spaces that support community connection e.g., community plaza, more active transportation, community walkability. ▪ How many people will we pack into areas that impact our density and use of land? Will we develop an approach for short-stay / vacation rentals to accommodate more people in our community? ▪ Interested in initiatives that encourage people to connect with their neighbours and get to know each other e.g., welcome wagon for West Kelowna. ▪ Programs for families, access to community spaces. ▪ Kelowna has lots of support to connect people such as personal safety programs and social programs, creating a strong sense of well being / living. I would like to see more opportunities for people to connect through social support services and have health services access.



TOPIC	COMMENT OR QUESTION
<p>Taking Bold Actions to Address the Impacts of Climate Change</p>	<p>Sustainability Initiatives</p> <ul style="list-style-type: none"> ▪ Many opportunities exist that can support our goals towards sustainability. ▪ There needs to be more work on sustainability to better highlight forest fires, lake levels, flooding, and new energy sources that speak to West Kelowna's challenges. It seems like there are many things missing that are important for West Kelowna. ▪ Compost collection. ▪ Storm water drainage collection. ▪ Increasing all recycling programs to reduce vehicle traffic to the collection locations. <p>Building Codes / Zoning Bylaws</p> <ul style="list-style-type: none"> ▪ Implement the step codes – for better building standards and design. ▪ Design to allow people to work-from-home i.e., enact a zoning bylaws or policies that encourage more home-based businesses and work-from-home options to allow more local business growth and reduce unnecessary work travel. COVID-19 has changed the work-from-home model and this impacts the future development of cities. ▪ Implement building codes for sustainability. <p>Technology</p> <ul style="list-style-type: none"> ▪ Electric vehicle plug-in network – more options could encourage more people to choose EV. ▪ Need to consider how to invest in and manage future growth of our electrical grid – the demands of additional buildings, housing, and infrastructure will need significant investment. ▪ Need to focus on how we electrify our city to support electric vehicles and transportation. How do we make buses and other public transportation systems more widespread in the community? <p>Active Transportation</p> <ul style="list-style-type: none"> ▪ Interesting to see how e-bikes have changed commuting, particularly between distanced communities and even inter-city trips (e.g., Kelowna and Peachland) that make car trips less necessary. ▪ E-bikes are really important for our trails and bicycle infrastructure as well; to promote these alternate modes of transportation, the city needs to focus on creating complete networks i.e., there are opportunities to other municipalities as well as in the hills quickly and easily. ▪ The other side of opportunities for inter-city connection is to look at how to create opportunities to encourage people to stay within communities and work and play closer to where one lives. Do we need to make West Kelowna more livable and accessible to support viable business? ▪ We need to make it easy for people to move around West Kelowna such as developing a loop with stops at hotels, vineyards, tourist sites, other amenities, etc. This will bring more tourists to our City. Many other big cities have these services and make their destinations accessible. ▪ Create a complete network of active transportation routes and make sure we have places to go with safe, complete routes. Currently the network is in pieces but not connected. The Westside Trail should be completed as priority and then connect others to it. ▪ Build infrastructure first and then provide a safe bike path to connect these locations. ▪ Develop fully separated bike routes for all ages and abilities as anything less is not safe – cannot just be a painted line such as Boucherie. ▪ Car share or bike share programs. <p>Fire Management</p> <ul style="list-style-type: none"> ▪ Has consideration been given to pedestrians, housing, and forest fire safety? Wildfires in the past have shown just how devastating they can be to our community and the real threat we face. ▪ A concern is if there is a second way out for Glenrosa area residents. ▪ How do you have design neighbourhoods to reduce spread?



TOPIC	COMMENT OR QUESTION
	<ul style="list-style-type: none"> ▪ Solutions for fire-prone areas to prioritize pedestrian areas and housing could include interface areas to reduce risk e.g., buffer zones, forested areas. ▪ Promote building design that is fire smart.
Planning for our Future Infrastructure Needs	<p>Infrastructure Planning</p> <ul style="list-style-type: none"> ▪ We need to think about our infrastructure in terms of integrating bioswales and more easements to accommodate our future growth and allow more space if needed. Cities often find themselves constrained by physical boundaries and limits that do not let them to build infrastructure. Easements can provide necessary space for forethought of future growth so we can plan effectively for our future. A long-term plan to factor in all these elements so each area is aligned (e.g., stormwater management, active transportation, roads, sewerage etc.) ▪ Maybe we need to think about how our roads are designed, not just for cars, but our bikes and pedestrians. ▪ Have infrastructure designs shovel-ready so when grant opportunities arise, designs are ready to be implemented efficiently – sometimes it is too late and there are funding challenges. <p>Infrastructure Funding</p> <ul style="list-style-type: none"> ▪ What can we do to attract business to West Kelowna as the key to building, operating, and maintaining infrastructure is a tax base? ▪ It is a challenge to balance the infrastructure deficit we have versus the funding available to build infrastructure, so perhaps there are opportunities to develop infrastructure that have shorter life spans to spread out the cost impacts. <p>Technology</p> <ul style="list-style-type: none"> ▪ Will there be infrastructure needed for the future that we do not have now e.g., solar, other technology? ▪ If change happens to the point where it allows people to harness their own electricity, how can people make this happen when space is often a constraint? <p>Sustainability</p> <ul style="list-style-type: none"> ▪ Focus on net zero carbon building and development in our community – be more conscientious of our climate.

APPENDIX B: WRITTEN SUBMISSIONS

COMMENTS FROM:

- ▶ Written Submissions
- ▶ "Mailbox to the Future" comments from Youth in Round 2

December 10, 2020

RE: Feedback on the 20-year Draft Community Vision document from the Gellatly Bay Goats Peak Community Association

Dear All Stakeholders,

We wish to thank you for the opportunity to participate in the West Kelowna visioning process and in that regard, are submitting the following comments on behalf of the Gellatly Bay Goats Peak Community Association. We truly appreciate the work that has gone into the current draft vision and support the vast majority of it. In this letter we are commenting on the area for which we are recommending change.

In particular we are concerned about the language used on page 27, “A Connected, Accessible and Vibrant Waterfront,” and on page 29, “Signs of Success.” The current draft focuses on access to food or shops for the Gellatly Bay area as the primary concern. We believe very strongly that this does not accurately represent the views expressed by the citizens of West Kelowna in the recent visioning survey and in the 2017 Amended Official Community Plan for Gellatly Bay.

At the October 13, 2020 council meeting our visioning consultant, Jana Zelenski, in response to a question from councillor Rick de Jong, indicated that the language used in the draft version would be driven in large part by the community input obtained through the survey. The survey had a very high response rate of 3.9% and was in fact the highest ever response rate to a survey conducted in West Kelowna. It was noted that respondents represented a broad cross section of our population in terms of age, location and length of residency, thus supporting its validity and accuracy. Several

members of our association reviewed the entire survey, including all the appendices and kept tally of the citizens' replies.

Our review indicated that less than 20 respondents mentioned obtaining amenities such as restaurants, cafes, pubs and shops in Gellatly Bay, (and of these many clarified that these should be small and casual). The overwhelming majority, well over 100, indicated their concern for maintaining green spaces, beaches, increased recreational opportunities and lake access. The current draft version emphasizing obtaining services is clearly inaccurate and therefore must be amended.

In that regard, please find attached to this letter revised language that may more accurately reflect the vision of the residents of West Kelowna for your review and consideration.

It is also very relevant that on September 5, 2017, West Kelowna city Council “unanimously” passed the current governing Official Community Plan for Gellatly Bay. This OCP was arrived at after several years of extensive consultation, surveys, public meetings and council meetings, and envisioned a small scale, low density development. The time, effort and thought that went into the 2017 OCP is still applicable today in determining our vision. Making access to food or shops for Gellatly Bay as the **key challenge**, could be misconstrued as a catalyst for justifying any type and scale of development over the **preservation of our major recreational area as the key challenge**.

Gellatly Bay cannot be all things to West Kelowna. It cannot be our lakefront, beach, walkway and boat launch as well as our downtown (highrises), our meeting area for culture, restaurants, cafes, pubs and shops. In such a narrow space it is simply impossible. We are not blessed with the flat area and topography of Peachland nor Penticton which have been mentioned as models. As the survey has clearly indicated, our citizens want Gellatly Bay to be the best lakeside recreational corridor it can, particularly as the city is limited in such features in the first place.

Communities that preserve some prime land for recreation are recognized as very desirable places to live. When we think of Stanley Park, Edmonton's river valley, Central Park, Frankfurt's river walk, Hyde Park, and so many more places, we see cities that looked forward and hung on to very special places that have only become more and more an essential part of quality of life in their cities.

As our city grows, the greatest challenge for West Kelowna is to preserve the limited space we have along the lake for recreation for generations to come. The highest and best use of Gellatly Bay is to create an accessible and vibrant destination for the people of West Kelowna to relax, to enjoy the beach, walking, paddling, and boating, with room for all in the future. It definitely needs to become more accessible on foot and on bike, yet people also need to be able to transport items they need to enjoy a day at the beach or on the water.

We could think outside of the box and create an amazing park with grass, trees and picnic spaces across from Willow Beach. Utilities and spaces could be built in to provide opportunities for small businesses to set up food trucks, a coffee kiosk, or markets, at times of the year when there is enough demand to support them. Or, there could be a very small-scale development with meandering sidewalks and areas of vegetation that compliment the beach and walkways. The very worst outcome would be to build large concrete structures in order to have a few small restaurants, pubs or shops and forever change the ambiance of the jewel of our area, Gellatly Bay.

We once again thank you for the opportunity to participate in this vision. The greatest legacy this council can leave all citizens of West Kelowna, is the preservation of and enhancement of Gellatly Bay to provide quality of life for generations to come.

Yours Sincerely,

Gellatly Bay Goats Peak Community Association
gellatlybaycommunity@gmail.com

Attachment: Page 27 and 29 Revisions.pdf

The Gellatly Bay Goats Peak Community Association would like to put forth the following revisions in the City of West Kelowna's 20-year Draft Community Vision Document:

Page 27:

The key challenges for West Kelowna's Gellatly Bay are the preservation and enhancement of our very limited lakefront recreation area, and its lack of connectivity to other parts of the community, thereby necessitating the use of vehicles. Participants envision a vibrant recreational area along the lake, with beach, picnic and play areas, walking and biking paths, and differentiated areas for boating and paddling, to accommodate the needs of our growing city. Any further development is small scale, with low density commercial and residential components that compliment both the area's primary recreational and agricultural focus, as well as existing adjacent neighbourhoods. While recognising the necessity for the use of vehicles, effort must also be made to increase access by trails and bike paths.

What We See in 2040

- A continuous active transportation linkage from Bennett Bridge to Peachland.
- The Gellatly Waterfront is a premier recreational area with the capacity to meet the needs of the residents of West Kelowna.
- Ongoing efforts to increase and improve access to West Kelowna's lakes and waterfront areas.
- Strong multi-modal transportation connections to the water from Westbank Centre and other parts of West Kelowna.

Page 29:

Signs of Success

- A preserved and enhanced recreational area on Gellatly Bay providing picnic spots, a protected paddling corridor and safe bike route.
- A small scale commercial and residential component that compliments the primary recreational function Gellatly Bay provides to our citizens, while respecting adjacent neighbourhoods.
- Improved accommodation for vehicles with boat trailers accessing the boat launch.

Note *delete more services at Gellatly Bay

Sent: December 15, 2020 5:54 AM

Subject: Thank you from Casa Loma Community Association | Community Visioning Project

Hello Mayor, City Council, CAO, Dev Services,

Merry Christmas to everyone and hope you are doing well, as most of us lay low and stay close to home this year.

Just a quick note from the Casa Loma Community: **a big thank you to City of West Kelowna Council & Staff** for an incredible effort to really listen to the communities with this Community Visioning project. It is clear how much effort went into this project to gather feedback from the community, at a very high level of professionalism. Other communities- including the city of Kelowna- should consider taking a page out of your playbook!

As a board, we worked through the Group feedback ("Adventure C") and were extremely impressed with how thoroughly the key topics were addressed. As community members, we all spread the word (and to nobody's surprise) Casa Loma residents provided high response rates in Phase 1, and we expect the same for Phase 2.

Thanks again for listening to the community. We all look forward to seeing West Kelowna grow in a positive direction and working closely together in the years ahead.

Happy Holidays, and thanks again!

Representative on behalf of the CLCA Board of Directors

Sent: November 30, 2020 1:24 PM

Subject: Re: OurWK - Community Workshop DRAFT Vision Review (December 1st, 12:00 - 1:30)

Based on the materials you have sent me I can see that your mind is already made up to keep expanding the number of EMPTY or near empty buses that the vast majority of people do not want to use. For more than 40 years government has been trying to get people to abandon their single occupancy vehicles and it hasn't worked. So I just wish you would stop wasting millions of our tax dollars on public transit that people don't want. It's a useless sinkhole for money and those empty buses are NOT doing a thing to save the environment.

In addition, it is clear that you have made up your mind to create more expensive bike lanes on busy roads when there is a cheaper way to help cyclists like me to get around without having to ride on main highways where we aggravate motorists and put ourselves in danger. I wrote to EVERY Council member with a simple suggestion to use connecting pathways to link quiet residential backstreets so that cyclists could ride safely from place to place well away from main traffic flows. NOT ONE member of Council had the decency to even respond to my letter, despite my having given comprehensive examples of how this easy and relatively inexpensive cycling plan could be used. There is never any interest in saving money, only interest in taxing and spending more and more every year.

I'm not going to waste any more of my time. Go ahead and do what you are going to do anyway.

Sent: November 12, 2020 7:14 AM

To: OurWK <ourwk@westkelownacity.ca>

Subject: Vision

Remember that many of us that live here came because the plan was "semi rural ", not a suburb or a city on its own.

Already the roads at peak times are badly overwhelmed. Further development will put us all in danger.

"POSTCARDS TO THE FUTURE" COMMENTS FROM STUDENT YOUTH

Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

More and Safer Bike lanes



TO:
#OURWK Community Vision
West Kelowna, BC

Please send your vision to the future by dropping it in the slotted box or by emailing your response to:
ourwk@westkelownacity.ca
with the subject line
"Postcard to the Future"



Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

A high-speed rail network for increased public transportation and less reliance on cars and subsequent greenhouse gas emissions.



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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

Green transportation!



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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

- Excellent Emergency Response teams.
eg. as well upgraded Rose Valley Fire Station
- Youth Centre for Kids
eg. expansion of Boys & Girls Club.
eg. in addition - rock climbing wall.



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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

Giving homeless people a fresh new start with food, water and a good apartment in a safe neighbourhood.



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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

COMMUNITY THEATRE
PARTNERED WITH
MOUNT BOUCHERIE



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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

Sustainable, free substance

abuse + mental health centres.

We need to help the homeless,
not criminalize + antagonize
them.



TO:

#OURWK Community Vision
West Kelowna, BC

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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

I hope by 2040
there is an emergency
homeless shelter &
more funding for
the homeless shelter
within the city.



TO:

#OURWK Community Vision
West Kelowna, BC

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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

Recreation -

- Multiple places for youth to access activities.
- Variety of interests. Indoor and outdoor.



TO:
#OURWK Community Vision
West Kelowna, BC

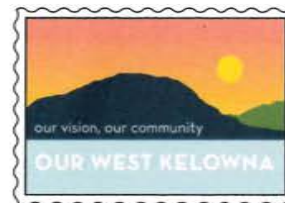
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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

Better/Prettier landscaping around town. A Sky train or just a greener way to get around town and to and from Kelowna. Better Businesses and housing. Just a prettier town.



TO:
#OURWK Community Vision
West Kelowna, BC

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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

A Community weight room used by the school during the day, with gym equipment (bikes, treadmills) too. Build it on the Smoke Pit.



TO:
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West Kelowna, BC

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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

I want to see how parks/play areas with hiking trails.



TO:
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West Kelowna, BC

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Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

I think we could have an Arcade on the westside so people don't have to drive all the way to Kelowna.



TO:
#OURWK Community Vision
West Kelowna, BC

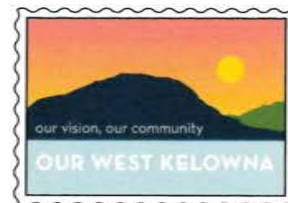
Please send your vision to the future by dropping it in the slotted box or by emailing your response to: ourwk@westkelownacity.ca with the subject line "Postcard to the Future"



Imagine our future West Kelowna in 10 to 20 years...

What is **one important thing we've accomplished** by then to make our community even better?

I think West Kelowna needs more things to engage the teenage community, like having a roller arena or a bowling Alley or an Outdoor Skating arena!!



TO:
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West Kelowna, BC

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APPENDIX C:

VERBATIM COMMENTS FROM FEEDBACK FORMS

VERBATIM COMMENTS FROM:

- ▶ DRAFT Community Vision Review
(General Feedback Form)
- ▶ DRAFT Community Vision Review
(5-Minute Feedback Form)
- ▶ Community Circles Feedback Form
- ▶ Youth Feedback Form

VISION STATEMENT

Suggested Improvements, Refinements, or Additions

GENERAL FEEDBACK FORM

- ▶ I moved to West Kelowna 8 years ago and am so pleased to call West Kelowna home. I live on Gellatly Rd S and am quite concerned about the increase in traffic and the lack of walking & cycling paths going down to the lake. In fact, on our road, it is dangerous to walk to the lake so I have taken to driving down. At the same time there is large developments going in.
- ▶ I am pleased to see in the draft that healthy lifestyle is being taken into consideration. I would like to see many park options for families, community gardens, recreation facilities, walking and cycling creating safe accessibility to businesses.
- ▶ I am also concerned about the health of the lake and ensuring there is enough clean water for all. So far if followed through the plan looks great.
- ▶ More specifics about how you are going to improve neighbourhoods. The vision statement is very vague. My biggest dislike about West Kelowna is having to drive everywhere. Adding and improving existing parks would be something that I would like in the community vision.
- ▶ I like the "we" and together feel it has. Lots of the points I've very keen on - working with neighbours and the region, sustainability, infrastructure etc. Some of the wording feels very abstract but I suppose that's more a general vision challenge.
- ▶ I would like to see a traffic light further south on Old Okanagan Hwy perhaps...costly, but a very busy road! Also, perhaps a sidewalk on the other side of the road?
- ▶ The community first must adopt and foster a community motto: "Passion and Care for the Health and Wellness of Mother Nature, The Planet and People". And have a clear vision how that translates into the real world. We need to think outside the box of status quo mentality by developing products and services that are International caliber. Community residential resorts have to be designed and built reflecting current trends and global market analyses. Not following out of date models that were developed decades ago that reflect a far different society than we live in today. Living in harmony with nature is not continuing to cover the mountain sides with housing developments with barren landscapes. Nor communities that are not self-sustaining. A healthier world is only accomplished by every man woman youth and child understanding what a healthier world is and how to accomplish it. Commercial properties, residential communities and resorts need to be more ecologically and environmentally designed. At the center of a more resilient community is a healthier hospital environment not only for doctors, nurses and staff but patients and guests with rooftop gardens that can grow quality nutritious food year around. YES, WE CAN! People are delusional about food what it is and how it is grown.
- ▶ The vision statement is too long. I suggest it be shortened even though I agree with the overall sentiment.



- ▶ This vision statement sounds too Utopian for WK. It sounds like the perfect world, where in 20 years with some hard work and the right choices WK will be a perfect place to live. We will all be living in harmony, with our affordable housing, electric vehicles and state of the art waste management system. What is missing is the cost to the taxpayers for this unrealistic vision. When residence like myself offered our views prior, we probably were not thinking of costs either. It is an expectation that a draft of the WK vision would be altered to provide a more realistic and affordable vision.
- ▶ I am very much in support of the vision for West Kelowna with the exception of the timeline. West Kelowna was incorporated in 2008 and had an OCP in 2011, followed by a TMP in 2014 and a PBIP in 2016 yet very little has been done during this time. A target date of 2040 is simply putting off needed improvements for another two decades.
- ▶ Re: traffic improvements:
 - » WK should envision to establish better public transportation options for commuters to and from downtown Kelowna and beyond (airport and university) than the existing bus service such as Translink in Vancouver
 - » Wherever possible there should be a 30km/h speed limit in residential areas
 - » We see buses on certain routes in West Kelowna run empty most of the time, probably because routing and/or frequency are unattractive. Maybe there is room for collaboration with local taxi enterprises for a subsidized transport on call system where demand is low.
- ▶ It is very long, should be shortened.
- ▶ It seems to me that it is pre-determined to upgrade the city centre, do something with HWY97 and develop the waterfront, rather than focusing on people's needs. In my conversations, no-one talks about these items
- ▶ The vision should reflect the ability of the community to achieve the determinants of health (World Health Organization). For example, clean drinking water (not on advisories all the time), safe neighborhoods (crime free, sidewalks, bike paths), access to quality education (adequate number of schools to meet population needs with small class sizes), access to healthy food (school meal programs and food bank), childcare to support families to gain and maintain employment, access to healthcare (a hospital in West Kelowna), etc.
- ▶ Not sure that the statement about our needs being close to home adds value. WKC will also be an unusual city as we are meshed in with 2 other municipalities - WFN and RDCO. I do think the statement should note this differentiation and note the need to work closely with these municipalities.
- ▶ I think the vision does a good job describing the technical side of what 2040 would look like and I feel more could be intertwined into the wording to describe a community that is an highly desirable place to live. For me, a desirable place to live is a place that, in addition to the items in the vision statement, focuses on beautification of streets and greenspaces. I didn't get that feeling when I envisioned 2040 from your vision statement.
- ▶ Editorial mostly. Eliminate redundant words to tighten it up and eliminate certain phrases:
 - » Livable community - drop 'their cozy home'. That is hokey and meaningless on 'livable'
 - » Embrace change - drop 'the difficult'. That is in the eye of the beholder and not describable
 - » Live sustainably - drop at least 3 'the'. The sentence doesn't flow well.
 - » Quality - drop 3 'our' for same reason as above
 - » Sense of place - drop 'complete' What defines a complete neighbourhood and it is impractical for all neighbourhoods to be 'complete'.

- ▶ Currently the City is years behind other cities in all areas identified in the vision statement. There have been no apparent actions taken to date to reflect any sort of ability for the City to act on the vision.
- ▶ There are no buses in Casa Loma community. This needs to be addressed, it seems Casa Loma falls through the cracks on this.
- ▶ As I was reading the draft vision, I noticed that there are some items listed under the "What we see in 2040" columns that were a bit underwhelming and, in some cases, almost a given. That being said I allow my imagination to run wild within the boundaries of this document and found that there was enough room to imagine a future West Kelowna that truly does provide spaces, places and opportunities for all. This document does have some walls and doesn't necessarily permit open ended creativity; however, I do think it's important to have a sense of balance and scale when casting vision. This document has built a generous road in which the vision can travel.
- ▶ It will require that the councils of the day will need to be progressive enough to establish OCP's that give creative licence to build into WK's vision for the future.
- ▶ The one thing I find very frustrating is traffic flow. It is very frustrating to turn onto a street when there is no sign to identify whether you can go left or right on the highway. I would like to see signs at the entry of these side streets so you know whether you can go right or left on the highway. Most times I have to go along the highway the wrong way and turn around again. It is very frustrating
- ▶ It sounds more like a brochure to a retirement community than it is realistic. "Livable Community" is artificial. "We are in Harmony with our neighbors" is unrealistic.
- ▶ WK Vision Statement is too theoretical and abstract. It needs concrete examples of where WK is going and where it wants to go.
- ▶ Continue adding more bike lanes, marine parks, hiking trails. Your ongoing work and signage is excellent! A most exemplary example of amazing signage is at the trails of the Nordic Telemark centre.
- ▶ My biggest concern is ensuring that ease of transportation (be it via car, bus, walking, bike) expands with the significant building that is going on in WK. Old Okanagan Highway is a prime example with that apartment complex going in. (Residents trying to make their way in and out of that complex will be a challenge on an already busy road.)
- ▶ Same applies for the apartments going in near the Lordco plaza. Large volume of new inhabitants on existing roadways spells out traffic jams.
- ▶ Our transportation plans to be modified/approved in parallel with city approval of new development.
- ▶ Addition of tangible relatable content create a mental picture of what the community is about and looks likesomething like , the most coveted Okanagan community with vibrant downtown, compelling lake front, world class wine industry all the while embracing diversity sustainability and prosperity.
- ▶ The vision statement needs to directly provide an overview of history, present, & future goals in a clearer & concise manner. It needs to be simplified and possibly a tag line attached to communicate more effectively. Should be 1 paragraph.
- ▶ I think it is again VERY important to be distinctly different to Kelowna's vision of high-rises and concrete covering every square inch. It's crucial that medium-high density is steered towards Westbank Center (it would actually benefit from more humanity) and embrace the greener lower density surrounding communities with ALR/farms, greenspace, wineries, forests and open space.



- ▶ Suggestion: change last item from "unique sense of place" to "unique sense of place AND SPACE" meaning open space, green, opposite of what Kelowna is doing and West Kelowna can quickly become the more appealing of the 2 cities.
- ▶ Reducing consumption and waste is a key element in part but so is easy disposal of waste. Recycling of all waste products should be easier. Glass products are an example that should be included in our curb side pick-up like so many other Provinces.
- ▶ Smart development is a subcategory to many areas in this Vision. Don't be attracted by the development tax dollar alone. Look to the bigger impact, on all levels, for each development proposal.
- ▶ I feel there should be mention of activities and play areas for our youth to encourage families to stay in our community for their activities. I would also like to see more community events to bring us together as a community to be proud of where we live. West Kelowna lacks a community spirit or sense of belonging. It feels right now like a combination of smaller residential areas that don't even support each other. We need a joining and a true identity like Kelowna otherwise we will always just be an area to pass through to the larger city. We need to create a sense of pride by bringing people together in activities for family using our waterfront as a draw for community events.
- ▶ The trend is towards a lot of growth in West Kelowna and that needs to be recognized (beyond "Change").
- ▶ Perhaps a limit to the height of buildings to be constructed in the Gellatly Bay area is needed. The proposal of 2 11-story buildings across from Willow Beach is not acceptable - traffic, safety to beach access, evacuation in case of fire, views of people in surrounding area need to be respected and considered.
- ▶ Sidewalks and bike lanes are an excellent idea.
- ▶ I believe a stronger vision of future inter-connectivity of multi-modal transportation options between WFN lands and West Kelowna in and around the Westbank Town Center and how this could be mutually beneficial to enhance alternative secondary routes moving traffic off Highway 97, would be a high priority as a focal point.
- ▶ These vision statements are our wish lists which are lofty goals. I have two issues. Firstly, I don't believe that most people embrace change, in fact a lot of people resist change but change is inevitable and needed. I would prefer the expression "anticipate change" and would consider this to be an honest statement. Secondly the 6th statement: "we celebrate and express ..." does resonate with me and could be eliminated from the vision statement.
- ▶ I do not want to see a Peachland commercial waterfront in Gellatly Bay. I did not purchase my home in West Kelowna to stare at high rise apartment blocks that would block views of the lake. West Kelowna has already approved projects that have become legal issues for council and our residents as they were not built correctly.
- ▶ Emphasize limitation on building height and/or encourage tiering on building construction from low at front to increasing height permission to the 'back' of buildings. Encourage small private businesses in downtown West Bank and along waterfront sections. Encourage small businesses that encourage 'arts', culinary, walking, crafts, small gatherings (after Covid). Limit noise sources like bars and sports presenters. For example, there is a business on the waterfront section in Peachland that overwhelms all other activities on the evenings they are presenting live entertainment. For music consider booking performances for specific dates.

- ▶ Keep bylaw enforcement to prevent overnight camping along any main arteries such as the waterfront road in Peachland or Gellatly Rd in West Kelowna - some people spent most of the 2020 summer living in a RV parked along the road near The Cove.
- ▶ This draft community vision appears to be great for people who live or can afford to live in West Kelowna but really does not focus on affordability for new and young residents. There needs to be more focus on affordability so all demographics can live in West Kelowna, not just the rich and elderly.
- ▶ It's a great general statement for growth
- ▶ Specific ways of fulfilling this aren't there yet, but it interests us a great deal.
- ▶ One of our concerns is the ability to house more people while still maintaining the comfort and aesthetic appeal of our beautiful neighbourhoods. Renting a suite and having a short stay space can both be attained with proper space for parking if reviewed and licensed properly. On the other hand, the same suite and short stay at one residence can be a total nightmare for neighbors. Each residence should be reviewed individually to ensure it maintains a proper community standard and if not, it should be disallowed. Conversely if parking and peace with neighbors is attainable, the residence should be allowed to house both long term and short-term rentals.
- ▶ With respect to sustainability greater emphasis should be placed on our use and enjoyment of our land and waters for recreational purposes (for example Gellatly Bay).
- ▶ Also, IMO, tourism could be a major employer, source of municipal income and more should be said to foster tourism and create major tourist attractions - Boucherie Mountain for example
- ▶ The Vision Statements seemed to introduce new jargon to the document. I prefer more consistency in phrasing that correlates directly to the Foundational Elements labels of People, Places, Prosperity, Adaptability and Connectivity. For example, a livable community is open to various interpretations. I was expecting a specific vision for People. i.e., West Kelowna to become the preferred location in the Okanagan for people to live, work and play.
- ▶ I do not agree with the third statement that people generally embrace change. Most people struggle with change and so I feel it is more accurate for the community to recognize that new challenges will require the community to adapt to change. The sixth statement should be dropped. Express our unique sense of place is vague and without meaning. In summary, much of the underlying detail of the planning document is strong however the vision statements section needs more work. Rather than a series of statements I am used to seeing a more specific Vision statement such asBy 2040, West Kelowna will be a thriving community of 60,000 residents that will be known for its quality of life and where over 50% of all residents work within 10 minutes of their home.
- ▶ Bearing in mind that a viable community requires a strong business base to employ its residents and fund its municipal activities, the vision should have more than a passing mention to its importance. Also, the vision should allow for the municipality to promote young entrepreneurs to provide a continuous rebirth of new industries.
- ▶ West Kelowna is a small family community with plans to overbuild waterfront area with tall buildings disregarding park areas and family beaches.
- ▶ This sounds like a West Kelowna I want to be part of. Achieving it may be a challenge but without a vision it's easy to flounder.



- ▶ Vision statements are only good with action and not just from developers. Anyone can say these things but if you live in the areas of new transformation and feel the city is in it for the tax dollars you feel there is no vision because you feel the change has not been great. One should feel excited by change
- ▶ A little concerned about some improvements mentioned in the different areas are in total conflict with each other. Green spaces versus industry. An example is the Gellatly walkway a green space, a well-used space for people who want to get away from traffic and commercial spaces now needing more parking for cars? Restaurants for food, shops for shopping all the things they want to get away from.
- ▶ Improved road access around the City. Get 97 out of the City and bypass it.
- ▶ I believe we need to stop the sprawl, build up, have MUCH bigger green spaces. I am living in a low-rise wood frame condo for the 1st time. Our quality of life has never been so low. There is NO privacy between floors, between buildings. You do not want to hear your neighbours having sex, peeing in the toilet, hearing the phone ring and chopping food on the counter. We previously lived in concrete & steel buildings and the worst noise was when the elevator needed adjustment. The smaller footprint allows much more efficient maintenance (HOA fees) expense once purchased. The view can be amazing if larger corridors/wider streets are planned. Secure underground parking is safer & more efficient. Single family newish residences with 10' between them on postage stamp yards can be reduced because they now have privacy, kids have many big parks (with big trees) to walk/run/play in. Newer single(?) family homes for young families have mortgage helpers and insufficient rec space
- ▶ For kids and no parking to accommodate the 3(?) families with 6 cars parking around each big home. These neighborhoods project like future squalor when the homes age 10 years. There is no quality of life: tree lined sidewalks, boulevards, space. It is not efficient and possibly many have unlicensed/non-taxed units.
- ▶ I would like to see business play a more prominent role in the vision as it provides the life blood of the community.
- ▶ Also, I would like to see a commitment to providing community parks for all neighbourhoods, as they are likely to be the only places where a community can play together.
- ▶ Is there any chance of connecting Smith Creek to Glenrosa in the future?
- ▶ Sidewalks down Elliot Rd. from Smith Creek area is a must! Improvement of Glencoe road (widening/sidewalks) as this will also become a more in use secondary route out of the Smith Creek area. The entry point to the road at bottom of Glencoe road is also in need of improvement. I'm surprised there hasn't been more accidents there.
- ▶ Sidewalks are a must for Elliot road from Smith Creek area, so we have a safe walking and biking path into the city.
- ▶ Glencoe road will need widening and improvement eventually as this will become a main secondary route out of Smith Creek, lots of people use it to go into Glenrosa area. An improved junction would be wonderful at the stop sign of Glencoe road. Also, is there any talk of a bridge to connect Glenrosa and Smith Creek area?

- ▶ Would have liked to see more on tourism and the push to bring tourist dollars into the area. To piggyback off the tourist draw to Kelowna and set West Kelowna up as an equal option when exploring the Okanagan.
- ▶ It all very Utopian and vague. I would like to have read more on how this was all to be achieved. I believe you have the priorities correct.
- ▶ It's quite generic, too vague. Needs specifics to see how people are impacted on reading them, how they will affect them personally.

5-MINUTE FEEDBACK FORM

- ▶ Could not print vision statement review or read online (too small and print too light)
- ▶ The draft mentions changes to how we get around our city. Our present car centric way of life is good for our resident's health, mental & social well-being (many commuters are wasting up to 60 min+ a day in their cars. That is valuable time that could be spent on recreation to improve physical, mental & social health. It would improve the health of the environment, decrease costs of transportation (gas, insurance road maintenance, not to mention the societal cost of accidents) Please take this aspect of the community vision seriously. We need more off-road biking paths, bike parking, better sidewalks to enhance the walking safety & more frequent transit connectivity...people aren't willing or able to spend 40 minutes taking the bus to Kelowna. Thank you
- ▶ As a taxpayer your glossy rendition of a vision is all fine and well but after we start paying for our new City Hall and a lot of the other projects Taxes will have to go up! (bad).I have to admit your vision is full of catchphrases and glossy photos but with no new tax money in our coffer none of it will be realistic. Thank you for giving me the opportunity to express my views.
- ▶ Transportation corridors need to change to reflect the increased flow. More development means more cars. None of the roads have changed or access to services. Locals avoid the highway which makes the secondary roads busier. Many of those are in great need of repair.
- ▶ Once again Westbank Centre is being elevated above all other communities. This is simply wrong. Westbank is just one of many communities, and should no longer be treated as "The Chosen Ones" within West Kelowna.
- ▶ I don't feel we should place high rises on the Gellatly waterfront across from willow beach it's taking away from a business that's been there for years in addition the parking and congestion of more traffic and people along there will take away from the natural beauty along Gellatly. I understand the need for climate change however I don't think people only areas are a good choice or anything that will be damaging to our local forest industry that has already been faced with hard times before COVID-19.
- ▶ One of the most important items to me is sidewalks. I didn't see that addressed anywhere. Connectivity etc., Sure for new developments but what about major old roads with no shoulder? Our city is growing and traffic on inner roads is terrifying.
- ▶ It's only that the statement doesn't have actual actions or goals. It sounds amazing great wording but it leaves me wondering what it all means, perhaps that's the point as future pages will detail that.
- ▶ More diverse options for recycling. Calgary's model is the best I've seen in terms of in bin, at home waste reduction.
- ▶ I'd like to see West Kelowna care about making this an accessible community for people with disabilities. Housing for those in wheelchairs and access around town is currently not good.
- ▶ Affordability.



- ▶ As I was reading the draft vision, I noticed that there are some items listed under the "What we see in 2040" columns that were a bit underwhelming and, in some cases, almost a given. That being said I allow my imagination to run wild within the boundaries of this document and found that there was enough room to imagine a future West Kelowna that truly does provide spaces, places and opportunities for all. This document does have some walls and doesn't necessarily permit open ended creativity; however, I do think it's important to have a sense of balance and scale when casting vision. This document has built a generous road in which the vision can travel.
- ▶ We need to be very careful that new development meets the terms of the vision statement.
- ▶ It is way too broad and visionary. It says things that any community would say. It would be nice to hear some hard goals. Like building up a better industrial area. Or building "Tiny Home" communities. That sounds more interesting than "working to make residential communities' home for people in all life stages" - See the difference? Tiny home says a straight goal.
- ▶ I agree with a lot of the ideas presented in the Draft. Areas that are most important are creating a walkable Westbank Centre that pedestrians and businesses alike can thrive. Also important is to create and attract young families and working parents, and services that support families to balance out the elderly community.
- ▶ The quotation is weird... has nothing to do with West Kelowna. I noticed a few quotations in the document from prominent American figures. I think they should be removed; we are not in the United States.
- ▶ As a senior, I would appreciate steps be taken for "an age in place" option for living. At the present time there is insufficient support in place for qualified health care professionals as resources for this initiative. When requests are made for evening or night staff be present for support in our own homes, they are not available or are very expensive options long term. This is often when support is required so that the primary caregiver can sleep so they can cope with the 12 to 16 hour shift they provide day after day. I recognize this is multi-jurisdictional with all government agencies.
- ▶ We also need to educate more health care providers and supervisors of same.
- ▶ It's too fluffy and touchy feely. While I understand the intent is for the statement to be high level, this one gives me the feeling of unicorns and rainbows rather than anything that I can actually relate to. Especially the first three points (embrace, harmony, cozy home, etc.). The last three points are good, but even they could use some more clarity.
- ▶ The quotation is weird. It has nothing to do with West Kelowna. I noticed a few quotations in the document from prominent American figures. I think they should be removed; we are not in the United States.
- ▶ It's a great start! I know it's just the general stages, and the goal is to get more focused. And that is all I feel is needed. It feels too romantic, everyone wants these goals for their cities. I love this draft for our future city but I would feel more connected if the focus were more what's important right now to people. I think that is what we are trying to figure out with this which is great! What is next? What is important for Westbankers? For me, its transportation/ bike paths/walking routes that are accessible for seniors, wheelchair accessible, kid safe that connect community hub such as farms, grocery stores, beaches.

- ▶ It doesn't click with me at all. Nothing in that page reflects what I see coming from council. "Energized" Westbank Centre...What? The waterfront should be the future of this community but we have sold that off. Peachland has that part right. It's so much nicer to visit there than explore our city.
- ▶ I believe if we want a better, safer and more walkable community that we need to start immediately and whenever any work is done on the roadways that we keep that in mind. Case in point, Lower Glenrosa and Paynter recently had ditches dug to deal with rainwater runoff but what the result was is a narrower road, less room to walk or bike safely and 50% less parking on those roads.
- ▶ It's too long and reads like a list of goals. It doesn't inspire or provide direction
- ▶ I think it's important that West Kelowna completely differentiates itself from the rapidly urbanizing Kelowna - which is turning into a concrete jungle. Do the opposite, minimize the over-the-top density, stay green, beautiful and keep any new density in the city core where it is not only appropriate but needed.
- ▶ I would like to see West Kelowna adopt certain identity traits and carry that character forward in all outward facelifts and even new construction in terms of color scheme, finishing and materials. We need to see more year-round greenery in the downtown sector.
- ▶ In the livable community statement after find their place to belong, add the word "such
- ▶ To create a vibrant "downtown" town centre where people can meet and connect in an outdoor courtyard setting like a small town in Europe- with cafes and shops and restaurants all around to create a lively community atmosphere.
- ▶ Doesn't speak to safety or reduction in crime, sidewalks needed to keep children safe, walkway and bike paths for safe active living.
- ▶ I don't really see where it speaks to the economic development in the region, lowering the cost of housing and addressing issues like homelessness and policing.
- ▶ I have worked in the corporate world for decades. As such, I understand what a "vision" statement is. I imagine many people do not - I marked that I thought this reflected a vision well -- but I want to make it clear that I think we are FAR from that where we sit today. I applaud your "audacious visioning" and if we could ever have that kind of community here, I would be thrilled.
- ▶ I've helped create quite few corporate vision statements so I understand the intention is to be aspirational rather than prescriptive. However, it always helps to step back and say, "if essentially every community would include this aspiration in their vision then is it all that useful?" High marks on recognizing the somewhat unique rural and lake aspects of West Kelowna. I was looking for some acknowledgment of what has kept these assets under-utilized to-date AND what is unique in the new vision that actually addresses those constraints.
- ▶ I feel that with an aging population, convenient, comfortable/safe and accessible public transportation is essential. This is especially true for people traveling to and from medical facilities at Kelowna General Hospital and the Urgent Care Centres. B-line trips to these key places might incentivize more transit use because of their time savings and reduce the number of vehicles on the highway. Additionally, I would like to see a park and ride option for West Kelowna perhaps near the bridge or a central area. I think in conjunction with a B-line, more people would opt to take public transit around West Kelowna and to Kelowna.
- ▶ We need more sidewalks and more streetlights!
- ▶ Thank you.



- ▶ More detail as to how the waterfront access expansion would work
- ▶ Most Commercial Wineries work in a neighbourly way with adjacent residential communities. This is inconsistent and so needs to be addressed.
- ▶ Not sure at this time.
- ▶ I think I'd like to have something a little less philosophical and a little more concrete and practical.
- ▶ Our roads need a big improvement and whomever is fixing the potholes needs to go to Alberta to learn how to do it properly. The patching work for potholes is terrible.
- ▶ Love what I see but would like to highlight that density should be concentrated downtown. Also, build up a town centre with character off of the highway. As mentioned, keep agricultural feel and preserve natural beauty of WK.
- ▶ You could be describing any community. It's vague, non-specific and not reassuring at all. All I see in West Kelowna are box stores and new soulless buildings. The town center has a lot of potential.
- ▶ The surest prediction that we can make about a WK park is that it will be empty. The second prediction we can make is that No Dogs will be allowed. Not one meter of our recreation trails permits off-leash dogs. The existing areas -3- for of leash dogs, are dog toilets. I would like to see parks for people, people with dogs. Areas to run, walk, ride a bike with my dog off leash. Shade, water, picnic tables, etc. You need to visit other jurisdictions to see what they do. Beaches, ball parks, become off leash areas in the off season. Some inner cities use scheduling - off leash 6-10AM and 6-10PM when the parks are empty. Your annual survey doesn't even ask about dogs.
- ▶ Reads very generic; it doesn't account for cultural diversity or First Nations people in the community.
- ▶ It is very long, perhaps summarizing it more succinctly so that it could be posted and more visual in the community. It lacks any mention of the fact that we live in the unceded territory of the Westbank First Nation and what our vision for partnership with WFN is. It also lacks information on diversity as a value of the community.
- ▶ Too much emphasis on unrealistic goals. Private vehicles will still be the dominant form of transportation in West Kelowna and has been completely overlooked in this vision statement. It needs to be prioritized. Second in priority to efficient vehicular arterial connections would be sidewalks. Bike lanes are NOT in demand in West Kelowna except from a vocal minority and should not be a priority. Focus on vehicular and pedestrian traffic. The pandemic has shown us that mass transit is a poor alternative to the private vehicle.
- ▶ Your vision needs to give west Kelowna a proper downtown where people can gather.
- ▶ Start charging developers to put in sidewalks etc. Tax burden needs to stay in new subdivision rather than charge through property taxes. Old Okanagan highway to Shannon lake road is frightening for anyone trying to walk along it.
- ▶ Lack of planning for new housing developments drives me crazy. You blow up mountains to create new land to build new homes and give literally no consideration for what an extra 1000 cars will do to the traffic and totally ignoring the fact that our subdivisions are already busy with too many cars already Who authorizes this ludicracy?
- ▶ Our street is so dark that I would never walk down it alone. We have two measly streetlights for a super large area of homes. Why?

- ▶ Talus Ridge Drive is a drag strip and the louder the muffler the better. That noise heads straight into our back yard. Either put speed bumps in or cameras to slow these thoughtless people down. And by the way, these mufflers should be banned, and our local stores shouldn't be selling them.
- ▶ Given how important "water" is to the viability of our community from an economic development, tourism & lifestyle perspective I believe we need stronger goals tied to "sustainable use and management of water" and "sustainable use and protection of fragile aquatic ecosystems and marine resources". This needs to include a strong agricultural commitment towards a shift to more organic practices to reduce harm to our ecosystem
- ▶ The vision mentions newcomers, residents, businesses and industry, but should have more focus on a place for families.
- ▶ Sounds wonderful, but short on specifics and maybe a little idealist
- ▶ With the amount of increased housing complexes, condos, etc., Traffic solutions need to be examined especially on Gellatly road by McDonalds and A & W.
- ▶ Vision is great- downtown core needs to be made attractive. Mid income housing has to be built and also taxes must be kept reasonable for the diverse population -including families and seniors or you will force these away and you will be left with a community only for the wealthy.
- ▶ West Kelowna is quite lacking in sporting facilities and parks that can involve kids, youth and adults all together. Sports fields are needed as a gathering and rec space.
- ▶ We have lots of linear parks and undeveloped parks and properties marked as parks but which are in reality weedy hillsides of no practical use.
- ▶ I would like to ask what is the point of attracting families to live here and not make it fun to stay?
- ▶ The City had to be bullied into building the soccer dome.
- ▶ The City seems to be reluctant to build new parks that require maintenance. Guess what, parks that don't require maintenance aren't fun for kids and youth.
- ▶ Look at what the City of Kelowna has done and is planning for parks. The excuse that we are a young city has run out after 13 years post incorporation. If not now, when?
- ▶ There is only a limited amount of suitable land to purchase and as each plot of land is sold off there is even less to add. If you can't afford to develop the parks now, that is no excuse. Buy the property now and develop later.
- ▶ In light of the pandemic, I think there will be a long-term shift away from business centres as we have known them as many professionals will be able to continue to work from home.
- ▶ Attracting these professionals that were historically attached to working in large cities to work from home but live and play in West Kelowna should be considered.
- ▶ Preserving our parks, shoreline, natural spaces and ensuring land in the ALR is used for its intended purpose is critical. These spaces are what make West Kelowna an incredible place to live and once those spaces are gone, they cannot be returned to their original state.



COMMUNITY CIRCLES FEEDBACK FORM

- ▶ We believe that each component of the vision statement should reflect the importance of the lake and West Kelowna's agricultural benefits. We also believe there should be one name for the region - West Kelowna or Westbank but not both.
- ▶ This feedback is from the Casa Loma Community Association Board. We can't paint West Kelowna as all the same throughout various neighborhoods. Neighborhoods are very unique and very different. I.e., Casa Loma. Our initial reaction is very good, but a few places we believe it could be improved.
- ▶ Some in our group think it could be condensed and a little shorter.
- ▶ About half of our group think the Vision Statement could be condensed and more to the point; this appears to be more of a Value Statement. Otherwise, very good content.

YOUTH FEEDBACK FORM

- ▶ The DRAFT vision statement shows a 404 page and is unavailable to view. How are we supposed to answer to something that is unavailable? And frankly this website sucks and has a horrible layout :(
- ▶ It sounds good.
- ▶ I think that most of these things should be getting changed sooner than in 20 years.
- ▶ These statements have little to no value for what 2040 should look like, I expected there to be big plans not just wanting to have a friendly community.
- ▶ I feel like it was all just statements being made without any proof to follow through to make our community like this. I think one of the things that could be improved is putting some roundabouts in certain places. There are also certain parts in West Kelowna that I don't feel comfortable walking by myself.

- ▶ To create more hiking trails and campgrounds to get more people come through our town and figure out that our community is beautiful and possibly even sometime in the future move into West Kelowna or a surrounding city.
- ▶ Well maybe add a bit about being more LGBTQIA+ friendly just to make sure that you get the support of all communities
- ▶ I think you could add more about you do not discriminate against races, cultures, etc.
- ▶ I think we could definitely have more places in West Kelowna for recreational activities in the winter. During the summer there is quite a bit to do, but the winter can be less exciting.
- ▶ Youth should be incorporated. There is nothing for the youth to do in west Kelowna. I would like to see better transportation within the city and I would also like to see more shopping
- ▶ I think it could be better by adding more entertainment things like a youth center or maybe more stores for shopping and coffee shops around.
- ▶ I think that Youth and their voice has been left out. There is nothing for youth to do in West Kelowna, we should have more community centers and businesses that focus on youth.
- ▶ Youth has nothing to do here.
- ▶ I think that West Kelowna should have better bus service.
- ▶ More things for teenagers to do and more affordable housing
- ▶ It should have more places where students can go to gather and relax and have fun...indoor and outdoor. I would like lots of bicycle paths...and sidewalks! Especially for kids to walk to school.
- ▶ Youth should be incorporated. There is nothing for the youth to do in West Kelowna.

- ▶ There's nothing for youth to do in West Kelowna. I think there should be more places to go shopping.
- ▶ Cheaper stuff
- ▶ How can we make the draft better? I feel like they should focus on how they want to improve on these topics and when they will proceed with it. Involve the youth into this, there is nothing to do unless they into Kelowna. Which is not fair. house prices are getting insane, were young kids. how are we going to afford to live here after high school?
- ▶ I would say the statement was fine. I just feel like there's room to improve but I don't know what specifically. Although I feel like they should acknowledge how boring West Kelowna is, and how far you have to drive to be able to do something.
- ▶ I think that youth and their voice has been left out there is nothing to do in west Kelowna for youth.
- ▶ A free outdoor parkour course airsoft field.
- ▶ Stop making houses so expensive.
- ▶ I think that there should be more things.
- ▶ I think that there should be more things for youth to do. You have to bus to Kelowna for there to be something for youth to do. Like go shopping in any stores that youth want to shop at. I think that buses should come more often since you have to wait 1-2 hours normally for a bus that isn't the 97 since we can't drive till 17, I believe that there should be more transportation accessibility.
- ▶ Okay, this city right now is pretty well, but this vision is leaving out us youth with our education, there's not a whole lot to hang out anywhere, it is not livable for youth really. And one of my own complaints is that it doesn't address mobility from Peachland to here, we don't have cars or an actual good way of going to places here. When I am driving with my mom she can barely get anywhere because of the U-turns and blocked-off roads. Unhappy.
- ▶ Youth are left out. There is nothing for the youth to do.
- ▶ I think there should be more plans to do with youth, there's nothing for me to do in west Kelowna I can go to Walmart that's it.
- ▶ Maybe you could talk a bit more about youth/ children. There is not really anywhere for youth to hang out and explore, we have nothing to do. You did a really good job at explaining what you want West Kelowna to look like but you said nothing about housing taxes and mobility without a vehicle of your own.
- ▶ Youth are left out. It's not a livable community for youth, there's nothing to do. Also, transportation is a big issue for youth.
- ▶ I think there should be even more things about the environment to better it. I also think there should be more fun things for the youth, not a livable community for the youth. Maybe add some carnivals.
- ▶ Youth are left out, affordability of housing.
- ▶ Youth are left out. It's not a livable community for youth as there is nothing for us to do. It also doesn't address mobility. There's not much mobility for youth and the people with no cars.
- ▶ Youth are left out. Not a livable community for youth. There's nothing to do. Also need more protected parks and land.
- ▶ Make it reasonable.
- ▶ This is lacking anything about or for the youth.
- ▶ Youth are left out. It is not a livable community for youth because there is nothing to do. It also does not address the mobility for people who don't have cars especially like teens. It could talk more about buses and traveling options.



- ▶ Youth are left out, it's not a livable environment and there's not enough to do. There's also not much mobility for youth as a lot of the city buses don't come often enough.
 - ▶ Youth are left out it's not a livable community for youth there's nothing to do and nowhere to go. Not a lot of mobility not easy to get around if you don't have cars aka youth.
 - ▶ Need more food places.
 - ▶ This description alludes at the possibility of affordable housing but it needs to directly address the housing crisis. It also needs to address the homeless crisis they need more affordable housing as well as a shelter that is properly staffed as well as funded.
 - ▶ We need more activities for the youth.
 - ▶ I have no concerns
 - ▶ Clarification as for how our city will live sustainably -- ideally with a set date as well!
 - ▶ I feel like adding more ethnic touches to west Kelowna would be good. It makes west Kelowna more inclusive and gives a sense of belonging to people who have a more diverse background.
 - ▶ More bus routes and stops.
 - ▶ Less traffic incidents.
 - ▶ I like the natural land and how it looks during the spring and it's just green. It makes it look so pretty.
 - ▶ We need to include everybody and make sure each person who lives in West Kelowna has easy access to clean water, safe living, and a good education.
 - ▶ I want more things to do when I'm bored.
- ▶ Hi there. I have not fully read the draft (yet). But my initial comments are that the visuals in the document are not inclusive. I believe I only saw white people. I don't believe I saw anyone persons with disabilities. Have committees representing these groups been specifically engaged? Studies show if people do not visually see themselves represented, they will most likely not support the cause. Please consider this. If as a white able-bodied person, I notice this off the bat, I only imagine how left out those who are not would feel.

FOUNDATIONAL ELEMENTS

Suggested Improvements, Refinements, or Additions

GENERAL FEEDBACK FORM

OVERALL

- ▶ The cultural considerations and working with our local First Nations is so important.
- ▶ I think that there are a couple of missing elements that could be more explicit: caring for and supporting vulnerable populations (e.g. consider the determinants of health) and increased/improved access to health care services.
- ▶ Add: Our Overall Health and Wellness. This speaks to the ability of West Kelowna's residents to have access to resources that impact their determinants of health.
- ▶ I particularly like the vision of a transformed Westbank Centre and the focus on protecting green spaces and having a connected and vibrant waterfront.
- ▶ I have some concern about the goal of an additional 5,000 household in 20 years which could be low unless we adhere to the practice of thoughtful development. We also need to understand the vision for WFN so that we can better understand the infrastructure needs for all on the Westside.
- ▶ I do support the vision away from single occupancy cars but I also believe that WKC will continue to be, to high degree, a bedroom community to Kelowna. Transportation infrastructure to/from Kelowna needs to be addressed in a growing WKC.
- ▶ More focus on recreation.
- ▶ One of the issues that does not seem to be addressed is densification vs green site development, the consequences of both and the remedial actions that should be discussed. Many of my conversations are around these issues.
- ▶ We are not moving away from single passenger vehicles - is that a motorcycle? We may be moving from fossil fuel vehicles, but that isn't mentioned. How is WK going to affect anything related to Climate Change? Our carbon footprint is so small on a global scale compared to Mexico, India and China, if we forced all drivers to stop driving fossil fueled vehicles for 1 year, it would make no difference in climate change, so why are we even discussing this?
- ▶ I feel we should have a stand alone element titled "our future" and then collapse all future content from other elements into it. our future guided by global, societal and local trends....always in focus.
- ▶ The language in this draft sounds too utopian and should be changed to reflect the down to earth WK folks. 20 years is not along time and with the shortage of funds available to the City it would not be realistic to believe that they or the Province could provide enough affordable housing or transit to accommodate WK. People are used to taking their vehicles when they travel to Kelowna and beyond. Electric vehicles are not cheap, how realistic would it be to assume that most folks will change their current habits. Also, WK should not be referenced as a town as it is a city with big city issues.



- ▶ Not sure it is a foundational element, or part of our Vision (maybe part of our celebrating and expressing our unique sense of place), but there is nothing to suggest how we express who we are to the outside world. What makes us stand out relative to neighbouring municipalities that could be easily articulated to the region, the province and throughout Canada? What is our brand and possibly our slogan? As in places like Kimberley, Canmore et al.
- ▶ All Utopian concepts that do not address the fundamental needs of the City.
- ▶ Again, too theoretical. How will WK take these "foundations" forward.
- ▶ Looks great!
- ▶ Under our adaptability, change the word "embrace" to "anticipate". Under our prosperity, change "places to shop" to "access goods and services". Most importantly I have not seen a statement in this document that refers to "safe" places. Shouldn't feeling safe in our community be a priority?
- ▶ Council approves subdivision readings which are changes from previous community vision plans without getting input from residents. Then residents have to set up their own input methods of trying to deal with possible large changes to their ability to just enjoy a peaceful walk around Gellatly Bay.
- ▶ Glad to see a well-rounded response. Still more focused on the current residents, not those who cannot afford to live in West Kelowna.
- ▶ With respect to our places, emphasis should be placed on maintaining what green spaces and recreational areas we have.
- ▶ The wheel helped to present the information in a more understandable context.
- ▶ Keep the parks and waterfront in mind and do not over build simply for tax revenue.
- ▶ Excellent job of synthesizing and presenting information gathered and kudos for engaging the community along the way.
- ▶ These need to be implemented not just preached. I find in some areas they are not and some are. I know it all comes down to dollars, so you cannot get there tomorrow.
- ▶ The draft is a lovely worded document. Is there a place where the more specific ideas are put forth?
- ▶ For example, beautiful buildings refers to a new city hall, but does it address the antiquated water infrastructure that needs updating (above and beyond Rose valley), sidewalks, connecting the fragmented city with walkways, green space, shuttles?
- ▶ Shouldn't "Collaborating to steward these lands " be in places. Putting it number 1 in Prosperity send the message that looking after the environment is more important than having the money to look after the environment - surely that is not correct.
- ▶ Where is training our bright young minds to become entrepreneurs?
- ▶ Sidewalks
- ▶ Winters up this high are quite snowy, Smith Creek area needs to be on a priority list for snow removal and sanding. We have narrow winding roads, and traffic will only increase as homes get built.
- ▶ Again, too generic, without specifics. It has the "feel goods" and the "we're a team" without the specifics of what the changes will be, how we are to adapt, what changes to the waterfront and infrastructure, so people can have clear knowledge on how it affects them.
- ▶ I do not believe this draft was put together by an engineer or input from engineers educated in the of developing towns or communities.

OUR PEOPLE

- ▶ Yes, be specific, what changes to the waterfront? How will we adapt, how many high-rises, located where? How high? Are we making it to be a busy place? Will the quaintness and peacefulness be kept? etc.
- ▶ Very "nice-nice like". Of course we want a nice place surrounded by friends and family. This is the minimum I would expect. The vision is just too perfect and clinical.
- ▶ Carat 1 - could be "Community parks in every neighbourhood".
- ▶ Engaged young minds that will become leaders (also signs of success) - I would like to see a thriving young entrepreneur program added - that is one way of growing our industrial base to pay for the civic developments we all want.
- ▶ A healthy community that supports healthy individuals...Should read: a community that supports healthy living or choices. The statement as it exists implies that the community will support those that are healthy! I would like educational opportunities to be more explicit.
- ▶ We need more current demographic profiling. Generally better paying work & opportunity are in the big cities. Young workers go there to establish and ultimately move back to their roots to retire. Are we going to be a city of mainly seniors?
- ▶ We have lived here for thirty years because of the people in this community.
- ▶ Embracing diversity is never more important than today.
- ▶ Emphasis on being a healthy community, both in terms of health facilities and recreational opportunities.
- ▶ I would like to see a higher education facility (BCIT, SFU, or OK College campus) in West Kelowna.
- ▶ Please remove the image of a high-rise from the logo for "an opportunity for each of us to feel at home from this document. It implies that high-rises are in our future and I totally disagree with that concept. High-rises are a blight on our beautiful landscape and belong only in densely populated urban centres! Otherwise I support the pages regarding Our People.
- ▶ People should feel at home and want to be engaged in their community.
- ▶ Excellent and well worded.
- ▶ We have to have a complete buy in of all our community. Our WFN neighbors are part of this and should participate.
- ▶ I see this community as one where pride in it is shared by all. I have only been here 9 months and I am amazed at the work that goes into the parks and public spaces!
- ▶ Not sure I saw enough on the homeless people.
- ▶ If there was concern for the people there would have already been investment in water quality, walkways, and infrastructure to service the people's needs.
- ▶ Signs of success should be quantifiable, meaningful and measurable, what does "universal accessibility in community destinations" really mean, there are more examples. Signs of success should have targets, goes for every section. Education/ retraining is a lifelong activity, there is mention of it in Signs of success, but not in the copy/ text.
- ▶ Revise: Unique community spaces that can be enjoyed by everyone regardless of their abilities.
- ▶ Revise: A reconciled community between indigenous & non-indigenous citizens.
- ▶ Revise: Opportunities for all citizens to share their cultures and traditions through events, celebrations, & art.
- ▶ Revise: Resources to welcome newcomers so they can join our neighbourhoods & workforce.



- ▶ Revise: A place that welcomes families and supports family programs, sports, activities, childcare, & youth-involvement.
- ▶ What we see in 2040: -Strong health services & facilities. Integrated active living for seniors within the community. Community access to our sustainable local quality foods. Where the Action Is! Increased modern recreational indoor activities & outdoor recreational areas.
- ▶ Young Minds - Our Future Leaders: Diverse integration of our youth within our community in areas such as agriculture, arts, community care, & education. Outdoor education programs. Location industry education programs. Post Secondary University or College Campus. Youth involvement in urban planning. Youth engagement in local business & industry.
- ▶ It says: "A healthy community supporting healthy individuals." Are we not supporting the sick, elderly, challenged, and injured? What about supporting those that choose alternative health options other than pharmaceuticals, surgeries, and regular health options?
- ▶ Signs of success should be quantifiable, meaningful and measurable, what does "universal accessibility in community destinations" really mean, there are more examples.
- ▶ Signs of success should have targets.
- ▶ Education/ retraining is a lifelong activity, there is mention of it in Signs of success, but not in the copy/ text.
- ▶ Would just suggest that we will not be able meet all health needs in WKC. We are lucky that we have easy access to a first rate hospital in Kelowna.
- ▶ Is their data to support your claims of signs of success? Consider including a reference list to guide readers to where this information came from.

OUR CONNECTIVITY

- ▶ A vibrant cultural scene needs a wide variety of interest and appeal to a vast cross section of people. It will have far more appeal if it is multifaceted. Again I have this in Power Point and how it ties into other aspect of OCP.
- ▶ It's been 13 years since incorporation. We can not wait another 20 years (2040) to improve our ATI. A much more aggressive and faster roll out is needed.
- ▶ Please see my previous comments on traffic
- ▶ Bear Creek Road is deadly to anyone walking and I've heard nothing about improving it to allow children to walk to school safely, or anyone else to walk anywhere in that neighbourhood safely.
- ▶ Collaboration with regional neighbours - YES! Westbank, Kelowna etc. Lots of opportunities to work better together. Transportation shift - YES.
- ▶ A vibrant cultural scene that has a wide variety of interest and appeal to a vast cross section of people. It will have far more appeal if it is multifaceted. Again I have this in Power Point and how it ties into other aspect of OCP.
- ▶ Good
- ▶ In a perfect Utopian world, you have a great description of what dreamers may want to see. In reality, what WK needs is a major highway that vehicles can travel through without stopping every few blocks for a traffic light where they sit and increase our carbon footprint. As much as we would like to see vehicle use diminish, it is not likely to happen. Majority of residents are not going to take public transit or ride a bike. Even if we all went to e-vehicles, we will still have huge issues with traffic flow as 97 sits now. It needs to have more lanes and no stop lights, which means we need to change the system of entrance and exits to make traffic merge in and out in a better flow.

- ▶ Focus on the history of each unique community and neighbourhood of WK. Connect each area through pathways/sidewalks & areas for movement/transportation.
- ▶ Focus on the history of each unique community and neighbourhood of WK. E.g. geographic location, topography, landscape, historical elements, original settlers, land-use, famous landmarks, etc.
- ▶ I think this is good. Specifically connection to open space, beauty, are key. The Okanagan's key benefit is this specific point, and becoming a mini-Vancouver is the opposite of what we should be striving for.
- ▶ Great to see all part of this. I really like the shift from cars to bikes and walking. Streets need drastic upgrades.
- ▶ Vehicles are required to get to places where we can all walk.
- ▶ I believe a stronger vision of future inter-connectivity of multi-modal transportation options between WFN lands and West Kelowna in and around the Westbank Town Center and how this could be mutually beneficial to enhance alternative secondary routes moving traffic off Highway 97, would be a high priority as a focal point. Also, finishing the linear park along Gellatly Rd from Witt Road to Boucherie Rd
- ▶ Adherence to speed limits seems a bit arbitrary and understandably difficult to continually enforce and therefore emphasizes need for pedestrian and cycling friendly paths especially on well used routes including wine routes (Boucherie).
- ▶ This is a big one....Not much control over this as it is in government hands and Ministry of Highways hands. One bridge one highway and one much ignored rural area has left this area in a terrible situation. If this is for goals to work towards, we need another bridge, a bypass high up in the hills to connect the entire Westside to the connector and down the Westside of the lake to Kamloops.
- ▶ In town get the Highway ministry to lower the speed limit to 50. For the two blocks through town....Right now it's a speedway. Continue to develop walkways connecting neighbourhoods away from highways, build bike ways, sidewalks etc.
- ▶ Do not wait till 2040 . Every new building or development puts pressure on everything we do. There is a chain reaction that affects all of us. So if you cannot understand these reactions down the road or right away as a council community we are in trouble. We need planners, as in older European cities that understand this, to be working this future vision. You can see what they have been able to achieve.
- ▶ Adherence to speed limits seems a bit arbitrary and understandably difficult to continually enforce and therefore emphasizes need for pedestrian and cycling friendly paths especially on well used routes including wine routes. Consider pedestrian and cycling overpasses over/under HWY 97. Comments made here can help to reduce growing vehicular traffic, CO emissions and contribute to health and well being.
- ▶ If our WK population was 60,000 by 2040,¹³ complete communities would each have 4600 people, which would not be enough to support quality retail outlets, a variety of grocery stores, cafes, etc. 13 is too many separate areas, perhaps 3 complete communities.
- ▶ This is true, we don't really have a downtown area, the original planning was very disjointed, with First Nations lands bordering the town. The town doesn't have a walking, stopping, coffee and luncheon atmosphere like the downtown Kelowna. so we drive to a strip mall, and buy and leave.



- Connectivity will be difficult given our mountainous landscapes. If we were to stop expanding out & build up in the flatter areas. The more desirable flatter areas would be suitable for walking paths along the shore (which we would have to buy back) with huge green spaces. This would be reasonable for people to get out of their cars and walk to work. A network of 20 person ferries could be part of the transit system to link the 3 communities along the shore. A big central market open 18/7 (like Granville Market in Vancouver or Lonsdale Quay in North Vancouver) would provide 1 spot for constant quality fresh foods, retail shops and art & culture & eateries. Loose the redundancy of 13 tiny markets with questionable freshness & variety. There might even be a fast ferry to move people without cars from Kelowna to WK.
- If our WK population was 60,000 by 2040, 13 complete communities would each have 4600 people, which would not be enough to support quality retail outlets, a variety of grocery stores, cafes, etc. 13 is too many separate areas, perhaps 3 complete communities.
- Connectivity will be difficult given our mountainous landscapes. If we were to stop expanding out & build up in the flatter areas. The more desirable flatter areas would be suitable for walking paths along the shore (which we would have to buy back) with huge green spaces. This would be reasonable for people to get out of their cars and walk to work.
- Throughout the who draft report I'm reading the Utopian dream. We need to see and feel positive change and how that will be achieved not just "what we'd like".

OUR ADAPTABILITY

- Change is inevitable. Change is not always for the best of all, or in the best interest of all. Growth can be good or bad. Stability is good, health is good. Adapting to embrace a change that a large majority of our town don't want isn't being adaptable, it's being pushed on humans who moved here because this wasn't Kelowna. Adaptability goes both ways, including for those that want HUGE changes for their own reasons and don't get it.
- Could you give an example of "bold action"?
- Now we know that any second transmission line is like to cost \$200million could we not develop our own back up by wind (up on Penask), solar or wave power (there is a constant current/ flow in the lake) - surely a better use of \$200m.
- Taking bold actions to address climate change - Now we know that any second transmission power line is like to cost \$200million could we not develop our own back up by wind (up on Penask), solar or wave power (there is a constant current/ flow in the lake, plus Powers Creek, Bear Creek and others) - surely a better use of \$200m - generate the power near us.
- Planning ahead for infrastructure needs - and signs of success - park land needs to be acquired/ reserved (not necessarily paid for till needed) for community parks in each neighbourhood so that parks can be developed as funds become available - otherwise developers will scoop up the best sites and when parks are needed the only land will be on the outskirts of the expanding city and inner neighbourhoods will suffer.
- In part, visions for connectivity and adaptability go hand in hand. Careful planning on infrastructure such as roads and ensuring the addition of pedestrian/ cycling paths should be part of any new community planning going forward without question.

- ▶ Three community hubs would really reduce our infrastructure, water, sewage, roadways & transit needs. Fires wouldn't be so dangerous if we didn't have homes at the top of mountains. Fires burn up. The lake floods and we should not have to pay to protect those few vulnerable lake front homes.(Sadly, we would have already had decent drinking water if we didn't have to support private waterfront homes from flooding). Waterfront should be for many, not a few.
- ▶ The focus of this survey is adaptability. We all need to be adaptable to change as it comes along. This year has been an exercise in adapting to change. Change is welcome if done affordably for the taxpayers of the city. Adaptability equals affordability.
- ▶ Adapting housing to accommodate more residence without disrupting the neighbors/neighborhood
- ▶ We really need to look at allowing both long term and short stays in the same home. If this can be obtained with minimal disruption to the community and neighbors it should be allowed.
- ▶ Emphasis on assuring infrastructure needs prior to development.
- ▶ Many land developer projects seem to get readings without any consideration for infrastructure/ schools and why they are not paying for it.
- ▶ Good to see long-term infrastructure needs identified. There will be so much infrastructure replacement required.
- ▶ Adapting to growth in a graceful way that expands opportunities but avoids the negative impacts (traffic, cost of housing etc.)
- ▶ Looks good- stay committed to a path.
- ▶ Adaptability is a two way street. Let's not be one sided like so many other cities. Let's also focus on the whole cart and not just the squeaky wheel.
- ▶ Image should be something more relatable that ties in all points: E.g. A child on a paved neighbourhood street throwing out fall leaves into a green landscaping bin with the house in the background that has solar panels on the roof. Or 4 photos that explains the adaptability such as 1)Infrastructure construction 2) building/treatment plant 3) person running faucet 4) A photo that the average person can relate to.
- ▶ While we should all focus on all environmentally damaging actions/products, to what extent do we address this and at what cost to consumers? Unclear as to what is being suggested as there is nothing specific or concrete as to what "climate conscious changes" are or how they will help. Sounds like another PR piece for a retirement community.
- ▶ Recycling - we need a process that does not require a PhD to figure out how to use it or web instructions that tell you to do one thing and a recycling centres that tells you differently. Simplify the process should be considered.
- ▶ When we think about climate change, we need to think primarily about carbon sinks. What is the biggest carbon sink in the world, Healthy Soil? Any chemicals used in agriculture especially the wine industry will eventually reach the lake which will turn it into a dead zone. We are part of nature does not separate from nature what we do to nature we eventually do to ourselves. An NPK approach to agriculture is a futile approach not only to agriculture, water ways but the ultimately the Health of Mother Nature, The Planet and People.
- ▶ I like this element. The statement Preparing to be nimble..Should read Preparing to be nimble and responsive to change and embrace new opportunities. I love Taking bold actions to address the impacts of climate change.



- ▶ When we think about climate change, we need to think primarily about carbon sinks. What is the biggest carbon sink in the world, Healthy Soil? Any chemicals used in agriculture especially the wine industry will eventually reach the lake which will turn it into a dead zone. We are part of nature does not separate from nature what we do to nature we eventually do to ourselves. An NPK approach to agriculture is a futile approach not only to agriculture, water ways but the ultimately the Health of Mother Nature, The Planet and People. The new agriculture system uses an agro-ecological, regenerative, biological approach. A scientific, innovative and integrated system adopting permaculture design principles.

OUR PROSPERITY

- ▶ Infrastructure future planning - YES, so important to services being delivered by the city. Climate change, reducing waste...Yup!
- ▶ Food is one thing; nutritious food is quite another. Food has now become the number hook in travel. Chefs can make food look good and taste good. But they can not make it nutritious. (CNN)America's poor diet is not just bad for us. It is now considered a threat to national security. Diet-related illnesses are a growing burden on the United States economy, worsening health disparities and impacting national security, according to a white paper published Monday in the American Journal of Clinical Nutrition. Poor nutrition is the leading cause of illnesses in the US, with unhealthy diets killing more than half a million people each year, a group of experts who have formed the Federal Nutrition Research Advisory Group. Poor nutrition is the leading cause of illnesses in the US. About 46% of adults in the country have an overall poor-quality diet, and this number goes up to 56% for children, according to the paper. These increases in health spending, the advisory group said, affect government budgets, the competitiveness of the US private sector and workers' wages.
- ▶ Through proper growing, branding and marketing of verifiable high quality nutritious foods with hard work and perseverance we can get Kelowna on the map connecting all the dots with other suggestions already made. More data in my PowerPoint!
- ▶ You talk about the importance of trees, yet there is no restriction on people removing trees that help make a neighbourhood and our community livable.
- ▶ It is important we coexist with agriculture; and it's important that we support our industrial tax base, but those businesses must also respect the natural environmental features around them: industry must not be permitted to encroach on nearby ponds and wetlands or we lose the quality of life, and life itself, you say are so important.
- ▶ Businesses pay for much of how West Kelowna will develop, it seems wrong to have such an important section, so far back in the document.
- ▶ Well written. I do want to reinforce the need for collaboration with WFN. Many of what is envisioned in the "Our Prosperity" section can not be achieved without the support of WFN.
- ▶ More fluff. "One of the beauties of this area is looking over pastures and orchards and the food security it can bring." If 11% of WK is agriculture and that means fruit, wineries, cideries, distilleries, this hardly generates any sort of food security. My guess is that at least 95% of food in WK is brought in from outside the area and outside the country. While I like that the intent is to keep agriculture active in WK, I'm not sure that the approach shown is creating any meaningful forms of long-term sustenance. Agriculture in WK has moved far away from being integral to the food-belt and far more tied to alcohol production and tourism, which is fine, but let's not try to paint a different picture. We are part of wine-country, so let's promote that as a community benefit.

- ▶ Prosperity comes on many levels not just the almighty dollar. Stay smart and listen to the people. If they are happy then you fulfill all levels of prosperity.
- ▶ Again, very good.
- ▶ Prosperity to serves the entire community.
- ▶ I have concerned that development and the tax the city will derive from them will take precedence over communities that are already prosperous and can not handle more development.
- ▶ Good places to shop and play and recreate. Suggesting that recreation and sport are as important as shopping and that can include things such as commercial tourist resorts.
- ▶ I absolutely love the idea of West Kelowna being recognized as a modern agricultural city. Thriving business, lots of opportunity to play, cleanliness and all in a city that embraces agriculture. It paints a beautiful picture and gives us an identity. Currently our identity is basically dependent on the fact that we are next to Kelowna. This could really change all that.
- ▶ I support this section. Need to focus on more professional services and offices too.
- ▶ Agriculture does not need large buildings placed on their land for no other reason than for advertising their site. i.e.: buildings that are proposed towers or look like bombed out shelters.
- ▶ Emphasis on collaborating on stewardship of our lands.
- ▶ Each residential property should be allowed to put out their shingle as doing business has changed and many are working from home. Having a zone that doesn't allow this is ridiculous in this day and age.
- ▶ Tourists do not add to the local residents, just a few businesses, so let's not sell our city out to tourists.
- ▶ When commencing planning for major comprehensive development plans, ensuring there are various housing options made available. This can be done, by providing incentives to the development community such as more density allowed, provided "purpose-built" rental housing is incorporated, etc.
- ▶ 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.
- ▶ Build 2 great hospitals that will attract many jobs, spin-off industries, be of value to residents. If we are going to be a city of mainly seniors, we need jobs to entertain, support and care for them. (Sadly, caring for seniors is not that fulfilling).
- ▶ Our agriculture industry is just too seasonal unless we convert to massive greenhouses like they have in Holland where they produce the majority of the EU's tomatoes. We could hide the sprawling greenhouses on the west side of Hwy 97 in the hills. The greenhouses could provide year round quality produce for our beautiful under cover market that is open 18/7.
- ▶ Collaborating to steward these lands is in the wrong section. It is important but not in Prosperity -better in places - no-one will understand why it is in here. Safeguarding our water sources will be a growing problem as more mechanized ATVs and whatever follows them, chew through our forests and disturb feeder streams flowing down to our reservoirs.
- ▶ This is perfect if it can be followed through.
- ▶ This is a very good example of what the focus should be on.



- ▶ You start out making prosperity about beauty and natural resources, and swiftly include new businesses and job. Prosperity (in health wealth and general life) does start with taking care of our resources. Prosperity in wealth is not always good. New business (which fail at an enormously high rate and bring life impacting devastation to both owners and staff) adapt to the people, not the reverse. Our beautiful West Kelowna isn't here to have our beauty, peace and accessibility (which IS prosperity) change for individual businesses prosperity.
- ▶ Our people are joined at the hip with Westbank First Nations. They are even invited to respond to our Vision. The city and Westbank First Nations are a city within a city so it is imperative we work together; however, we have to recognize we are also two competitive entities and in a capitalistic economy the opportunity to take advantage of one or the other in pursuit of the two entities needs to financial sustainability may cause hardships in our relations with each other and negate the community plan. Example when the B.C. Government set a speculation tax on West Kelowna to curtail the sales of homes to offshore or out of province buyers, our WBFN neighbours built homes and advertised buy here we are not governed by the spec tax we welcome you and your money. We share roads, we share schools, we share libraries and we share sewage treatment plants that the taxpayers in the city of West Kelowna are taxed for. I believe strongly that we should offer WB First Nations all these amenities tax free but when they have over 10,000 non-indigenous people living on their lands it leaves citizens of West Kelowna the costs to cover the increased number of users who do not pay taxes to the city.

OUR PLACES

- ▶ Be specific, what changes to the waterfront? How will we adapt, how many high-rises, located where? How high? Are we making it to be a busy place? Will the quaintness and peacefulness be kept? Etc.
- ▶ One news release commented to make our waterfront like Peachland! Which is overcrowded, noisy with cars, no parking. It also commented to put a Pub on the waterfront?
- ▶ Peachland has a pub nightly frequented by Bikers, and its noisy. It's a horrible vision for a community. The peace and beauty of the waterfront for a pub? For bikers? That can be located anywhere, preferably close to the police station.
- ▶ The cove rents out a room that in the summers the bands place into the late evenings and, the doors are wide open, due to bodies and heat and the noise can be heard a couple of miles away. This should have been located in the downtown area not in residential. Again someone with poor planning and vision skills. When you're drinking and partying, you don't need to be at the peaceful waterfront.
- ▶ Everything good except the wording "city of compact neighborhoods"
- ▶ What does this mean? Can I assume that after you've spread out all over the west of the city you will start building up and more box stores appear.
- ▶ Not super clear how the city plans to attract more businesses to the area. I feel there are already many vacant commercial spaces and I took away that we want to add more, but what is the plan to fill existing spaces before building more?
- ▶ As "our waterfront" is extremely limited in West Kelowna, there needs to be a stronger message - that we protect and preserve access to our waterfront for all residents of West Kelowna.

- ▶ Frankly, the couplet in Westbank is a red herring, important to a few but not too many. If HWY 97 bypassed the city, as it may do in time, then the problem will go away. The vision deals in big picture items, the couplet is a minor item and should not be included.
- ▶ Protected Green Spaces - should say "in every neighbourhood."
- ▶ Having a fast highway as part of a community doesn't work. The low rise business on Main & Dobbin have to move. I do not see Westbank center as WK's "downtown". It is flat for walking seniors, is old and has above ground hydro lines. Relocate it to the south side of 97 & combine it with Goats Peak & Gellatly as one of the 3 sustainable communities. Another could be a combination of South Boucherie, Lakeview Heights & Casa Loma. The last will unfortunately be on the wrong side of Hwy 97, say combine Shannon Lake, WK Estates & WK Business park.
- ▶ I see this as possibly one of the bigger challenges for West Kelowna. There is much infrastructure that needs updating and reorganization but I sense a deep loyalty to the way it is. City planners and developers will have their work cut out for them.
- ▶ Gellatly Bay is a very small community with Willow Beach used extensively by families. Gellatly Road is very narrow with no room for widening. Adding additional towers of residential units and not allowing for green space is simply not well thought out. Traffic is at its peak along Gellatly Road. Restaurants and stores? Where? Developing Goats Peak will only add more traffic. Consideration for 2 11-storey buildings is simply not a well thought out plan except perhaps for the almighty tax dollar. How will we residents at The Pointe exit our community safely into the traffic?
- ▶ The second two sections are good - the big issue will be how will CWK secure the open park land before the developers do.
- ▶ On the Gellatly Bay proposed development. I agree with the original proposed density envisioned. That is a mixed-use development comprising small retail/ commercial component on main floor with 3-4 stories of residential above. I would strongly appose any further densification, as I believe the surrounding residential neighborhoods would be negatively affected, by bringing too much traffic to this already very busy location, especially during the summer months.
- ▶ A vibrant waterfront needs to be clarified with emphasis on recreational usage as opposed to provision of services (food, cafes, pubs, shops).
- ▶ West Kelowna does not need compacted neighborhoods. A vibrant waterfront means where people can walk and enjoy the view not stores, restaurants and signs just for development sake.
- ▶ Neighbourhood centers are very important so I'm glad this is in here. You should be able to walk 10 minutes to a coffee shop in all neighbourhoods, and bike 10 minutes to a grocery store.
- ▶ Document so far has been a high level discussion of principles and values - now we have two projects - looks very wrong and contrived/ directed.
- ▶ This is the area our city needs to spend the most time figuring out where are we going. Our downtown is dirty and unattractive. It's not a place anyone wants to shop or be in. The trend of more residential in the core is a good first step. Now we need to concentrate on making it a place where those residents will want to hang out, shop and work. Our next biggest failure is to make a truly great waterfront area. Its cleaner than it was but it's still not a true hang out. We need a Peachland type waterfront. That's where our family goes to hang out. Not our own waterfront. I realize it won't be easy but its really what sets us a "have not city" vs the other Okanagan towns and cities.



- ▶ I would like to see more parks and community areas.
- ▶ It would be nice to have more public beaches to share. Not to demean anyone but as a newcomer...I see most of the beaches are private property. I don't see how this could change but there is a lot of shorefront that could be developed (it seems) for the public and not exclusively for the very rich.
- ▶ Strengthen the position on the lake foreshore against it being overtaken by marina development. Allowing all people linear access to the lake foreshore.
- ▶ West Kelowna needs an identity outside of being the bedroom community of Kelowna and an extension of Hwy 97.
- ▶ I would add "places AND SPACES" to this one. Really focus in on West Kelowna's natural beauty, agriculture, and lower density. Very appealing.
- ▶ I take exception to the concept of a Gellatly Village. This is a totally misguided notion that I cannot support. There is very limited space on Gellatly Bay for our citizens. WFN land and private beach, the West Kelowna Yacht Club, private residences and the Cove Resort take up 80% of the waterfront. All we have is a popular wharf, a tiny beach and a beautifully developed pedestrian path. The less the 3 acres of potential development on the current boat storage yard across from Willow Beach can hardly become a "Village". I strongly suggest that the city purchase this land and turn it into a park setting to compliment Willow Park Beach. It could provide space for a variety food trucks during the summer, space for an outdoor market, shade trees, picnic tables etc., All of which are currently missing at Gellatly Bay. I am unaware of another property in West Kelowna that could enhance our very limited waterfront. Otherwise, only small scale (no high-rises) development would be acceptable but definitely not optimal.
- ▶ Our places are also the responsibility of the people living there. I see so much garbage thrown on the ground and damage caused from uncaring citizens. We have to involve all our community to be proud of our WK. You are doing this with this involvement process. Well done!
- ▶ No offense, but I have no idea what or where Westbank Centre is and I have lived in WK for about 6 years and prior to that, Kelowna proper. WK has no "downtown" which is unfortunate, because if we had a DT like most towns, it could be quaint and valuable. Instead, we have HUGE urban sprawl from the bridge all the way to the south end of 97 with businesses crammed between the water, residential development and the mountains. I see no way that this will ever change.
- ▶ As a number of Councilors noted. We can not assume that Highway 97 will ever be diverted around Westbank Centre. The plans for how to revitalize Westbank Centre should begin now.
- ▶ I think the things you have are good. However, I would like to see more about improving neighborhoods including sidewalks, adding/improving parks, adding shops, cafes, maintaining trail systems etc. In West Kelowna Estates, there is not a single thing in walking distance. A playground would be great. Also, a sidewalk on Horizon Drive is a must.
- ▶ Compact neighbourhoods with everyone we need closer - YES. Love the concept of these '15min communities' and has so many benefits to other parts of the vision too. Accessible waterfront YES -- (on that note can more be done to push boat further away from shore...The waves from boats driving close to shore are bad for users, and for the shore infrastructure!). Protecting green space for future generations - YES.

- ▶ The waterfront has the most potential to enhance the future of WK. Perhaps there is a way to amalgamate several ways made in my suggestions to help realize the cohesiveness of WK. Keeping in mind there are two kinds of people, mountain or water people when it comes to living environments.
- ▶ I would like to see more designated dog parks in most areas of the community. Everywhere else the city bylaws on keeping dogs on a leash and picking up after them should be enforced more strictly.

5-MINUTE FEEDBACK FORM

- ▶ Must make Review readable or printable first.
- ▶ Wineries add a beautiful backdrop to the west Kelowna scenery, but they don't feed people and are insecticide intensive which is harmful to the environment. We need to stop the selling off of agricultural land to wineries. West Kelowna needs to be more food based agriculture. We need to subsidize farmers and encourage environmentally friendly organic farming. Covid has show us the importance of being a food secure community. Thank you.
- ▶ Westbank (Centre) had 100 years to develop their neighbourhood as they wished. I see no reason why I should be taxed to pay to fix it up for them. I also see no reason why city Council should be subsidizing businesses in Westbank to better compete against businesses in my neighbourhood. In Kelowna they took just one year to revitalize Pandosy on the Lake, and two summers to revitalize Bernard Avenue. Businesses, that were set to reap the benefits, paid a large portion of these costs. In contrast to revitalize Westbank city Council taxes other neighborhoods to subsidize the businesses in Westbank on a project has been going on for a decade and a half already, with many millions of dollars wasted. Time for Westbankers to stand on their own 2 feet and stop with the freeloading on other neighbourhoods.
- ▶ Looks great clear and easy to understand with direction.
- ▶ Adaptability needs to include paperwork reduction; administration costs are crippling our institutions.
- ▶ Generally speaking I quite like it.
- ▶ I totally agree it is very important to maintain each community's unique vibe.
- ▶ There is nothing spectacular that says to me "hey let's move or stay in West Kelowna". Why not show a proposal of walkable community with mixed use business and housing which includes cafes, restaurants, salons, and other services all together?
- ▶ Again I don't see any mention of making this community accessible for all. The Okanagan weather attracts those in wheelchairs and other disabilities because they don't have to deal with as many rainy days, etc., And there is more for them to help live a full life. I'd like to see West Kelowna be the first Okanagan community to embrace this. Housing is a huge issue as everything is built with stairs and multi-levels, parking spots and doorways not wide enough or not correctly placed. Doors to community buildings without accessible entrances. Large hills or grass fields for community events make it difficult for wheelchair users. The list goes on.
- ▶ Improvements to Westbank centre are needed. Perhaps a bigger focus on attracting high quality jobs to our city, which will help our people get and keep good paying jobs to create prosperity.
- ▶ It's ok. As foundational elements, they are good, however I would look for some greater commitments. I know the City of Kelowna has invested in dark fiber in its downtown core to improve connectivity in that area. There is no mention of what innovation, how they're planning for the future, or adoption of tech that the City of West Kelowna are striving for.
- ▶ Sustainability. Greener city development.



- ▶ One of the great things about small town living is having nature in proximity. When our house was built 14 years ago, there was a herd of 30 deer and 2 coyote families that regularly came through. Then after the big fire about half the deer moved out. Then the 2 parts of Glen Canyon Trail were connected and more moved out. Now there is new development for Goat Peak with a "wildlife corridor" that is just the steepest land hardest to build on. As we grow, we crowd out nature. Part of that is inevitable - but it is heartbreaking, nonetheless. Can we figure out a way to live with nature better? Make it more accessible to us? I'm not sure how this is done but I'd love something in the 5 Foundational Elements that includes access to nature not just manicured parks.
- ▶ I think the city should adopt a mill rate to save for parks and lakeshore and community connecting walk/bike trails.
- ▶ I would add next to our "places" our "spaces" i.e. green space, agriculture, etc. Make a big push to keep density in check and retain the very thing that draws people here in the first place which is to escape the overpopulated large urban centers. Overall very good job.
- ▶ Covers the priorities well.
- ▶ Maybe in our places element under the waterfront add the word protected to the statement.
- ▶ Again - it's a VISION. So this is all so very fuzzy. Nice categories - very hard to comment on them as there is absolutely nothing that is concrete outlined. I want to get to specifics: MORE POLICING, bike trails, sound control - the things that it takes to make a livable and peaceful community.
- ▶ Does not speak to affordable housing, addressing issues like homelessness and policing.
- ▶ Just not enough commitment, once again all very vague and "off the shelf" responses.
- ▶ High marks on recognition that our transportation system is critical to WK's future, and also one of WK's biggest problems. Transportation is the only foundational element that will see unprecedented technical and social change in the next 20 years due to fully autonomous vehicles. Yet the vision barely mentions how many of our current challenges could be, if we embrace it, fully or partially addressed by making personal car ownership no longer required or desired due to a ubiquitous, autonomous, public/private taxi infrastructure.
- ▶ I suggest that commercial wineries work with adjacent residential areas in ways that nearby homes are not overrun by winery patrons, trespassers, and flagrant disregard for privacy and private property by intentionally advertising pathways that result in the above issues. There are alternate pathways described in the city planning maps that if followed would serve everyone's needs.
- ▶ As long as the city doesn't rush into improvements and changes and ups our taxes to cover the costs.
- ▶ Ensure people includes WFN and other cultures and that connections includes a connection to land that honours the unceded Indigenous territory that we live in.
- ▶ Just awful soap box wording. Can't even get past the first one. I don't recognize the place you are talking about.
- ▶ There is very little substance in this document. The marketing fluff that makes up the bulk of it is suffocating, repetitive and shallow.
- ▶ Lots of lofty ideas but I want to hear actual plans.
- ▶ Reading between the lines I see some commitment to sustainable practices in our community's vision however I would like to see a stronger commitment to the development of a sustainable community model tied to all five foundational elements.

- ▶ The word "compact" and reference to Westbank Centre in Places section stand out. What does compact mean - micro-units and over-development? As well, my hope is that with the vision you have for Westbank Centre it encourages businesses to relocate to this new location instead of main street and that the city has a plan to work with the other powers that be to purchase the Main Street real estate so Hwy 97 can actually be a hwy. Pages 27 and 29 need to be updated to better adopt the existing Gellatly Bay Village amendment that was created a few years back including terms such as small scale development to protect our local wildlife and allow the local residents to enjoy this area in a safe and calm environment (i.e. help developers have a better idea on what they should be developing). Overall, I feel the vision document is lacking more concrete goals and signs of success. I'd recommend you look at adopting SMART (Specific, Measurable, Achievable, Realistic, and Timely) goals into this so that you provide more direction for developers and residents alike. Similarly with the development/vision that is noted I don't see reference to the added infrastructure needed to support this - more schools, increased capabilities at the new urgent clinic (x ray, etc.), More roads, safe drinking water, etc.
- ▶ Yes, start by solving the huge problem of the couplet, otherwise the rest of these ideals will be hard to realize.
- ▶ Cultural and Entertainment centers could be addressed better.
- ▶ Keep in mind you have a large diverse population - you can't achieve everything in 20 years and need priority but you must keep in mind what people can afford in taxes as cost of living continues to rise.
- ▶ This document seems to be all glitz and boilerplate. Reminds me of the Parks and Rec Masterplans which look good but are not used in any way to build up the parks system.
- ▶ Again, natural spaces, parks and our shoreline are key. We cannot lose them to development.



COMMUNITY CIRCLES FEEDBACK FORM

- ▶ Make sure to add: The mandate of municipal government is to listen and work with and on behalf of the people of the community. we all agree important but seems linked to other foundational elements.
- ▶ Consider modifying a bit- in ALL CAPS below. OUR ADAPTABILITY is how we embrace TRANSITIONAL (i.e., measured/incremental/not extreme) change and prepare our city to be successful. This is where we commit to making the best possible choices that will keep our city healthy, safe, GREEN and resilient for years to come and PROTECT OUR SMALL-TOWN VALUES. Other comments were to not make changes just for the sake of pursuing higher tax revenues.
- ▶ This was considered the most important by the majority of our group. Suggestions: Expand on protecting our green spaces, ALR land, waterfront, nature, escarpments, wildlife corridors, and features that make West Kelowna the beautiful place that it is, to support and cherish now and for future generations. I.e., Stewardship." We believe that West Kelowna should not compete with Kelowna but rather have business and jobs that enhance the community, without damaging access to the lake, or compromise agricultural, farming, or nurseries. It is important to live in harmony with existing wildlife. We see the name Westbank Centre changed to West Kelowna centre. It is too confusing to have two names for the same place. We would like to see an urban look for downtown and a more rural look for the rest of West Kelowna. We do not see neighbourhood centres as a common goal.
- ▶ Also, very important, and links to prosperity and connectivity. OUR PLACES are the neighbourhoods and destinations we love. This is where we commit to changes that tackle challenges and improvements TO Westbank Centre. CAREFULLY CONSIDERED AND INCREMENTAL CHANGES TO our waterfront. EMBRACE OUR compact neighbourhood centres, creating great places to GATHER.
- ▶ Add another item: Add another item related to "Our Prosperity" and expand on protecting our green spaces, ALR land, waterfront, nature, escarpments, wildlife corridors, and features that make West Kelowna the beautiful place that it is, to support and cherish now and for future generations. i.e., Stewardship.

KEY DIRECTIONS

Suggested Improvements, Refinements, or Additions

GENERAL FEEDBACK FORM

OUR PEOPLE

A CARING COMMUNITY THAT SUPPORTS ONE ANOTHER AND CELEBRATES DIVERSITY

- ▶ As this is a vision, details on how it will be achieved are not specified.
- ▶ Be bolder on what we see in 2040, e.g., being known for our affordable day care with perhaps a goal of x spaces/1000 people. Need an aspirational goal to generate policy and debate. With all adults essentially needing to work, affordable day care is the most 'freeing' thing we can do to facilitate that.
- ▶ Accessibility to waterfront gathering in Gellatly Bay, and a vibrant downtown Westbank business Center.

A HEALTHY COMMUNITY THAT SUPPORTS HEALTHY INDIVIDUALS

- ▶ As this is a vision, details on how it will be achieved are not specified. As this is a vision, details on how it will be achieved are not specified.
- ▶ Not enough can be said on this one. Every point for 2040 is critically important.
- ▶ Becoming a healthy community both through health facilities and enhanced recreational opportunities, in particular parks, trail and beaches.
- ▶ WK cannot talk about a healthy community until the water advisory problem is permanently solved.
- ▶ Suggest we don't focus on medical.

- ▶ Same comment as above
- ▶ There is a tremendous need for supportive health services such as dialysis and ambulatory care in West Kelowna. Having to travel across the bridge for such necessary services is a real challenge if there is any problem on the bridge.
- ▶ Secondly, because of our gentle climate, there should be a greater emphasis on outdoor recreation as opposed to building facilities."
- ▶ Add parks and recreational spaces.
- ▶ Please add something about a safe community and parks in addition to modern recreational facilities.
- ▶ Self sufficiency is great but can be expensive. Do not ignore the easy access to first class medical resources in Kelowna.

ENGAGED YOUNG MINDS THAT WILL BECOME FUTURE LEADERS

- ▶ Same comment as above
- ▶ How about a young entrepreneur program?
- ▶ Millennials are seldom interested in connection with anything but social media and their phone. Good luck...
- ▶ Emphasis on post-secondary education and jobs. How to attract a major technology company of 100+ employees in a new stand alone building to be an anchor for subsequent solicitations?



AN OPPORTUNITY FOR EACH OF US TO FEEL AT HOME (MORE HOUSING CHOICE)

- ▶ Be more aspirational in terms of affordable units per 1000 population. Set stretch goals to attract attention.
- ▶ I have yet to see any programs truly help homelessness or low-income families.
- ▶ West Kelowna should not follow Kelowna's lead of building high rises wherever possible, and in particular across from public beaches. Thoughtful, low density housing (houses, townhomes, walkups) makes our community more desirable and enjoyable.
- ▶ We as a city need to embrace that suites are a part of our city. We need to make neighbour hoods that have these in mind. Off street parking planned right into the development and more green space. Don't fight it...Embrace it. It benefits everyone when it's done right from the start.
- ▶ I doubt homelessness will be cured by building more homes. In my experience many people choose to be homeless. Some can't afford a home, but if cheap homes are sold to needy people, what happens when they sell their home for huge profits - see experience in the UK>
- ▶ Same comment as above
- ▶ Add with an emphasis on smaller scale builds with attractive designs.
- ▶ Get rid of the image of a high-rise.
- ▶ Allowing multi-family housing as well as having short stay and long stay at the same residence should be allowed as long as it doesn't interfere with the enjoyment of the neighborhood as a whole.
- ▶ Homelessness is a complex issue that involves mental issues also. Let's also solve the issue and get at the root rather than what we see!

- ▶ I completely agree that we need to provide more diverse housing, especially for people who need subsidized and supportive housing. However, high rise buildings are not the solution and should not become a part of West Kelowna.
- ▶ No high rises
- ▶ Designating the right locations is very important.

Suggestion Our People

- ▶ Infrastructure improvement to provide safety of the citizens from where they walk, the water they drink, and roads they drive on.

OUR CONNECTIVITY

A SUSTAINED SHIFT IN OUR TRANSPORTATION CHOICES AWAY FROM SINGLE-OCCUPANCY VEHICLES

- ▶ See Streets comment. We need more sidewalks, street lighting and cycling paths/lanes.
- ▶ We cannot ignore the fact that WKC, to a large degree, will continue to be a bedroom community for Kelowna.
- ▶ Improvement of both cycling and walking routes is priority.
- ▶ This is essential
- ▶ Creating friendly roads for cyclists and pedestrians is huge. COVID-19 has brought way more people out in their own community. Give them safe areas to walk and ride. Develop a cycling friendly city. Follow Kelowna's lead.
- ▶ This whole valley is not set up to have single use vehicles reduced, the city of West Kelowna is by far too spread out.
- ▶ This is one of the most important

- ▶ Shorter, more aggressive timeline and roll out.
- ▶ Given the current geographic area of WK, not likely to happen.
- ▶ As long as common sense prevails, agreed. less cars = less traffic= better community.
- ▶ You should be able to safely ride your bike from the bridge to Westbank (with electric bikes, this is more likely to be appealing)
- ▶ Vision only. Need to know how. Same comment for all
- ▶ Transportation is such a big issue; it warrants more than one key direction. I see 3 distinct components: sidewalks/cycle paths; public transit; reduce single vehicle use as all worthy of separate key directions,
- ▶ A bit vague, how do you plan to reduce single occupancy vehicles? Hasn't worked in Lower Mainland.

STREETS FOR PEOPLE

- ▶ Casa Loma comment: Casa Loma does not safe walking and cycling routes, public transit, or safe lighting on Campbell Road.
- ▶ See previous comments.
- ▶ Shorter, more aggressive timeline and roll out.
- ▶ So critically important to our city vision of being friendly, clean, embracing agriculture and self-reliance
- ▶ AGREED! In the right places.
- ▶ This is difficult as it comes with a very high cost -- only worth it if people are using it. But I can see that also being a horse in front of cart problem and vice versa.
- ▶ Desperately short of street lighting, sidewalks and cycling paths/lanes. A huge infrastructure deficit that may need targeted and disproportionate funding. Special levy perhaps.
- ▶ Many people do not want streetlights and sidewalks

COLLABORATION WITH OUR CENTRAL OKANAGAN NEIGHBOURS

- ▶ So many opportunities for better collaboration with Westbank, Kelowna, etc.
- ▶ There are not many cities that are completely enmeshed in other municipality. Close collaboration with WFN will be imperative.
- ▶ Other than improvements to BC Transit routes and schedule, not much is inter-regional. To justify more transit, we need more people density.
- ▶ We absolutely need this to move forward!
- ▶ Shorter, more aggressive timeline and roll out.
- ▶ Redundant.
- ▶ Should be specific mention of forming public/private partnerships including WFN and City of Kelowna
- ▶ Collaboration with WFN is absolutely CRUCIAL to West Kelowna's future. Working together with Kelowna and WFN to mutual benefit(s) is obviously important as well.

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

- ▶ Cultural programs should also consider joint ventures with WFN, Kelowna, other towns so that financially feasible.
- ▶ Having a central space where this happens really helps - a community center with a place for indoor and outdoor events, near restaurants and shops so events can bring prosperity to the entire community
- ▶ We should not try to recreate the major facilities that already exist in Kelowna such as a concert hall and larger community theatre. We should embrace open outdoor spaces as places for people to congregate. Small facilities should be attached to places such as new schools or a new city hall that provide an opportunity for local art, theatre and music.



- ▶ Better as more definitive and measurable.
- ▶ We are Canadians. THAT is our culture. Let's celebrate that. Let's celebrate our similarities, NOT differences.
- ▶ Always important for any community to get behind the arts and culture communities, in places that draw people to gather together.

Suggestion Our Connectivity

- ▶ Charging stations for electric cars everywhere

OUR ADAPTABILITY

PREPARING TO BE NIMBLE AND RESPONSIVE TO CHANGE AND NEW OPPORTUNITIES

- ▶ How will these be implemented? Same comment for all.
- ▶ What improvements will reduce fire and flood risk? Seldom will governments ever take initiative in "pilot" or innovative programs, so if you can make it happen, great stuff, but highly doubtful.
- ▶ Without collaboration with WFN, it will be difficult to achieve.
- ▶ Dialogue is good but we have to listen. A hard thing for many to do.
- ▶ Say no to building on flood plains! It is a recipe for disaster and lawsuits.
- ▶ This is important, and should be front and center. Fire is always a threat.
- ▶ Fire especially important to residents here in Casa Loma due to proximity to the park known as Kalamo Park, as well as egress/access for emergencies.

TAKING BOLD ACTIONS TO ADDRESS THE IMPACTS OF CLIMATE CHANGE

- ▶ Work with WFN.
- ▶ We cannot affect climate change as our footprint is minuscule in the global total. Investing in anything that may suggest this is a waste of resources.
- ▶ This may be more of a provincial incentive?
- ▶ Shorter, more aggressive timeline and roll out.
- ▶ Need close ties to Provincial and Federal governments. but a worthy item.
- ▶ This is critical to our survival and needs to be taken seriously by local, provincial and federal government and the people of Canada.
- ▶ Set aspirational goals and develop policies to support those goals. Controversial but could include: a xeriscaping bylaw for all new construction and major renovations, mandating new and replacement irrigation systems (except sports fields and parks) to be drip irrigation, buying only EV or hydrogen vehicles where possible when replacing existing city vehicles. Be bold to set an example. Bring in more supercharging stations as demand develops.
- ▶ I am surprised how the city has not adopted some common mitigation requirements in building and development (stormwater run-off, tree canopies)
- ▶ Commendable goal however we need federal and provincial funding support. So perhaps we need to position WK to volunteer for pilot projects.

PLANNING AHEAD FOR OUR FUTURE INFRASTRUCTURE NEEDS

- ▶ Infrastructure is Priority 1. My impression is West K is not keeping up with the required investments in Infrastructure. Infrastructure investment must be made in advance of approving future developments.
- ▶ Developers should have to help pay for infrastructure upgrades required because of their development.
- ▶ So many services the community relies on are provided by infrastructure. Must be a top priority for the city.
- ▶ Set some aspirational goals and test policy changes for a 5-10-year surcharge levy to catch up on street infrastructure. Shannon Lake Rd and Boucherie Road are keys to tourist destinations. It is a travesty that CWK has boil water advisories. Too little too late is how that looks. City council needs to develop more spine.
- ▶ Work with WFN.
- ▶ Keeping density downtown and improving transit is a brilliant idea.
- ▶ It is imperative that infrastructure improvements are in place prior to development.
- ▶ This should be one of the top priorities! Assessment of infrastructure needs must be complete before granting development permits. Specifically, the sewer system at Gellatly Bay needs assessing before any development is approved!
- ▶ Is the city ready for development and the costs in the future for this development? Big picture people.
- ▶ 100% agreed. Hydroelectric power vulnerability to fire was raised as a concern.

REDUCED CONSUMPTION AND WASTE

- ▶ Better recycle program a must.
- ▶ I would like to compost household vegetable matter but don't because it attracts bears and other vermin. I would like to see agriculture burning replaced by composting as well.
- ▶ Unreasonable fees at our transfer station encourage illegal dumping and should be rectified.
- ▶ Any great community should have strong focus on reduction of waste. Good job WK.
- ▶ Work with WFN.
- ▶ It has been repeatedly proven that "recycling" does virtually nothing and most such programs have accomplished nothing of value. Most garbage, even when supposedly recycled goes into the dump.
- ▶ Consider steeper tiered rates on residential water to encourage xeriscaping, work with other municipalities to encourage more blue bin pickups. Double household garbage fees if necessary, to increase recycling scope. Key is to reduce consumption by pushing programs to reduce demand.
- ▶ Make it easier to recycle and dispose of things responsibly. Food waste needs a better program
- ▶ Improved recycling, collecting household compost in green bins
- ▶ We need composting
- ▶ What about adopting the Food waste program?
- ▶ Making recycling and compost EASY and AFFORDABLE. Strongly monitor and fine heavily for illegal dumping.



OUR PROSPERITY

COLLABORATING TO STEWARD THESE LANDS

- ▶ What exactly has WB 1st Nations done to enhance stewardship of our lands? I cannot recall seeing anything specific in this regard, so how is it they are considered a viable expert in land stewardship?
- ▶ Preserve and enhance our parks and recreational land as a priority.
- ▶ This should be "baked" into development. WK has some fabulous natural areas but they are encroached on by development and that should be carefully reviewed to keep them healthy.
- ▶ As before, how will these be achieved? Same comment for all.
- ▶ Collaboration with WFN is perhaps one of THE most important initiatives due to our intertwined communities.

SUPPORTING OUR AGRICULTURAL AND INDUSTRIAL ROOTS

- ▶ Don't take anymore ALR out or do any swaps
- ▶ ALR should be enhanced. Industrial less important in this area in my opinion.
- ▶ We need to NOT change our ALR lands to allow developers to come in and build to what is bare minimum standards within the ALR designation. We cannot get the land back and have no further input if the developer sells to WFN, it can be changed on a whim and anything can be built if that happens because it is then the WFN land and their choice to use as they wish.
- ▶ We value, appreciate and want our ALR protected fiercely. Industry important but not at the expense of agricultural/waterfront lands.

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

- ▶ Few businesses can offer work-from-home options if they require interaction with consumers. However, not sure how you can even begin to support and encourage such efforts?
- ▶ Cannot ignore that many jobs will still be Kelowna. Transportation needs to and from Kelowna must be considered.
- ▶ Should be realistic about how many people will still be working in Kelowna
- ▶ Remove reference to specific locations. Unrealistic to assume where new and emerging economies will be.
- ▶ This needs to focus on professional and service jobs.

EXPRESSING OUR UNIQUE SENSE OF PLACE

- ▶ Disagree with title Enhanced sense of place. Understand the sentiment, West K should strive for small scale places that are of the higher quality in design and attractiveness.
- ▶ "More tourism experiences" creates a challenge in that certain aspects of West Kelowna are already past capacity during the summer season, for example the beaches, walkway, and boat launch at Gellatly Bay. It would be more accurate to encourage appropriate tourism, where there is a good fit and it will enhance the community, not make things worse.
- ▶ Not too sure what this would actually involve.
- ▶ This is where 'branding' could play a key role. More tourism resorts for tax base, attracting and keeping tourists, and providing more access to the waterfront. No reason to take second place to Kelowna to attract developments.

- ▶ As there is no true central meeting place or downtown, not sure how much of this can be accomplished. I think this is why people usually travel to Kelowna for most similar events.
- ▶ West Kelowna has lots of potential but these areas need to be better developed and tied together.
- ▶ Tourism should be secondary to enhancing quality of life for the residents of West Kelowna.
- ▶ Our waterfronts are already active during the summer and I'm convinced there is no space for tourists on our very limited beaches. Our waterfront is mostly privately owned - a common mistake of our forefathers.
- ▶ This is exactly what makes West Kelowna a place people want to live in and visit. Don't just celebrate agricultural heritage, also protect ongoing agriculture for the future. Attractive buildings MUST meld with current community architecture. i.e. the proposed Winery with Lighthouse does not fit in the community.

Suggestion Our Prosperity

- ▶ I am very surprised at the lack of discussion on the role and impact of tourism in this document. I believe Tourism is a major driver of the economy and West K must address the future role. Will WK be a touchpoint for day visitors or will be the goal to be an overnight destination.
- ▶ We need to ensure food sustainability and keep our agricultural land to maintain food security. We all felt this was of paramount importance
- ▶ Short Term Rentals: Tourism not at the expense of residents. Short term rentals need to be carefully considered. On-site management, in the right locations/zoning.

OUR PLACES

A TRANSFORMED WESTBANK CENTRE

- ▶ I understand the goal to improve the area however I was looking within the document for a more honest assessment of the challenges in making this happen.
- ▶ Work with MOTI to put Highway 97 underground or bypass downtown entirely, refer to Cloverdale for example.
- ▶ This is essential! It should be referred to as West Kelowna Centre, in order to be consistent with language. We need to have our city hall as well as a higher level of health facilities (the new urgent care center functions as a medical clinic, it is not equipped to deal with anything of significance). Thorough planning and incentives should be in place to make this a vibrant and functional center of our community.
- ▶ Need to know how. Same comment for all in this category.
- ▶ It is time to begin this most difficult task. It is doubtful that the highway can be moved so begin shifting our city centre off the highway similar to Summerland. Nobody wants to have walkable streets alongside a highway with logging trucks, semi-trucks and motorhomes.
- ▶ The city has to make Westbank Centre a desirable place for developers by tax incentives, land trades which will encourage development. Edmonton's Whyte Avenue and Calgary's Electric Avenue all started with a few small restaurants that grew into trendy, popular areas.
- ▶ Why is it called Westbank Centre when the name was changed to West Kelowna years ago?
- ▶ If we are moving to more compact communities, how important is it to upgrade the 'centre' which isn't in the middle and out of reach for most communities



- ▶ CRUCIAL! Good job.
- ▶ The highway couplet will always be a problem. Please put it into your equation of a vibrant centre as it is not going away.
- ▶ Work needs to begin now and cannot assume that HWY 97 traffic will be diverted away from Westbank Centre.
- ▶ Continue to double/triple population base via multi-family housing to create a population base to support a vitalized Westbank Centre. Keep beating on landlords to buy into the concept. Somehow it feels that many landlords are myopic on this matter.
- ▶ Have one name - either West Kelowna or Westbank.
- ▶ Absolute consensus on this. This area is where density and business belong. a vibrant downtown is very important.
- ▶ This area is where density and business belong. a vibrant downtown is crucial for commercial and business needs, NOT in our residential communities. i.e., urban vibe, but practical.

A CONNECTED, ACCESSIBLE, AND VIBRANT WATERFRONT

- ▶ Like agriculture, our waterfront is a key asset. We need more of the Cove type developments to bring tourists, keep them here, and to provide residents with more access to the lakeshore. Blackmun Bay, Gellatly Village, etc. A half dozen such developments would not be too much.
 - ▶ Shorter, more aggressive timeline and roll out.
 - ▶ The waterfront is pretty good now, no need to "urbanize" it. No place for high rises.
 - ▶ Would be a very pleasant place to spend time!
 - ▶ If you are building more access to waterfront and businesses/shops, is that not contraindicative to land stewardship?
- ▶ I think the residents of the area need to be personally asked if this is acceptable, and not just change the land designation to suit residents not actively living there.
 - ▶ I can't say enough about how underutilized our waterfront is. It's the worst in the whole Okanagan.
 - ▶ This issue was dealt with in the 2017 OCP for Gellatly Bay and it should not be disregarded. This will be a high rent district as is common with all lakefront properties. It is therefore unlikely to be feasible for shops or galleries to survive. Furthermore, it is in conflict with developing and enhancing the city centre. Even the Cove Resort is unable to keep a restaurant afloat. A very poor idea!
 - ▶ Do not want cafes and shops in Gellatly Bay.
 - ▶ This statement is absolutely inaccurate and not the vision of the residents of West Kelowna. Our waterfront area, especially Gellatly Bay, need to be preserved and enhanced for the recreational use of our citizens and not to provide cafes and pubs. Currently the Cove, with 120 units of its own, cannot support a restaurant. There are plenty of restaurants within minutes of Gellatly Bay and to build high-rises to accommodate services is simply wrong.
 - ▶ This completely misses what is key to the waterfront. The Gellatly Waterfront is busy at all times of the year and provides an extremely important opportunity for all residents of West Kelowna to enjoy the lake and participate in outdoor recreation. In the summertime this area is used far beyond its capacity. The greatest legacy we can leave for future generations is to preserve every inch of available space near this waterfront for recreation, relaxation and enjoying nature. Improving the safety of transportation on foot and bike to Gellatly Bay is necessary.

- Most West Kelowna residents support development - provided it is sensible and proportionate development and not just development to increase the tax base as fast as possible. There have been multiple O.C.P.'s produced over the last several years and after public input regarding Gellatly Bay, all have stressed the need for SMALL SCALE development benefitting the residents of the city. The last O.C.P. Limited the height of any development on the old fruit packing site to five stories yet it seems some of our newer councilors in their zeal to promote development are unaware of this study, which would seem to suggest they did not do their homework before seeking election, and are swayed solely by their own bias as opposed to public input. If that be the case, why does the city waste citizen's taxes constantly producing yet more O.C.P.'s only to cast them aside when the first developer requests a variance to the official plan - one which he well knew existed prior to proceeding with his architectural ideas. A development of eleven stories on the old fruit packing site is not only twice the size envisioned but will detrimentally impact the bay creating not only traffic chaos but ruin it as place of enjoyment for the present residents of Westbank! In absolutely no terms can the construction of two eleven story towers in this location be considered beneficial to the community!
- I term this as protected waterfront to be retained in a natural state with connectivity related to bike paths and extending the walkways, cycle so people can access the area without cars. Gellatly is too small an area to suggest commercial developments or high-density housing. Goal should be to preserve and add more park spaces for families. We do not need shops or cafes.

- I view this as should be titled protected waterfront to be retained in a natural state with connectivity related to bike paths and extending the walkways, cycle so people can access the area without cars. Gellatly is too small an area to suggest commercial developments or high-density housing. Goal should be to preserve and add more park spaces for families. We do not need shops or cafes.
- CRITICAL, CRITICAL, CRITICAL. Gellatly Bay is a crucial place for people to access easily, gather and enjoy. No more marinas cluttering up waterfront.

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

- I understand the sentiment however I do not view this as realistic goal given the relatively small size of West K and proximity that many areas have to goods and services. Compact neighbourhoods is concept that works best in major cities with high density housing. I am not in favour of high-density areas and West K should adhere to concept of small-scale developments.
- The most important statement is that of new development fitting with existing. People who have chosen to live, pay taxes and support businesses in West Kelowna deserve to feel confident that the quality of life they have established will be protected as our city grows.
- See previous comments about walking and biking to neighbourhood amenities.
- Projected population of 60,000 people are not enough to support 13 communities of 4500 each-won't work.



- ▶ Not sure how this will happen without rezoning of land so there can be commercial development tucked into neighborhoods
- ▶ This is a high density, large urban centre concept which I do not support. For example, neighbourhood grocery stores cannot compete with Superstore.
- ▶ Stores carrying essentials closer to the communities would be a welcome addition - if it fits. More opportunities to walk/bike where you need to rather than drive
- ▶ All new developments must fit with and respect adjoining neighborhoods as a priority.
- ▶ Where do such places exist? Small towns usually have a downtown. Big cities have urban sprawl. What exactly are you trying to do/say?
- ▶ Would have big knock-on effects to other parts of the vision.
- ▶ I think Lakeview Heights with its mix of housing, agriculture, shops, schools and a community would be a great goal for each neighborhood.
- ▶ Again, very well done, this point is so important to retain character of each unique neighborhood. Great point!
- ▶ Have always been a proponent of self-sufficient neighbourhood centres but where can they be? Lakeview Village is one...build it out with more density. Maybe the Glen Canyon/Goat's Peak area can become one. Shannon Lake area? There is not a population base to support too many given our relatively low density.
- ▶ Westbank Center: urban/commercial center. Boucherie: agri-tourism focus. Gellatly area: waterfront/fun gather location Residential communities: minimal commercial other than small grocery stores, coffee shops, etc. Sufficient for needs of locals only.

PROTECTED GREEN SPACES AND CONNECTIONS FOR FUTURE GENERATIONS

- ▶ Fewer and bigger green spaces with amenities and facilities like flush washrooms likely have more chance of success than too many small scattered green spaces. They should be destination places.
- ▶ Fabulous. This is what makes WK attractive, is plenty of ALR and green space mixed in with residential. Focus density on the right areas!
- ▶ A must
- ▶ You continuously contradict yourself throughout this entire document. You cannot build new recreational amenities without destroying green spaces. What is an "open" space? A parking lot or a park?
- ▶ In a city that is very much lacking in beaches and recreational areas adjacent to our waterfront, special emphasis must be made on maintaining and enriching the experiences available to our citizens.
- ▶ I am so concerned that "compact" development equates to high density which leads to the approval of high-rises. Please select a term that does not imply that high-rises are acceptable. They are simply not in harmony with the environment as witnessed when one looks across the lake to Kelowna!
- ▶ West Kelowna has some lovely green spaces. Protecting them from encroaching development and degradation from development is important.
- ▶ The vision seems to be thinking of many tiny green spaces due to so much low-rise sprawl. I think we need huge green space, big trees ...
- ▶ Should be specific goals stated. I.e., Acquire x # of acres for greenspace and build X # of new areas.
- ▶ PERFECT/KEY: wildlife corridors and habitat need to be protected. Very important.

OTHER COMMENTS

GENERAL FEEDBACK FORM

- ▶ If you make a plan please stick to it and don't allow variances. It is not fair to the neighborhood and makes people very unhappy and angry.
- ▶ I like that you are thinking about how to improve the city plan and asking citizens for input. Improving and adding parks should be in the plan (not just waterfront).
- ▶ This interactive tool is great! Keep up the good work.
- ▶ The vision should be realistic, affordable and achievable within 20 years otherwise, it should not be part of this vision.
- ▶ Looks good - lots of details will appear in detail
- ▶ I don't think we can try and be all things to all people. We don't have the resources to do that AND just as importantly, initiatives get lost in the noise. People really can't keep track of that many things given the busyness of life. I think council needs to pick half a dozen bold policy moves at this step in the Visioning process, quantify them as aspirational goals in the Signs of Success section, and test them in the next round. Ultimately, there can be only so many key priorities over the next 5-10 years and those should be readily identifiable and measurable to residents.
- ▶ Thank-you for really taking on an in-depth vision strategy. I can really feel the good vibes in it and a real sense of great things to come.
- ▶ You guys are doing a great job of involving community members in the vision. Just by collecting the pain points and ideas alone is forging a connection that many other communities don't have. Much appreciated.
- ▶ Perhaps I don't have a great vision of the future, but I do not believe that WK will be successful in making any meaningful changes to the entire city until 97 is treated as a major Hwy with proper entrance and exits on and off of it. Most major cities in North America focus on proper traffic flow through their city. What WK has is ridiculous and has needed a major overhaul for years. The current system may have worked 30 years ago when the population was much less, but with increased traffic, it will continue to be an albatross if not addressed. Tourists avoid WK because of how traffic bogs down, especially in summer. If we fixed the traffic issues, all else will easily and quickly improve.
- ▶ Fantastic....
- ▶ Casa Loma residents are VERY IMPRESSED with the job you are doing City of West Kelowna. Absolutely great work on this and you are listening to the community. Do whatever it takes to differentiate West Kelowna from the concrete jungle known as Kelowna and West Kelowna will become the envy of the Interior BC. GREAT WORK!
- ▶ You are going in the right direction.
- ▶ Great that you are doing this and getting public comments
- ▶ Thank you so much for all the time and effort put forth to include public input. A suggestion could be to prioritize the 20 key directions, as always, there is never enough money in the budget and priorities must be set.
- ▶ Suggest city of West Kelowna purchase more waterfront land for walking and trails rather than changing zoning knowing the floodplain and infrastructure issues.



- ▶ Please ensure that our vision reflects the wishes of the citizens of West Kelowna as indicated in our recent vision survey.
- ▶ Really worried about safety on Gellatly Road South, so dangerous to walk or drive here right now. Especially from Canyon Ridge to the waterfront! Would love to see realistic plans to improve this.
- ▶ I understand this is an aspirational document however I was looking for a more balanced presentation. I thought there would be a more realistic discussion on the current and specific challenges that West K faces. For example, it is difficult to imagine the future when basic infrastructure systems seem to be trailing behind the city's current growth rate. I also think it is important to educate citizens on what are the financial limits in planning the city's future. I think it is important for even the city planners to understand what the limits of our city's financial resources and to incorporate that into their documents rather than get too carried away in their aspirations. I was surprised to see how little discussion of Tourism was listed in the document. My understanding is tourism is a key factor in the marketing the Okanagan and West Kelowna is definitely located in the middle of most tourists travel through the area. I was looking for more discussion on some of the other unique challenges that West K faces, the geographic spread between the communities, the need for strong partnerships and collaborations with Westbank First Nations, relatively close proximity to Kelowna and heavy reliance on cars are all key variables in developing a community plan that is realistic for West Kelowna.
- ▶ Great job.
- ▶ Note that the crime in Smith creek has been increasingly bad, what are the plans to increase security or help those who are in need of mental health or drug/alcohol abuse?
- ▶ I believe renewable energy sounds fine, but not attainable with solar, wind & batteries. We can't keep sprawling; we need to downsize and stop bringing in more people. We need quality not quantity. Our air quality, water quality & food quality is degrading too fast. Huge challenge think it is too late to save us from ourselves. Babies won't live to old age....
- ▶ I mostly support this draft and appreciate the opportunity to participate in the process. When we relocated here, we looked at properties throughout the valley and chose West Kelowna because of its unique characteristics - the semi urban, semi-rural feel, the opportunity for outdoor recreation, that people say hello when you pass them on the street, and in stores and businesses people are helpful and friendly. We appreciate the mix of single-family homes, townhomes and apartments and are so grateful not to have high rise buildings looming over our community. We feel that we have the best of both worlds, with proximity to the larger city of Kelowna and the facilities it provides such as a university, college and hospital. Yet 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!
- ▶ A comprehensive draft vision reading more like a wish list. Concentrate on the Westbank Towne center as your "flagship" project as an example of what's to come. There needs to be something visible and tangible.
- ▶ This is far too vague with rather generic "feel good" vision remarks. The few areas that appear to have plans aren't specific, i.e., infrastructure, waterfront, and adorning the city to make it welcoming. Costs? Plan specifics?

- ▶ Peachland waterfront is a mess and is Also poorly planned. Putting business down on Gellatly waterfront will take away not add to our community. I walk there a lot and it is always busy, very little parking. Busy, because it is a quiet and peaceful beautiful lake front. we don't need Pubs and noisy businesses. They can make money in the core of West Kelowna. Make West Kelowna walkable with outdoor cafes
- ▶ Make West Kelowna walkable with outdoor cafes like Bernard Street.
- ▶ Start there - keep high rises farther out of West Kelowna into the hills, not near the waterfront so it blocks the beauty for everyone, for some developer to make money. If they can only access land farther back, they will buy and build. Waterfront high rises pleases maybe 100 owners and harms all the original owners who made West Kelowna what it is today."
- ▶ Cannot read - too small and too light print and cannot print
- ▶ Looking great so far
- ▶ I'm concerned about the infrastructure not keeping up with the development. There's a hodge podge of sidewalks, and streetlights. Access roads are not maintained. The city needs to make sure that the existing residents are not impeded by construction elements. The Smith Creek road is a prime example. And now you are going to add a significant population to an already dangerous road. As well there should be a school in the Smith Creek development.
- ▶ I hope the money spent on this will provide something more practical than a few feel good statements.
- ▶ Infrastructure is crucial to long term success
- ▶ Community inclusion for her has been terrible all these years so that is a concern too. Thanks
- ▶ This is an ambitious project & I hope it does not get lost as funding delays happen.
- ▶ I worry that many of the ideas are from elderly more conservative residents. What's going to attract people? Staying the course and being conservative and not bold is not going to make people move to the community. We need something big!
- ▶ Trying to move to West Kelowna for years but there is no housing options available for those with wheelchairs. That is my focus and I'd really like to see this community put that into their plan. Make sure new developments offer accessible suites, townhomes, house designs, etc. At the very least, something that could be renovated for accessibility. Right now, we can't even find that. Rancher townhomes are for seniors mostly and my child is 17 in a wheelchair.
- ▶ The biggest thing for me is affordability. A community that supports local families. I don't want to see council support vacation rentals at the expense of affordable housing. If a seasonal resident or vacation homeowner cannot afford the luxury tax, they should not subsidize or offset the tax with vacation rentals. I live in a neighbourhood with a large number of vacation or secondary homes that are vacant for large portions of the year. This is not the way to build community. We need a good mix of local residents and vacation homes. We do not need short term vacation rentals. I read a sign in my neighbourhood that said neighbourhoods are for neighbours not vacation rentals. I agree!
- ▶ I am so impressed by the thoughtfulness of this survey. We lived in Vernon for over 30 years and never saw this level of connection between the city and the residents. WK is an incredibly beautiful place to live with very well-maintained recreational opportunities (bathrooms, walkways, parking, etc.). We are very impressed with this community.
- ▶ Focusing on the younger community and helping them thrive is key!



- ▶ Great job so far this is an excellent survey format
- ▶ Connecting local people to healthy food, educating children, and having a more attractive Westbank Farm Loop for tourists is an important part of the health of everyone as well as the economics of our community
- ▶ The downtown core must be re-envisioned to create a core area. This will probably involve realigning the Highway beside Dobbin and designating the core area around Main Street. The city hall should be in this area. A small village at Gellatly Bay would be beneficial but no high-rises. Sidewalks and bike lanes need to be improved for safety.
- ▶ The team did a great job of facilitation and I like seeing the forward-thinking document! We have always believed that “the Westside is the Best side” and we are part of a 5-generation family that has chosen to live here for 111 years.
- ▶ You are doing a GREAT job. Your project team should be proud of this work, the graphics are very interesting, well thought out content and easy to understand and follow. Great job City of WK!
- ▶ I enjoy the pictorials in the Draft Vision and feel it is well worded.
- ▶ I think it is a great start to defining our community's direction for the future. I would hope that at some point more detail will be assigned as to how each element will be achieved. Example how do you transform Westbank center? Do you give up on the province ever doing anything about the couplet or do you keep bringing it up so they have to deal with it at some point.
- ▶ A vibrant centre - core downtown is vital to this plan and a plan to house the homeless in an area that is safe for everyone.
- ▶ PLEASE GET MORE POLICING! Dangerous community right now as it stands. I have called in the evenings over numerous concerns and no one ever arrives because there aren't enough officers. Crime is high.
- ▶ It is a quality document, good work.
- ▶ I am very pleased to see the forethought being taken to see what our community can be in the next 20 years. West Kelowna is a wonderful place; however, the look and aesthetic is lack luster and can deter people from spending time and therefore their money in the city. Instead, they go to Kelowna and spend time and money there.
- ▶ Very well done so far but it is ACTION that really counts, so far only nice words!
- ▶ I would like to know that you will be addressing inequities in communities. Some have no sidewalks but huge fancy improvements done in tourist areas? When will all neighbourhoods have sidewalks on all busy streets? How do you plan on addressing the housing costs and homelessness?
- ▶ I think you have done an excellent job in promoting input into this Vision.
- ▶ I love what you and your staff have done with our city, and I very much appreciate the opportunity for input.
- ▶ Infrastructure improvements are desperately needed, not a city hall building. It is disappointing to see how taxpayers' money is being spent with so many rundown roads and unsafe pedestrian walkways, and many places without sidewalks. I encourage you to do better.
- ▶ Hopefully, you're listening!
- ▶ I'm worried about talk of developing lakefront-it is well used now by all ages. Traffic and parking are a serious issue-lakefront
- ▶ WK needs to attract more viable businesses to sustain the increase of growth population
- ▶ Happy to participate further if needed!
- ▶ Absolutely fantastic job! The efforts put into this community engagement are much appreciated by the Casa Loma Community Association and the residents. Well done West Kelowna!

YOUTH FEEDBACK

YOUTH IDEAS

- ▶ A community youth center near the center of the area
- ▶ Add places here that are actually interesting like a roller rink or more parks
- ▶ I think that with all the new subdivisions near my house the roads are getting very busy to get to school so maybe building another road would make things less congested.
- ▶ A better more regular Transit System that runs into and around more neighbourhoods and around Doucette drive. More tourist attractions and more things to do as of entertainment wise.
- ▶ Maybe more hiking trails, after COVID-19 I feel like an amusement park would be a fun thing to have since we don't seem to have one. I defiantly think it would be a nice attraction to have and many people would go to it.
- ▶ Better bus stops, maybe ones with shelter because of the cold, more sidewalks, more outdoor activities
- ▶ I think that we should have more paved paths for the public to ride bikes and walk safely.
- ▶ Downtown West Kelowna is a little drab and kind of sketchy. The pool is awesome, but maybe sometime in the future it could be expanded.
- ▶ Add scooters over West Kelowna like they have downtown Kelowna
- ▶ More side walks around West Kelowna
- ▶ More hiking trails make sure it is always clean and garbage in public areas are good.
- ▶ Amusement park
- ▶ I think that public transportation needs a big improvement here, more busing more often also looking into eco-friendly options for transit
- ▶ More hiking or biking trails, open up a smaller snow park for locals to go to open another camp site.
- ▶ More things to do in West Kelowna
- ▶ Make sure everyone is treated equally. Make public areas cleaner
- ▶ I would love for West Kelowna to have things like a mall and activities indoors
- ▶ Better transportation/ bus service, better newer downtown, put in a mall in west k, new high school
- ▶ Better transportation
- ▶ A better and cleaner downtown
- ▶ A new high school
- ▶ A different type of rec center
- ▶ More beaches
- ▶ Better bike paths
- ▶ Another SPCA for the stray animals
- ▶ Better bus service, more shopping, a cleaner and better downtown, more beaches. Compost bins for our garbage.
- ▶ More things to do, more shopping, cleaner and better downtown, a new high school, more activities like arcades, more beaches, more places to walk
- ▶ Affordable housing. More shops and cafes. A new high school. An arcade and a go karting place.
- ▶ More shopping, cleaner looking downtown, upgrade shopping malls, A new high school.
- ▶ Better places to shop, more corner stores, sidewalks, more beaches



- ▶ Renovate downtown. Things to do.
- ▶ A new high school. Better bus service. Better drinking water.
- ▶ Better transportation/ bus service
- ▶ Better pools
- ▶ New high school
- ▶ More beaches
- ▶ More shopping
- ▶ Bike paths/sidewalks
- ▶ Pride supporting places
- ▶ Dog parks
- ▶ More Walmart
- ▶ Cheaper housing less condos and more public stuff
- ▶ 'More shops, there's no clothing stores on the westside. A new high school, we have to many kids. Arcade better than Scandia. Local shops along the water. More walkway along beaches.
- ▶ More stores, some more beaches, more big-name stores, maybe an arcade, a go karting place, more fun things to do.
- ▶ Better transportation, a new high school. A better town center. A bigger pool. More docks in the beaches. Better side walks
- ▶ A free outdoor parkour course and an airsoft field.
- ▶ I kind of want to be able to buy a house or else I'm going to Belize because I'm not living in an apartment.
- ▶ Tampons that aren't large and cardboard in bathrooms along with pads for the females that don't use tampons. Need another high school in wk.
- ▶ Replace at least 1 Starbucks with Tim Horton's, new skatepark, better youth center, daycares, free school, another high school, Mount Boucherie is dying slowly, more restaurants that are cheaper than Boston pizza, etc.
- ▶ More places to eat. More high schools.
- ▶ Definitely more things to do more restaurants, more mobility. It's quite expensive to, when I go to school in the morning, I pay 2.50 that's 15 dollars a week just for me to get around town on one bus and the transfers only last 90 minutes.
- ▶ More busing so that people without a vehicle of their own can get around.
- ▶ More parks and public outdoor spaces.
- ▶ More variety in the shops downtown
- ▶ A bigger youth center like the H2O
- ▶ Free schooling
- ▶ One more high school MBSS is Way to full!
- ▶ More hiking/ biking lanes on the road like sidewalks
- ▶ More carnivals, more better stores in the mall, better malls, more malls and some fun stuff. Female products should be free in public places. Cleaner public bathrooms
- ▶ Better downtown, more hiking spots, better sidewalks, murals
- ▶ More sidewalks/new skate park
- ▶ Better stuff for youth to do/ a new high school
- ▶ More restaurants
- ▶ I think an improvement can be a bigger youth center. Also, more of a variety in downtown stores. We also need another high school because MBSS is crowded and it could add a closer option for farther away students. It would also be nice to have an improvement on the skate park as it is very bland. Another thing I highly recommend is more/better sidewalks for a safer way to walk around. Additionally, the transportation like buses could be improved.
- ▶ All city buses should come every 30 minutes and lower bus fair price.

- ▶ More things for youth to do, more protected parks and lands to conserve nature
- ▶ We need another high school.
- ▶ Something that could make the downtown better is more parks. For example, skate parks or playgrounds. We could also use another high school because schools would be less crowded and a closer option for some people. Last of it would be nice to have more restaurants to make it more interesting. We need more sidewalks so it would be a safe option to get places.
- ▶ More places to buy from
- ▶ Free tampons and pads in both men's and women's washrooms, there should be more and better things for youth to do, the city buses should come more often, better education, fill potholes, more even sidewalks, more gas stations that aren't all clumped at the exchange
- ▶ Repave the roads, maintain the roads to many potholes, make the buses come every half hour, buildings more accessible instead of tucked around other buildings and turns .
- ▶ Better downtown. More places for youth to go. More stores.
- ▶ I would add a lot more places to eat
- ▶ The housing crisis. Cut back on blowing up the mountains for houses that are all entirely unaffordable. Prioritize affordable housing.
- ▶ Video Games are insanely popular so we should have an arcade.
- ▶ We need a new high school. And more activity or places for youth
- ▶ Littering is abundant in public areas. It would be great if that could change.
- ▶ Make West Kelowna better

- ▶ I would probably add another dock like Gellatly because it's one of my favourite places to go to
- ▶ Healthy and safe living conditions. Fewer buildings, more wilderness, and forests. Better animal control, meaning animals aren't taken from their homes and they're able to free roam as long as they are not disturbing or putting people in danger.
- ▶ I would personally really like if there was an all-around gym, for working out, basketball, etc.

MAP IT COMMENTS

- ▶ Youth center somewhere near here
- ▶ Turning right onto lower Glenrosa is a pain here
- ▶ The twisty half of this road could use some widening and repairs
- ▶ Crossing straight through on butt can have long queues
- ▶ Add pedestrian crossing on this side of intersection
- ▶ This is a very scary road, especially when people are speeding. Widen?
- ▶ I think we need that third eastbound lane to start back here (HOV)
- ▶ The school is ugly, there is so many portables please just expand the building
- ▶ Make a cross walk across butt road because the way it is now is really inconvenient and stupid
- ▶ This road is getting very busy
- ▶ This diamond has gotten very good upgrades
- ▶ If we could get a strong team to play here and attract fans like the Kelowna falcons.
- ▶ For more entertainment such are arcades, video game cafes, and just more fun things to do indoors for the winter.
- ▶ Good relaxing beach



- ▶ It's a very lovely park to go to. It's clean and I really enjoy it.
- ▶ The stairs are in need of maintenance
- ▶ It's a good space with a lot of hiking options
- ▶ Sidewalks
- ▶ I love the Mount Boucherie hiking trails.
- ▶ There are no sidewalks on Horizon Drive and it makes it dangerous to walk.
- ▶ Maybe a paved bike path along Boucherie road?
- ▶ It's very old looking compared to the rest of the city, lots of the shops look very run down.
- ▶ The library is awesome!
- ▶ Think about changing up the vision of this street.
- ▶ What can I say, it's pretty cool?
- ▶ It's swag, what can I say
- ▶ Please
- ▶ Favourite place to go in the summer
- ▶ The beach!
- ▶ The park!
- ▶ The housing in areas near downtown Kelowna have room for lots of improvement
- ▶ Add a small beach for those who are entering West Kelowna from Kelowna
- ▶ Hiking trails and bring information about how bad forest fires could be
- ▶ Small local snow park
- ▶ A park for the people that are living within the vista estates to the south of here
- ▶ This is important it's an amazing place to shop with so many different shops
- ▶ Maybe add gender neutral bathrooms
- ▶ Great place to go
- ▶ Could do with gender neutral bathrooms
- ▶ Make everywhere friendly for all
- ▶ Lots of stores and restaurants for people to enjoy in this area.
- ▶ Great fun in the summer but could be bigger and newly improved
- ▶ This place sucks
- ▶ Good mall
- ▶ This is bum
- ▶ Awesome
- ▶ Need more bus times for all bus's
- ▶ Love it
- ▶ School is old and small
- ▶ Rink at Jim Lind is old, cold and needs and update to look like Royal LePage
- ▶ I love how big the area is.
- ▶ Love the walkway and beach and volleyball net
- ▶ Not much for Youth to do here other than the skate park.
- ▶ Downtown West Kelowna is not a fun place to go- there aren't any good stores.
- ▶ I love how beautiful this location is.
- ▶ Great location and affordable
- ▶ Love the hikes
- ▶ Add sidewalks, this road is dangerous
- ▶ You could have a big park here with cool fun things to do. Maybe a youth center with things to do.
- ▶ So grateful to have a cheap thing to do with friends.
- ▶ Fun place to go
- ▶ I love winners
- ▶ My favourite place to go
- ▶ Such a beautiful place
- ▶ Could work on the land and grass
- ▶ I love going here

- ▶ Great place to hangout
- ▶ Love it here
- ▶ Super busy
- ▶ Love it here
- ▶ It's the only beach that has good sandy beach and that you don't have to type; in a password (e.g., First Nations Beach Park.)
- ▶ I love being able to relax here.
- ▶ It was a good idea to make the old First Nations beach into a beach that was better.
- ▶ I love winners! It's a great shopping place
- ▶ Close to the exchange, so it's a nice place to go after school to hang out
- ▶ I think Johnsons Bentley could use a little renovation. I think it could be a nice hangout spot
- ▶ It's a really nice modern place, and their food is really good.
- ▶ Nice fun place to swim.
- ▶ Add more dock/add more obstacles
- ▶ Add more places to park and load boats
- ▶ Get this up and running!
- ▶ Traffic control, add new bridge? Add new way into Kelowna
- ▶ Like riding here
- ▶ Add the KDBC again/races
- ▶ Improve building
- ▶ Like my dirt bike here
- ▶ Because I like the hot chocolate
- ▶ Because I have good memories with my friends there
- ▶ My elementary school
- ▶ Because I found my dog there
- ▶ Put a mall in
- ▶ Put restaurants and shops
- ▶ Very fun
- ▶ Renovate JBMAC
- ▶ Good that they added lights and score board and warning track
- ▶ Very old needs improvement
- ▶ Very old needs to be renovated
- ▶ Swim bay beach
- ▶ Corner store
- ▶ An actual park instead of a mini forest
- ▶ Ranch park
- ▶ Not a big fan of the church by the park
- ▶ What is this? Why is it in this area?
- ▶ It is a very cool environment
- ▶ It's kind of trash
- ▶ They have good food
- ▶ They need to improve their stock on Lego Star Wars and hot wheel
- ▶ Get rid of the school
- ▶ I like this tree
- ▶ It's too expensive and boring
- ▶ Really expensive
- ▶ Don't change
- ▶ Its' good food
- ▶ I love shopping here
- ▶ This complex is very well put together.
- ▶ It's gross and old and it smells.
- ▶ It's very small, and crowded
- ▶ Really nice but far from town
- ▶ Yes
- ▶ Very good food
- ▶ Has good K-pop album selection
- ▶ Yes



- ▶ Good food, I think we need more Asian restaurants.
- ▶ Yummy
- ▶ Yup
- ▶ Often has weird old men hanging around
- ▶ We need more movie theatres or for this one improved. Needs comfier seats
- ▶ Needs to be bigger, it's too small.
- ▶ We really should consider adding a mall in this location or somewhere in this location.
- ▶ Love this Walmart
- ▶ Needs to be bigger
- ▶ A big park or some sort of campus to have people play around
- ▶ A new High school
- ▶ Amazing
- ▶ Gymnastics center
- ▶ More houses in this area
- ▶ Add another dock or add a big beach
- ▶ Bigger dressing rooms
- ▶ Huge public beach
- ▶ Because I live here :)
- ▶ Good place to get drinks and stuff
- ▶ Please add a cross walk
- ▶ It's not very good
- ▶ They've got good burger
- ▶ They more stock, and Lego Star Wars
- ▶ It's pretty good
- ▶ Level it. Be gone with it
- ▶ They need more stock.
- ▶ It's too expensive and not very good
- ▶ Their pasta is awesome. Also, their Poncho's are incredible
- ▶ More youth activities downtown
- ▶ To have more bus stop in Glenrosa I have to walk far from the bus stop to my house because there isn't a lot
- ▶ Make this more noticeable
- ▶ This better be LGBTQ+ friendly.
- ▶ Love these cows, don't ever move them
- ▶ Way too long of a bus route between here and Peachland
- ▶ Why is there two b and g clubs so close together?
- ▶ On the map this place looks like something exploded, replace the grass please so it is nicer.
- ▶ At least remove one church
- ▶ Put a road sign so people know where this is going
- ▶ Replace this with another Timmy's please
- ▶ Yas, Queen
- ▶ Make it easier to get around here please
- ▶ I can't even read the title
- ▶ Why so many farms in such a random spot? Honestly, put all farms together.
- ▶ What?
- ▶ Why so squiggly?
- ▶ A park
- ▶ Skate park
- ▶ Love it here
- ▶ This is the only thing to do right now
- ▶ Downtown west bank is really boring and I think it needs to be pretty right now it's ugly and I don't like walking down the main road.
- ▶ Add restaurants maybe more things to do like clothing stores or something
- ▶ This is a very great place I hope one day there will be more

- ▶ Add more trees, when you took the big ones down the beach has no shade and is pretty plain.
- ▶ My dog really loves to come here
- ▶ Build a youth center here and city park
- ▶ The sidewalks are uneven and the road just looks ugly.
- ▶ Improve it by bigger planters in the summer and more lights in the winter.
- ▶ It just seems sad
- ▶ Amazing for a carnival
- ▶ A zoo or an arcade
- ▶ So much space and its being taken by old cars
- ▶ More side walks
- ▶ Murals
- ▶ A youth center could be added here. Along with a city park.
- ▶ This area is very unappealing and unattractive. I feel like a nice community garden with benches and a fountain could be put here to make the place look more attractive and cleaner.
- ▶ Five Guys is a great restaurant and I think the food there is great!
- ▶ Improve this area to be more attractive and pleasing to the eyes and add sprinklers to improve the grass quality.
- ▶ I love this dog beach the mountain view is very eye appealing.
- ▶ This swimming dock park place could be improved. I feel like it would be more interesting if you added to it, making it similar to Swim Bay in Peachland.
- ▶ Although Willow beach is very popular, usually it has a lot of litter and garbage. I believe it needs to be cared for more.
- ▶ I think a small mall sort of area could be added here. It would give a variety of more places to get clothes and shop.
- ▶ New high school, MBSS is over run.
- ▶ Not safe
- ▶ Fun form of exercise
- ▶ Giant network of hiking trails
- ▶ Massive pothole. Please fill this.
- ▶ You could turn this big field into a park or waterpark.
- ▶ You should turn this into something attractive looking like a fountain with a bench
- ▶ You could add a community garden here with benches and sidewalks so people could walk up here to a nice view.
- ▶ You should add a clothing store so people would have more options to shop for clothing.
- ▶ I think it is great that we have dog beaches so people can go to the beach with their dog.
- ▶ Starbucks is a great coffee shop. We should add more of these.
- ▶ You should add some affordable housing here or an old folk's home so this space can be of use.
- ▶ Maybe add a park and a bench so it is a nice place to hang out.
- ▶ This school needs to be utilized better (with land)
- ▶ Better taken care of
- ▶ This road like the side road to the right going to or from Glenrosa there is way too many potholes and large cracks in the road
- ▶ There are so many just open fields just do something with them like an actual city park maybe
- ▶ Repave roads
- ▶ Repave all roads get like people who go around the city picking trash up so it looks livable not like the whole city is a meth house :)
- ▶ The water is not wet enough



- ▶ More places to go shopping instead of having to run to west Kelowna or Kelowna to get everything you need
- ▶ Remove this house please its super loud every day and I think there are crack heads
- ▶ Kick the people out of this house they are drug dealers!
- ▶ LOVE this. Once it's gone....
- ▶ The shelter is severely underfunded it needs a new location or more funding.
- ▶ There is a lot to do
- ▶ Its EB Games! What's not to love?
- ▶ It fuels my Slurpee addiction
- ▶ Needs more to do
- ▶ Turn this place into a Rec-Center. There could be sports, arcades, TV's and weekly activities.
- ▶ Very fun and good for the youth
- ▶ An area to skim board. Like skate park for skim boarding
- ▶ The whole area is old and outdated it needs to be renovated
- ▶ Sketch ball
- ▶ It's so pretty!
- ▶ Often dirty.
- ▶ Nice.
- ▶ Rock climbing wall
- ▶ I love hiking Mount Boucherie and I would like to see it stop being built on.
- ▶ You need a crosswalk here
- ▶ Bike paths/sidewalks would be nice here

OTHER COMMENTS

- ▶ I look forward to improved road quality on lesser used routes
- ▶ More regular running buses would make everything much better. Also, more entertainment things would bring more tourist
- ▶ Make the city for safe for walks to the bus stops to go to school, like sidewalks
- ▶ Thank You for giving us an opportunity to voice our opinions on our city!
- ▶ No but I hope to see improvements in our growing community:)
- ▶ Great thing
- ▶ Yay West Kelowna
- ▶ Just create things to do
- ▶ Build a new high school
- ▶ Use a more recent map
- ▶ Please listen to my ideas
- ▶ I love that you guys are doing this survey. I love that idea!
- ▶ I think West Kelowna is a very good community and great place to visit! There can be some changes made to the environment like cleaning up open spaces. There are many spaces in West K. that are just an open patch of dirt and dead grass. I think to improve that, sprinklers could be added and a nice community garden.
- ▶ I think where we live is great but could be improved by adding more sidewalks and recreational things. For example, things like parks and benches in the big grass fields.
- ▶ That is quite a big list of things to do in 40 years I think it would be better to make a smaller list every 5 years to complete
- ▶ Do not build a town hall. It is a blatant waste of money.
- ▶ I love west Kelowna



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ourwk.ca



West Kelowna OurWK Community Vision Timeline:

May 2019	<ul style="list-style-type: none"> The Community Visioning process was initiated A Request for Proposal (RFP) for consulting services to undertake the extensive task of completing community engagement for the purpose of establishing a long-term vision for the community is released. Lanarc Consultants was selected as the successful proponent for the project.
July 24, 2019	<ul style="list-style-type: none"> City staff and the consultant held a series of meetings with community stakeholders, management staff, and members of Council to introduce the project The team gathered input on the proposed engagement strategy, and begin discussions on the scope of the vision. Following these meetings, the project was placed on hold to better understand Council's expectations for this project
September 2019 – February 2020	<ul style="list-style-type: none"> The project was refined and a revised scope, budget, and schedule were created to better align with Council's vision for the project that was identified on July 24, 2019.
February 25, 2020	<ul style="list-style-type: none"> Council was provided with an update on the Community Visioning process, including an overview of the draft public engagement and communications strategy, which identified a combination of digital engagement and in-person community outreach to achieve a collective vision for the community's future. At this meeting, Council confirmed that the direction of the project was better in line with their expectations; accordingly, the project team and consultant were advised to begin public engagement in April and continue with the initial round of engagement until mid-July.
March 2020	<ul style="list-style-type: none"> In mid-March, the project was placed on hold due to the COVID-19 pandemic the project team was tasked with the redesign of the community engagement plan to respect the Provincial Health Officer's (PHO) recommendations and physical distancing requirements, necessitated by the COVID-19 pandemic.
May 2020	<ul style="list-style-type: none"> In May 2020, Council was provided with an option to proceed with the development of a Community Vision, with a readjusted engagement strategy that focused predominantly on an online engagement platform. Council directed the project team to proceed.
June 15 – September 21, 2020	<ul style="list-style-type: none"> The project team engaged the community from June 15 to September 21, 2020. The purpose of Round 1 Engagement was to gain early insights into the priorities, concerns, and ideas of our community members; this was the listening stage. This round of engagement included a broad range of participation opportunities, including questionnaires, kid's activities, "Ideas" postcards, outreach to community stakeholders and community groups, online meetings, videos, and social media platform engagement.
October 3, 2020	<ul style="list-style-type: none"> Council was provided with highlights of the public engagement undertaken as part of the first phase of Community Visioning. In addition, a sneak peek of the framework for the Community Vision document was provided to obtain preliminary feedback.
October 27, 2020	<ul style="list-style-type: none"> Council was provided a formal review of the Draft Vision document by the project team and consultant.

ATTACHMENT 4: OurWK Community Vision Timeline

	<ul style="list-style-type: none">• At this meeting, Council provided to the team comments and suggestions for improvement.• Council was also provided an overview of the Round 2 Engagement; Council advised the team to proceed.
November 10, 2020 – January 6, 2021	<ul style="list-style-type: none">• The project team was tasked with completing Round 2 Engagement.• The purpose of the second round of engagement was to ask the community broadly if the Draft Community Vision 'got it right', and if there were any comments, suggestions, or ideas for improvement.
February 2020	<ul style="list-style-type: none">• The project team completed the Final DRAFT Vision document.• Copies of the Final DRAFT Vision were shared with Council and Westbank First Nation• The project team presented to Council's committees an overview of Round 2 Engagement and the Final Draft Vision. The EDC, AAC, and APC, provided motions of support on the Final Vision.



COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 23, 2021

From: Jayden Riley, Planner II

File No: DVP 21-06

Subject: **DVP 21-06; Development Variance Permit; 2575 Eagle Ridge Drive**

RECOMMENDATION

THAT Council approve the issuance of a Development Variance Permit (DVP 21-06) to vary S.7.4.2(a) and S.7.4.2(c) of the Sign Bylaw No. 0250 to increase the maximum combined area of a monument sign from 6.0 m² to 9.0 m², in accordance with the attached permit (*Attachment 1*).

STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (Council's Strategic Priorities 2020-2022)

BACKGROUND

This application is proposing to vary S.7.4.2 of the Sign Bylaw to increase the maximum combined area of two monument signs from 6.0 m² to 9.0 m². The proposal includes a total of two signs on the subject property: a 6.0 m² subdivision entry sign located south east of the property, and a 3.0 m² development entry sign located north of the property, at the entry to the Nature's Gate development at 2575 Eagle Ridge Drive. A site plan and sign details have been submitted with the application (*Attachment 2*).

PROPERTY DETAILS			
Address		2575 Eagle Ridge Drive	
PID		030-896-479	
Folio		36414115.055	
Lot Size		6,466 m ²	
Owner	Ryser Developments Ltd.	Agent	Damien Burggraeve
Current Zoning	Medium Density Multiple Residential (R4)	Proposed Zoning	N/A
Current OCP	Medium Density Multiple Family	Proposed OCP	N/A
Current Use	Townhomes	Proposed Use	N/A

Development Permit Areas	None
Hazards	None
Agricultural Land Reserve	No

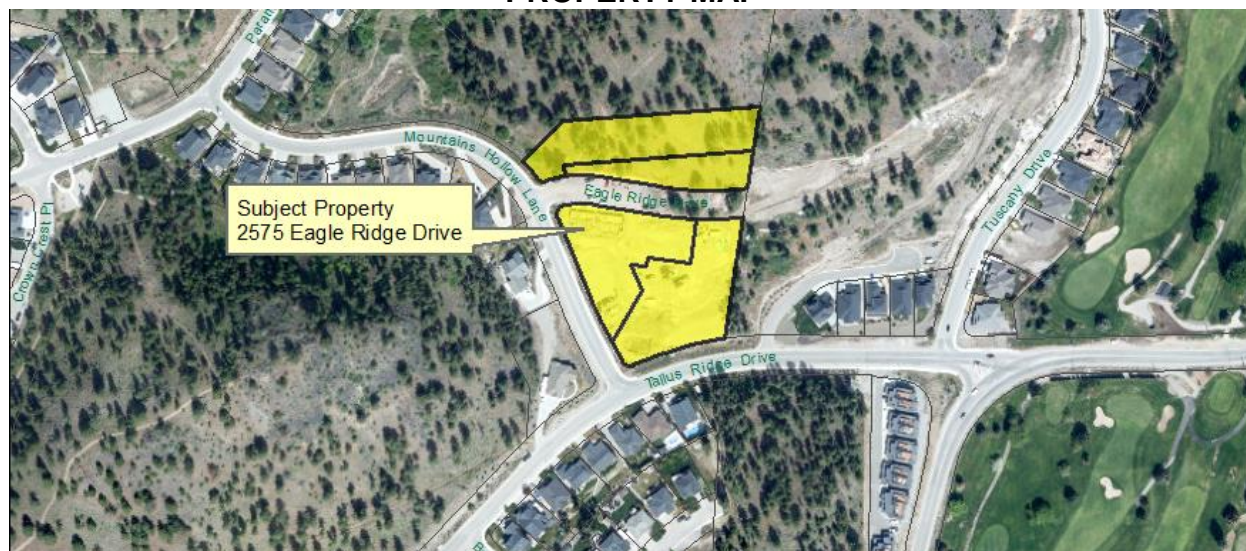
ADJACENT ZONING & LAND USES

North	^	Eagle Ridge Drive Parks and Open Space (P1)
East	>	Compact Single Detached Residential (RC3)
West	<	Mountain Hollows Lane Compact Single Detached Residential (RC3)
South	v	Tallus Ridge Drive Single Family Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Section 498 of the *Local Government Act* gives Council the authority to issue a Development Variance Permit that varies, in respect to the land covered in the permit, the provisions of a bylaw.

DISCUSSION

Background

The subject property is located in the Shannon Lake neighbourhood on the corner of Tallus Ridge Drive, Mountain Hollows Lane, and Eagle Ridge Drive. The subject property has an issued development permit (file: DP 18-16) for a phased 23-unit townhouse development that is currently under construction. The townhouse development is known as “Nature’s Gate”.

Proposal

This application is proposing a development variance permit to vary Sign Bylaw No. 0250 to increase the maximum combined monument sign area from 6.0 m² to 9.0 m². This is to accommodate two signs on the subject property: one subdivision entry sign facing Tallus Ridge Drive and a development entry sign located adjacent to Eagle Ridge Drive.

The proposed subdivision entry signage is 6.0 m² and will read “Tallus Ridge”, whereas the proposed development entry sign is 3.0 m² and will read “Nature’s Gate”. Please see site plan and sign details attached to this report (*Attachment 2, Figures 1-3*).



Figure 1: subdivision entry signage



Figure 2: development entry signage



Figure 1: site plan

Zoning Bylaw No. 0154

The subject property is zoned Medium Density Multiple Residential (R4). This zoning designation is intended to accommodate multiple residential in medium density housing form.

Sign Bylaw No. 0250

The Sign Bylaw defines a monument sign as a freestanding sign supported by a continuous structure that is placed on or anchored in the ground within a landscaped area and does not exceed 3.0 m in height.

S.7.4.2 states that monument signs are permitted on parcels zoned multiple residential, as defined by the Zoning Bylaw, provided that the maximum sign area of a monument sign is 6.0 m², and where a parcel has frontage on more than one parcel boundary, one additional monument sign is permitted, provided that the total combined sign area does not exceed 6.0 m².

Public Notification

In accordance with the *Local Government Act*, 53 notification letters were sent to property owners and their tenants within 100 m of the subject property (*Attachment 3*). A notice of application sign has also been placed on the subject property, in accordance with the City's Development Applications Procedures Bylaw No. 0260. At the time of writing this report, no submissions from the public have been received.

CONCLUSION

Staff recommend that Council support the proposed development variance permit as it is not anticipated to result in any significant negative impacts to neighbourhood character, views, or sightlines.

Alternate Motion:

1. Deny the Application

THAT Council deny the issuance of a Development Variance Permit (DVP 21-06) to vary the Sign Bylaw No. 0250 to increase the maximum combined area of a monument sign from 6.0 m² to 9.0 m².

Should Council deny the proposed variance application, the file will be closed. As per the City's Development Applications Procedures Bylaw No. 0260, the applicant may re-apply for a similar proposal no earlier than six months after initial consideration.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. DVP 21-06
2. Site Plan and Sign Details
3. Public Notification Map



CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
DVP 21-06

To: Ryser Developments Inc.
 c/o Damien Burggraeve
 2521 Crown Crest Drive
 West Kelowna, BC, V4T 3M6

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below thereon:
 - **Strata Lots 1-12, DL 3793 & 2600, ODYD, Plan EPS6586**
 - **Lot A DL 3793 & 2600 ODYD, Plan EPP88014, except Plan EPS6586 (PH 1, 2 & 3)**
 (2575 Eagle Ridge Drive)
3. This permit allows for the construction of two (2) monument signs with a combined area of 9.0 m². Specifically, this permit varies S.7.4.2(a) and S.7.4.2(c) of the Sign Bylaw No. 0250 to increase the maximum combined area of a monument sign from 6.0 m² to 9.0 m², in general accordance the following conditions and schedules:
 - Site Plan and Sign Detail, drawing No. L 1/2 and 2/2, prepared by Outland Design Landscape Architecture, dated January 6, 2021, attached as Schedule 'A'.
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof.
5. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO. **CXXX/XX** PASSED BY THE MUNICIPAL COUNCIL ON _____, 2021.

ISSUED ON _____

Signed on _____, 2021

 City Clerk

Schedules:

- A. Site Plan and Sign Detail Drawings, drawing No. L1/2 and L2/2, prepared by Outland Design Landscape Architecture, dated January 6, 2021.

0 5 10 15 20 25 M



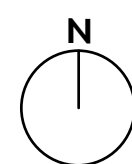
TOTAL REQUIRED COMMUNITY AMENITY SPACE: 525m²
TOTAL ONSITE COMMUNITY AMENITY SPACE: 939m²



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

Attachment 2



PROJECT TITLE

**TALLUS RIDGE
MULTI-FAMILY #1**

West Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	18.04.06	Review
2	18.09.13	Review
3	20.06.24	Review
4	20.12.17	Review
5	21.01.06	Review

PROJECT NO 18-026

DESIGN BY FB

DRAWN BY WVC/SR

CHECKED BY FB

DATE JAN. 6, 2021

SCALE 1:350

SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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Landscape Architecture Limited and shall not be reproduced, resold, or
tendered without permission.

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. ALL LANDSCAPE CONFORMS TO FIRESMART GUIDE TO LANDSCAPING.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	27	6cm CAL.
AMERLANCIER ANIFOLIA	SASKATOON	15	6cm CAL.
FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE WHITE ASH	17	6cm CAL.
PICEA PUNGENS	BLUE SPRUCE	9	2.5m HT. MIN.
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3	2.5m HT. MIN.
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	25	6cm CAL.
SHRUBS, PERENNIALS & GRASSES			
ASTER X FIKARTII 'MONCH'	FIKART'S ASTER	65	#01 CONT. /0.6M O.C. SPACING
ARRHENATHERUM ELAT. 'BULB. 'VARIEGATUM'	BULBOUS OAT GRASS	200	#01 CONT. /0.6M O.C. SPACING
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB JAPANESE BARBERRY	66	#02 CONT. /1.0M O.C. SPACING
CALAMAGROSIS ACUTIFOLIA	FEATHER REED GRASS	107	#01 CONT. /0.9M O.C. SPACING
CORNUS SERICEA	RED OSIER DOGWOOD	50	#02 CONT. /3.0M O.C. SPACING
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	42	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILY	75	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	65	#01 CONT. /0.6M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	175	#02 CONT. /1.2M O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	HURON SUNRISE MAIDEN GRASS	225	#01 CONT. /1.2M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSH'	RED SWITCH GRASS	87	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECURIODES	FOUNTAIN GRASS	200	#01 CONT. /1.2M O.C. SPACING
PHILADELPHUS LEWISII	WILD MOCKORANGE	73	#02 CONT. /2.4M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDTUM'	GOLDSTURM CONEFLOWER	75	#01 CONT. /0.6M O.C. SPACING
ROSA WOODSII	WOODS ROSE	135	#02 CONT. /1.5M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	65	#02 CONT. /1.2M O.C. SPACING
SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	87	#02 CONT. /1.0M O.C. SPACING



PROJECT TITLE

**TALLUS RIDGE
MULTI-FAMILY #1**

West Kelowna, BC

DRAWING TITLE

**DEVELOPMENT SIGNAGE
VARIANCE**

ISSUED FOR / REVISION		
1	21.01.06	Review
2		
3		
4		
5		

PROJECT NO	18-026
DESIGN BY	SR
DRAWN BY	SR
CHECKED BY	FB
DATE	JAN. 6, 2021
SCALE	1:50

SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY

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1

L2

Development Entry Signage
1:50



2










L2

Subdivision Entry Signage
1:50

GIS Notification Mail Map (DVP 21-06)

Legend

Landmarks

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

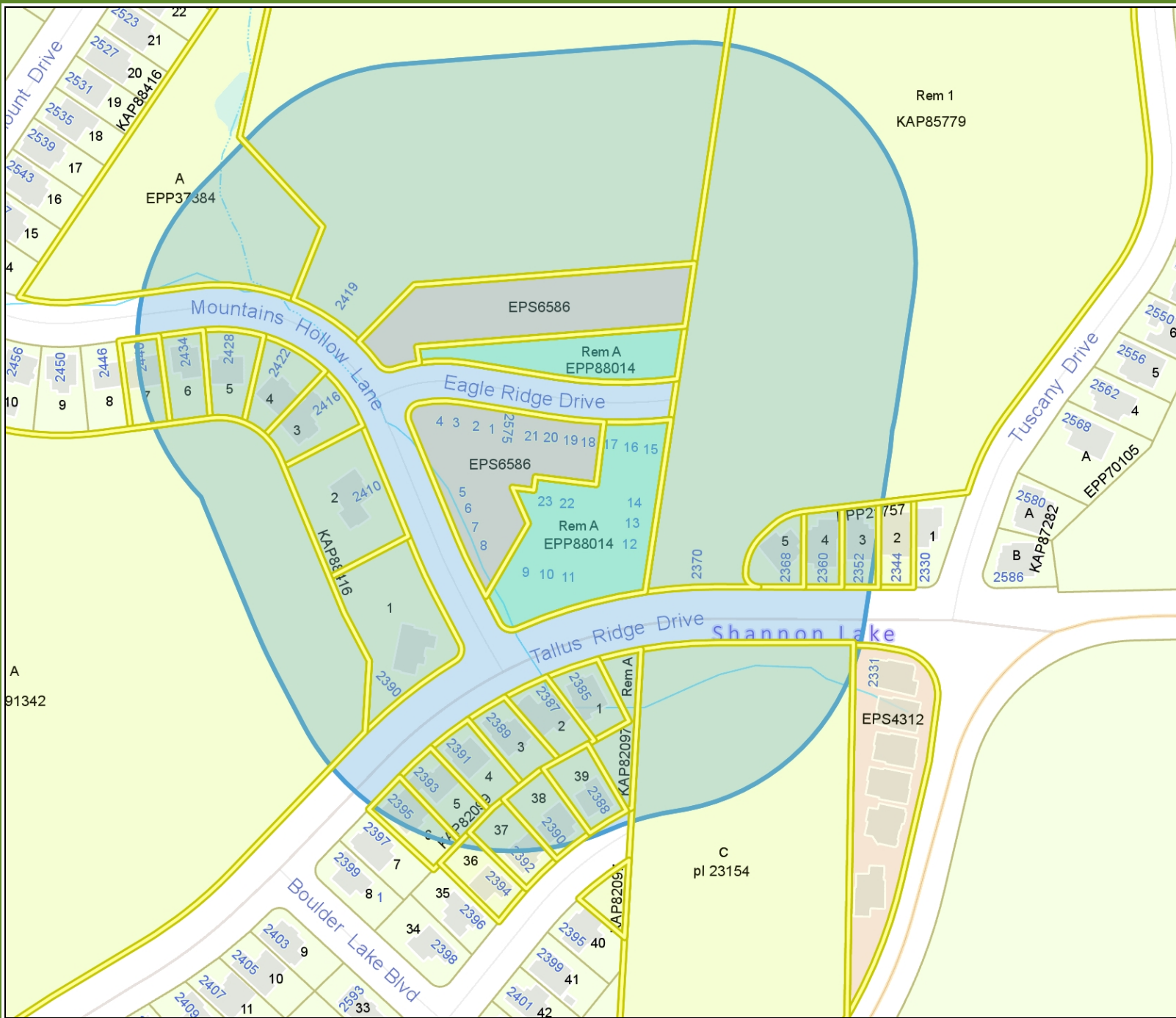
Basemap Parcel Type

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



Scale 1 : 2,500

Notes



0 64 127 Meters

Map Projection: NAD_1983_UTM_Zone_11N

© City of West Kelowna

Map Produced on: 2/8/2021 1:19:29 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.



COUNCIL REPORT

To: Paul Gipps, CAO

Date: February 23, 2021

From: Lisa Siavashi, Financial Services Manager

Subject: **Adoption of 2021 Water Rates, Bylaw No. 0028.69**

RECOMMENDATION

THAT Council adopt “City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.69, 2021” (Schedule 8).

STRATEGIC AREA(S) OF FOCUS

Financial well-being of the City of West Kelowna's water system – operating and infrastructure funding.

BACKGROUND

At the February 9, 2021 regular meeting, Council gave three readings to the amendment Bylaw No. 0028.69, 2021. This bylaw is now before Council for consideration of adoption.

In 2017 Council adopted a revised water rates schedule, with staged increase over a four year period. 2021 marks the fourth year of this adopted schedule. Rates were based on the needs of both the Powers Creek Treatment Plant and the soon to be Rose Valley Water Treatment Plant, as determined at that time. For 2021 that means an average flat rate increase of 11% (\$17.29 per quarter) for Rose Valley water customers and 8% (\$12.74 per quarter) for Powers Creek water users.

The 2021 rate schedule also sees the return of the 1% per month interest on overdue accounts. Council removed the interest penalty for 2020 as a relief measure for residents due to financial hardships due to COVID-19; however, staff noted that as of December 31st, 2020 the amount of outstanding accounts was similar to past years. The cost of removing the interest penalty for 2020 was approximately \$85,000.

2020 also saw a re-structuring of the agricultural billing methodology to implement a quarterly flat-rate and consumption-based model for all agricultural customers. Consumption charges were billed on the fourth quarter bill for 2020 (September – December, due February 15, 2021). This change has been well received by most agricultural customers, with the exception of a small number who were not able to meet the farm class qualification in order to receive agricultural rates.

FINANCIAL IMPLICATIONS

The proposed water rates are designed to meet the financial needs of the City in 2021 and will continue to be reviewed as part of our annual budget process each year and amended as required. During the current review of the 10-year Capital Plan, it was noted that the reserve balances and funding levels were not sufficient to cover the plan.

If Council were to delay water rate increases for 2021, this would create a loss of approximately \$500,000 in water revenue, or \$125,000 per quarter. Such a loss without equivalent reduction in expenses would cause a deficit for 2021, hamper the ability to transfer funds to reserves for much needed infrastructure and ultimately trigger larger increases to water rates in the future.

Staff will continue to review the timing of capital requests and operating needs year over year as well as prepare a new rate schedule for Council to review in 2022.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Feb 9, 2021	THAT Council give first, second and third reading to “City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.69, 2021” (Schedule 8).	C084/21

Alternate Motion:

That Council direct staff to amend the bylaw under consideration.

REVIEWED BY

Warren Everton, Director of Finance/CFO

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments: Bylaw No. 0028.69 (Schedule 8 – Water Rates)

CITY OF WEST KELOWNA

BYLAW NO. 0028.69

A BYLAW TO AMEND THE FEES AND CHARGES BYLAW

WHEREAS the Council of the City of West Kelowna may by bylaw, amend Bylaw No. 0028 under the provisions of the *Community Charter*;

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

1. Title

This Bylaw may be cited as the “CITY OF WEST KELOWNA FEES AND CHARGES AMENDMENT BYLAW NO. 0028.69, 2021.”

2. Amendments

“District of West Kelowna Fees and Charges Bylaw 2009 No. 0028” is hereby amended as follows:

- 2.1 By deleting Schedule “8” in its entirety and replacing with the attached, and forming part of this bylaw, Schedule “8”.

READ A FIRST, SECOND AND THIRD TIME THIS 9TH DAY OF FEBRUARY, 2021
ADOPTED

MAYOR

CORPORATE OFFICER

SCHEDULE 8 - WATER RATES (Effective January 1, 2021)		
CATEGORY	POWERS CREEK	ROSE VALLEY
Water Maintenance: Unimproved Parcels Only-billed quarterly	\$42.75	\$42.75
RESIDENTIAL- billed quarterly		
Water Flat Single Family	\$171.02	\$171.01
Up to four SFD Equivalent/unit	\$171.02	\$171.01
Secondary Suite or Equivalent	\$68.41	\$68.40
Metered Consumption (per cubic meter):		
0 - 100	\$0.42	\$0.42
101 - 300	\$0.83	\$0.83
301 +	\$1.33	\$1.33
COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/MULTI-FAMILY (> four units) - billed quarterly		
Flats: (based on meter size)		
5/8"-3/4"-1"	\$171.02	\$171.01
1.5"	\$384.78	\$384.78
2"	\$684.05	\$684.05
3"	\$1,539.12	\$1,539.12
4"	\$2,736.21	\$2,736.21
6"	\$6,156.47	\$6,156.47
8"	\$10,944.83	\$10,944.83
Metered Consumption (per cubic meter):	\$0.83	\$0.83
AGRICULTURAL		
Per hectare quarterly flat fee-billed quarterly		\$29.64
Metered Consumption (per cubic meter): billed annually		
0 - 7,491 m3/hectare/year		\$0.03
7,492 m3/hectare/year +		\$0.10
BULK WATER SALES:		
Set up Fee - Residential	\$35.00	
Bulk Water rate per m3	\$1.33	
LATE PAYMENT CHARGE - A late payment charge of 1% per month (compounded monthly = 12.68% p.a.) will be levied on all overdue account balances.		
TRANSFER TO TAXES - All utility charges imposed on benefitting premises under this bylaw will be transferred to tax arrears if unpaid as of December 31st of the year in which they are due. Interest thereon will accrue at rates established under Section 11(3) of the Taxation (Rural Area) Act.		