

WEST KELOWNA OFFICIAL COMMUNITY PLAN 2040

PUBLIC INFORMATION SESSION SUMMARY REPORT:
WHAT WE HEARD - SPRING 2023



**THIS PAGE WAS LEFT
BLANK INTENTIONALLY**

ENGAGEMENT HIGHLIGHTS	4
1 HOW WE CONNECTED.....	6
1.1 HOW WE COMMUNICATED	8
1.2 HOW WE ENGAGED	9
2 WHAT WE HEARD	11
2.1 INFORMATION SESSION FEEDBACK.....	12
2.2 ONLINE FEEDBACK FORM RESULTS	13
2.3 UNSTRUCTURED FEEDBACK.....	28
3 NEXT STEPS.....	29
APPENDICES	35
APPENDIX A: FEEDBACK FORM INDIVIDUAL RESPONSE TABLE.....	36 - 90

ENGAGEMENT HIGHLIGHTS

WHAT WE ASKED

What do you think about growth boundaries and focused growth in the Growth Concept areas?

What do you think about the additional height and density within the Urban and Neighbourhood Centre with a mix of uses to create vibrant centres?

What do you think about the policies to support/encourage the development of the business park/industrial land to increase economic sustainability

What do you think about the preservation and enhancement of green space and waterbodies through the use of buffers and other green space policies?

Do you think the Draft OCP Plan Update addresses these four focus areas and is anything missed that may contribute to the success of the Growth Concept?

HOW WE ASKED



IN-PERSON ENGAGEMENT

- Well attended by 87 residents with meaningful engagement.



ONLINE FEEDBACK ACTIVITY

- A concise interactive online activity for two weeks with a feedback form and Q and A portal.



SOCIAL MEDIA POSTS, EMAILS, PRINT ADS, WEB NOTICES

- Targeted and open ended engagement over four weeks with stakeholders and the general public with extensive outreach.

Who is "We"?

The City of West Kelowna staff completed the Phase 4 Public Information Session engagement activities both online and in-person.



SNAPSHOT OF WHAT WE LEARNED



At a glance, people told us that they:

- Support focused development within Centres that provide convenient access to services within a walkable and visually pleasing environment.
- Believe the provision of quality housing across a broad spectrum of type, tenure, size, location and cost are essential to the City's future.
- Strongly support the protection, preservation and creation of greenspaces and waterfront areas, not only for recreational use but for the protection of undeveloped natural areas for their ecosystem value.
- Desire enhanced connectivity between new Centres and key destinations within the City, as well as through the community, with a greater focus on options for walking, cycling and transit as a priority and not just on vehicular movement.
- Have a variety of concerns and different perspectives on the proposed higher density and taller buildings, but generally agree that the transition areas must consider potential impacts to mitigate adverse impacts from taller buildings and that adequate infrastructure must be in place to support the density.
- Want public gathering spaces woven into our new Centres that support all-season cultural, art, food vendors and festivals that tie into the commercial/retail and mixed use areas with inspiring design features that really welcome the public into these areas.
- Support the preservation and enhancement of the industrial and business park area as a key economic driver within the City.
- Have reservations about the impact of the Gellatly NC on the adjacent residential development and the waterfront recreational area.

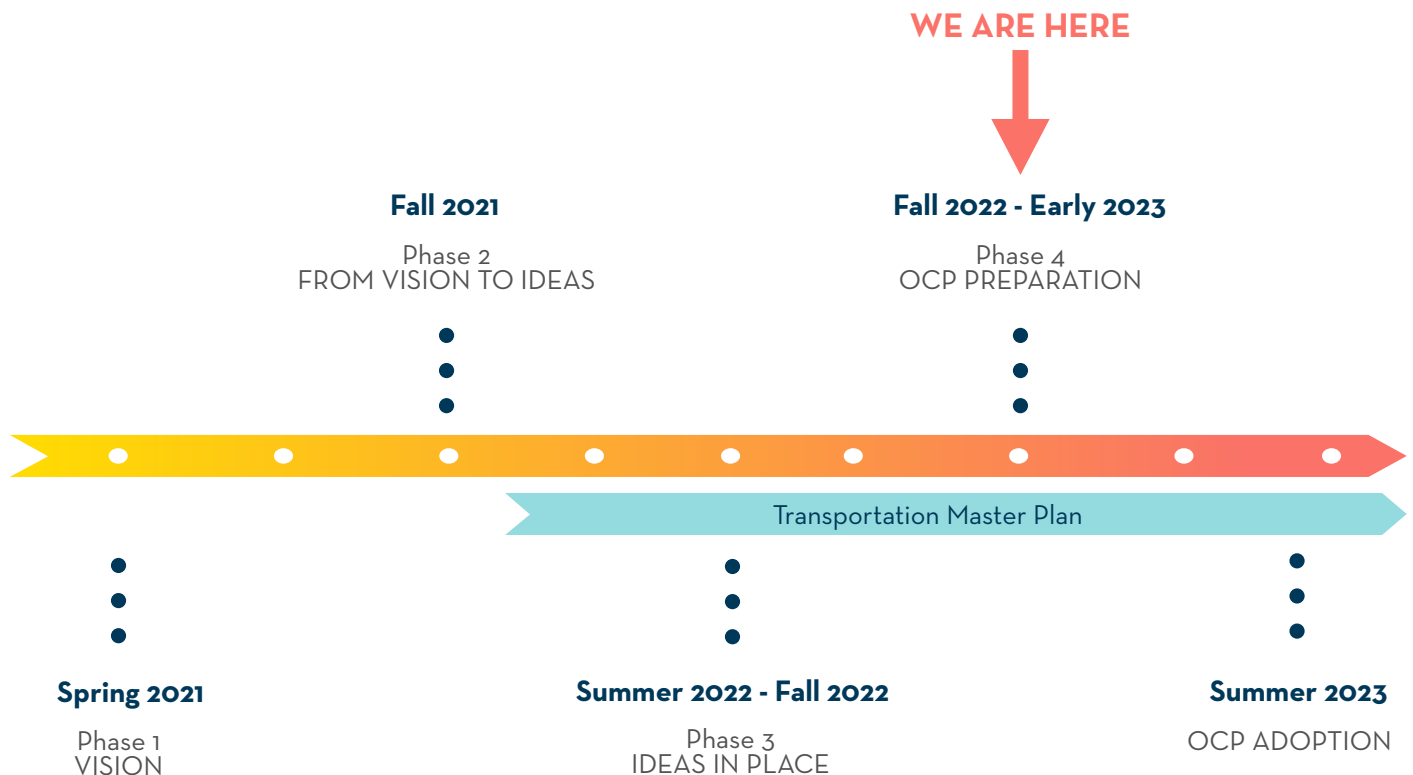
1 HOW WE CONNECTED



PURPOSE OF ENGAGEMENT

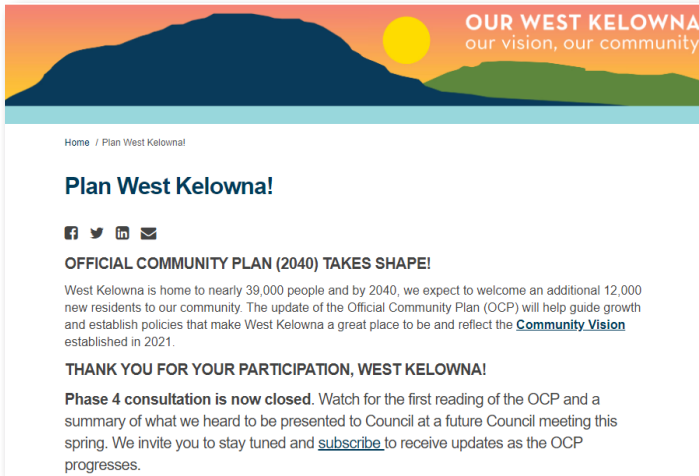
During the previous phases of consultation, participants told us they want a West Kelowna with vibrant city centres and complete, connected communities where they can walk, bike and take transit easily. They also want to preserve the beaches, parks and urban agriculture that makes West Kelowna unique.

The following Phase 4 engagement summary outlines the public feedback on the Draft OCP update and clarifies next steps in the OCP preparation. This feedback will aid in the development of a final plan to ensure the draft land use plan and policies create the vision for a vibrant, walkable and connected West Kelowna.



GOALS AND OBJECTIVES

- ▶ Gathering public feedback on the draft OCP to ensure the Growth Concept, Land Use Plan and Policies meet the Community Vision to guide development for the next 20 years.
- ▶ Generating interest and excitement in the community regarding the Draft OCP, and the relationship it has with the Draft Transportation Master Plan.
- ▶ Using this input to help guide revisions of the OCP document prior to Council's formal consideration.



Online engagement platform - OurWK.ca/ocp



In-person Information Session

In your community

Help shape the future of West Kelowna! Share your feedback about growth and transportation

PLAN WEST KELOWNA
CONNECT WEST KELOWNA

FOR IMMEDIATE RELEASE
Tuesday, Jan. 24, 2023

The City of West Kelowna is continuing to move ahead with two major planning initiatives that will guide how and where the city will grow and how people will get around over the next 20 years. Phase 2 of the Transportation Master Plan 2040 (TMP) Update and Phase 4 of the Official Community Plan (OCP) Update are now open for public input.

"We are a fast-growing community and it's important to hear from our residents as we update these guiding long-term plans," said Mayor Gord Milsom. "Input from the community will help shape our city now and into the future, building on the Community Vision to achieve a vibrant, walkable and connected West Kelowna."

The OCP's new Growth Concept focuses most future growth in two urban centres, five neighbourhood centres and accommodates continued development beyond these centres with a focus on infill housing. It also enhances key economic opportunities in the City's industrial and business park areas.

The TMP is being developed in conjunction with the OCP. This phase of the TMP recommends a future network for roads, transit and active transportation, based on how and where the City plans future growth.

Share your feedback about future land use and transportation by visiting [OurWK.ca](#) and drop by the public information session:

- Date:** Wednesday, Feb. 1
- Location:** Mount Boucherie Secondary School
 - 2751 Cameron Road, West Kelowna
 - Multi-purpose Room
- Drop-in event from 4:30 p.m. – 8 p.m.

This phase of consultation is open from Jan. 24 to Feb. 7. Next steps will include the Draft OCP Bylaw presented to Council in the spring for consideration prior to adoption and the Draft TMP is scheduled to be shared for public feedback in the summer.

Subscribe for updates about the OCP and TMP and other engagement opportunities at [westkelownacity.ca/subscribe](#).

Submit a service request here: <https://forms.westkelownacity.ca/Service-Request>

City of West Kelowna | 778-797-1000 | [www.westkelownacity.ca](#)

Facebook Twitter Instagram

PLAN WEST KELOWNA
CONNECT WEST KELOWNA

Official Community Plan and Transportation Master Plan Feedback Form

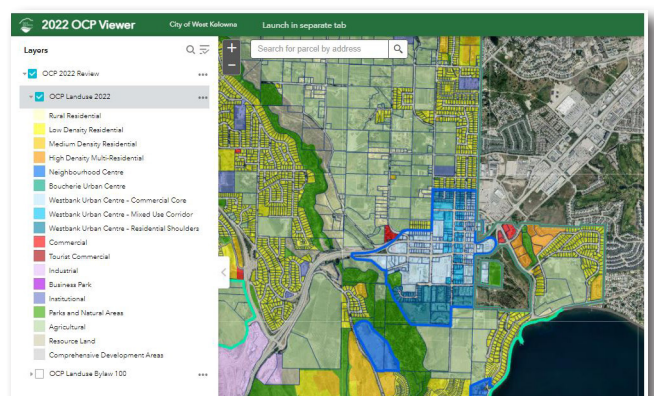
Official Community Plan Questions

The City's [Growth Concept Plan](#) supports the OCP and identifies where and how West Kelowna will grow over the next 20 years. It is anticipated that we will need an additional 5,300 housing units to accommodate approximately 12,000 additional residents by 2040.

The Draft OCP identifies key directions to achieve the City's Growth Concept, and the OurWK Community Vision established in 2021, to accommodate our fast-growing community.

Benefits of concentrating growth:

Online Feedback Form



Interactive Map

e-News update to community members

1.1 HOW WE COMMUNICATED

How we communicated



2 e-News update sent to **3,602** people (one launch update and one open house announcement)



2 public service announcements



3 email invitations to OCP stakeholder groups and 22 community organizations



2 print newspaper ads



2 online calendar events postings



1 ads on social media with a total reach of **4,349**



1 new OCP fact sheet with approximately 87 handed out



Website updates and materials provided at OurWK.ca/ocp with **1,200** visitors from Jan 24 to Feb 7

Social media interactions



17,379 total social media impressions



8,497 people reached through ads about the open house with **265** clicks, likes, shares, reactions and comments



3,912 Facebook impressions with **321** clicks, likes, shares, reactions and comments



1,619 Twitter impressions



2,048 Instagram impressions with **55** clicks, likes, shares, reactions and comments



1303 OCP document views from materials provided at OurWK.ca/ocp

1.2 HOW WE ENGAGED

Public Information Session - Feb 1, 2023

► 1 Open House

- 3.5 hour public information session where staff met with members of the public, including property owners, residents, and developers, to review the draft OCP policies and land use plan
- Wall display of draft Schedule 1 Land Use Plan and Schedule Maps 2 to 8
- 9 display boards focused on OCP highlights (Growth Concept, Land Use, Policies, and Development Permit Areas)
- Fact sheets available on the previous phases, as well as draft OCP
- Staff available in-person and via computer link to answer questions

► 1 Interactive Map

- Residents asked to identify their neighbourhood.

► 1 Online Computer Station

- Interactive draft Schedule 1 Land Use Map
- Access to the OCP project page on ourwk.ca with full draft OCP document, including proposed schedules

► 1 Paper or Online Feedback Form

- Available to the public between January 24 - February 7
- **163 contributions to the Feedback Form**
 - This feedback form asked participants to review the Growth Concept and draft land use plan, and provided an opportunity to make open ended comments





With gratitude, we acknowledge that we are on the
unceded traditional territory of the Okanagan/Syilx people.

AN
ST KELOWNA

Community Plan Update

OCP UPDATE

OCP UPDATE

OCP UPDATE

OCP UPDATE

2 WHAT WE HEARD

"I completely agree with the Urban growth centres in West Kelowna and Mt. Boucherie...would love to see some more shopping and food venues near the Mt. Boucherie Transit exchange, especially a coffee shop that is open in the evenings." - Participant

2.1 INFORMATION SESSION FEEDBACK



GENERAL PUBLIC FEEDBACK

During the public information session, residents were encouraged to review display boards, maps and fact sheets related to the Official Community Plan, and to interact with staff to answer questions regarding the presented material. Through this open feedback process, the following common themes and general questions were communicated to staff:

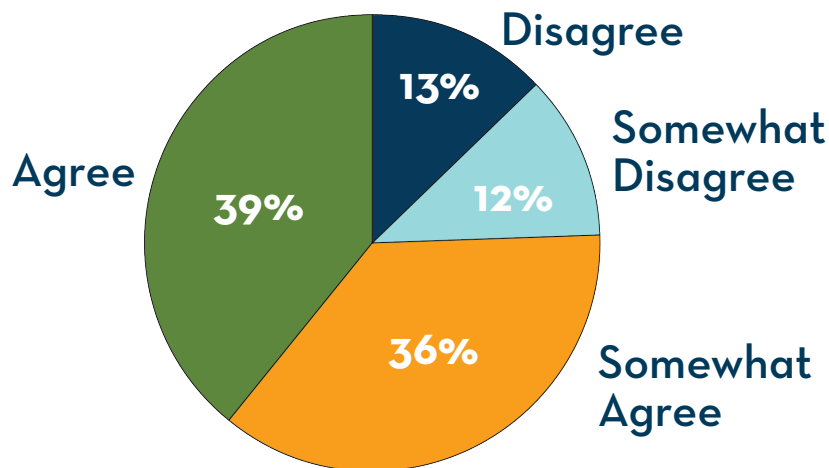
- ▶ Gellatly Bay densification/ neighbourhood centre – particularly regarding traffic, safety, access, shadow casting over the beach, and parking concerns
- ▶ Requests for more pedestrian, cycling infrastructure and connection to the waterfront
- ▶ Questions about the rural reserve/ growth boundary, including what is planned for the areas outside the boundary
- ▶ Concerns about high density development in the Westbank Urban Core (WUC) immediately adjacent to existing single detached
- ▶ Questions regarding frequency of an OCP update and clarification of land use vs. zoning
- ▶ Support for a City-owned public space within WUC as an intentional space designed to bring people in
- ▶ Support cultural amenities, art galleries and installations and public open spaces near small scale commercial/retail areas in the WUC to support walkability and community connection
- ▶ Questions about why certain land use designations are selected, (i.e. Institutional vs. Natural Assets and Public Parks)
- ▶ What opportunities will there be to designate new industrial areas with the proposed Industrial Land Use Study
- ▶ General support related to the Growth Concept and Centres as a way of creating core urbanized areas with various services available throughout the city
- ▶ Feedback related to being discouraged in participating in public consultation activities as some residents feel “decisions have already been made” with some projects



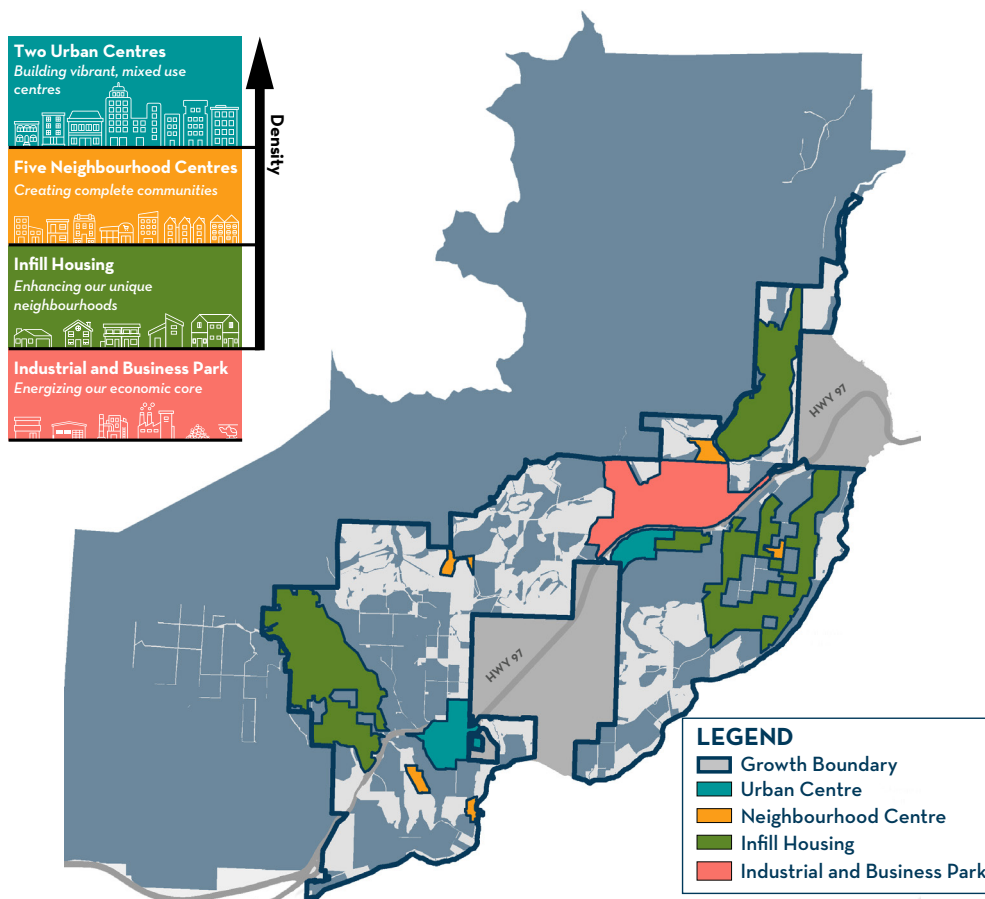
2.2 ONLINE FEEDBACK FORM RESULTS

Question 1: Do you agree or disagree that establishing formal growth boundaries to ensure growth remains focused within the Identified Growth Concept areas reflects a shift to a vibrant, walkable and connected community?

Participants were asked to scale their response between (1) disagree to (4) agree.

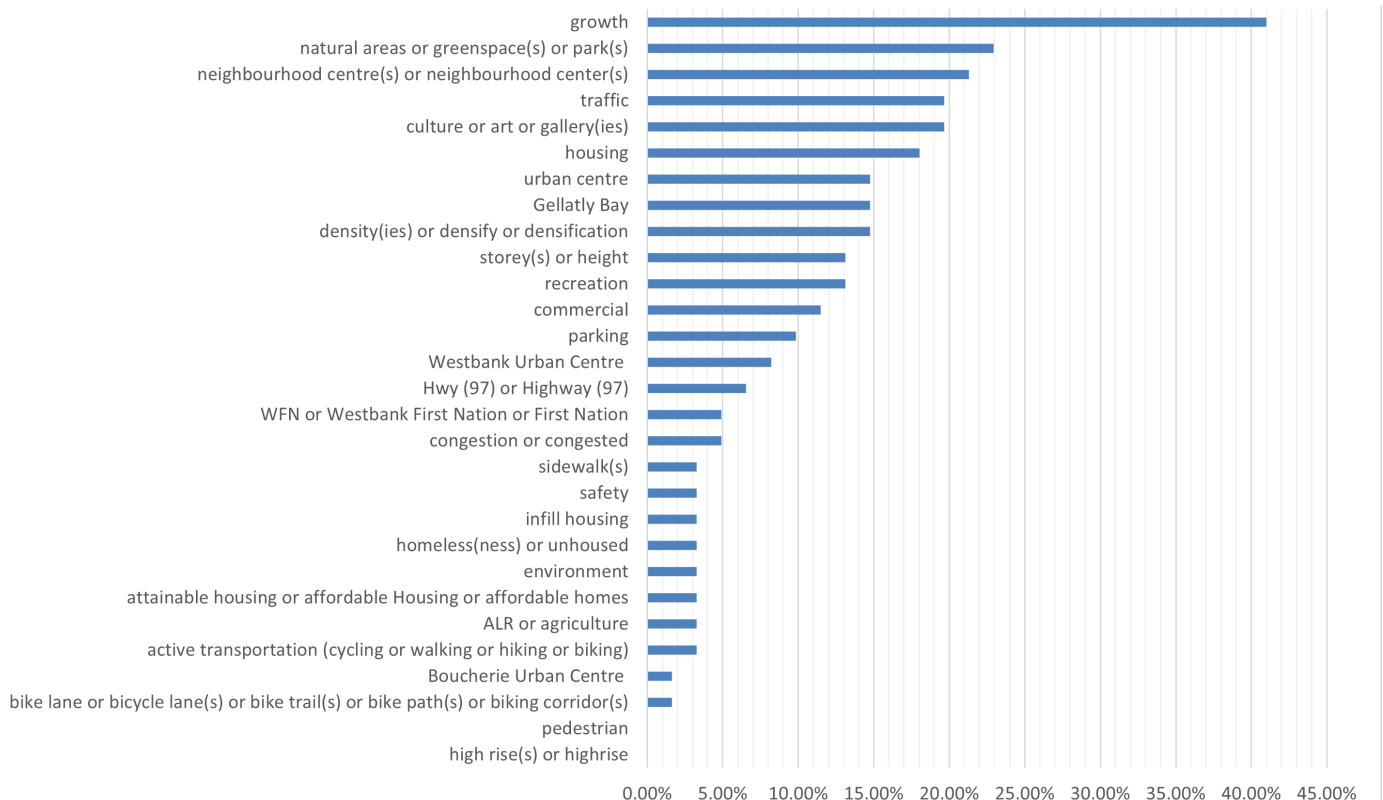


138 Respondents



Question 2: Tell us more about the growth boundaries and focused growth in the Growth Concept areas?

Common topics and how frequently were they noted in the **61 written responses**:

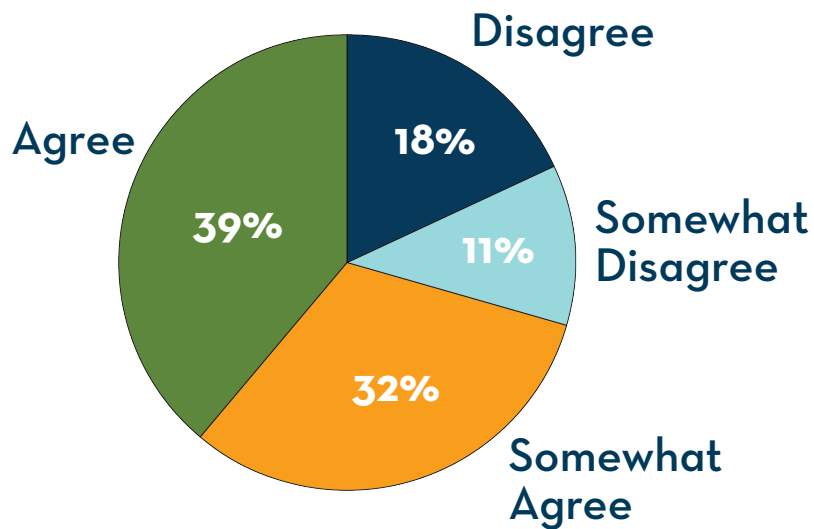


Common themes being expressed:

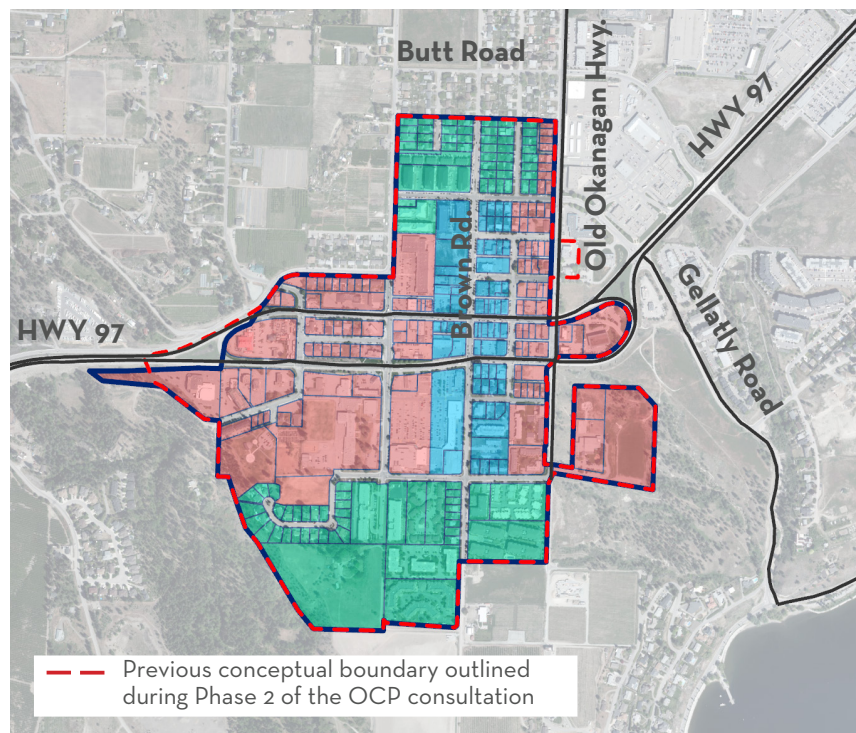
- General support for density planned for Urban and Neighbourhood Centres to concentrate growth and decrease urban sprawl.
- Specific concerns noted for the Gellatly Neighbourhood Centre related largely to potential impacts to the environmental and recreational area, traffic flow and pedestrian movement.
- Important that the City preserve natural and riparian areas, waterfront and other recreation areas for both people and wildlife for the future.
- Services, amenities and accessibility are key elements to the Urban and Neighbourhood Centres, including businesses, art/culture, recreation/sporting opportunities within a walkable area.
- Concern with the type, variety, and cost of housing available to support all residents needs.
- General questions about appropriate heights and where these might be appropriate, 4 storeys vs 6 storeys, vs 12 storeys.
- Concern with traffic congestion noted in certain areas with overlapped concerns with parking, safe pedestrian/cycling, and whether the road system will support the proposed densities.

Question 3: Do you agree or disagree that the additional heights and densities proposed up to 12 storeys in Westbank Urban Centre with a mix of residential, commercial and mixed use buildings will create a vibrant urban centre with increased economic opportunities and increased access to amenities?

Participants were asked to scale their response between (1) disagree to (4) agree.

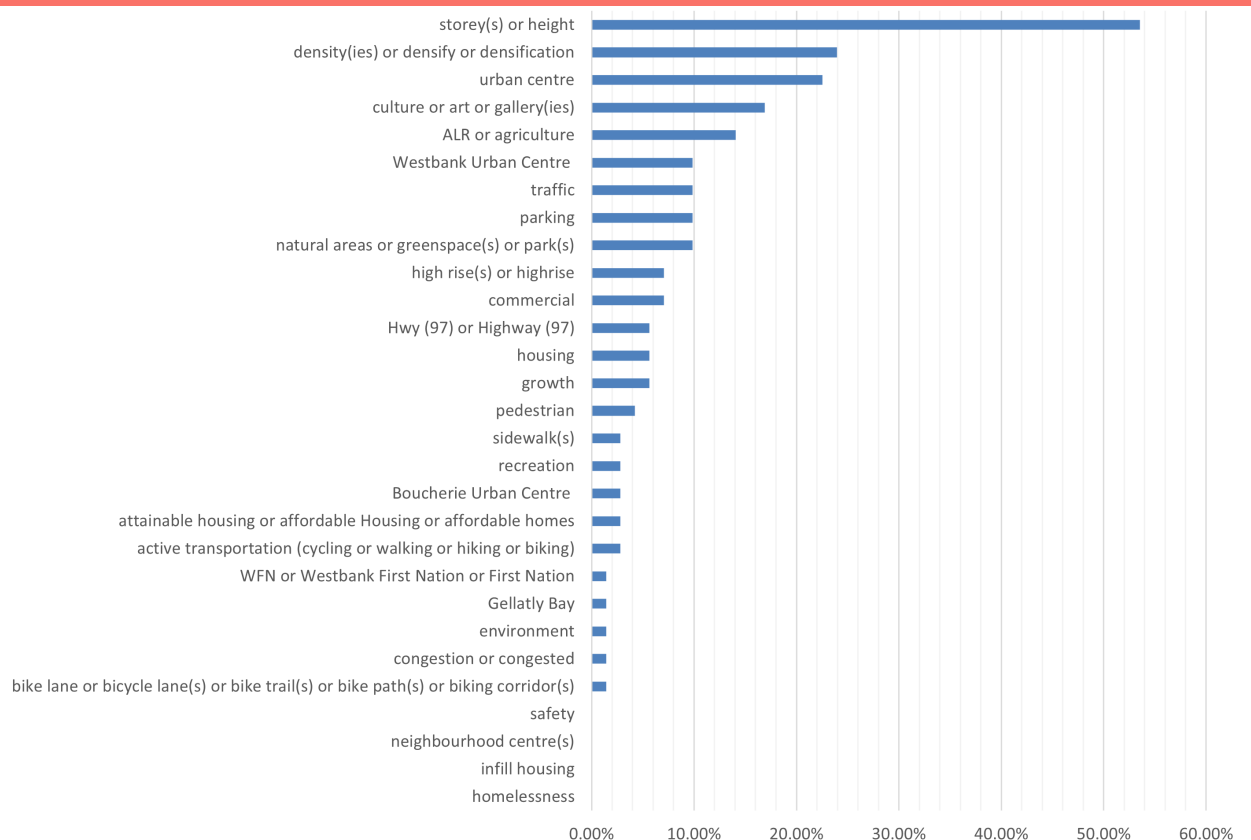


142 Respondents



Question 4: Tell us more about the proposed Westbank Urban Centre?

Common topics and how frequently were they noted in the **71 written responses**:

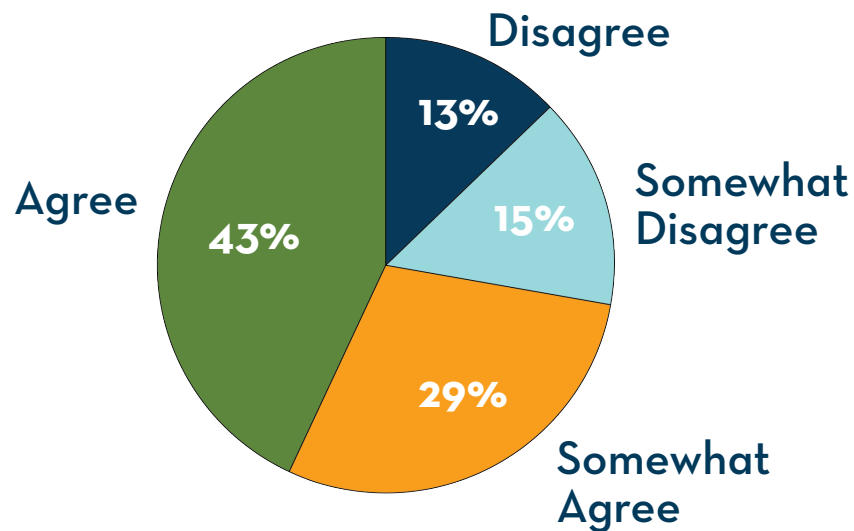


Common themes being expressed:

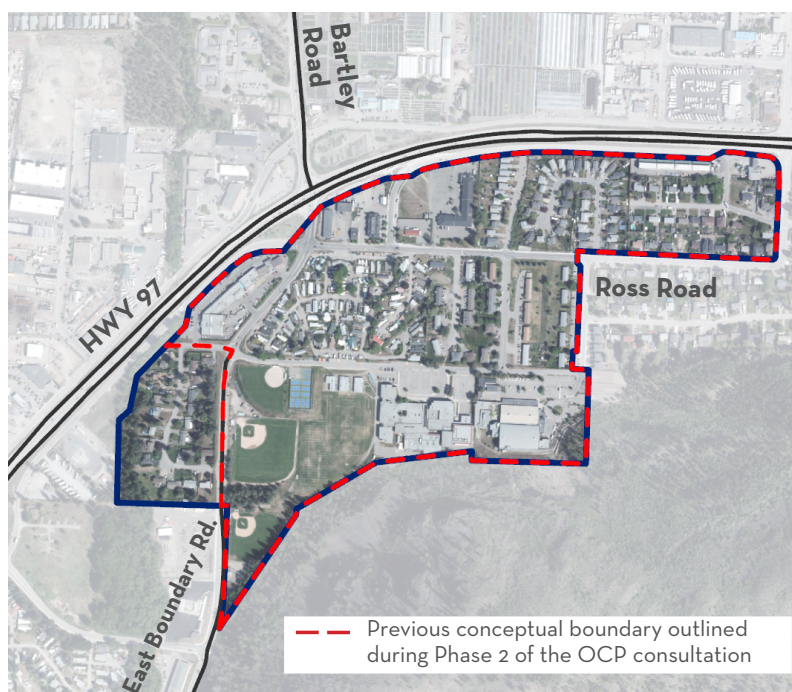
- Density/height may be acceptable where it comes with good design, enhances walkability, and provides a level of services and amenities to support art/culture, recreation, commercial, and public spaces.
- General support for the location and need to create a town centre with commercial at ground level with higher residential heights above to support the future growth of the City.
- Concern that the residential heights do not address affordability or housing variety issues.
- Questions as to the appropriate heights for WUC - comments ranging from support for 12 as proposed, to those wanting less than 12, and others wanting flexibility for greater heights where appropriate based on specific circumstance.
- Concern regarding the appropriate transition to existing lower density residential areas, the view impact of taller buildings, and the visual aesthetic of taller buildings on the character of our community.
- If additional density/height is considered, concern that adequate infrastructure is provided to support (roads, servicing, sidewalks, trails, transit, etc.), and specifically that parking is reviewed.
- Support for reducing the impact of Hwy 97 - consider options to remove separation in WUC.

Question 5: Do you agree or disagree that the additional heights and densities proposed up to 6 storeys in Boucherie Urban Centre with a mix of residential, commercial and mixed use buildings will create a vibrant urban centre with increased economic opportunities and increased access to amenities?

Participants were asked to scale their response between (1) disagree to (4) agree.

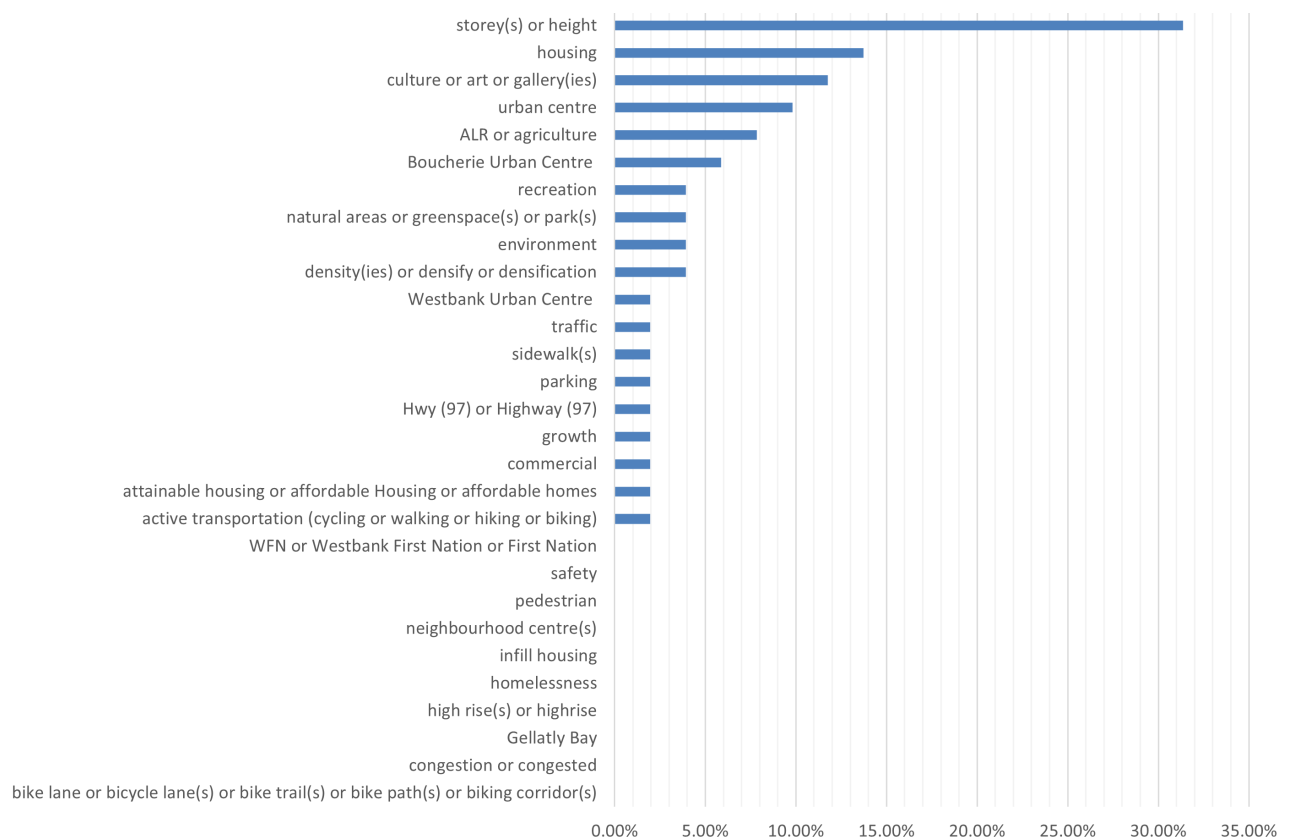


140 Respondents



Question 6: Tell us more about the proposed Boucherie Urban Centre?

Common topics and how frequently were they noted in the **51 written responses**:

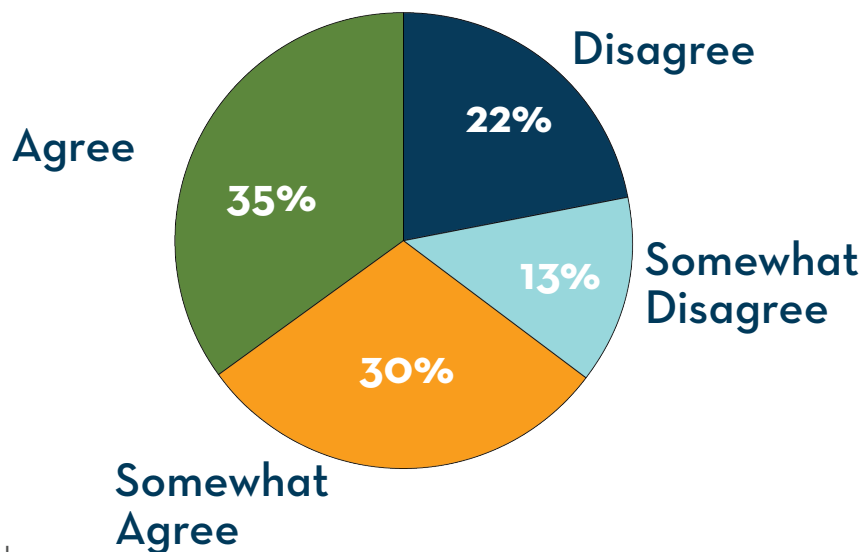


Common themes being expressed:

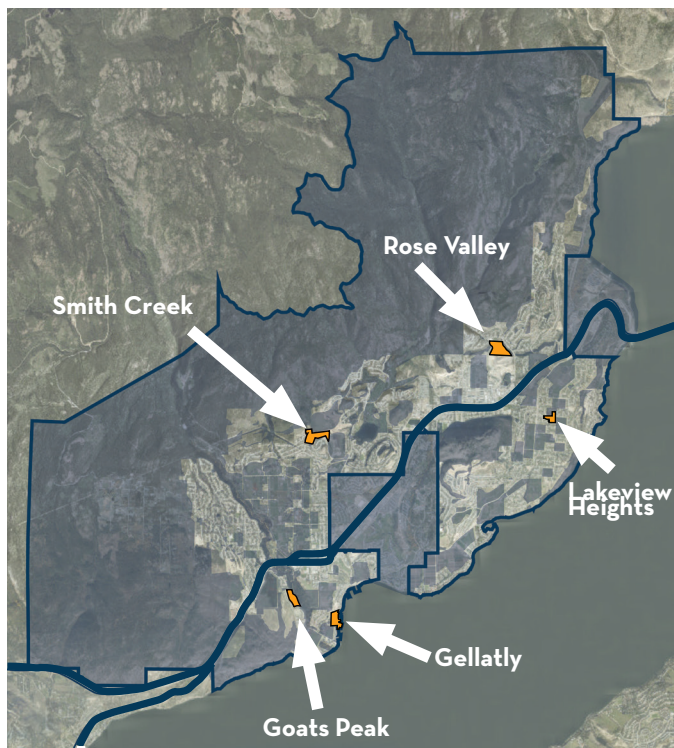
- General support for BUC as a good location for growth between WUC and bridge, with reasonable scale and providing a good mix of commercial and residential with access to public transportation.
- Consider preserving the area as a walkable recreation hub for youth and seniors with sidewalks/connected trails to Mt. Boucherie, access to art/cultural centres, and indoor/outdoor recreation services/sports.
- Concerns regarding housing availability, attainability, variety, type and quantity, and the potential redevelopment pressure or impact on existing lower cost rental and mobile home parks within the area.
- Some question regarding the appropriate height for this area - ranging from general support for the proposed 6 storeys, to some that prefer less than 6 storeys, and to some that support even taller 12+ storeys given the location has less impact on lake views, especially compared to WUC.
- Proposed density/height needs to be supported by aesthetically pleasing mixed use (shopping/services/amenities) and adequate infrastructure, such as transit, sidewalks, parking, road network, to avoid congestion and promote walkability in order to attract residents and visitors.
- Concern with the competition with WUC creating vacant commercial spaces, how to improve the aesthetic of the area, and the appropriate transition to existing lower density residential areas.

Question 7: Do you agree or disagree that the additional heights and densities proposed up to 6 storeys in Neighbourhood Centres with a mix of residential, commercial and mixed use buildings will create a vibrant neighbourhood centre with increased economic opportunities and increased access to amenities?

Participants were asked to scale their response between (1) disagree to (4) agree.

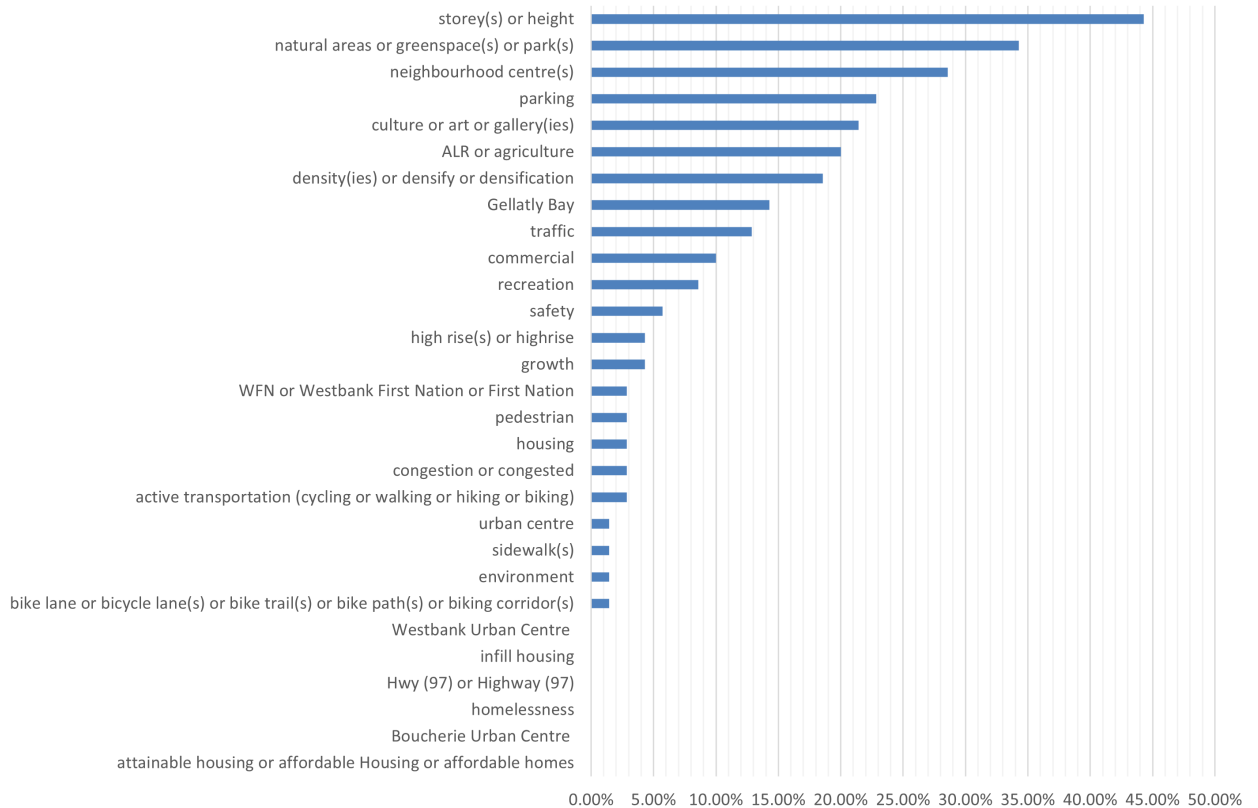


141 Respondents



Question 8: Tell us more about the proposed Neighbourhood Centres?

Common topics and how frequently were they noted in the **70 written responses**:

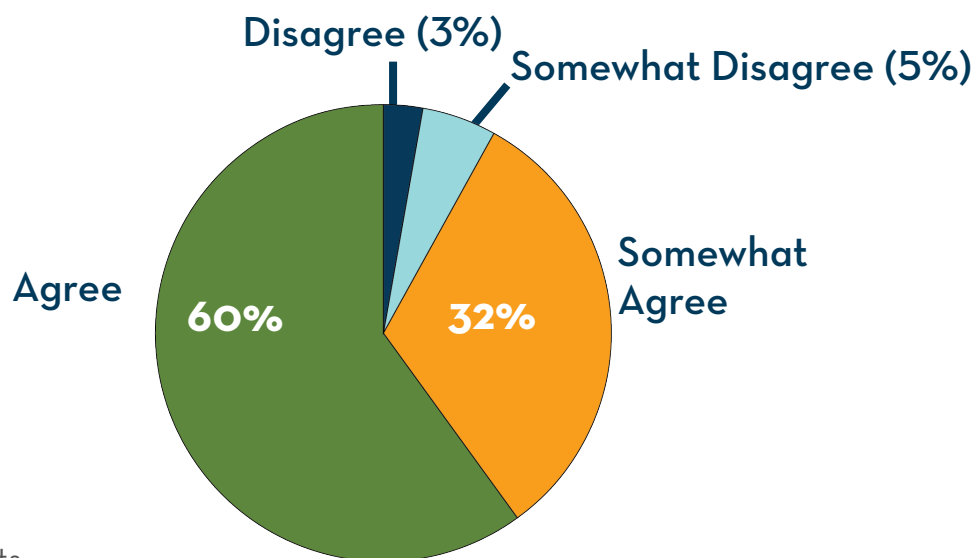


Common themes being expressed:

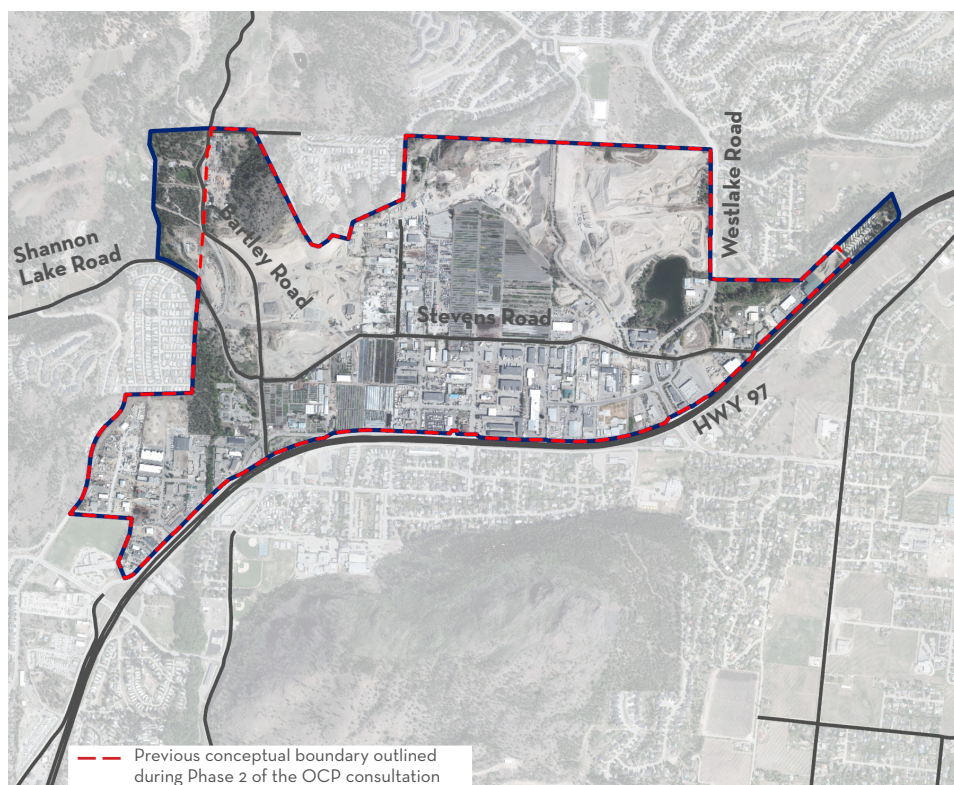
- General support for Neighbourhood Centres (NC) noting that mixed use is essential to the success of creating a walkable neighbourhood, with the composition of uses tailored to the appropriate scale and focused on the local nature of service commercial/retail options for people to visit, shop, and dine out.
- Some question regarding the appropriate height for the NC's - ranging from general support for the proposed 6 storeys, to some that prefer less than 6 storeys, and to some that support even taller 6+ storeys to accommodate the City's growth, but noting that negative or partial support comments were most often related to Gellatly NC.
- Specific feedback noted for Gellatly NC from adjacent residents - concern with density/height related to view impacts, traffic congestion and parking issues, potential impacts to beach/recreation/wildlife area along with pedestrian/cyclist access to what is perceived as an already busy area for existing residents/visitors, where height, parking and traffic impacts were the most common elements.
- NC's need to provide amenities, services and pleasant outdoor spaces for people to gather, to reflect the look and feel of each neighbourhood, and to ensure that adequate infrastructure supports the walkability through appropriate road network, transit services, sidewalks, bike lanes, servicing, fire protection, and trails and connections to recreational opportunities.

Question 9: Do you agree or disagree that OCP policies support and encourage the development of the business park and industrial land in the economic core to help increase economic sustainability?

Participants were asked to scale their response between (1) disagree to (4) agree.

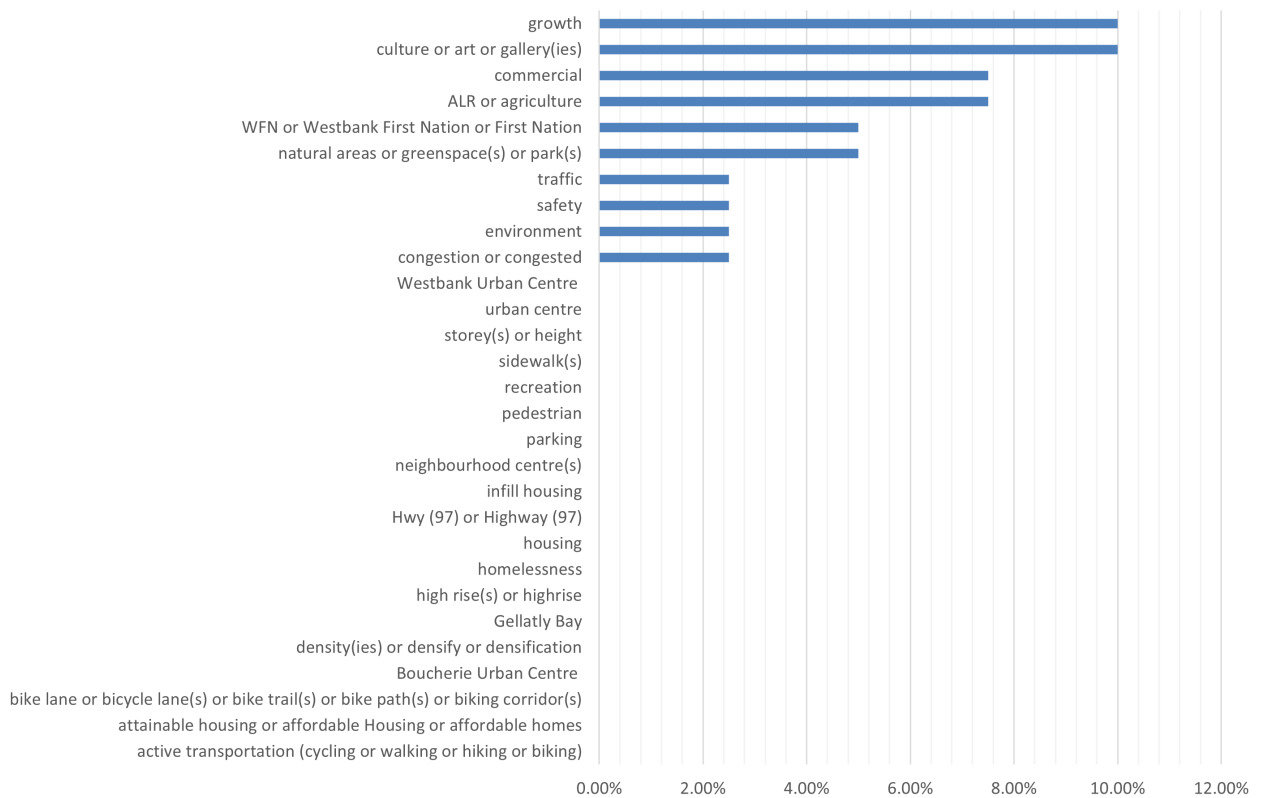


135 Respondents



Question 10: Tell us more about supporting and encouraging the business park and industrial lands as an economic core?

Common topics and how frequently were they noted in the **40 written responses**:

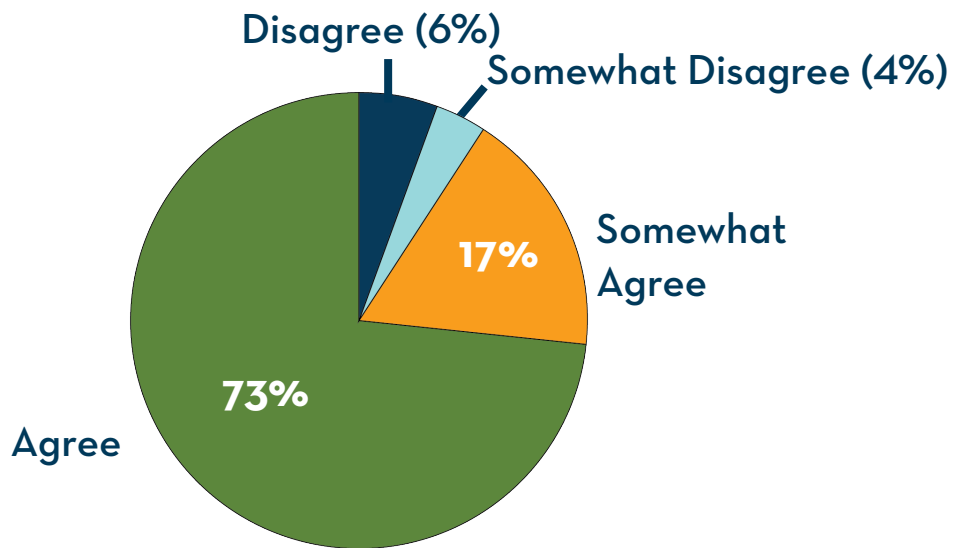


Common themes being expressed:

- Very strong support for location and focused business park/industrial land uses to support the economic development of the City and to generate more local jobs, but desire to improve the overall aesthetic.
- Support proposed Industrial Land Use Study to examine additional area, to create appropriate transition plans for existing gravel pits and to enhance the existing area along with the road network (local roads and highway congestion) and other necessary infrastructure.
- Support for the City as a leader to support development/promotion of emerging manufacturing and technology that focuses on more sustainable practices with less environmental impacts.
- Support to maintain the integrity of industrial lands for large scale employers/business rather than allowing for retail encroachment, with some alternate comments that the area should be allowing for more retail use/cultural and recreational areas.
- Concern with the appropriate transition from more intensive land uses to the surrounding community, especially where adjacent to residential areas, and considering noise, light, air, chemical, etc. impacts.
- Concern with impacts to and from the existing temporary emergency shelter on the development of the area.

Question 11: Do you agree or disagree with protecting and preserving major creeks, streams and lakes, and enhancing green space opportunities in the community through land use buffers and other green space policies?

Participants were asked to scale their response between (1) disagree to (4) agree.



138 Respondents



Identify new land use buffer that will protect and preserve major creeks, streams and lakes



Collaborating to steward these lands and waters



Protecting and connecting green and blue spaces for future generations



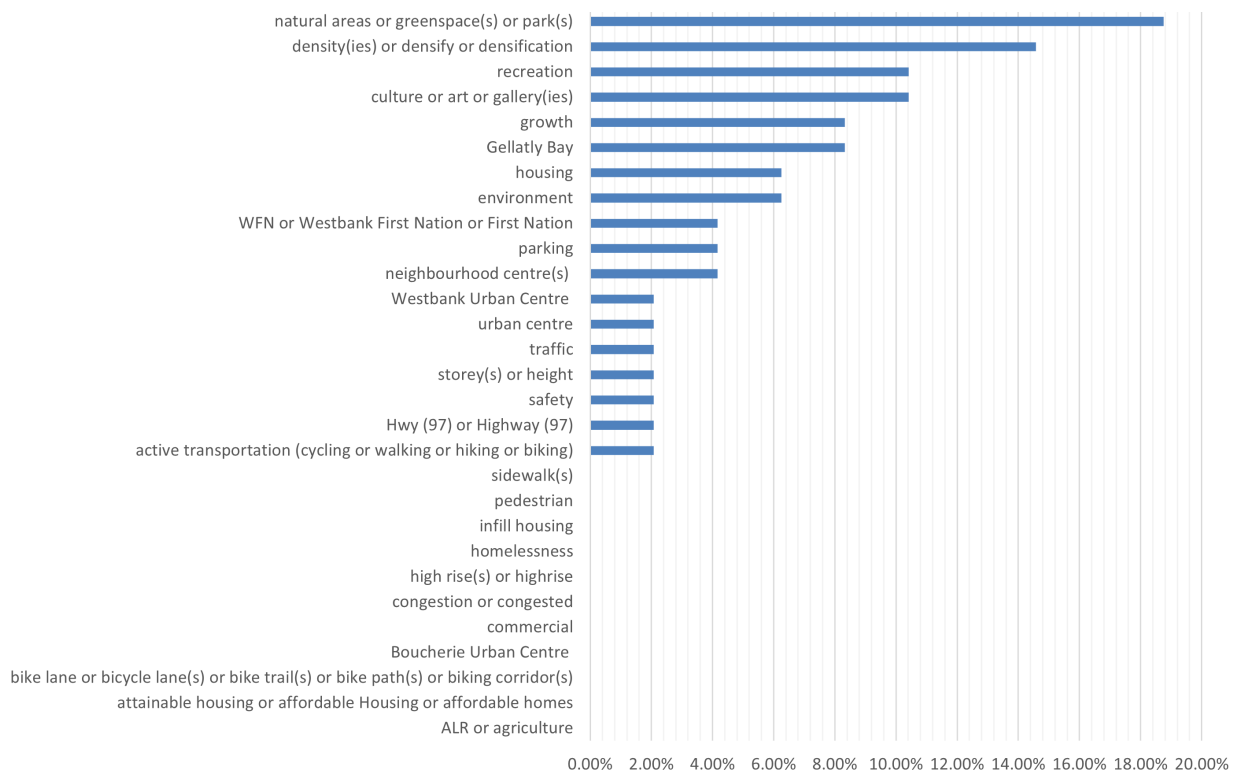
Expanding our connected, accessible and vibrant waterfront



Majoros Pond Park

Question 12: Tell us more about protecting and preserving waterbodies and enhancing greenspace?

Common topics and how frequently were they noted in the **48 written responses**:



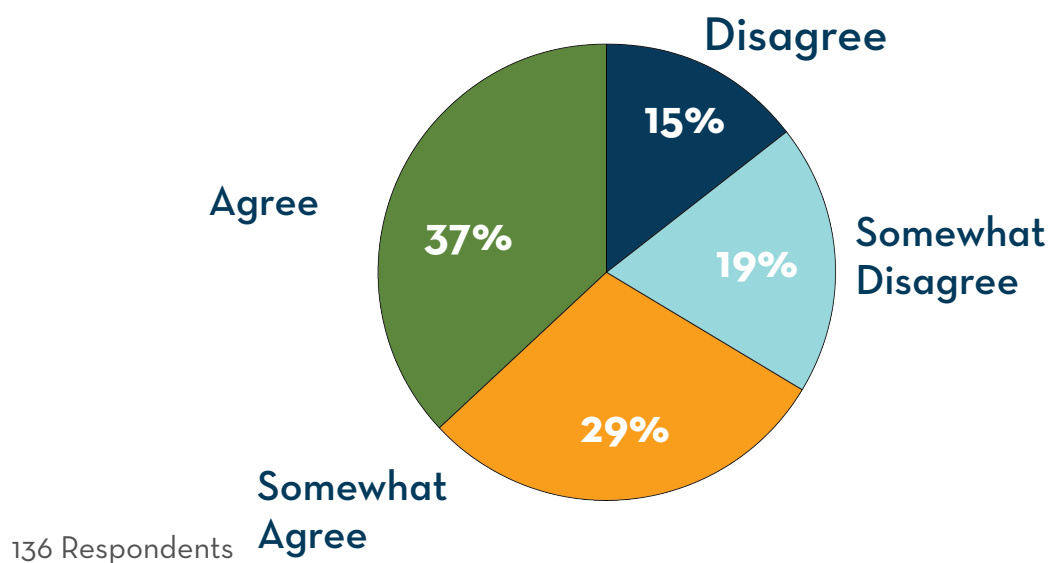
Common themes being expressed:

- Overwhelming support to protect and preserve waterbodies and greenspaces as essential to not only sustain our natural ecosystem, but to act as a valuable resource that contributes to a way of life and the community aesthetic and beauty allowing for places to play, exercise, gather, and rest.
- Interest in not just protecting existing greenspace and waterbodies, but to be a leader by adding to our greenspace or protected areas to provide for additional wildlife areas, resident recreational areas, and natural areas for their intrinsic environmental values and contribution to community well-being.
- Increase access to waterbodies and greenspaces, including connection to and between existing areas with enhanced walkways, sidewalks, and nature trails, as well as considering distribution across the whole community to increase equity and reduce overcrowding on beaches and greenspaces.
- Proposed density within the overall plan should be supported by greenspace, as well as consider the appropriate road network, bike paths, sidewalks, and trails along key recreation corridors to support use by residents, visitors, and the tourism industry where growth is proposed.
- Support policies to require the use of drought tolerant plant species and consideration of water saving measures within our greenspaces, as well as protection of existing tree canopy wherever possible.

Question 13: Do you agree or disagree that the Draft OCP Plan Update addresses these four focus areas:

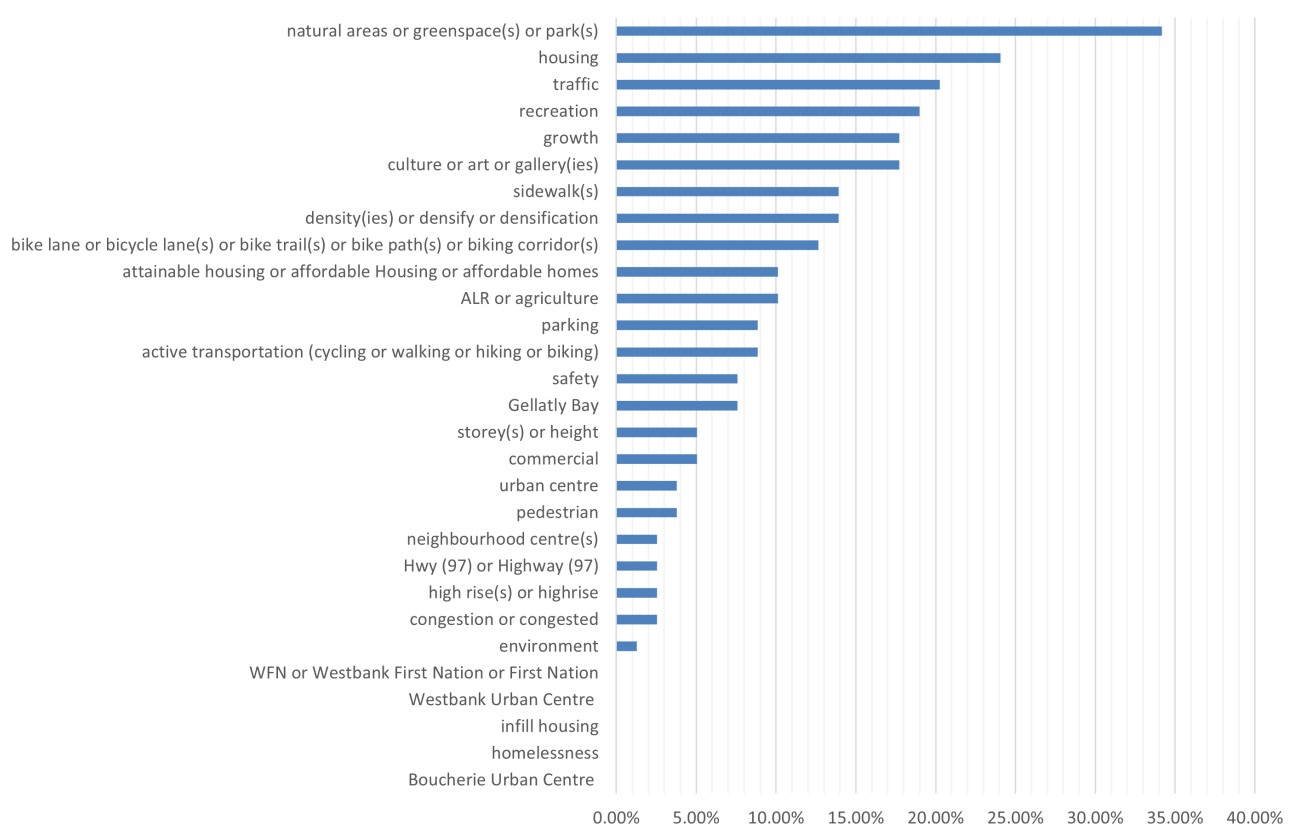
- 1) Establishes growth boundary as per Growth Concept?
- 2) Creates vibrant walkable Urban and Neighbourhood Centres?
- 3) Supports and encourages Business Park and Industrial land as economic core?
- 4) Protects and preserves waterbodies and enhances greenspace?

Participants were asked to scale their response between (1) disagree to (4) agree.



Question 14: Tell us if you feel there is anything missed that may contribute to the success of the Growth Concept?

Common topics and how frequently were they noted in the **79 written responses**:



Common themes being expressed:

- Strong support for parks - comments asking for larger park areas for ecosystem diversity, leaving more areas in their natural state, improving existing parks, adding and preserving waterfront park area, more access for recreation, and adding more small boat access (kayaks, canoes, etc.).
- Consider transportation options such as bike lanes, sidewalks, and transit as a priority, as well as hiking, biking and walking trails to support access to schools, connect neighbourhoods and along corridors that support tourism and economic development.
- General support for WUC, but concern noted about highway separation of the area, as well as overall concern with highway congestion, potential bypass options, and second bridge crossing to Kelowna and the potential impact on the proposed Centres throughout the community.
- Specific areas noted for potential road safety improvements, from vehicle to bicycle to pedestrian focus.
- Consider additional community amenities for all ages (community centres, arts, culture, pool, arena, etc.).
- Concern with the provision of housing availability and affordability, noting variety options as important.
- Concern with the proposed density and heights at Gellatly NC, especially waterfront impacts.



Carate Park

2.3 UNSTRUCTURED FEEDBACK



EMAIL AND WEBSITE INQUIRIES/RESPONSES

The public had additional opportunities to ask questions about the draft OCP through general email and the City website.

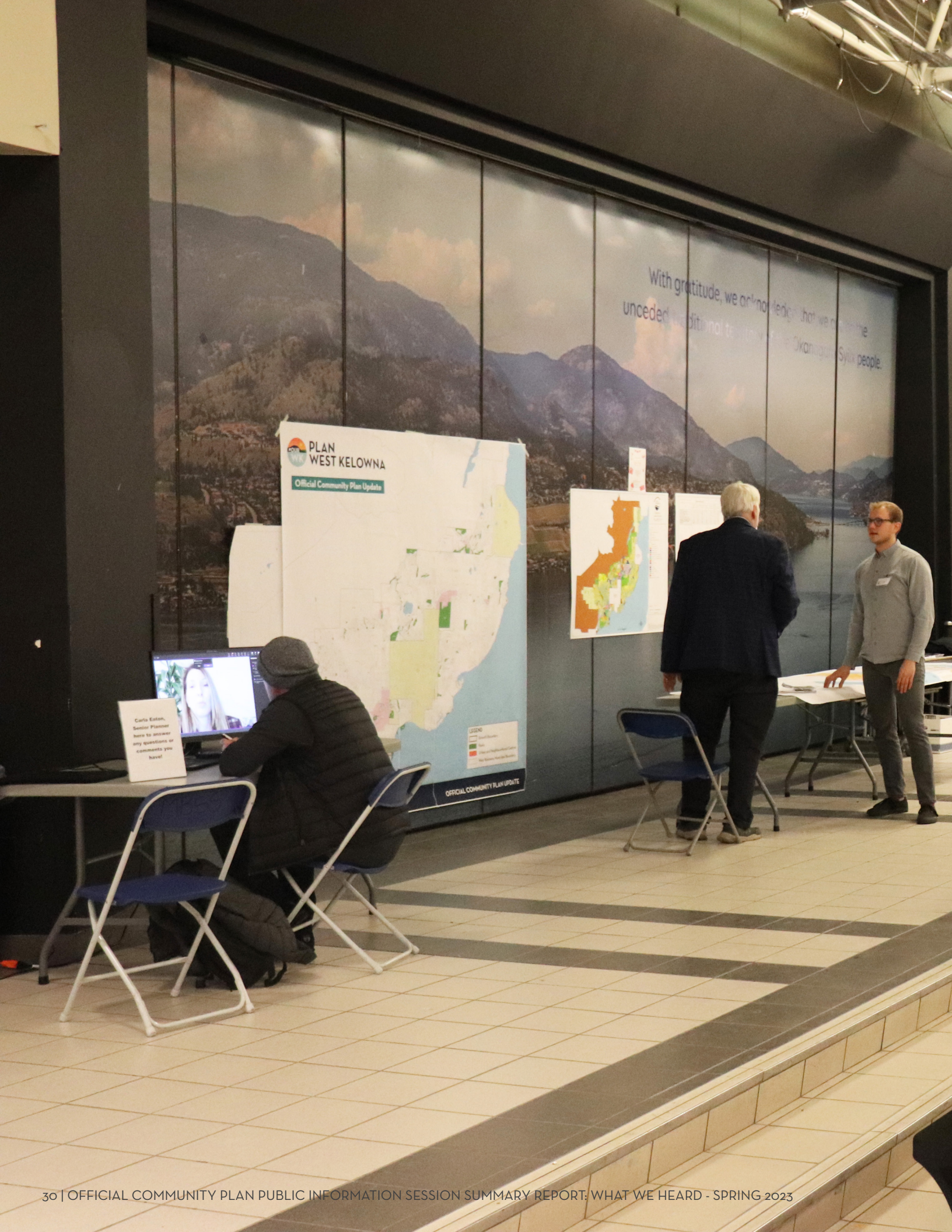
The following common themes and general questions were communicated to staff:

- ▶ Create an intentional vision for WUC that goes beyond basic form and character to tie in key cultural elements with commercial services to create public gathering spaces for all-season use and connected by walking, biking, transit, or shuttles away from parked cars.
- ▶ Support indoor and outdoor cultural, art, food, and farmers market venues with street performers and festivals to create beautiful and functional activated spaces, including consideration for design competitions that include art and garden spaces to attract tourism to West Kelowna.
- ▶ Request to remove the Gellatly area from the NC land use designation, or to revert to the Gellatly Village concept within the current OCP, based on concerns regarding the proposed density and heights at Gellatly Bay NC, with potential:
 - Impacts to Willow Beach and access to this recreational corridor due to overcrowding,
 - Traffic impacts along Gellatly Road and associated lack of vehicle and boat trailer parking areas to support the recreational area and proposed future mixed use developments,
 - Impact to the character of the neighbourhood if short term rentals are permitted,
 - Abuse of the extraordinary community benefit policy by the proposed developments to allow higher density and height with the provision of parking areas that will not help alleviate the current public vehicle and boat trailer parking issues within the area, and
 - Blasting/pile driving impacts associated with proposed higher density developments adjacent to existing homes from deeper foundation/piles to support the taller buildings.
- ▶ Specific Mapping requests:
 - Some concern expressed over the way that park and institutional land use designations are not identified within Urban and Neighbourhood Centres, despite those uses being permitted within both designations.
 - Request for the City to consider providing mapping details for the Westbank First Nation lands to enhance connectivity between our planning processes.

► Specific Land Use Designation or Growth Boundary requests:

- Concern with City-owned properties at Harmon Road and concern that either institutional or medium density residential designations may have an impact on adjacent properties if either a low-income rental facility, or a medium density residential development were permitted. Some residents expressing interest in also being permitted to develop as a medium density residential area if the City continues with its current medium density residential land use designation for the City-owned Harmon Road lots.
- Specific concern noted with a property located along the transition area between a higher density mixed use land use designations and the Agricultural land use designation, where the agricultural property is requesting some consideration for flexibility in the future land use based on their current rural residential zoning.
- Specific requests to amend a proposed Rural Residential land use designation to a Low Density Residential designation.
- Specific requests to amend the Growth Boundary to include a number of adjacent properties lying adjacent to the boundary, and for the City to consider servicing areas lying outside the proposed Growth Boundary.





3 NEXT STEPS

"A thriving community is one that has green space and ways for community members to connect in meaningful ways. We need to encourage and create maker spaces and places for people to come together in a spirit of connection and forming a safe, respectful and equitable community." - Participant

OCP UPDATE

Policies to Implement the Community Vision

Policies in the OCP seek to achieve the OurWK Community Vision for the year 2040. These policies are also linked graphically in the OCP and Foundations illustrated below.

The policy sections include topics such as:

- Transportation
- Community Infrastructure and Servicing
- Climate and Environmental Resiliency
- Natural Environment and Hazards

- Social Sustainability
- Economic Sustainability
- Collaborative Governance
- Financial Foundations



Caring and supporting one another and celebrating our diversity



Creating a healthy community that supports healthy individuals



Engaging young minds that will become future leaders



Transforming Westbank Community

ADDITIONAL FEEDBACK

In addition to the feedback highlighted in this WWHR, an accompanying Council Report will be provided with the formal consideration of the draft OCP (1st reading anticipated Spring 2023). As part of the Council Report package, additional detailed summaries will be provided from the formal referral process, as well as feedback from Council's advisory committees. The report will include an analysis of the feedback received to date, as well as a summary of any resulting recommended revisions included within the draft OCP being presented for first reading.

WHAT'S NEXT?



LAND USE PLAN REVISIONS AND OCP DRAFTING

Community input received as part of the Phase 4 public engagement in combination with the formal referral responses from various agencies and formal stakeholders will be used along side Council direction and best practices to inform the update of OCP policies and land use plan for Council's consideration.

Following potential first reading, a formal Public Hearing will be scheduled to received feedback on the draft OCP as per the *Local Government Act*.

A scenic landscape photograph showing a valley with mountains in the background and a town in the foreground. The text is overlaid on the right side of the image.

The Growth Concept determines where and how we grow and forms the foundation for the City's Land Use Plan, which will help the city manage development and bring the community's vision to life.



City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Email: ourwk@westkelownacity.ca

Subscribe for eNews updates: westkelownacity.ca/subscribe

Phone: 778-797-8830

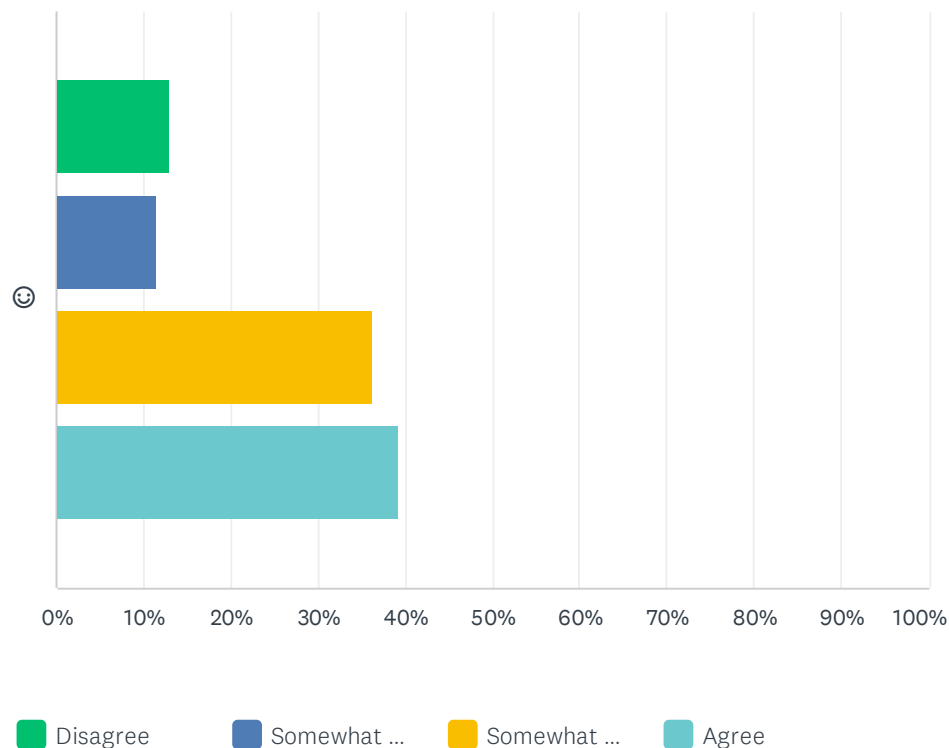
OurWK.ca



Appendix A: Feedback Form Individual Response Table

Q1 Establish formal growth boundaries to ensure growth remains focused within the identified Growth Concept areas. View the Growth Concept display board. Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 138 Skipped: 25



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	13.04% 18	11.59% 16	36.23% 50	39.13% 54	138	3.01

Q2 Tell us more:

Answered: 61 Skipped: 102

#	RESPONSES	DATE
1	Re: Concentrating growth around Brown Rd as one of the Urban Centre's. That area is already overly congested during rush hours and tourist season. Adding more foot traffic controlling the lights and vehicles will make it a nightmare for those traveling through. Can the Urban Centre be on one side of the hwy, not spanning across both lanes of hwy?	2/7/2023 11:19 PM
2	I agree with densifying and "growing up, not out" and creating a town center which attracts unique businesses and people. Concerned with land use in downtown areas currently designated residential but planned for commercial and/or multi-story- how this impacts residential homeowners with respect to resale, increase in crime related to densification. Also concerned with rate of growth- can we keep up with the pressures of more people while maintaining (or improving) a safe environment for people/wildlife and not exerting too much pressure on natural ecosystem values which ultimately benefit quality of life and cost of living (water quality, high water capacity along creeks and shorelines, urban heat island, light/noise/chemical pollution, appropriate waste management, etc).	2/7/2023 9:54 PM
3	The growth of our community should not be restricted to be only within a designated area. This is not a healthy manner in which to encourage and nurture a young City's growth. The City needs to respect all stake holders and their specific interests within the community in order to encourage unity and prosperity. Although a City may wish to focus on a designated areas of growth it is still obligated to provide direction and guidance for all areas of the City. The City should at the very least ammend the OCP to reflect all current uses thru out the tire City boundary.	2/7/2023 9:42 PM
4	I love the neighborhood centres . I think those are essential and key for Westbank culture! They are so convenient for a large population without developing into a huge city , smaller hubs create more community !! I love it : Love the industrial park . I don't love the city centres , I think the neighborhood centres create more culture . As well as creating higher more housing does not make it any more affordable or available . Cities are the most espensive places to live in Canada , even with the most dense buildings . Most people want space and privacy, that should be attainable for everyone - rich or not .	2/7/2023 9:01 PM
5	Please see summary in Item 4 below.	2/7/2023 4:10 PM
6	The growth concept as it pertains to the beach area on Gellatly Bay should not have dense housing as it taxes the integrity of the natural area. It adds to much traffic	2/7/2023 2:22 PM
7	- Concentrating growth in some areas works but in others it is detrimental. eg, Gellatly Bay cannot handle growth and concentration there. It will seriously hinder it's primary function as our recreational centre - If you want Westbank Centre to succeed, you cannot put it in competition with nearby neighbourhood centres offering the same amenities eg. Gellatly Bay	2/7/2023 2:08 PM
8	Yes - Westbank centre - the Growth Boundary - offers many avenues for opportunity	2/7/2023 2:02 PM
9	Growth is not what this community needs	2/7/2023 2:00 PM
10	I agree for providing a range of housing types but not high density in areas that are already at their limit. ie. Gellatly Bay. High Density in these one way in and out is not reasonable for the enjoyment of now and future users.	2/7/2023 1:50 PM

Official Community Plan and Transportation Master Plan Feedback Form

11	The proposal for the Gellatly Neighborhood Center is too broad. There should be no buildings higher than 4 storeys along Gellatly Rd. The proposed development across from Willow Beach is absurd! It is too high and too dense and will have a serious negative effect on the popular beach. This is a wonderful recreation area for all the people of West Kelowna. During the summer months the beach is packed with people. Gellatly Road is lined with vehicles all the way to Whitworth Road. Developments such as the one suggested across from Willow Beach at the present boat storage facility would hurt all the West Kelowna residents that currently use this recreational gem.	2/7/2023 1:39 PM
12	infill housing as long as well planned and studied in case by case.	2/7/2023 8:40 AM
13	Would like to see more for commercial & business to pay more tax, neighbourhoods in Gellatly can not expand without more parking around water, walking biking safe lanes, boat trailer parking, we don't need a huge development taking up the space...it's another greedy developer like cassaloma that won't work...more senior and affordable housing...	2/6/2023 7:11 PM
14	I agree with concentrating growth in appropriate areas, but am concerned that the neighborhood centres be thoughtfully scaled, so as to respect the neighbouring communities. In particular the Gellatly Bay Neighborhood Centre needs to be significantly scaled down in order to retain this area as the primary recreational corridor for the people of West Kelowna. More parking will not support this goal. Safe bike paths and sidewalks will be more consistent with accommodating recreational use.	2/6/2023 3:50 PM
15	Since the smiley faces are not working on my survey, I will answer here :) Somewhat agree - It is difficult to see where the Green "Blobs" fall as there are few roads/admin boundaries to see where it is on the map. Also where does the OCP identify how the city will work with local FN's in coordinating planning on both respective lands? This is a gap that would be helpful. There is a very large development along the lake (Old Ferry Wharf road for example) ...there may be ways to coordinate and align the needs of the overall area, for example, providing small boat/canoe launch access to the lake, etc.	2/6/2023 2:46 PM
16	Concerned to see densification of up to 6 stories in the urban neighbourhood centers because the envelope of a structure this size is substantially bigger than that of a 4 story building which better harmonizes with existing single family dwellings. Densification up to 12 stories is appropriate in the urban centers only.	2/5/2023 11:30 PM
17	Willow Beach area should NOT be part of the neighborhood center plan. It is a widely used recreational corridor, and to add more population which means more vehicles and pollution. The creek and park are a huge part of this area, and allowing a development steps from it will most certainly damage this natural habitat. Please consider the value of the Gellatly Bay area as it is now, and do not overrun it which has nothing to do with improving it, and will only harm it. West Kelowna is very fortunate to have such an overwhelming beautiful area, which we should ALL be wanting to preserve. It is unique, special and once developed there is no turning back from such a mistake. The increased traffic along a 2-lane road with playgrounds and parks will put public safety at risk.	2/5/2023 10:20 PM
18	When considering growth the planners must take into consideration the network of roads leading into the areas. Most of our arteries are so busy. Proper arteries parking and public transportation must be carefully considered. I'm finding traffic congestion a real problem in the Gellatly road area turning off onto Witt road and Boucherie road.	2/5/2023 2:12 PM
19	We are grateful to be seeing a plan for more development in community centers in West Kelowna. A restructuring of the current one way traffic zone, would create a much more appealing community.	2/5/2023 8:08 AM
20	I believe the growth should be centralized to the urban centres. Sprawling out with higher density will put more pressure on fire and other services.	2/4/2023 6:48 PM
21	Whilst I mostly agree with the neighborhood concept, I cannot possibly see how Gellatly Bay could be designated as such. Gellatly Bay is not a neighborhood center, it is a recreational playground for the most of the Westside. I suspect the motive for designating it as such is to accommodate the developer of the present boat storage site's desire for additional height.	2/4/2023 4:31 PM

Official Community Plan and Transportation Master Plan Feedback Form

Space on that site is limited - any additional parking he includes will immediately be snapped up by the residents of that development therefore adding no extra availability to the general public. The present summer gridlock down there will only become more dense gridlock! Also these apartments will be mostly be purchased by out of town residents who will utilize them as summer vacation homes and leave them empty in winter. As a result, during the slow months this development will add little to the local economy but in the summer, who will be first on the beach by nine a.m.? Willow beach is tiny - by the time momma has dressed and fed her kids in Westbank, Glenrosa or Smiths creek and made her way to the bay there will be no room at the Inn (beach)! I suspect the final result will be a lot of fulltime local residents very unhappy with the council that permits this to happen.

22	Growth just for the sake of growth and especially to satisfy developers and investors is not what the local population needs. We need to be able to access areas without finding it is already full of cars and having our crowded roads full of even more cars. We do not want to be a miniature Vancouver.	2/4/2023 3:54 PM
23	We are placing concentrated development in areas where our traffic systems are not designed to handle them. Concentrate those types of development where they have immediate access and egress to major arterial traffic	2/4/2023 3:19 PM
24	I don't want to see increased density in the Boucherie rd Willow beach area	2/4/2023 2:12 PM
25	While on the surface the concept seems sound, planners have not considered existing neighborhoods. The approach is too simplistic and cookie cutter. You shouldn't use the same formula for each neighborhood to ram density into areas that should remain more rural in feel. You shouldn't try to increase density in areas that can't handle the increased traffic due to existing development, ALR and geography (steep hills) just because your planners want to live there. It was clear that your planners and traffic engineers needed more time together and that your planners had a pre-existing agenda and were unwilling to hear feedback. Further the use of infilling was promoted but then no estimates were provided to confirm the amount of density that would provide. The concepts fail to consider the impact to the highway. I was told by your planner that it was moti's problem. Finally, there was no consideration of green space and other recreational amenities in the approach. West Kelowna already has some of the lowest green space per capita in BC.	2/4/2023 8:03 AM
26	I believe growth boundaries are very important. Some kinds of development cause damage that would take a very long time to heal, were that even allowed. Communities cannot be allowed to sprawl, and it is a self-destructive practice for humans to take all of the productive land for themselves. Please ensure this boundary is well enforced.	2/3/2023 8:05 PM
27	Growth concept - West Kelowna is not that big of an area, you can get to the main stores within a 10 min drive from almost anywhere in West Kelowna. Having some amenities in each neighbourhood is nice (local pub or convince store) but I would sooner see more activities (parks, pickle ball, hiking trails) than more shops etc. Two of the neighborhood centres are very close together (looks like Gellaltly rd area). What does infill housing mean? Not every neighbour hood needs to have a variety of housing. We bought and sold throughout the years to end up in an area that was houses of similar size and value. I have also seen smaller lots but still huge houses on them - majority with suites - how about smaller lots with smaller houses like our grandparents used to own. This would bring the house costs down for those not wanting a condo but also not wanting a huge house. In areas that have allowed the big houses with suites (ie Tallus Ridge, Smith Creek), parking is horrible, vehicles line all the roads.	2/3/2023 5:09 PM
28	Conceptually I like the idea of Urban and Neighborhood Centres as long as they take into account traffic,safety,parking and view considerations and take wildlife habitats into account. Also building heights should be no more than 6 stories so as not to disrupt lake and mountain views and our current town and country style of living. Also development should not out strip the infrastructure's ability to handle it such as Gellatly Road.I think the Gellatly Bay Goats Peak Neighborhood Association has admirably expressed many legitimate concerns.	2/3/2023 4:38 PM
29	Question Gellatly Bay as a neighbourhood centre as it is more of a recreational area	2/3/2023 3:39 PM

Official Community Plan and Transportation Master Plan Feedback Form

30	I don't believe the city can plan for where growth will occur over the next 20 years. This is excluding a lot of land and potential for growth by cutting out certain parts of the city that contain a large amount of land. The city may have it's central focus on certain areas, but you cannot account for or predict the personal plans of the residents.	2/3/2023 3:38 PM
31	Important to avoid urban sprawl.	2/3/2023 2:55 PM
32	I live in the area east of Gellatly Rd, south of Carrington Rd, and north of Boucherie Rd. I question why our neighborhood was not included as a potential growth area. It has all the characteristics identified as an area that could achieve further density. High walkability, close to all amenities including shops, schools, parks, transportation, etc. With the 4 storey apartment blocks off of Carrington Rd and Majoros Rd and the townhomes slated for Wetton Rd, our neighborhood already has been forever changed in character from the formerly exclusively single family neighborhood it was. Would it not make sense to encourage duplex, row townhouse type of "in-fill" into our neighborhood now? I believe this is a missed opportunity if this area is overlooked at this critical time.	2/3/2023 2:51 PM
33	want more growth. want to see community hubs similar to Lakeview village, in Smith Creek, Rose Valley	2/3/2023 2:06 PM
34	A significant part of residential and most of the commercial developments and stores are on Westbank First Nations land. West Kelowna City must have more integrated planning with the Westbank First Nations Government Office so the 2 plans are compatible and complementary.	2/3/2023 8:59 AM
35	I am in favour of concentrating commercial development in the Downtown Centre. I am not in favour of commercial development at Gellatly Bay due to its waterfront location and narrow corridors, as well as its close proximity to the city centre. The city should be concerned about the commercial viability of small business due to competition between 2 designated centres within a 2 kilometre radius.	2/2/2023 11:34 AM
36	slower growth please and better accommodations for the residents that have paid there share of the town to date. why are the first nation accommodations better than those you have created. Many have disagreed with your sky rises and maybe some enjoy but they could be the workers and not the retired people down sizing, trying to be independent in their own homes not into old folks homes. why not think of the people first and not only taxes and money. quality of life important please. slower growth possible.	2/2/2023 10:44 AM
37	Housing is essential for middle income residents and the homeless population. The homeless numbers are growing and if Motel 6 is being closed it means they will migrate to the woods areas. They continue to be displaced to the small woods strip between Shannon lake and the Crystal Springs park. It is not safe for residents close by as they chop trees, build fires, and leave garbage which attracts bears and coyotes. Make a plan with all of the expected growth to build or buy housing for the homeless as it will only continue to grow.	2/2/2023 9:39 AM
38	Agree	2/2/2023 9:12 AM
39	This is a classic example of what happens when you hire a consultant from outside the area. You get a cookie cutter OCP. Questions: What will ever drive the development of an urban centre in the Boucherie area, when it currently doesn't reflect the appearance of an urban centre at all; At least half of the area in the Smith Creek/Shannon Lake neighbourhood centre is currently park land or land dedicated to a future school. What are you saying here? Six story commercial buildings should be built on land currently zoned for parks and schools?????	2/1/2023 4:14 PM
40	Urban sprawl is bad for the road network, the environment, neighbourhood connectivity/cohesiveness, etc. I hate it.	2/1/2023 2:42 PM
41	The CoWK has done a great job outlining growth concept areas and the Westbank Urban Centre specifically is a very exciting opportunity for the future image and status of West Kelowna.	2/1/2023 7:45 AM
42	Repave the highway in West Bank	1/31/2023 9:21 PM

Official Community Plan and Transportation Master Plan Feedback Form

43	Neighborhoods is what brought me to west kelowna and what I loved about the city	1/31/2023 3:08 PM
44	WK needs much better access. You cannot keep piling vehicles onto your very limited and so-called arterial roads. Growth is fine but the transportation infrastructure cannot even support people there already. The TMP shows no forward thinking in reducing traffic on main roads.	1/30/2023 9:52 PM
45	Neighbourhood Centres - The intent is to create a NC in the Smith Creek Neighbourhood. If it is assumed that this NC will provide Shannon Lake with local services, what consideration has been made for access and related traffic. In-fill housing should be included in the Westbank Town Centre as well. Mixed commercial and regentrification should be included in the Westbank Town Centre.	1/28/2023 9:25 AM
46	Needs to be well planned and all aspects thought out to each developing area.	1/27/2023 2:48 PM
47	I think it's important to co-mingle small business within some of the infill and 5 neighborhood centres. Such as hairdressers, cafes, independent retail. This gets the community walking to access these services more and is an area that is very underserved in West Kelowna	1/27/2023 12:02 PM
48	Some of the growth areas do NOT have adequate roads for the amount of traffic!! For example, there is STILL just one viable exit from the Glenrosa neighborhood.	1/26/2023 11:26 AM
49	Looking at current challenges flexibility will be important.	1/26/2023 9:59 AM
50	looking at the concept display board, it is not really clear what areas are within the growth boundary	1/26/2023 9:43 AM
51	I am concerned that the even side of Delray Rd isn't included in the Westbank Urban Centre - Commercial Core portion of the OCP. As a resident of Delray Rd, it is UNBELIEVABLY busy. As a key transportation corridor for access to Glenrosa, it doesn't make sense that one side of the road would allow for commercial buildings, but across the street is Low Density Residential. At the end of the even side of the street are two 4-plexes. This is not Low Density Residential. I would like to see this group of 18 lots be included in the Westbank Urban Centre - Commercial Core.	1/26/2023 9:12 AM
52	Does the range of housing you are to provide include RM1 zones (Modular)? Not everyone wants to live in condos or row housing. Learn from WFN, and create more single level houses like near Elk Road. The high cost of living in the Okanagan should not force residents to live in small condos and without enjoying their own personal greenspace and/or garage/shed. People choose to live on streets rather than be confined to a concrete building. This is why gated communities and RV & Trailer parks are attractive.	1/26/2023 8:51 AM
53	I live on Old Okanagan Highway north of Butt road. There are no crosswalks, stop signs in front of my building XXXX and XXXX and crossing the street to get to the sidewalk side is precarious as people treat it like a highway (the name should be changed to old Okanagan road as it is a two lane road not a highway). This is a high density area now with children and elderly people. sidewalks on both sides would be an improvement too. thank you XXXX XXXXX	1/26/2023 8:28 AM
54	Figure out the traffic situation through west Kelowna FIRST!!! The congestion is horrible and needs to be dealt with before major centres are jam packed full of other things including condos. Overpasses to relieve the congestion during rush hour is a must! Also the Westbank centre needs to be cleaned up and the homeless population that is there needs to be attended too first. Theft is an all time high.	1/26/2023 6:54 AM
55	Albeit the City wishes to focus on designated areas within the OCP it is obligated to amend the OCP for lands that are outside of these areas that are already being used and approved for other uses such as Gravel extraction and country residential lands that are defined in the OCP as rural resources. As well as lands that are not in the ALR that are still defined as Agricultural. A community plan is intended to not only cleanup approved growth areas but it is suppose to	1/26/2023 12:36 AM

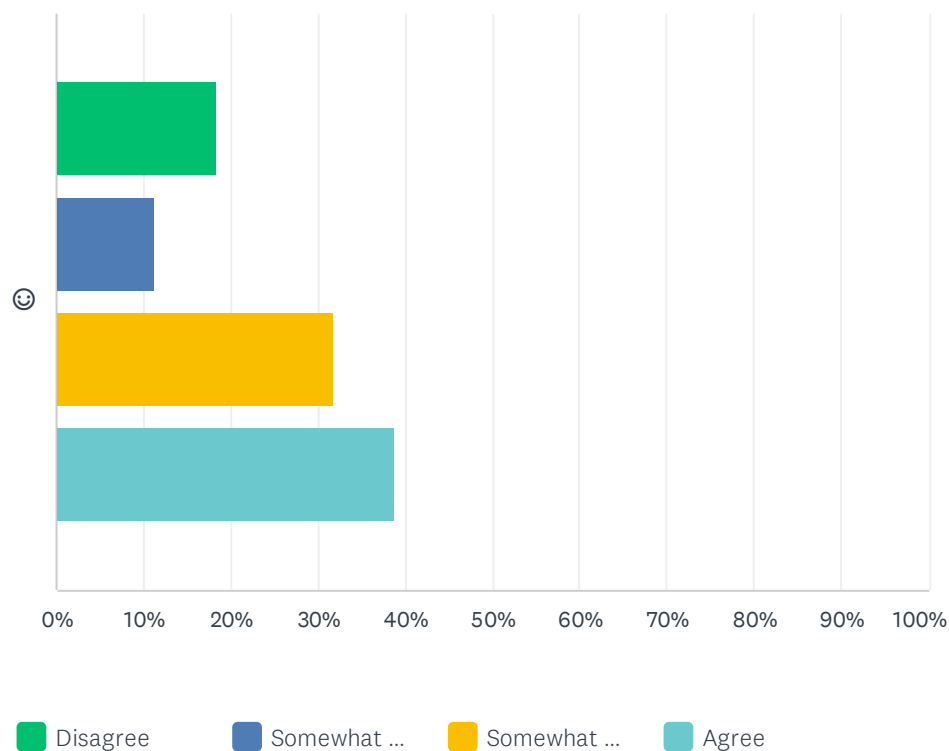
Official Community Plan and Transportation Master Plan Feedback Form

encourage growth by acknowledging existing approved land uses and incorporate there use into a community plan. For example the City was able to acknowledge and change the OCP and zoning of there lands that are outside the proposed focused OCP areas. If the City continues to ignore existing uses by not recognizing there current land uses yet again in this second updated OCP then the OCP will and does not hold any merit within the business community. This OCP needs to acknowledge current uses that are outside of the designated focus centers in order for the City to start growing as a community working to a combined goal of creating more affordable housing rather than ignoring these growth areas and driving the cost of housing up.

56	Water is a finite resource that is currently poorly managed by all the various levels of government and stakeholder groups. Currently there are hundreds of water providers in the valley that are disjointed and mismanaged. West kelowna should be a leader by way of being a strong voice for a unified, proper management system of our valued resource. Water, as a finite resource, should be the driver and limiter of growth. Who is going to be managing and considering this aspect of our population growth???	1/25/2023 9:35 PM
57	The rezoning of Harmon rd....we were told by the Mayor in Nov the City has no plans for this site. It was not on the last version of the proposed OCP but suddenly it is. And it's going to BC Housing for low income homes. This is not an area people can manage without a vehicle, with no access to stores and doctors. Unless you count the premium priced convenience store, Nesters. Low income people won't be able to afford their prices. The people who live in the rental properties on this site can't even afford snow tires on their vehicle.	1/25/2023 11:51 AM
58	It's very challenging to get a grasp on actual areas. It would be helpful to have a map that one can zoom in to see up closer the boundary lines and plans for connected trails and walkways. I think it's very important for youth in each area to have walkable cultural centres where they can participate in meaningful after school activities (art centres for after school and weekend art classes and access to outdoor and some indoor recreational activities and sports. The recreation centre and pool we have is overcrowded and it's very difficult to enrol children in swim lessons as there are never enough spaces.	1/24/2023 7:55 PM
59	I completely agree with the Urban growth centers in West Kelowna and Mt. Boucherie...would love to see some more shopping and food venues near the Mt Boucherie Transit exchange, especially a coffee shop that is open in the evenings. Was sad that Lunch Queens closed and Bliss Bakery is not open past 2:30 PM	1/24/2023 7:07 PM
60	I think west kelowna needs more often bus routes and city bus coming into tallus ridge. I believe west kelowna would highly benefit from a mall or an outlet mall. West kelowna needs more shops here as it's too crowded in Kelowna to withhold service for that many people.	1/24/2023 5:03 PM
61	I agree, although for some reason all four options have lit up ! I feel it's important for West Kelowna to have a dedicated transport plan. Not just for cars, but as the population ages, for buses & for walking to all shopping points as well as walking trails too	1/24/2023 4:54 PM

Q3 1. Create vibrant urban and neighbourhood centres with a mix of residential, commercial and mixed use buildings at additional heights and densities that create economic opportunities and increase access to amenities for the following: 1.1 Westbank Urban Centre additional heights and densities proposed up to 12 storeys. View the Urban Centres display board. Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 142 Skipped: 21



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	18.31% 26	11.27% 16	31.69% 45	38.73% 55	142	2.91

Q4 Tell us more:

Answered: 71 Skipped: 92

#	RESPONSES	DATE
1	Again, agree with growing "up", but also concerned with impacts to residential homes in areas where the multi-stories are currently proposed to occur directly on top of. Consider lower height/story limits	2/7/2023 9:54 PM
2	All cross rds Brown , Elliot and Hoskinson need to be closed to traffic and made into parking. The back alley lane should be upgraded into a walking area and all business encouraged to face the walkway and back the HWY. Yes create a focal point or open air community space. Yes encourage 12 storey high rises with commercial businesses on lower floor	2/7/2023 9:42 PM
3	Like I said above , it's not about going higher that will solve the affordability crisis or availability of housing . I think for commercial spaces it's great to go higher , and 100% would love Westbank to have a more commercial shopping /cafe /restaurant vibe downtown like Peachland or Kelowna. But just not residential . Building high and high density housing does not make it affordable . Love the idea of more of an urban center though and the locations are great !	2/7/2023 9:01 PM
4	I disagree with the increase to 12 storeys unless absolutely critical. Building that high should lead to more affordable homes, not unaffordable apartments that do not help growth in the community.	2/7/2023 7:15 PM
5	12 storeys is too tall. Westbank Centre is on a hill, it is not down on the lake. The tall buildings will detract from the natural beauty of the area. Already we are seeing the taller buildings along Carrington hide the lake views. Visually, tall buildings on a hill do not look good. Both Kelowna and Penticton have tall buildings, but these are down by the lake.	2/7/2023 6:48 PM
6	Please see summary in Item 4 below.	2/7/2023 4:10 PM
7	Saddened that the plan cannot realize how congested this area will be and how more natural amenities will be almost destroyed	2/7/2023 2:26 PM
8	The housing density on Gellatly bay should be minimal	2/7/2023 2:22 PM
9	This area should be our focus of growth for both business and entertainment as well as residential. It cannot compete if it is up against the same type of facilities next to the lake. Give it a chance.	2/7/2023 2:08 PM
10	There must be respectful community feedback particularly for tall building impacting the view of existing residents. Westbank needs to grow but it also needs to NOT be so reliant on cars. If there can be more consideration for people getting around on transit / bikes / walking then that would be good. People should be able to easily walk down to the beach (Gellatly) from Westbank. It also needs to serve a purpose and feel more like a town. Not easy. Please don't just build more and more storage units. No-one wants to live in a house overlooking an industrial estate. Please keep pleasant outside spaces. Footpaths! Nobody wants to walk their dog or push their baby in the road.	2/7/2023 2:02 PM
11	12 stories Retired people need small bungalow one level homes. The First Nation actually thought of the retired people. Why don't you?	2/7/2023 2:00 PM
12	I have no problem with the urban centre but again 12 storeys seems extreme.	2/7/2023 1:50 PM

Official Community Plan and Transportation Master Plan Feedback Form

13	Westbank Urban Center is an eyesore. This is where high density development should take place. With more people in the area more restaurants and service industries will be attracted to the development and this will allow for beautification. Pedestrian only developed areas will help reduce traffic.	2/7/2023 1:39 PM
14	As a homeowner and resident of the 3 story town homes at XXXX Brown Road, I do NOT agree with the proposed Residential Shoulder areas allowing up to 6 stories past Springer Lane/Gateway Lane. If the single family homes that are currently along the north ends of Brown Road, Springer Road and Elliot Road between Springer Lane/Gateway Lane and Berring Road are to be replaced by developments, they should not be allowed to be taller than the units that are currently built. I would also like to bring attention a possible error on the Westbank Urban Centre Map: Butt Road is incorrectly marked, the road that is marked as "Butt Road" is Berring Road and the OCP perimeter shows in the middle of the block. If this is not an error and the intention is to allow 6 story building to be built directly beside single family home, I very much DISAGREE with this proposed perimeter. And this further confirms that the perimeter should be Springer Lane/Gateway Lane.	2/7/2023 11:45 AM
15	Planning growth and higher density in city centre is needed for future	2/7/2023 8:40 AM
16	West Kelowna Council ran in the last election of maximum 6 storey heights What happened? We will have Gellatly Road looking like Carrington Road which is nothing but tall apartments and vehicles parking all along the street because there was only one parking spot allowed for each apartment unit. The Gellatly Road recreational area is already overloaded with visitors and residents with not enough parking along the street because boat trailers, campers are also allowed to park on the street (and overnight). This is the only recreational area we have in West Kelowna - keep it that way and do some upgrades for a bicycle lane and sidewalks. Don't take away the only easily accessed recreational area we have.	2/7/2023 5:15 AM
17	Not a fan of 12 storeys anywhere in West Kelowna but if there is going to be any density and apartments with heights of up to 10 storeys, I would say they only be in the urban centres.	2/6/2023 9:19 PM
18	There needs to be more done to address missing middle housing for families. Density is great but if it's only 1-2 bedrooms many people will continue to be displaced and they'll just be short term rentals	2/6/2023 8:21 PM
19	It is vital to create an Urban Centre and all that it will provide. Buildings up to 12 stories might be a little high.	2/6/2023 3:50 PM
20	Agree	2/6/2023 2:46 PM
21	I agree the density should be highest in the town centre. The transportation plan needs to have the highway bypass the town centre.	2/6/2023 9:55 AM
22	It looks like Harmax Farm is slated for residential up to 6 stories. Is this property not ALR Land? If so, it should be preserved as such, please.	2/5/2023 10:20 PM
23	I like these areas are near Hwy 97 and do not obstruct views of the lake	2/5/2023 2:12 PM
24	I think 12 storeys is too high	2/5/2023 1:15 PM
25	We have lived in West Kelowna for over 24 years and have seen many great changes, especially in the waterfront areas. It would be nice to see a more defined town center area for the community.	2/5/2023 8:08 AM
26	In my opinion there should be some variances allowed to go potentially go higher than 12 storeys. I would recommend doing a cost analysis for developers to determine with the land acquisition numbers (what home owners are expected to get ie 20-30% premium on the normal resale value) what numbers would make sense to a developer so they can make the numbers work to buy the land for what the sellers are willing to sell the land for and in turn put out a good viable product/ more rentals. If this is not done I fear developers will propose 4-6 storeys due to the cost difference of building with wood vs concrete. I also fear not giving the developers an ability to recoup some costs with additional density they may not be able	2/4/2023 6:48 PM

Official Community Plan and Transportation Master Plan Feedback Form

to find the land to make viable developments as home owners may not be willing to sell for the price they need to buy it for. In turn lower development will happen in West Kelowna urban areas and less progress made.

27	Ten floors would be better - five is a little extreme.	2/4/2023 4:31 PM
28	Higher is not better it is usually ugly.	2/4/2023 3:54 PM
29	We do not want 10 to 12 story buildings at willow beach, the city does not have the infrastructure to handle all the traffic. The beach area needs to be for all citizens of West Kelowna, having highrises is out of place on the beach. We cannot make any more waterfront property.	2/4/2023 3:50 PM
30	While I agree with the concept of concentrating the majority of density into two areas where there is already density. It's unclear why there were only small changes made to the boundary of Westbank Center. This "downtown" should be as large as plausible	2/4/2023 8:03 AM
31	Westbank is the historic and sentimental heart of West Kelowna, so it is appropriate that it be designated the primary urban centre. Though some of its small town charm will be destroyed, focused density is better than unfocused laissez-faire development.	2/3/2023 8:05 PM
32	Do not need 12 stories. The density your predicting is unreasonable. They are building unaffordable homes and apartments that are sitting vacant already. Interest rates and mortgage rates are rising and your proposing more of the same. People from west kelowna and the okanagan are leaving BC for Alberta and more affordable homes and better paying jobs. We can't even keep the Doctors here.	2/3/2023 7:36 PM
33	It would be nice to have a pedestrian area close to traffic, with shops and amenities in the Westbank area in order to have a place to call "Downtown". With a parking lot where to park the car and then walk to this area. Main street could be a good place to do that but that would mean redesign the highway. Anyway If Kelowna and West Kelowna will keep growing at this pace it is likely that traffic through the 97 will increase consequentially. I think that something needs to be changed there.	2/3/2023 6:17 PM
34	Not an appealing area	2/3/2023 6:04 PM
35	I do not like the height of up to 12 storeys anywhere. People like West Kelowna for its small town feel. Our current roads cannot handle this many people. They can't even handle the amount we have now. The best way to implement higher buildings as they are in the middle and it gets lower as you go out. Since much of the "Urban Center" already has buildings on it, this would mean you could have a 12 storey, next to a 2 storey than a 6 on the other side. If it had been planned this way from the start it is a little different than changing a concept towards the end of development.	2/3/2023 5:09 PM
36	12 stories is too high. Too big cityish. Will negate the current town and country atmosphere of our community.	2/3/2023 4:38 PM
37	Like the idea of density in this area as not impacting views, creates a downtown that can grow and love the idea of taking over one side of the couplet. This needs to happen	2/3/2023 3:39 PM
38	Encourage an increase in mix use for this area.	2/3/2023 2:55 PM
39	We should grow here the most including adding essential services like a new arena, new Rec Facility	2/3/2023 2:06 PM
40	At the Feb. 1 Open House staff made it sound like the city is waiting for developers to make proposals. If the urban centres are going to be places people want to go to shop, dine, have a coffee etc. there needs to be more direct input from city staff to guide developers ideas and plans. Otherwise developers will focus on developments that maximize profit. Not on creating an environment that attracts residents and tourists. There should be plans for a West Kelowna hospital and the hospital site earmarked in the plan. The new Urgent Care Centre is inadequate for the current population of 39,000 residents and will be	2/3/2023 8:59 AM

Official Community Plan and Transportation Master Plan Feedback Form

increasingly severely inadequate for the expected population of 51,000 by 2040. Urgent Care Centre hours are too short and wait times are already too long. We arrived before it opened at 4:30 pm, had to wait outside in line for 60 minutes after it opened to get inside and were then told we may not be seen before closing at 8:30 pm.

41	6 stories is an adequate height for buildings in the downtown core as well. High rises are incongruous with the mixed agriculture, residential and commercial character of West Kelowna. Somehow the very vibrant and densely populated European cities have restricted building heights to 6 stories in order to maintain the visual integrity of these urban centres.	2/2/2023 11:34 AM
42	I agree there should be centers in the communities to allow residents to access essentials in their areas. It will allow the traffic to flow outside hwy 97. Having said that, there has to be a plan to build overpasses to get residents to these centers. Infrastructure has to be addressed with the increased building and population. The current corridors are not working. Traffic is a problem on hwy 97.	2/2/2023 9:39 AM
43	Agree	2/2/2023 9:12 AM
44	12 stories feels too big. I'd prefer more 4-6 story mixed use buildings over a greater area. I hope this be supported by increased transit service.	2/1/2023 2:42 PM
45	I believe the CoWK has an opportunity to increase density and should not limit its height on buildings to 12 storey. In certain pockets of Westbank Urban Centre, there is an opportunity to bring healthy, livable, walkable density and these variables should be in priority to height limitations. This critical mass/density will be required to formally invigorate and revitalize this community. The CoWK has done a great job thus far with the current draft OCP, but I would propose some flexibility in the right spaces.	2/1/2023 7:45 AM
46	No high rises higher than 8 stories.	1/31/2023 7:38 PM
47	There is no faster way to ruin a 'community' than by adding high rise buildings.	1/30/2023 9:52 PM
48	The view coming into town from Penticton/Merritt is so beautiful. I would rather see taller buildings in the Boucherie Urban Center area than in the Westbank Urban center.	1/30/2023 12:08 PM
49	Westbank Urban Center 12 storey density is too high. Limit to 3.	1/29/2023 10:20 AM
50	While 12 storey residential, mixed commercial building would generate additional property/commercial tax dollars, this is a departure from the aesthetic and feel of Westbank. Currently there are 6 story residential building that fit nicely into the downtown and surrounding neighbourhood. I would not support heights/densities up to 12 storeys. I would support the current guidelines of up to 6 stories.	1/28/2023 9:25 AM
51	Our Fire Service cannot safely protect its firefighters and the public in any building height over 6 stories. This is not a wise move and the city is well aware of it.	1/27/2023 2:48 PM
52	Agree this makes sense. Most of the area mapped is already under constructions and not 12 storeys so would be interested to better understand what improvements can be made to increase when so much of this area is already built within the last 10 years. Biggest concern is that there is never enough parking for residents in these newer apartments. Most apartments have 2 cars and this is creating a lot of side-road parking and limits accessibility. Need to balance timing of increase density with ramp of of public transportation options	1/27/2023 12:02 PM
53	Westbank should never have been chosen to accommodate our new City Centre. It is not the centre of West Kelowna. If that is our only Urban Centre then we are forced to go there - mostly all on Native lands & not really contributing to West Kelowna's tax base,	1/27/2023 11:30 AM

Official Community Plan and Transportation Master Plan Feedback Form

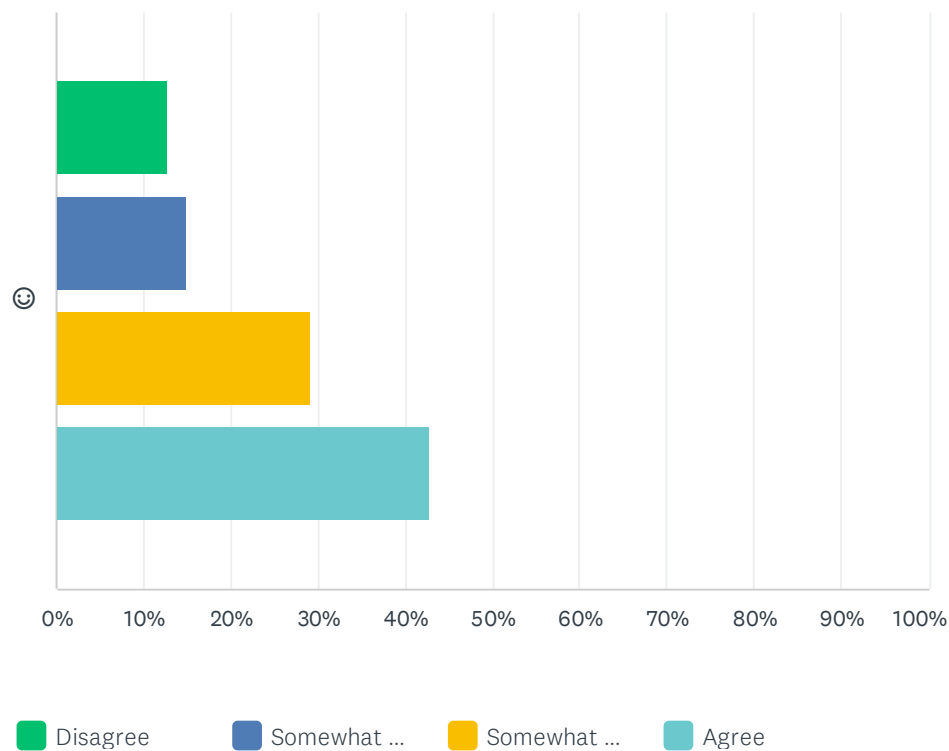
54	12 Storey built form can be expensive and will be counter-productive to what the COWK is trying to achieve. This should be based more on a project specific basis and FAR instead of a height cap.	1/26/2023 1:37 PM
55	Very concerned about infrastructure (roads, sidewalks and OFF STREET PARKING, for these areas.	1/26/2023 11:26 AM
56	We have a limited land base and a need for more homes. Densification is the key.	1/26/2023 10:01 AM
57	Why does the Boucherie urban centre have plans for lower buildings than the Westbank urban centre? The height of the buildings will potentially impact the views. Many residents buy their homes in this area for the views. This indicates that the Boucherie residents concerns ONLY have been taken into consideration.	1/26/2023 9:43 AM
58	As someone who has lived in a "mixed commercial and residential" area in the past, the entire reason I moved to West Kelowna in the first place was to avoid exactly this. These areas are noisy, have high traffic, and high crime rates. In addition, the nearby shops are typically more expensive as they offer a "convenience", and in every single case I have seen this development happen, the city does not plan the road or service infrastructure correctly, leading to insane traffic. (For example, the round about beside superstore and highway 97. It seemed like a good idea until the population moved in, and now it's a risk and liability that should be replaced)	1/26/2023 9:32 AM
59	6 stories	1/26/2023 9:19 AM
60	See question 1	1/26/2023 9:12 AM
61	Change is needed in the Zoning Bylaw 0265 Part 4, Section 4.4, Standard Parking Spaces. Every condo/mixed use building must need to provide 2 off-street parking spaces for every unit. Stop focusing on the developers dollars, and listen to city residents. Rent and values are so high, and condos charge for an extra parking stall. Residents park and clog up the street, block neighboring driveways and entrances, and create hazards for pedestrians and vehicle traffic. Until rapid transit is added to HWY 97 to Kelowna, and/or more transit options (Uber) available, a couple living in a condo will still need two vehicles to live their lives.	1/26/2023 8:51 AM
62	We already have so many large buildings thrown together in the last 10 years. Growth is important, but West Kelowna is losing its local feel and prices are going up with all this growth.	1/26/2023 8:05 AM
63	Increase parking stalls off street. 1 bdrm = 1 stall, 2 bdrm = 2 stalls	1/26/2023 7:28 AM
64	I picked agree not sure why all 4 circles are then checked.	1/26/2023 6:18 AM
65	Institute a requirement for system of grey water or recycled water for public green spaces and ensure that drought tolerant plants and little grass is used in these centers.	1/25/2023 9:35 PM
66	Believe we could go higher than 12, maybe up to 15 or 16 in the core. Would also like to see much more development in the Westbank town centre before density is encouraged in the Boucherie centre. Mixed use corridor should also be expanded further west / southwest to Elliot and include the Town Centre mall property.	1/25/2023 8:31 PM
67	It's very challenging to get a grasp on actual areas. It would be helpful to have a map that one can zoom in to see up closer the boundary lines and plans for connected trails and walkways. I went to google maps for a better look but many people likely won't bother to do that. I think it's very important for youth and seniors in each area to have walkable cultural centres where they can participate in meaningful after school activities (art centres for after school and weekend art classes and access to outdoor and some indoor recreational activities and sports). The recreation centre and pool we have is overcrowded and it's very difficult to enrol children in swim lessons as there are never enough spaces.	1/24/2023 7:55 PM
68	Agree totally and happy to Welcome Okanagan Grocery and Bakery to the area.	1/24/2023 7:07 PM

Official Community Plan and Transportation Master Plan Feedback Form

69	West kelowna needs more housing and shops	1/24/2023 5:03 PM
70	I have the same views as above.	1/24/2023 4:54 PM
71	Same heights in all towns centres, you wouldn't approve a tall building on Anders rd because it block someone view, there is no one living above Anders rd, so let's keep things equal	1/24/2023 4:13 PM

Q5 1.2 Boucherie Urban Centre additional heights and densities up to 6 storeys. View the Urban Centres display board. Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 140 Skipped: 23



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	12.86% 18	15.00% 21	29.29% 41	42.86% 60	140	3.02

Q6 Tell us more:

Answered: 51 Skipped: 112

#	RESPONSES	DATE
1	Could go higher? Not blocking anyone's lake view.	2/7/2023 11:19 PM
2	Some 6 storie commercial around Ross rd intersection would probably be okay Never been in favor of multifamily residence around a high school. That is an old taught planning technic that has been proven wrong several times In the City of Kelowna they removed all multifamily around the Rutland secondary school and placed single family surrounding it. The theory was that the surrounding stake holders had a vested interest in the school and the children with in it. Today RSS is one of the highest ranked schools in BC in both academic and atheletic.	2/7/2023 9:42 PM
3	I don't know if that's the most needed area ? It's close to the superstore complex . I know closer to rose valley is more in the middle - not close to either ends other than the neighborhood center but that nature fare is way over priced and may not be worth it for affordability purposes for everyone .	2/7/2023 9:01 PM
4	I do not agree with wood structures built at that height.	2/7/2023 7:15 PM
5	Please see summary in Item 4 below.	2/7/2023 4:10 PM
6	The housing density and building height on gellatly bay should be limited	2/7/2023 2:22 PM
7	This area needs services	2/7/2023 2:08 PM
8	Same as previous comment -	2/7/2023 2:02 PM
9	Again no problem here	2/7/2023 1:50 PM
10	The number of 6 storey buildings should be kept to a minimum.	2/7/2023 1:39 PM
11	Good location for more growth	2/7/2023 8:40 AM
12	See above	2/6/2023 8:21 PM
13	L	2/6/2023 7:11 PM
14	This is a reasonable scale and will provide a good mix of commercial and residential, with access to public transportation.	2/6/2023 3:50 PM
15	Agree	2/6/2023 2:46 PM
16	Density should be a maximum of four stories.	2/6/2023 9:55 AM
17	An Urban center is definitely needed between Westbank town center and the bridge	2/5/2023 2:12 PM
18	Additional housing in the Boucherie area, would help support West Kelowna wine trail and also provide more housing options for retiring seniors looking to downsize.	2/5/2023 8:08 AM

Official Community Plan and Transportation Master Plan Feedback Form

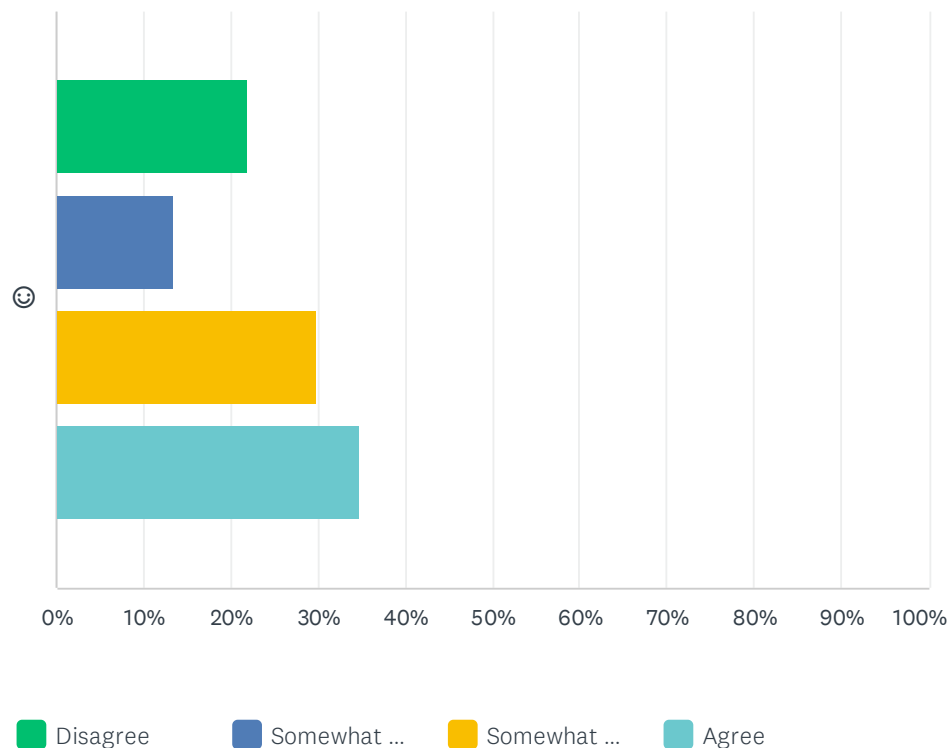
19	I think this is a great opportunity. Close to transit and other shopping. Would encourage some mixed use development here like spaces for daycares and residential up.	2/4/2023 6:48 PM
20	But six must be the maximum with no exceptions.	2/4/2023 4:31 PM
21	Considering the rural environment we feel the maximum height of structures should be less than 6 storeys	2/4/2023 4:04 PM
22	We do need some affordable housing.	2/4/2023 3:54 PM
23	I'm concerned with just focusing on increasing housing density in Boucherie. West Kelowna is already at a deficit with recreation complexes. There should be consideration of preserving this area for recreation.	2/4/2023 8:03 AM
24	I agree that the city is big enough and the highway corridor long enough that another centre of gravity is warranted. It might as well be at Boucherie. Six stories is a good height. Look how well it has been working in Paris, for example.	2/3/2023 8:05 PM
25	Very poor planning for this area. Mount Boucherie trails would be only accessed through buildings! Half of west Kelowna's commercial space is vacant already. You also are forcing a privately owned mobile home park and the many seniors and young family tenants (incapable of moving their homes) out on the street. Then I guess you can house them with the homeless at super8 or the center at the top of Bartley. Nice move.	2/3/2023 7:36 PM
26	This area is not appealing and has more of a industrial than residential vibe	2/3/2023 6:04 PM
27	As for the Boucherie Urban Centre the same questions apply - how do you implement change when it is already almost completely built. If I owned a house and the neighbours sold to a developer to build a 6 storey condo next to the house I saved up for and bought in a quiet neighbourhood I would not be pleased. In other words I don't believe in changing the zoning for an established neighbourhood.	2/3/2023 5:09 PM
28	See previous comments	2/3/2023 4:38 PM
29	At the Feb. 1 Open House staff made it sound like the city is waiting for developers to make proposals. If the urban centres are going be places people want to go to shop, dine, have a coffee etc. there needs to more direct input from city staff to guide developers ideas and plans. Otherwise developers will focus on developments that maximizes profit. Not on creating an environment that attracts residents and tourists. There should be plans for a West Kelowna hospital and the hospital site earmarked in the plan. The new Urgent Care Centre is inadequate for the current population of 39,000 residents and will be increasingly severely inadequate for the expected population of 51,000 by 2040. Urgent Care Centre hours are too short and wait times are already too long. We arrived before it opened at 4:30 pm, had to wait outside in line for 60 minutes after it opened to get inside and were then told we may not be seen before closing at 8:30 pm.	2/3/2023 8:59 AM
30	Does this include the elimination of the use of the Super 8 motel for 'unhoused' and/or a place with rampant drug use?	2/2/2023 6:53 PM
31	Agree	2/2/2023 9:12 AM
32	There is no driver for this redevelopment in our foreseeable future. It is a meaningless designation.	2/1/2023 4:14 PM
33	I hope this be supported by increased transit service as well.	2/1/2023 2:42 PM
34	6 max is still high	1/30/2023 9:52 PM
35	The view coming into town from Penticton/Merritt is so beautiful. I would rather see taller buildings in the Boucherie Urban Center area than in the Westbank Urban center.	1/30/2023 12:08 PM
36	Limit to 3 storeys.	1/29/2023 10:20 AM

Official Community Plan and Transportation Master Plan Feedback Form

37	The areas from across the street from city hall to the save on mall area should be regenerated to low cost housing. Its ideal for access for low income individuals to get to school get to shopping without the requirement for transportation,	1/29/2023 9:34 AM
38	I agree to limiting heights to 6 stories. This is in keeping with the neighbourhood and the vision for WK.	1/28/2023 9:25 AM
39	Care must be given to the waterfront view area on building heights.	1/27/2023 2:48 PM
40	see above comment	1/26/2023 9:43 AM
41	I would agree if the road infrastructure was in place. This will only make the traffic in the area, and highway 97 worse. Travelers will have to go through these areas to get to Kelowna, further increasing how long it takes to drive between Kelowna and the South Okanagan. Is a highway bypass planned as part of this development?	1/26/2023 9:32 AM
42	Change the Zoning Bylaw 0265 Part 4, Section 4.4, Standard Parking Spaces. Every condo/mixed use building must need to provide 2 off-street parking spaces for every unit.	1/26/2023 8:51 AM
43	Fix the Bylands road intersections at Daimler and Bartley first	1/26/2023 7:28 AM
44	I feel that 6 stories is too limited for the amount of growth that will happen in these areas. Limits should be set at no less than 10 stories.	1/25/2023 10:45 PM
45	Institute a requirement for system of grey water or recycled water for public green spaces and ensure that drought tolerant plants and little grass is used in these centers.	1/25/2023 9:35 PM
46	Don't want to see much density here until the downtown core has been more established.	1/25/2023 8:31 PM
47	It's very challenging to get a grasp on actual areas. It would be helpful to have a map that one can zoom in to see up closer the boundary lines and plans for connected trails and walkways. I went to google maps for a better look but many people likely won't bother to do that. I think it's very important for youth and seniors in each area to have walkable cultural centres where they can participate in meaningful after school activities (art centres for after school and weekend art classes and access to outdoor and some indoor recreational activities and sports. The recreation centre and pool we have is overcrowded and it's very difficult to enrol children in swim lessons as there are never enough spaces.	1/24/2023 7:55 PM
48	As per my first comment, I completely support this idea, as I live in the area. If anything more needs to be done to focus on this, such as completing the sidewalk along Ross Road to Bartley and the Hwy intersection to the transit exchange.	1/24/2023 7:07 PM
49	More affordable and housing is needed	1/24/2023 5:03 PM
50	As I live on Brown road, I don't travel much to Boucherie Urban Centre. Although the bus stops are obviously important.	1/24/2023 4:54 PM
51	Why is boucherie so special? You have no problem putting social housing and food banks in westbank towns centre, you treat westbank towns centre like the city of kelowna treats Rutland, there is a lack of fairness. Buildings should be same heights in all neighborhoods	1/24/2023 4:13 PM

Q7 1.3 Neighbourhood Centres additional heights and densities up to 6 storeys (e.g. Lakeview Village in Lakeview Heights). View the Neighbourhood Centres display board (2). Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 141 Skipped: 22



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	21.99% 31	13.48% 19	29.79% 42	34.75% 49	141	2.77

Q8 Tell us more:

Answered: 70 Skipped: 93

#	RESPONSES	DATE
1	Re: Gellatly. Great idea to get some commercial/mixed buildings. Parking is already a challenge all summer in the Willow Beach and marina area. Parkade would be a good addition.	2/7/2023 11:19 PM
2	Gellatly needs to be upgraded as the City's water front everything should be tied back to the City main centre via OLD OK Hwy /Angus drive connector. Some commercial space with residence in 20 tower buildings would be nice. Extra parking would have to be provided for the commercial which would help the current congestion. Gellatly should be one way with extra parking in closed lane	2/7/2023 9:42 PM
3	Love this !!!! I think This the best thing for Westbank ! I've loved the community it's brings	2/7/2023 9:01 PM
4	6 Storeys is too tall for Smith Creek. Smith Creek is a hillside community, why would we build 6 storey high buildings so everyone can see an urban jungle. This does not seem to support the goal of preserving natural areas and park space. Visually, people do not want to see tall buildings on a hill. As well, 6 storeys is too tall for Lakeview Village.	2/7/2023 6:48 PM
5	Please see summary in Item 4 below.	2/7/2023 4:10 PM
6	The housing height and the population density on Gellatly should be held down	2/7/2023 2:22 PM
7	Heights 5/6 limited to 4 stories	2/7/2023 2:16 PM
8	- Six stories work in some areas but not others - Extraordinary community benefit lacks transparency and gives way too much discretion to the City and MUST be removed - Gellatly Bay should NOT be a neighbourhood centre - Wellness of our people should drive our OCP not parking	2/7/2023 2:08 PM
9	Agree but in order for these to be neighborhood centres they need amenities! You need somewhere to get basic groceries, a doctor office, a pub or restaurant. Not just more houses or apartments. Keep a park and pleasant outdoor spaces. Footpaths!	2/7/2023 2:02 PM
10	The number of 6 storey buildings should be kept to a minimum.	2/7/2023 1:39 PM
11	Need to expand the recreation centre to meet the population growth. Parking and cafes (meeting place) and restaurants and bottom of condos is vital.	2/7/2023 8:40 AM
12	Adding any more density to Gellatly Bay will RUIN the waterfront! It is already well used and very busy in the summer. Parking is a problem and a solution needs to be made for boat trailers that line the street and are moving around the corner towards the horses and onto Whitworth Road. It is becoming dangerous! The waterfront needs to be treated with great thought! Putting apartments there will only benefit a few that get to live there and a builder that makes the money. A Center is not needed there. Maybe a coffee shop/bakery like Bliss or a food truck for all the walkers and bike riders to stop at but not another source of high density. Parking needs to be considered for all of West Kelowna residents that want to use the beach in the summer and the walking path all year long. This land will never be free again... Please do not cover it in 8-10	2/6/2023 9:19 PM

Official Community Plan and Transportation Master Plan Feedback Form

storey apartments (even 6 is too high) and add to the busy area. This little bit of country/waterfront is what makes West Kelowna special and there is no more to add!! Please make sure to keep the agriculture too. Please keep what is special about the water front safe from further development and density and improve it for the years to come of enjoyment by all for recreational use.

13	The gellatly neighbour hood centre would decimate one of the nicest areas of our town. A peaceful, beautiful, and not too busy corridor that is beloved for recreation. This is not the place for density.	2/6/2023 8:21 PM
14	Gellatly development will not work it's too close to the lake with a lot of activity from citizens & tourist... the Cove and yacht club already have challenges for members, employees, guests, boaters, tours to support these venues for day to day to larger events, it's impossible to get parking all the time	2/6/2023 7:11 PM
15	We are residents of The Pointe on Gellatly Rd. We are agreeable to a 4 to 6 story condo/business complex across from Willow Beach (current boat storage facility) but we don't want to see higher structures built in this area. There was a proposal for two 12 story towers and one 10 story tower which would not fit in with our rural setting. We have concerns about increased traffic, parking issues (Gellatly Rd.) is already very busy with very limited parking during the summer. Developments really need to fit in with the current aesthetics of the area.	2/6/2023 4:04 PM
16	Six stories buildings are enormous when you stand next to them. Including the addition of added density/height for "extraordinary community benefit" lacks transparency and creates anxiety for neighborhoods that will be affected. Community benefit should be expected at any time buildings of a larger scale are placed in residential areas and for many of these areas four stories is plenty. In particular Gellatly Bay should not be a Neighborhood Centre and should revert to the 2017 amendment to the OCP. Any development in this area must prioritize preserving and improving recreational benefits for the people of West Kelowna. In West Kelowna our access to the lake is so limited we cannot compromise for the sake of commercial endeavours near the lake.	2/6/2023 3:50 PM
17	Why are only two of the five shown for feedback or am I missing something here? Agree overall on the Centres	2/6/2023 2:46 PM
18	Densities in neighbourhood centres should be a maximum of four stories.	2/6/2023 9:55 AM
19	I live on Beachview Dr. and back onto Angus Dr. only a few hundred metres from the Gellatly neighborhood proposed development. Apparently your council doesn't listen very well to our neighborhood that is not in favour of 10 story highrise buildings across the street from Willow Beach. I went to a meeting at the Cove last year and your people told me this will not happen. We voted for members of city council that were only in favour of 4-6 stories of residents on that property. We built a new house here because it was a spectacular place to live and a quiet neighborhood. Now you want to turn it into a huge development with way too many people. The infrastructure isn't big enough to support it. There's a lot of wildlife that would be effected, traffic in and out is bad now, I can't imagine what another 250 residents would impact this. Your Fire Department doesn't have the equipment or training to deal with this kind of structure. There is so much available land in West Kelowna for development I don't understand why you insist on cramming it all into our little neighborhood. I would support a small commercial development with a few condos above, but 3 10 story high rise buildings is out of the question. There isn't any building's in the whole city that big. I can't imagine anything 2 1/2 times as high as the Cove there. It will effect the views of people in the Point development as well as blocking the sunset in the afternoon. Our neighborhood association is strongly opposed to your community plan and you will be getting huge opposition to this development proposal. We have already spent many hours at council meetings and voicing our opposition. Maybe you should take some of our tax dollars and invest in some hearing aids for your planning department and city council so you can better hear our concerns. XXXX a very concerned resident.	2/5/2023 11:43 PM
20	Stick to 4 stories in all neighbourhood centers. The Gellatly neighbourhood center, which allows up to 12 stories in a small cluster, most of which are located immediately across Gellatly Road from Willow Beach Park, will dominate and literally	2/5/2023 11:30 PM

Official Community Plan and Transportation Master Plan Feedback Form

overshadow this very popular swimming and walking area. As a key public jewel of the entire Gellatly Bay area, it is imperative that the zoning here limits building heights to 4 stories to achieve appropriate and respectful scale within the area. I am also concerned about the impact that large buildings will have on street-side parking for the waterfront users who need parking in the area. Where six story densification has been achieved along Gossett Road, vehicles line the street-side at all times of the day because the required parking for the buildings is inadequate so it spills onto the street.

21	Gellatly Bay Please do NOT destroy this treasure. All large scale development should be kept at least a block away from the waterfront.	2/5/2023 10:20 PM
22	Our neighbourhood is already overcrowded spring, summer and fall. There is no parking for tourists or locals. Many of us avoid our own neighbourhood in these seasons. Parking and traffic are presently a nightmare in this very small area. Why would you want to add to it?! Willow beach is such a tiny strip of beach and is packed with tourists in these seasons. Where will anyone park? What about safety of pedestrians not to mention boats, trailers and vehicle parking? There have been many days whe vehicles park up the side of Whitworth and even as far as the Glen Canyon park entrance! And remember: from Glen Canyon park trail head to Whitworth there is NO sidewalk. Many families with children, cyclists and pedestrians are living their lives dangerously while traversing this area. Where will we put these extra vehicles? How can we provide security for we the people who are presently using this corridor? And... what will this look like when more traffic and people are added to this already dangerous area?	2/5/2023 5:52 PM
23	The arteries leading into these centers are already overcrowded. The traffic is very busy as it is. The roadways do not support this level of population in these areas. I especially disagree with the proposed Gellatly neighbourhood center. Gellatly Bay is the jewel of the Westside. The corridor is used daily by many members of the community. As well as there is a lot of traffic due to the boat launch there. Adding higher density housing would overcrowd this area and diminish the park-like qualities of the neighbourhood. There is barely enough parking in the area as it is, especially in the summer when tourism is in full swing. Gellatly Bay only has one main road leading into it and it is just not enough to support the level of traffic that would be involved with this plan.there are not enough options to access this are as it is. We need more public walkways, bike paths and public transit for access to the Gellatly Bay corridor. Extreme care and caution must be used in planning the Gellatly Bay area as it is our best asset on the Westside and the gateway to the Westside Wine Trail. When looking at the map there is not even much population or available land (due to proximity of WFN lands) near proposed Gellatly Bay neighbourhood center. Why try to add housing there???? too crowded!! Seems to me Glenrosa could use a neighbour center judging by all the housing there.	2/5/2023 2:12 PM
24	Too high a density level for the area. Traffic - roads not equipped to handle more traffic. Gellatly should remain accessible to all residents of West Kelowna not just those who happen to live along the route. Many more residential buildings with quick and easy access to Gellatly beaches will mean residents from other areas will be unable to enjoy the area, especially during the summer months when it is already populated at a maximum. There is currently an obvious lack of boat parking let alone vehicle parking. What do you mean by access via Brown Road???	2/5/2023 1:15 PM
25	The inclusion of Gellatly Bay as a neighbourhood centre does not make any sense due to several factors. 1. Gellatly Bay is a unique prople first area which provides unmatched opportunities for swimming, sun bathing, walking, boating and simply enjoying on albeit on a very small land area. 2. The road through the Gellatly Bay area is narrow and multi-curved and there is no available land for major destination parking. The area is already congested during all seasons and in particular during warmer months and public safety becomes very concerning issue as attendance to the area grows. 3. Further development and construction of multi-family, multi-storied buildings and retail stores etc. in the Gellatly Bay area will simply exacerbate and vastly multiply the concern, previously stated, as to public safety, usage availability and general ambiance of the unique location.	2/5/2023 12:14 PM
26	My husband and I are particularly interested in the Gellatly Neighborhood Center, as we have lived in that area for over 10 years. We are both thrilled and excited for the possibility of having a neighborhood center that would allow us the option to	2/5/2023 8:08 AM

Official Community Plan and Transportation Master Plan Feedback Form

visit, shop or dine out. The waterfront is one of West Kelowna's biggest assets, which is unfortunately not utilized. Our only concern is that the parking in that area is already an issue.

27	I'm very pro development but fear the city may be stretching the boundaries for higher density especially in Smith Creek. Is the fire department able to get to these areas in ample time. Also will the increase traffic on the roads be viable? Are there service upgrades to water/sewer/roads that will follow and is the city able to keep up to it.	2/4/2023 6:48 PM
28	Again, six the maximum.	2/4/2023 4:31 PM
29	Considering the rural environment we feel the maximum height of structures should be less than 6 storeys. Gellatly Bay does not qualify as a Neighbourhood Centre designation and should be tourist/recreational only.	2/4/2023 4:04 PM
30	Once again, ugly and certainly not in keeping with the neighbourhood	2/4/2023 3:54 PM
31	Has retail already in place	2/4/2023 3:19 PM
32	Not sure why you aren't showing boards for all neighborhoods. Putting a 6 storey in Lakeview heights is a huge mistake and should never have been approved. This area is already a traffic nightmare and there's no solution due to geography. You should try to keep the existing "feel" of each neighborhood. That's what attracted people there and to West Kelowna. Gentrification of West Kelowna is a huge mistake. The way that this concept is being "sold" is deceptive. The infill development approved on Anders and Skyline is a traffic nightmare in winter and will lead to accidents due to dangerous parking. These homes have no yards. Where are all of these new residents expected to recreate (there's at least 250 more residents expected to move into the new 6 storey)?	2/4/2023 8:03 AM
33	Neighbourhood centres are essential for the creation of walkable neighbourhoods. Whether or not these neighbourhoods were appropriate places to build is almost irrelevant. They are there now and the people should not be forced to drive into town to get what they need. Six storey buildings, while a bit of a change up, might be necessary to provide enough density to justify a commercial zone.	2/3/2023 8:05 PM
34	Tourism forward as it already draws them.	2/3/2023 7:36 PM
35	6 stories seems a bit too high	2/3/2023 6:17 PM
36	The marina area has a huge potential to be a beautiful and attractive place for people to gather and wanting to spend time.	2/3/2023 6:04 PM
37	Once again, if an area is established and you want to change the height that is allowed that is not fair for people who already own in the area. This could change a Lakeview house to one that is blocked by a condo. Having a neighbourhood pub, store, coffee shop is one thing but we don't need large shops everywhere - it does not take more than 10 min to get anywhere in West Kelowna. Also it looks the Boucherie Center includes the boat launch/ yacht club in the plans. I hope this is not something that is being proposed as a change. The other important factor is parking. Boucherie is West Kelownas main beach/ water area to be enjoyed by the residents. There is already very limited parking in the area, adding more density will just make this problem worse	2/3/2023 5:09 PM
38	See previous comments	2/3/2023 4:38 PM
39	I think each neighbourhood will have their own characteristics and limitations you will have to work with and unsure 6 stories is the right number - 4 may be more reasonable.	2/3/2023 3:39 PM
40	Ensuring there is a variety of mix use will be essential for these centers to thrive as neighborhood centers. In particular having grocery stores, not just corner stores is essential to the health of the community. Currently these areas are mostly food deserts and we need to change that.	2/3/2023 2:55 PM

Official Community Plan and Transportation Master Plan Feedback Form

41	YES get those going, i want to see rose valley on here as well	2/3/2023 2:06 PM
42	A significant part of residential and most of the commercial developments and stores are on Westbank First Nations land. West Kelowna City must have more integrated planning with the Westbank First Nations Government Office so the 2 plans are compatible and complementary.	2/3/2023 8:59 AM
43	The Smith Creek area is being over built and the infrastructure will not sustain it.	2/2/2023 6:53 PM
44	The current OCP draft includes a loophole that enables an indeterminate increase to height and density in the Neighbourhood Centres. I am opposed to the inclusion of exception language in the OCP if building standards can be traded away. Specific to Gellatly Bay, future development should be consistent with the established character and limit building height to 4 stories. Significant and unreasonable increases to density at the lakefront will overwhelm the tiny public beach and park, as well as impact the safety of pedestrians and cyclists on the narrow corridors.	2/2/2023 11:34 AM
45	Gellatly village is proposed to go 12 storey's which I firmly disagree it should stay at 6 stories similar to the other neighbourhood centers.	2/2/2023 10:21 AM
46	Disagree Gellatly Village not 12 stories high. Only 6 stories.	2/2/2023 9:12 AM
47	GELLATLY WATERFRONT NEEDS TO BE KEPT FOR ALL RESIDENTS OF WEST KELOWNA. BUILDING HIGHRISE CONDOS WITHIN GELLATLY NEIGHOURHOOD CENTER IS WRONG. ZONING SHOULD BE CD2 SAME AS COVE RESORT, 4 STORY MAX WITH MIX OF COMMERCIAL AND RESIDENTIAL SAME AS COVE. PARKING PARKING PARKING..... IF BOAT YARD IS CLOSED WHERE WILL LAKE USERS PARK TRAILERS WHEN THEY WANT TO USE LAKE? CITY SHOULD CONSIDER FLAT LOT AT 4215 GELLATLY FOR PAID PARKING LOT WHICH ALSO BORDERS ON GELLATLY NUT FARM. REMOVE STREET PARKING ON GELLATLY BETWEEN WHITWORTH RD AND COVE = IMPROVED SAFETY.	2/2/2023 7:59 AM
48	An idea that looks nice on a map but is meaningless in the real world. Apart from Gelattly Bay, there are no drivers for developing these neighbourhood centres.	2/1/2023 4:14 PM
49	These are a neat idea but seem like they are going to function as urban islands that require vehicle access and be parking nightmares. Again increased transit service for urban/neighbourhood centres.	2/1/2023 2:42 PM
50	More density means more traffic on Shannon Lake Road with it's many twists and turns. Speed limits are suggested but rarely enforced and as people on in a hurry speeds exceed 70K most days. The senior mobile home park at Crystal Springs has no way of making a left turn safely either out or in the park. Vehicles pass on the right illegally and on the left illegally going very fast. It is a very unsafe exit and entrance with no plans to alleviate the problem. Site lines are fine if going 50K but are not fine at speeds over 70 or 80K. Flashing lights, more signs and more police enforcement is required.	2/1/2023 1:26 PM
51	Agree as long as the Transportation Master Plan and servicing bylaw are updated to ensure that these densities and heights can be supported by better road system that is age friendly.	2/1/2023 10:39 AM
52	6 max still too tall	1/30/2023 9:52 PM
53	Limit to 3 storeys.	1/29/2023 10:20 AM
54	I agree to limiting heights to 6 stories. This is in keeping with the neighbourhood and the vision for WK.	1/28/2023 9:25 AM
55	Again care must be given to building heights and the waterfront.	1/27/2023 2:48 PM
56	Continued chopping up of former large single detached properties & orchards for sub-divisions is not okay. These areas	1/27/2023 11:30 AM

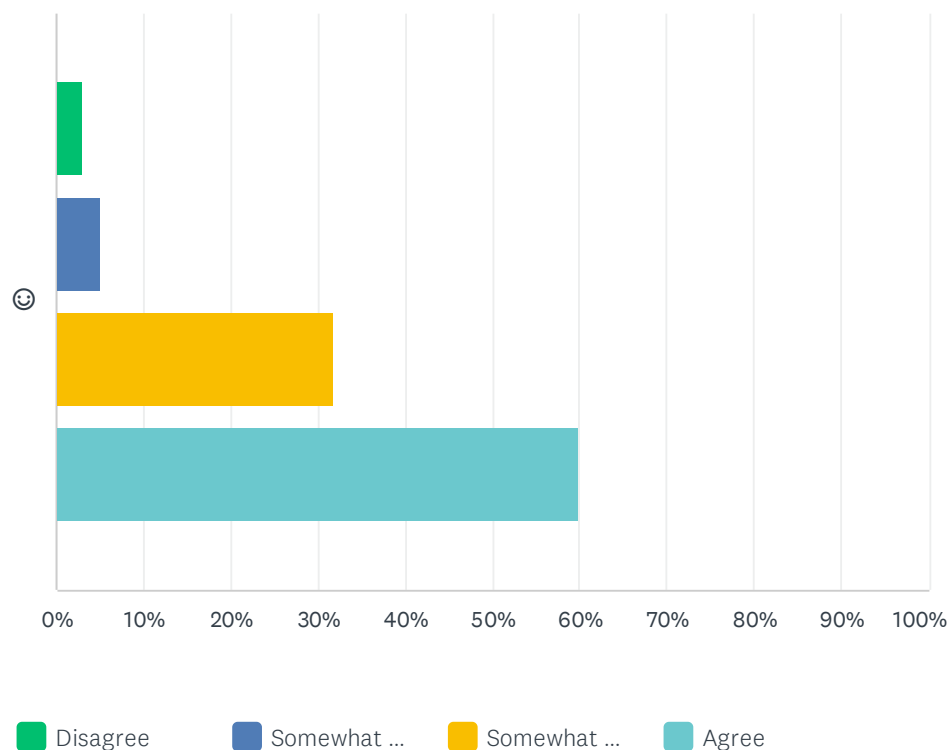
Official Community Plan and Transportation Master Plan Feedback Form

have given West Kelowna/Lakeview Heights its unique flavour & seem only to be done to create a profit for speculators. There are lots of other "new areas" available for growth. When these "new growth" subdivisions happen, they should always use "NON POLLUTING street lights - very important! As a long-time resident, in-filling seems to be okay. One tower (on lands that used to be a school), to 6 stories is in process, but creating more similar towers is unacceptable. With plans to densify this area, where are all the children going to go to school? And what affect will new schools have on our taxes? Please look to other new areas for major expansion. Just because there is bus service & a small shopping centre doesn't mean that the whole area needs to be densified.

57	Knowing the rate at which roads and infrastructure is implemented, it would seem there will be many years before these things will happen. In the meantime, there will be hundreds of cars using the existing roads. THE INFRASTRUCTURE SHOULD BE DONE FIRST - rather than housing! That's why we have the terrible traffic situation all over West Kelowna.	1/26/2023 11:26 AM
58	Residential areas should keep their residential look and feel. Apartment buildings should only be allowed at or next to Lakeview village. We are not Kelowna and present our city as a good alternative in terms of liveability	1/26/2023 9:59 AM
59	Regarding Smith Creek, the drawings show the current SD23 property turning into mixed use space. What happened to building a school on this property?	1/26/2023 9:43 AM
60	Similar worries as above - the road and service infrastructure can't support, and I don't trust the city developers to plan accordingly as they have a bad history of miscalculating needs.	1/26/2023 9:32 AM
61	Change the Zoning Bylaw 0265 Part 4, Section 4.4, Standard Parking Spaces. Every condo/mixed use building must need to provide 2 off-street parking spaces for every unit.	1/26/2023 8:51 AM
62	Mandatory off street parking. 2 stalls per unit at least	1/26/2023 7:28 AM
63	I do not think re-zoning of any farm land should take place, I also think the downtown west Kelowna coat should be the primary focus.	1/26/2023 6:18 AM
64	Goats Peek neighborhood center should not exist you are taking business away from downtown West Kelowna	1/26/2023 12:36 AM
65	As with 1.2, 6 stories is too limited for the amount of growth. West Kelowna has no room for sprawl. Densities will need to be higher to accomodate further growth.	1/25/2023 10:45 PM
66	Really like the idea of the neighbourhood centres and the opportunity to have more residents in the vicinity with the option to walk to local services.	1/25/2023 8:31 PM
67	This is needed badly in the city. Would be refreshing to ideally wok or bike to an urban center instead of driving down to the 97 corridor. Absolutely love the idea	1/25/2023 8:15 PM
68	It's very challenging to get a grasp on actual areas. It would be helpful to have a map that one can zoom in to see up closer the boundary lines and plans for connected trails and walkways. I went to google maps for a better look but many people likely won't bother to do that. I think it's very important for youth and seniors in each area to have walkable cultural centres where they can participate in meaningful after school activities (art centres for after school and weekend art classes and access to outdoor and some indoor recreational activities and sports. The recreation centre and pool we have is overcrowded and it's very difficult to enrol children in swim lessons as there are never enough spaces.	1/24/2023 7:55 PM
69	Would be interested to see any future plans for the Neighbourhood Centres.	1/24/2023 4:54 PM
70	Build height should not be established by neighborhood.	1/24/2023 4:13 PM

Q9 2. Develop policies that support and encourage the development of the business park and industrial land in the economic core to help increase economic sustainability. View the Industrial and Business Park display board. Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 135 Skipped: 28



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	2.96%	5.19%	31.85%	60.00%	135	3.49
	4	7	43	81		

Q10 Tell us more:

Answered: 40 Skipped: 123

#	RESPONSES	DATE
1	Maintain regulations and policies of these industrial activities on environmental quality (noise/light/air/chemical etc pollution). Promote new, green technology development/businesses (for whatever industry- materials processing, waste management, whatever). Would be a beautiful concept if westbank could be a leader in sustainable development.	2/7/2023 9:54 PM
2	Glad to see the proposed Industrial area boundary expanded to accept more lands up Bartley and Stevens rd. The Ensign Bros Gravel pit Northwest of Lenz Rd on Bartley should also be included in this OCP as that is the current use and will be for the next 20 years	2/7/2023 9:42 PM
3	Love this space being created	2/7/2023 9:01 PM
4	Please see summary in Item 4 below.	2/7/2023 4:10 PM
5	We need this for both jobs and our tax base	2/7/2023 2:08 PM
6	I like the idea of expanding this area but with less "dirty" industry. More technology companies, office buildings and less noisy	2/7/2023 2:02 PM
7	Employment is needed in city for population growth. Good location	2/7/2023 8:40 AM
8	Yes this is where we need to grow !	2/6/2023 7:11 PM
9	This is essential to create taxes and jobs.	2/6/2023 3:50 PM
10	Agree	2/6/2023 2:46 PM
11	Create jobs in West Kelowna to reduce driving to Kelowna.	2/6/2023 9:55 AM
12	Yes this area is already more or less purposed for industrial use, I agree to continue the development in this area.	2/5/2023 2:12 PM
13	No concerns.	2/5/2023 8:08 AM
14	Most of that area has long term tenures and limited opportunities for change. You should consider allowing institutional uses	2/4/2023 8:03 AM
15	Though it is an eyesore, every community benefits from designated industrial zoning to provide room for large-scale employers. It is probably easier to enhance the existing zone than to develop one somewhere else and befoul some hitherto clean territory. If possible, put light industrial at the edges of the zone, because it can more easily be mixed with residential and commercial to make a walkable neighbourhood.	2/3/2023 8:05 PM
16	This area is a massive eye sore so anything to improve it would be beneficial	2/3/2023 6:04 PM
17	No comments	2/3/2023 4:38 PM

Official Community Plan and Transportation Master Plan Feedback Form

18	There will definitely be growth within this area. It is a good section to plan and look out for.	2/3/2023 3:38 PM
19	We should also being more dense on bottom of bourcherie mountain off ross road as well	2/3/2023 2:06 PM
20	Most of the commercial developments and stores are on Westbank First Nations land. West Kelowna City must have more integrated planning with the Westbank First Nations Government Office so the 2 plans are compatible and complementary.	2/3/2023 8:59 AM
21	There are homes in this area and my concern is overdevelopment with a lack of planning for the roads to sustain this kind of development and the ability of residents to enjoy their outdoor areas with the additional noise, pollutants and hazards that come with this kind of development. We are already experiencing problems due to the homeless shelter at Bartley Road and the spill over of people who can't get a bed into the creek area cutting down trees and starting fires as well as leaving their trash and belongings behind when they leave.	2/2/2023 6:53 PM
22	Excellent concept to promote business development.	2/2/2023 11:34 AM
23	If a business park is in the plans along Steven's rd. You have to address relocating the homeless. Those businesses will experience the same problems business owners are having in kelowna - breaking, safety.	2/2/2023 9:39 AM
24	Agree	2/2/2023 9:12 AM
25	I support investment in an industrial land study.	2/1/2023 2:42 PM
26	I see a difficult situation here with the competition from WB nations band and affordability	1/29/2023 9:34 AM
27	Economic sustainability is essential to the growth of West Kelowna. Attracting and retaining industrial and commercial business will strengthen reserves and allow our city to meet its infrastructure needs. However, this development needs to be thoughtful and needs to maintain the existing characteristic of our community.	1/28/2023 9:25 AM
28	Seems okay.	1/27/2023 11:30 AM
29	it's about time	1/26/2023 9:43 AM
30	Depending on the industry, this could be beneficial. Clean business with low traffic would be best suited for these areas.	1/26/2023 9:32 AM
31	Build a multi use mall. Add a grocery store (Nesters is the only one in north end). Centralize shopping and give our local teens a place to work here in WK. Keep them engaged and off the streets.	1/26/2023 8:51 AM
32	Let's do more manufacturing here and support our own community.	1/26/2023 8:05 AM
33	Build a mall. Put our local teens to work so they stay focussed and not on streets.	1/26/2023 7:28 AM
34	Again the highway congestion needs to be looked at FIRST!	1/26/2023 6:54 AM
35	The Ensign Bros gravel pit that has been active since 2000 located at 2210 Bartley Rd should be included in the OCP as Industrial land. The City should acknowledge this approved Industrial use rather than ignoring it and by not designating the lands for any future use. This is what a Community plan is for so that community has a direction' The City should at the very least recognize the current uses though out the community..	1/26/2023 12:36 AM
36	With the expected growth of WK, the sand pit needs to be zoned out over the course of the next few years and the land needs to be zoned to allow for all forms of industry. Policies should be implamented to allow for tax incetives to be given to companies wanting to use the space for manfacturing and other growth sectors.	1/25/2023 10:45 PM
37	The gravel pit centrally located is a giant eyesore and potential danger as it continues to eat away at the mountain. Be done	1/24/2023 7:55 PM

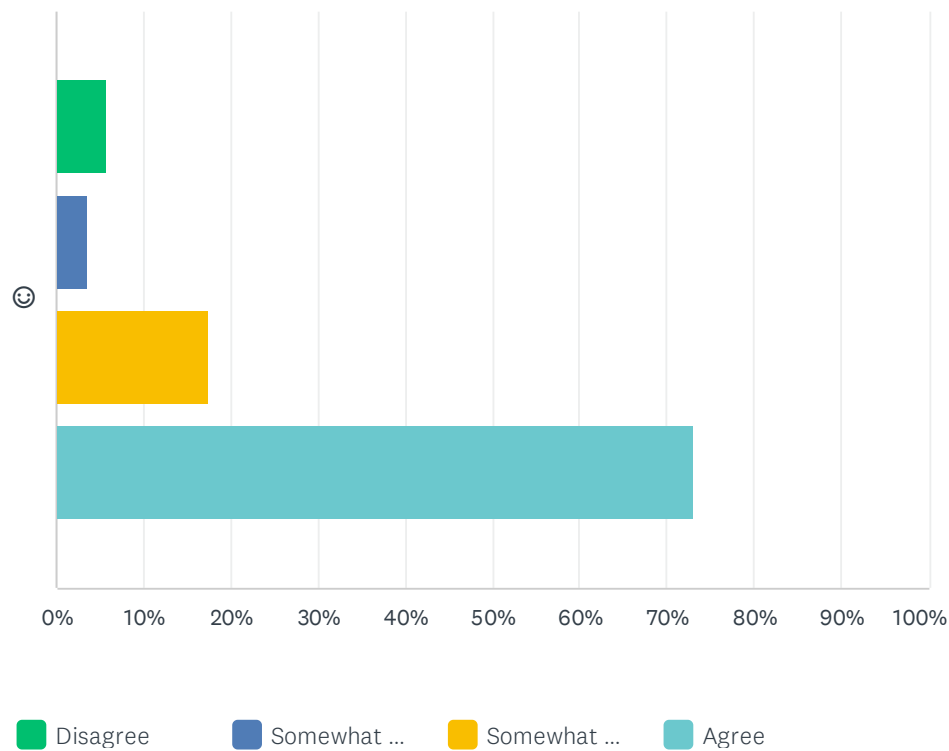
Official Community Plan and Transportation Master Plan Feedback Form

already. This land could be perfect for a new pool and park (with water park and skate park for kids. An art centre here and artist studios as well as a business centre with trendy shops and cafes and restaurants will make it a stopping place for tourists rather than an area they want to zip through on the highway. Its central location and proximity to the Boucherie hub would be perfect for all the high school students and families living in the area.

38	West kelowna needs more stores and shops for our wonderful community if west Kelowna had more stuff here people wouldn't drive to other places to revive that service. Even having indoor things for children or a outdoor waterslide	1/24/2023 5:03 PM
39	Likewise as above,	1/24/2023 4:54 PM
40	Industrial land is at a premium, we have a huge potential there, do not let retail take over the industrial lands,they will pay off in the future	1/24/2023 4:13 PM

Q11 3. Protect and preserve major creeks, streams and lakes, and enhance green space opportunities in the community through land use buffers and other green space policies. View the Draft Land Use Plan interactive map. Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 138 Skipped: 25



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	5.80% 8	3.62% 5	17.39% 24	73.19% 101	138	3.58

Q12 Tell us more:

Answered: 48 Skipped: 115

#	RESPONSES	DATE
1	All of our creeks, wetlands, lake are heavily confined and currently present high water capacity challenges. We are and will continue to be subject to increased frequency, intensity of extreme events like high ("flood"), and low ("drought") events. The water bodies NEED their floodplain capacity back. We can choose to be proactive and listen to what the water is currently telling us, or we can ignore and suffer. Work with agencies such as the Province, Okanagan Basin Water Board, Okanagan Nation Alliance, Westbank First Nation to plan land use around water bodies. Be very careful with hard infrastructure to contain water, this is expensive and has higher consequence of failure. Be very careful around how West Kelowna's land use plan fits into the future of the Okanagan Lake Regulation System (OLRS- Okanagan Lake/River and dams management). Anadromous salmon now have restored passage, adding complexity (but amazing opportunity) to West Kelowna's responsibilities to the fish, land, and water. Let's be a leader for good, not a contributor to environmental health decline.	2/7/2023 9:54 PM
2	The lands marked resource lands that are zoned single family, or country residential, Industrial, etc should be upgraded	2/7/2023 9:42 PM
3	If building on the hillsides, leave lots of trees so our hillsides don't look ugly like Coquitlam.	2/7/2023 6:48 PM
4	Please see summary in Item 4 below.	2/7/2023 4:10 PM
5	Increased traffic and density on Gellatly Bay will be detrimental to the beach, lake and creek	2/7/2023 2:22 PM
6	This is essential and our main priority. Preserve Gellatly Bay and its recreational contribution to West Kelowna. Adding in a parkade to Gellatly will not enhance it but ruin it. Boat trailer parking is Gellatly's major parking problem and a parkade will not solve it. Find a solution to boat trailers parking.	2/7/2023 2:08 PM
7	It is vital to keep our green spaces! However, please build FOOTPATHS so we can walk to those spaces without fear of getting run over (HORIZON DRIVE IN PARTICULAR!)	2/7/2023 2:02 PM
8	Love to see more green space	2/7/2023 1:50 PM
9	Green space is what makes west Kelowna	2/7/2023 8:40 AM
10	Protect the waterfront with those buffers! The space across from the Pier should be used for recreational purposes. How can it add to the future of the city to allow for more people to use the small amount of waterfront better? Especially if the city is growing? Further planning is required. Not 3 tall apartment buildings!	2/6/2023 9:19 PM
11	Preserving the natural ecosystem and beauty is paramount. Growth for growths sake is not the answer.	2/6/2023 8:21 PM
12	Yes please protect our green space, we need to take away WFN land which we have zero control, this could be built on & eliminate a lot of green space	2/6/2023 7:11 PM
13	This will protect our environment and make communities liveable.	2/6/2023 3:50 PM

Official Community Plan and Transportation Master Plan Feedback Form

14	Somewhat disagree. It's not clear how the areas (such as proposed low density residential, yellow) that don't currently have housing on them were selected? There are some new additions in the proposed OCP that were not included previously. Are these under review or have proposals submitted?	2/6/2023 2:46 PM
15	Enhance connectivity within neighbourhoods by using greenbelts for walking paths. Where this access is non-existent within a neighbourhood, allocate funds to purchase the necessary easements to achieve this connectivity between the street and the greenbelt or park area. E.g. Sandstone Park between Ridgerock Way/Shannon Way and Sandstone Dr/Sandstone Cr lacks any access into the park from Ridgerock Way and upper Shannon Way. There was an access into this greenbelt off of Upper Sundance Drive but a new development may sever this (see EPP74050).	2/5/2023 11:30 PM
16	Gellatly Bay - Willow Beach should NOT be a neighborhood Center.	2/5/2023 10:20 PM
17	There needs to be more Green space near the lake. Theses areas need to be preserved for future. Do not build any high density near the lake!!!	2/5/2023 2:12 PM
18	We are a little concerned about the Goats Peak Development plan, as the water treatment facility and Gellatly Road South Road structure, does not support the additional planned population growth.	2/5/2023 8:08 AM
19	The water table at Willow Beach is very low and no buildings should be in that area and any building should not be adjacent to Rotary Park as that floods every year	2/4/2023 3:50 PM
20	If high density development is allowed along the Powers Creek and Gellatly Bay Area it will have a dramatic effect on green space, walkways. We have an excellent opportunity to Purchase additional lands in this area adjacent to Willow Beach and the Gellatly Nut Farm. This foresight will give future generations parks and walkways and protect the creek and foreshore. We only get one chance at a park system	2/4/2023 3:19 PM
21	Consider creating a trail system through neighborhoods that attach to businesses. West Kelowna needs more green space, especially in adjacent to city blocks where you are increasing density and putting in neighborhoods centres. You need to provide increased green spaces where people won't have yards (ie Anders and Teal new houses on the road with no parking).	2/4/2023 8:03 AM
22	Green and riparian spaces must be protected and should not be violated for any reason. They are not only aesthetically-pleasing recreational spaces, but essential providers of environmental services that every member of the community relies on for health and well-being. Any development of any existing green space must only be done in a way that enhances the biodiversity and health of the ecosystems that occupy that space. This includes remnant green spaces within the Growth Boundary.	2/3/2023 8:05 PM
23	Green space is highly important to sustain our ecosystem and its inhabitants	2/3/2023 7:36 PM
24	As a new Shannon lake resident, I would have like to have a trail that goes all around the lake. It would be just amazing and a great for the entire community to gather, exercise etc.	2/3/2023 6:17 PM
25	There is a lot med density housing but no mention of road changes. Round about, over passes. I live off Shannon Lake Rd and sometimes have to wait few minutes just to get out met driveway. The roundabout has helped the one way onto Bartley but if you drive the other way a lot of work needs to be done on the road system before anymore building should take place. A roundabout has been planned for Tallus Ridge for many years and that has not happened yet. Coming in and out of Smith Creek (and the landfill) is dangerous - another roundabout is needed there. Seeing how long it took to build the roundabout on Shannon Lake Rd this should be done before any more building in put in place. Overpasses and Underpasses need to be addressed on Hwy 97 as this is where all the extra backlog ends up. People live in West Kelowna for the small town feel. I do not want to loose this.	2/3/2023 5:09 PM

Official Community Plan and Transportation Master Plan Feedback Form

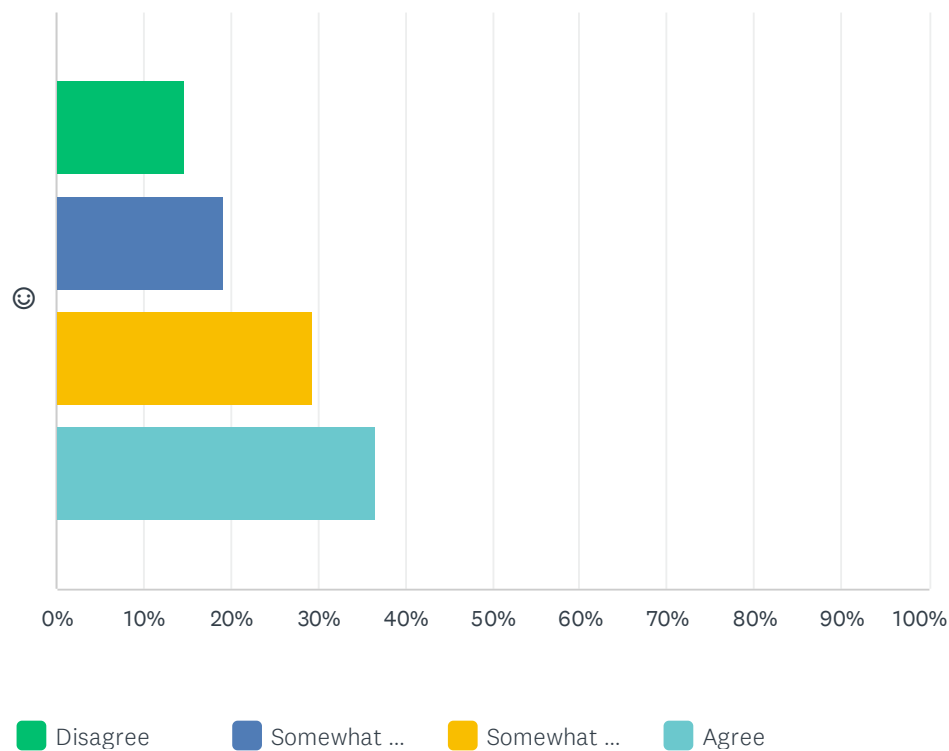
26	See previous comments and concerns	2/3/2023 4:38 PM
27	Need to ensure there is green space in all community areas, with the exception of industrial areas. Need to encourage more pocket parks and linear corridors connecting different areas together. Need policies to protect trees.	2/3/2023 2:55 PM
28	We need more mix of housing including duplexes, fourplexes and townhomes. We need to get creative on family housing	2/3/2023 2:06 PM
29	The land set aside to connect Menu Road to Pinot Noir Drive and Gregory Road needs to have paths, stairs and lights installed.	2/3/2023 8:59 AM
30	The City of West Kelowna doesn't seem to be protecting and preserving these areas that they currently have.	2/2/2023 6:53 PM
31	Agree	2/2/2023 9:12 AM
32	EXPAND ROTARY PARK WITHIN GELLATLY NEIGHBOURHOOD CENTER FOR FAMILY USE OF A PICNIC AREA ALONG SIDE POWERS CREEK	2/2/2023 7:59 AM
33	A nice idea, but there is no evidence that the City itself supports this.	2/1/2023 4:14 PM
34	There is some incredible space in Glen Canyon that the CoWK should look to incorporate in its future development plans in Westbank Urban Centre. I hope we can utilize this beautiful space in collaboration with the city's plans. I.e. this could be akin to Vancouver's Stanley Park for our community.	2/1/2023 7:45 AM
35	Think the restriction of cedar hedges would go a long way in fire safety and also preserving water as they are extreme water drinkers. Also feel there should be a restriction on the height trees are allowed to grow in residential areas- become too high, dangerous, and block views of neighbours.	1/31/2023 7:38 PM
36	Keeping green space in communities keeps us with the nature we are surrounded by. Our kids need nature to play in instead of having to commute towards nature	1/31/2023 3:08 PM
37	There needs to be wildlife considerations so wildlife still has the ability to feed and traverse with consideration to prevent human wildlife interactions.	1/29/2023 9:34 AM
38	Out of control growth, with no consideration for WATER, WATER, WATER. Just look at the rest of the planet. Coming here SOON!!	1/26/2023 11:26 AM
39	educational/institutional is showing on the former garbage dump - what does this mean? are we planning to build a school on the former garbage dump? I am seeing low density residential taking up a big piece of green space in Smith Creek - how does this preserve green space policies? it is also not clear how the West Kelowna waterfront is being preserved for recreational purposes.	1/26/2023 9:43 AM
40	It would be great if the city actually did this, but once again, this has not been the case. You are actively allowing Shannon Lake to be developed. One of the only pristine wildlife areas in our city is half a golf course, and will soon be half condos. Nobody believes that the city is planning on stopping there until most of the lake has been developed. Your trust is tarnished.	1/26/2023 9:32 AM
41	Put more pressure on the Province for aid. More natural resource officers and workers are needed.	1/26/2023 8:51 AM
42	Once this space is gone, it's gone. PLEASE make the choice to preserve green space.	1/26/2023 8:05 AM
43	Put more pressure on the Province for assistance. Need more natural resource officer aid and brush cleaning	1/26/2023 7:28 AM

Official Community Plan and Transportation Master Plan Feedback Form

44	There are many small swaths of land that are unmanaged that would make excellent parks and recreation areas. The land between the campground and walmart is an example of this.	1/25/2023 10:45 PM
45	Institute a requirement for system of grey water or recycled water for public green spaces and ensure that drought tolerant plants and little grass is used in these centers.	1/25/2023 9:35 PM
46	It is absolutely essential to preserve and create more green spaces and community centres and access to resources. A thriving community is one that has green space and ways for community members to connect in meaningful ways. We need to encourage and create maker spaces and places for people to come together in a spirit of connection and forming a safe, respectful and equitable community. More art spaces are essential.	1/24/2023 7:55 PM
47	West kelowna needs to be more developed	1/24/2023 5:03 PM
48	Protecting green space & wildlife is also very important to the area.	1/24/2023 4:54 PM

Q13 Tell us on a scale of 1 (disagree) to 4 (agree) whether the Draft OCP Plan Update addresses these four focus areas. Scale 1 – 4 (disagree, somewhat disagree, somewhat agree, agree).

Answered: 136 Skipped: 27



	DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
😊	14.71% 20	19.12% 26	29.41% 40	36.76% 50	136	2.88

Q14 Do you feel there is anything missed in the information presented that may contribute to the success of the Growth Concept? Tell us more:

Answered: 79 Skipped: 84

#	RESPONSES	DATE
1	Would be wonderful if park areas can maintain natural values, vs becoming groomed spaces. Would be even better to incorporate syilx land Stewardship practice and ways of seeing/knowning into land management. Otherwise, was very happy to see the pedestrian/bike route improvement plans and consideration for expanded public vehicle transportation. I *think UBC-O has a "Sustainable Communities" lab with some great ideas (Lead Professor escapes me)- have DWK staff connected with the UBC-O lab yet?	2/7/2023 9:54 PM
2	Yes by not designating single family residential areas outside of your proposed growth area the City is not providing more opportunity for attainable and affordable housing. This OCP does not provide areas of choice for all realms of home owners The City needs to upgrade the access roads and parking areas on the outskirts of the City promoting access to the Crown lands surrounding the City The City has to creat a road connection on the south side of the hwy from Hebert Rd to Gellatly Rd	2/7/2023 9:42 PM
3	Transportation bike trail ..sidewalks, connecting neighborhoods by foot / bike lanes everywhere !!	2/7/2023 9:01 PM
4	Why is there a lack of work being done on increased lighting by change over to LED lighting? Over 5 years is ridiculous. With crime increasing constantly, improving lighting has proved to help in other cities. Do it now.....capital cost which would be capitalized over the next 5-10-15 years. Especially downtown Westbank, proper lighting would led to people wanting to use the area more.	2/7/2023 8:27 PM
5	I couldn't find information on using the waterfront for recreational purposes. If it is in the OCP it isn't very obvious. Attainable and affordable housing is important, but has zoning for manufactured homes or tiny homes been addressed? All I am seeing is higher density in terms of infill and an increased number of storeys in buildings. This is affordable and attainable housing, that promotes higher density housing while allowing people to still feel like they live in their own place. Many people do not want to live in apartments that are made of wood due to sound issues.	2/7/2023 6:48 PM
6	Regarding the rezoning file Z 17-02 for the rezoning of the properties, 3290 GLENROSA RD, 3280 GLENROSA RD, and Salmon Road Plan KAP 777 Block 105, DL 3190 ODYD: Good afternoon XXXX, Further to XXXX email to XXXX that we understand was forwarded to Engineering (attached for reference). We understand that you are the contact for collecting feedback on the Traffic Management Plan. As you may know, we have an active rezoning application file with XXXX under West Kelowna file number Z 17-02. The application includes the three properties identified in the below list and image. The properties were granted an OCP amendment moving OCP from resource to Single and low density residential. The rezoning application sits at 3rd reading as the developer, XXXX has run into brick walls during land acquisition and negotiation processes with landowners. Refer to D.E. Pilling & Assocaites Ltd drawing 2463-P2 (rev.3) in the West Kelowna file Z 17-02. The land acquisition was deemed necessary to provide adequate right-of-way width to construct the modified road standard as shown on drawing 2463-X2 (rev.1). I note that the road standard meets the modified road design criteria agreed upon by West Kelowna as cooperatively determined with our office and the city's traffic consultants. The rezoning file is at a stalemate at 3rd reading due to the land acquisition roadblocks and largely due to the	2/7/2023 4:10 PM

Official Community Plan and Transportation Master Plan Feedback Form

extent of the upgrade costs. You will see in the file that a requirement of this developer is to agree to upgrade and build Glenrosa Road from Gates Road approximately to the design presented on drawings 2463-R1 (rev.1) and 2463-R2 (rev.2). The construction estimate of this road upgrade from 3 years ago was too high to distribute amongst the yield of the 94 - R1 Single Family Lots and two multi-family sites of low density residential. The estimates showed a near breakeven project. This developer is looking to bring online over 100 units to West Kelowna with this project, but this Glenrosa Road upgrade has fallen on the lap of this developer stopping the project dead in its tracks. The file also includes a series of upgrades to Salmon Road. What is needed here to bring these homes online is to bring this development into the feasibility column by putting this section of Glenrosa Road into the DCC program so that DCC credits can be issued when this road is constructed. The development will be contributing largely by building a booster station that can one day be used to lift water to future reservoirs as well reservoir DCC's plus numerous other benefits including providing housing for 350 to 400 people. The city is wondering why this file sits still, but it's the extensive offsite upgrade costs that put this project in the non-feasible category which is preventing the developer from advancing to development permit and subdivision application. We ask West Kelowna to seriously consider this. This would almost certainly result in advanced applications and ultimately construction and the results will only greatly benefit the community. Please review and let us know your thoughts. D.E. Pilling & Associates Ltd. on Behalf of XXXX

The growth boundary should also be expanded to include 3275 Glenrosa Road and 3255 Glenrosa Road which are properties owned by the XXXX family, and 3349 Glenrosa Rd owned by XXXX. These owners and or interested buyers have contacted our office numerous times with interest in developing these lands. With Glenrosa Road from Gates to Turnbull as a DCC road, development will advance a proposed reservoir at elevation 801 which would serve a pressure zone up to elevation 773 with domestic pressure. This is shown on D.E. Pillings drawing 1540-W1 which is a water system concept plan provided to West Kelowna in 2011. An existing 400mm DI water main is aligned east west at the north end of the Trails and was installed in 1997 and was intended to feed reservoirs in the long term as shown on drawing 1540-W1. When we constructed the Glenrosa roundabout with the Trails in 2019, a water main crossing across the road was contemplated by West Kelowna so that this pipe would be in place to avoid future road cuts. The pricing came back and West Kelowna chose not to proceed, but that extension and this 400mm pipe is intended to feed these reservoirs. The line was to go west from the Trails and then northwest to Gates and straight west south of 3580 Gates Road to Gill Road and Turnbull to the proposed reservoir at 801 masl. As this route has become more unlikely due to adjacent parks and SRW's that were not acquired with development in general accordance with drawing 1540-W1, there is still realistic opportunity to get these mains and reservoirs planned and accounted for in the 2040 OCP to service upper Glenrosa by gravity water systems. To do this, we need this Glenrosa Road built and it starts with including Glenrosa road from Gates to Turnbull in the DCC program which gets a huge push forward with working towards that with file Z 17-02.

7	Well presented	2/7/2023 2:26 PM
8	Prevent more housing and commercial development on Gellatly Bay	2/7/2023 2:22 PM
9	The OCP must actually address preservation of parks and expand our waterfront for recreational purposes. Building high rises and parkades is actually doing the opposite in Gellatly Bay. - ADD direction on building on "KNOWN FLOODPLAINS" especially given our flooding in 2017 and recent atmospheric events in BC in Nov of 2021. -ADD that evacuation plans for fire and flood must be considered for new large developments	2/7/2023 2:08 PM
10	I am very disappointed that there is no commitment to look at safety improvements on Horizon Drive. There were 3 fatalities on this street in a 4 week period last summer. Every time I walk my dog I am risking my life Cars drive MUCH too fast on this road TWICE there has been a MVA outside my house and once ended up right in my driveway destroying landscaping and causing a lot of damage. There is a park across the street from my house (Horizon Park) with NO crossing NO warning signs and on a blind bend. Ridiculous. There is a beautiful park at the top of my street - Rose Valley Park - but	2/7/2023 2:02 PM

Official Community Plan and Transportation Master Plan Feedback Form

to get there to hike or bike we have to walk or cycle in the road. There are not even any street lights. Please reconsider prioritizing before there are further fatalities.

11	Yes your idea of a community is money making and not very thoughtful of people	2/7/2023 2:00 PM
12	Opportunity to expand the West Kelowna waterfront would be lovely but not putting high density housing in. We already need more parking and have a high use with walkers, boaters, yacht club and parking in the area.	2/7/2023 1:50 PM
13	City Council has too much leeway in allowing for buildings 6 storeys and higher. Buildings of that height should be limited to the Westbank Town Center. Another extremely important and pressing issue is that there needs to be another bridge to connect with Kelowna. I realize this is out of City Council's control but they should be doing everything in their power to influence and impress upon those that do control this matter.	2/7/2023 1:39 PM
14	Recreation and parks is needed for the future growth.	2/7/2023 8:40 AM
15	I do not see where the "opportunities to expand the use of WK waterfront for recreational purposes" has been placed? I am only seeing those opportunities diminish with the Gellatly Bay neighbourhood Center. Please please please think very carefully for the waterfront use. Selling out to a builder will hurt the people of West Kelowna for the future and it will never be able to be replaced.	2/6/2023 9:19 PM
16	Transportation planning does not address the city's need to push the provincial government for a bypass or second bridge location. If there is continuous building of multi-storey housing it creates a further bottleneck on highway 97 into Kelowna. There needs to be a part of the plan that addresses how to work with local businesses to have West Kelowna as head offices instead of needing West Kelowna residents to drive into Kelowna every day.	2/6/2023 6:10 PM
17	Preservation of the waterfront and providing parks and natural areas has been less emphasized than growth and density. It is truly important to understand that these priorities are what have drawn people to West Kelowna and truly make our city special.	2/6/2023 3:50 PM
18	Disagree - on the parks and waterfront recreation aspects. Two suggestions: 1) New proposed low density housing in the OCP 2022 should have a green space requirement based on the size of the area and /or # of lots being developed. If a cluster of lots are being developed - for example, >5 lots there should be requirement to have a portion of the area as undeveloped green space. This would clearly show the city is committed to environment protection and continued housing development. 2) There is a dearth of safe, easy access launch points for the general public for smaller boats, canoes, kayaks to Okanagan Lake. Apologies if I missed it, but I did not see a strategy or action plan to identify and develop potential sites for lake access for recreation users on the Westside.	2/6/2023 2:46 PM
19	The Gellatly neighbourhood centre should be a much lower scale to fit into the neighbourhood better. Parking for the boat launch is a priority which will become even busier with a new development removing the boat storage business. Together with the Goats Peak development, this small beach will be over run. Also, the Community Plan should address a long term Highway bypass route which will change the downtown urban design.	2/6/2023 9:55 AM
20	Encourage cycling safety by creating bicycle lanes that are separated from the roadways by solid barriers. High priority: purchase lands still in a natural state for new park areas or to enlarge existing parks because these lands are scarce. The larger the park area, the better it will preserve the ecosystem and biodiversity. In larger parks with wildlife like deer present like Rose Valley and Goats Peak Parks, limit trail location and density to ensure there is sufficient undisturbed habitat for these non-human inhabitants to continue to thrive!	2/5/2023 11:30 PM
21	These items are addressed, but perhaps not to the betterment of West Kelowna. We need to preserve our waterfront and creeks. By adding hundreds of residences in close proximity to the waterfront does NOT preserve parks and natural areas,	2/5/2023 10:20 PM

Official Community Plan and Transportation Master Plan Feedback Form

and will increase traffic in an already overburdened area.

22	Beware of 'affordable' housing! Will such housing continue to cater to the wealthy sector? Where is the advantage and for whom?	2/5/2023 5:52 PM
23	regarding focus areas: biking, hiking, walking trails!!! we need more! they have to connect to each other. West Kelowna residents should be able to safely bicycle into Kelowna or Peachland on designated paths. public transit needs to be more of a priority, and providing more parks..absolutely!!! West Kelowna's waterfront for recreational purposes, yes exactly. Not more housing and an urban center near waterfront. Recreation only and easy access by a network of biking, walking paths. People can park in the urban centers and access these areas by pathways or public transit. When you look at larger centers like Vancouver there are numerous ways to access waterfront but little parking nearby. Can't have both. Preserve the beauty of our waterfront and green spaces!!!! first and foremost.	2/5/2023 2:12 PM
24	See the letter from the Gellatly Bay association. Our Bay not not be everything to all people. We only have limited space. Priority must be people not more development.	2/5/2023 11:15 AM
25	We are particularly excited to finally see the waterfront growth plan going forward. Areas of concern for us are..... - Need for sidewalks on Whitworth Road and from Whitworth to the Glen Canyon Park access. - Expansion of the Boucherie Wine Trail to include bike trails from Gellately Road to Quails Gate.	2/5/2023 8:08 AM
26	I would suggest for the city to have focused density to urban centres in the first part of the OCP (first 2-5 years) until developers feel comfortable with the rezoning, city process, variances allowed and there is some progress made with development and then expand out in future years(Smith Creek, Glenrosa). Going to broad too soon may not give much direction if growth and I feel will bite the city in the end as developers will build on cheaper land(Smith Creek) before building in the city centre which has a bigger overall benefit to the community and will provide more commercial opportunities and investment to keep shopping in West Kelowna sun give more spaces for daycares a	2/4/2023 6:48 PM
27	Totally agree - which is why it is vital to preserve the Gellatly Bay waterfront for recreational purposes - we have very little other waterfront accessible and available for that purpose.	2/4/2023 4:31 PM
28	Missing is a detailed recreational plan for lakeshore development along Boucherie and Gellatly roads. As mentioned in several letters to City Council in the past , please read the Westside Weekly August 4/10 article regarding " doggy beach" and suggestions to relocate it to another location to make that beach available to children. Note July 27/2010 letter from District of West Kelowna for information as well as 2011-2012-2013 newspaper articles.	2/4/2023 4:04 PM
29	We continue to entertain density in areas with road systems not designed to handle the traffic. Gellatly/Boucherie corridors is going to be as traffic clogged as Kelowna's Lakeshore Road	2/4/2023 3:19 PM
30	In your transportation planning ideas, I do not see any plan for a sidewalk on Gregory Rd from Shiraz Ct to Boucherie Rd. I, and other people, have been appealing to City Hall for this sidewalk but keep getting basically stonewalled. The City has determined that a multi-purpose path be implemented along Boucherie Rd, and I agree that this is a good idea. However, many citizens (pedestrians) would like to use Gregory Rd to access this path, but do not have a sidewalk to do so. But even beyond this point, there should be a sidewalk along Gregory Rd for many other reasons. I have expressed these reasons previously to City Hall, but I will say them again. Gregory Rd is a residential street that gets high-volume, high-speed traffic. It is not safe to walk this street where there isn't a sidewalk. And there is no way, if this street were to be developed today, that it would be allowed to proceed without having a sidewalk. The City seems to be hiding behind a "grandfathered in" justification for not completing this sidewalk, which I find unconscionable. Yes, I know this will cost money, but sometimes the City has to just bite the bullet and get necessary things done. If taxes have to be raised somewhat to accommodate the needs of the community, then taxes should be raised. A sidewalk on Gregory Rd would not only be utilized by the people living along this street, but even more so by the people who live higher up on Boucherie	2/4/2023 1:08 PM

Official Community Plan and Transportation Master Plan Feedback Form

Mountain areas, Ridge Blvd, etc. The only other way down to Boucherie Rd is Mission Hill Rd, and there is about a km between Gregory Rd and Mission Hill Rd. So, for pedestrians coming down Vineyard Dr from Boucherie Mountain areas, Gregory Rd is the only logical choice to get down to Boucherie Rd. Taking your dog for a walk, walking to visit someone, walking with your baby in a stroller, children walking to school, walking to a bus stop, walking to any destination, walking for exercise or just for enjoyment, these are all reasons to have a sidewalk in a community. The City should be doing all it can to encourage people to walk, and by not completing this sidewalk on Gregory Rd, the City is sending out an entirely different message. If the City is being truthful and sincere about improving walking conditions in communities, completing the sidewalk along Gregory Rd would be an obvious and much appreciated step.

31	I strongly agree with all four focus areas. Having the highway cutting West Bank in that way in my opinion is a major problem and hampers the growth and the development of that area. This side of the lake is as beauty as the Kelowna one but far less developed. It could create business, job opportunity and recreational areas if developed properly. Having more bike corridor would be nice.	2/3/2023 6:17 PM
32	It would be nice to have a comprehensive sidewalk network in places where people actually want to use them and that are not leading to nowhere as we see all over West Kelowna.	2/3/2023 6:04 PM
33	I still feel the OCP draft is addressing many areas that have already been developed. People have spend good money and do not want to see zoning changes where they live. Roads and infrastructure changes need to happen before added density can even be talked about. Although a vibrant Westbank Centre sounds great on paper, until the highway running through the middle of it can be addressed this is not easily obtainable. Once again - in theory better transit sound great but when a bus goes half empty is it really saving that much emissions. Unfortunately it is not just our transit system. If I took the bus into Kelowna could I easily get around once there as well. For students this would be a big plus as there is not much option for the majority to take a bus to and from work even in West Kelowna. It is pretty tough to live in the Okanagan without a vehicle so unless huge infrastructure changes happen (rapid train etc) I would sooner see money spent improving our roads -overpasses, round a bouts to keep traffic flowing. This would help the emissions far more than adding more busses that few use. Finally, not sure what you mean but make the most efficient use of the land. If it must means building up higher than I am not in favour of this.	2/3/2023 5:09 PM
34	Our growth is not sustainable due to lack of water. We need to stop over populating areas.	2/3/2023 4:06 PM
35	I don't see how there are plan to expand the waterfront for recreational use as it appears that the OCP is trying to open it up to denser development which will only decrease opportunities to use this already crowded recreational area.	2/3/2023 3:39 PM
36	Transportation planning and parks and natural areas are well planned for as far as I know. I have not seen anything about the West Kelowna Waterfront. The only way to create opportunities for attainable and affordable housing is to bring the housing market down. This is accomplished by establishing more competition (having more houses for sale). In order to do that, you need developers. And in order to have developers you need land. The OCP should really have consideration for land-owners and developers, especially if you are looking at the next 20 years. The city should be encouraging and working with developers, not making the process so hard it is almost not worth the effort. And you should definitely be looking at the WHOLE of the west kelowna district, not just certain areas.	2/3/2023 3:38 PM
37	The current and future Transportation plan is missing the obvious addition - Uber. The current for hire transportation available to West Kelowna (and in Kelowna) is awful and does not meet the demand of either residents or tourists - while road improvement, bike lanes, sidewalks are critical and major bus routes help many people get around, does council really think bus transportation is the future? When was the last time you took a bus? or hosted visitors to our city and decided that the bus was the best option to see it or get to a destination?. That is small town thinking. Kamloops has Uber... We have >13 wineries and countless restaurants - many of them world class destinations/venues visited by thousands of tourists from all over the world - but their experience in getting to and from these great locations where they would likely be	2/3/2023 3:27 PM

Official Community Plan and Transportation Master Plan Feedback Form

imbibing (exception wine tour shuttles) is the bus? or a crappy taxi that takes ridiculous time to arrive for pick ups? Would the benefit to our city beyond the obvious better overall experience, be improved road safety (via reduced DUI drivers/accidents) and more tourists spending more \$ not also be a new and ongoing source of important tax revenue via licensing fees? Or are the taxi companies too big of a campaign donation contributor still? What the hell is holding up this move? especially looking 20 years out - its not even a consideration... be a leader and watch the balance of this region quickly follow or continue to be seen as small rural BC town (not a city) with an antiquated vision of the future.

38	Yes....council continues to ignore Boucherie Road. This is a major thoroughfare that is increasingly seeing vehicle usage with the addition of winery's, breweries, etc. The tax revenue generated from the business's along this thoroughfare is not proportionately being invested into the roadway improvements which is drastically required. The proposed pathway and bike lane does nothing to improve this vital transportation link in WK.	2/3/2023 3:13 PM
39	Need to increase sidewalks and bike paths on the west side.	2/3/2023 3:03 PM
40	I have one suggestion regarding achieving the desired "in-fill" into existing R1 zones neighborhoods. There are many properties I am certain that do not meet the required frontage of 16 meters and consequently would need to apply for a rezoning on the smaller frontage piece of the property, in order to facilitate a subdivision. This regulation, in my opinion, is hindering the attainability objectives contained within the draft OCP. I understand that there is a zoning regulation that requires an increased 'side yard setback' on the side abutting a neighboring R1 zoned property. I question the need for this regulation where an application involves a change of zoning only due to the lack of frontage to the property. There are some exceptionally large single family properties zoned R1, which would qualify for subdivision, creating another freehold titled property, should this regulation of increased sideyard setback be removed when involving a change to one of the "compact housing" zones.	2/3/2023 2:51 PM
41	more rec facilities like a new swimming pool and new arena more growth downtown a large city central park more parks in general	2/3/2023 2:06 PM
42	Why don't we enhance the parks we already have. There are parks within west kel that are great and others are crap. I drive by Shannon woods every day. What a mess that parking lot and area is. Revitalize and put money into what we already have and it will in turn pay dividends.	2/3/2023 2:05 PM
43	Additional boat launches need to be included in plans.	2/3/2023 8:59 AM
44	Safety for seniors. With percentage of seniors in WK ever increasing, communities such as Crystal Springs MUST have better access/egress to/from main arteries via automobile without putting our lives at risk. Access lanes to merge into traffic is a must and does not appear to be addressed in the current scheme.	2/2/2023 8:08 PM
45	I feel that the City of West Kelowna needs to grow and expand its tax base; however, I don't believe that this plan realistically allows that. It puts in place growth of housing without the necessary improvements to streets and access to the highway - which is our main thoroughfare. Highway 97 is congested frequently and the safety of the highway (while I realize this is the responsibility of the Province) is lacking - there are no street lights for long stretches, the lines and/or barriers can be difficult to see at night or in inclement weather. Roundabouts are built *everywhere* without realizing how traffic turning from the highway into them causes backups out onto the highway. Boucherie Road, which accesses our biggest tourist destinations of the wineries, is in great need of an overhaul. It could be such a beautiful drive if not for the very narrow road and the state of disrepair. If I didn't know better, I would think that all this planning is being done in Victoria instead of by people who live here.	2/2/2023 6:53 PM
46	It appears there are more plans to expand the development of Gellatly Bay for commercial rather than recreational purposes. How can you expand recreational use of Gellatly Bay without acquiring more land of which there is none to be had?	2/2/2023 11:34 AM

Official Community Plan and Transportation Master Plan Feedback Form

47	why are you pushing a growth concept??	2/2/2023 10:44 AM
48	Better access in and out of Crystal Springs at 1850 Shannon Lake Road is required. Shannon Lake Road is now designated a main artery no. 1 priority road and traffic has substantially increased making it difficult, if not dangerous entering and exiting Crystal Springs.	2/2/2023 10:27 AM
49	Access in and out of Crystal Springs mobile home park is scary. Trying to get onto Shannon lake rd. In both directions is unsafe. Traffic moves at 70 clicks. Slowing down on Shannon Lake in order to turn into the park is a real issue for residents. Drivers are on your tail, swerve around you and pass, and then brake at the bridge. Turning lanes in both directions would help. It will continue to be u safe with increased traffic.	2/2/2023 9:39 AM
50	Agree	2/2/2023 9:12 AM
51	Focus more on sidewalks for students walking to school. They do not have to be fancy, gravel walkways will suffice. Let us provide safe walkways to our schools!!!	2/2/2023 9:05 AM
52	MORE THOUGHT IS REQUIRED ON HOW TO KEEP THE LAKE FRONT AVAILABLE TO ALL RESIDENTS OF WEST KELOWNA TO ENJOY LAKE NOT ONLY THE 1% THAT CAN AFFORD LAKE FRONT HOMES. KEEP DENSITY LOW NEAR LAKE, WE DON'T NEED HIGHRISE CONDOS ON LAKE.... KEEP HIGH DENSITY IN URBAN CENTERS.	2/2/2023 7:59 AM
53	Would be possible to have at least one sand court set up for beach tennis instead of all of them set up for beach volleyball ?	2/1/2023 2:45 PM
54	Celebration, enhancement and protection of existing agricultural lands.	2/1/2023 10:39 AM
55	Traffic is huge issue and what I see exacerbates the already terrible situation. E.g., i have counted as many as 72 cars backed up on Old Okanagan and Butt Rd.	1/30/2023 9:52 PM
56	Recreational facilities. I would argue recreational facilities need to be pushed for the EXISTING amount of housing let alone after "More opportunities for attainable and affordable housing" is pursued. Example; Johnson Bentley Aquatic Center - will hit it's capacity soon and is lacking for older kids/teenagers, the hockey arena needs updates. Sport facilities, and recreational activities for teenagers	1/30/2023 12:08 PM
57	I did not see plans for sidewalks, transportation and nothing about expanding the use of West Kelowna waterfront. There is so much missed opportunity, look at Peachland waterfront. We need at least a coffee shop or something. There are also no street lights, not nearly enough, its so dark everywhere.	1/29/2023 10:46 AM
58	Boucherie Road Multi-use Pathway needs to be completed up to Pritchard Road in this phase. Please do not stop at Green Bay. This is a serious safety issue.	1/29/2023 10:20 AM
59	When considering park and recreation areas Do NOT destroy the ambiance of the neighborhood like was done with Prichard Park. Ensure sufficient parking and tranquility of the neighborhood to ensure the residents are not affected by traffic noise and congestion.	1/29/2023 9:34 AM
60	The Growth Concept Plan seems to focus on building (residential, commercial, industrial) and omits infrastructure.	1/28/2023 9:25 AM
61	Be very careful on how you proceed!!	1/27/2023 2:48 PM
62	Sidewalks in an older established area are not needed. Affordable housing, if there is such a thing, should be in major centres.	1/27/2023 11:30 AM

Official Community Plan and Transportation Master Plan Feedback Form

63	This OCP plan gives the illusion that these things are actually being considered. But it seems the community is being given lip service. SMART PLANNING needs to be done. Not all growth is good.	1/26/2023 11:26 AM
64	Please make sure that there is also consideration and investment for arts, culture, and heritage.	1/26/2023 10:01 AM
65	I do not have access to the growth concept. If we want a vibrant city a better use of our waterfront is vital.	1/26/2023 9:59 AM
66	where can we find out about sidewalk improvements/additions, new parks, and better transit?	1/26/2023 9:43 AM
67	This plan is lackluster and abstract at best. The Glenrosa neighborhood just had a death from a pedestrian walking on the street, due to lack of lighting and sidewalks. Children walk in these neighborhoods, and people speed in their vehicles on the same roads due to there being only a single residential road for entry and exist of this large area. I did not see any talk about adding road infrastructure to alleviate this problem. (A problem that has been talked about for several years now, and a problem I still see to not be recognized by the city).	1/26/2023 9:32 AM
68	I think you mean preserving parks?	1/26/2023 9:19 AM
69	Please look at Delray Rd.	1/26/2023 9:12 AM
70	Need to create a better flow for traffic on the highway	1/26/2023 6:54 AM
71	More bike paths/trails that are both safe and allow bikes to be used instead of cars to move around various areas in West Kelowna	1/26/2023 6:53 AM
72	#1 Is traffic - all the housing has caused major issues with downtown west Kelowna traffic flow, this needs to be addressed before more houses and apartments go in, also the time to get to Kelowna in traffic in the morning. The current issues need to be resolved. This was said to be 2019!? #2 development of business area in west Kelowna - many Main Street properties are holding on until they know what will happen with the current to develop, this needs to be addressed and pressed with the ministry of transportation, fixing this will help traffic and promote business in downtown keeping more west Kelowna people working on the Westside. It will help tourism and bring in higher tax revenue, taking some of the burden off the residential tax payers. I think in regards to green spaces we are really seeing issues now in downtown west Kelowna with all the new apartments that charge a large sum of money for parking so the streets are covered in cars, and they allow pets with no where to run them. This has caused major problems and expenses for the farm directly besides the apartments. Developers should have to address these issues in the future, low cost housing work around is \$250 parking spots... allowing dogs with no where to let them play should also be addressed in the development proposals. I agree with the development but with more thoughtfulness to traffic and effect of the people that live around these places and how it will effect them. In regards to preserving more parks green space I think this is good moving forward but I don't think expanding green areas on existing properties/lands adding rules to established properties and water adjacent homes is the way to do this. The waterfront plan that was previously done was great! Like to see it move forward. More	1/26/2023 6:18 AM
73	Needs to be more emphasis on planning ahead for massive road way restructuring and future planning. Westbank centre does not functionally manage traffic now. Adding additional volumes of people will only make this poorly managed area worse. Do more to take steps now to allow for better flow of vehicles through westbank.	1/25/2023 9:35 PM
74	More focus on density and housing, but less focus on existing roads or widening the existing roads especially to/from Kelowna. With increase population, expecting more traffic issues which needs to be dealt alongside new housing issues.	1/25/2023 9:07 PM
75	Biking corridors needs to be a priority. Improvements to access off road corridors to make it easier and safer to bike away from traffic throughout the city. Coordinate with City of Kelowna to determine NOW whether or not there will be a second crossing. Figure it out NOW and where it will be. Summer traffic is unbearable already even though "studies" I have read about indicate bridge is not at capacity yet. Living here tells us all the studies do not reflect reality in the summertime. If a	1/25/2023 8:43 PM

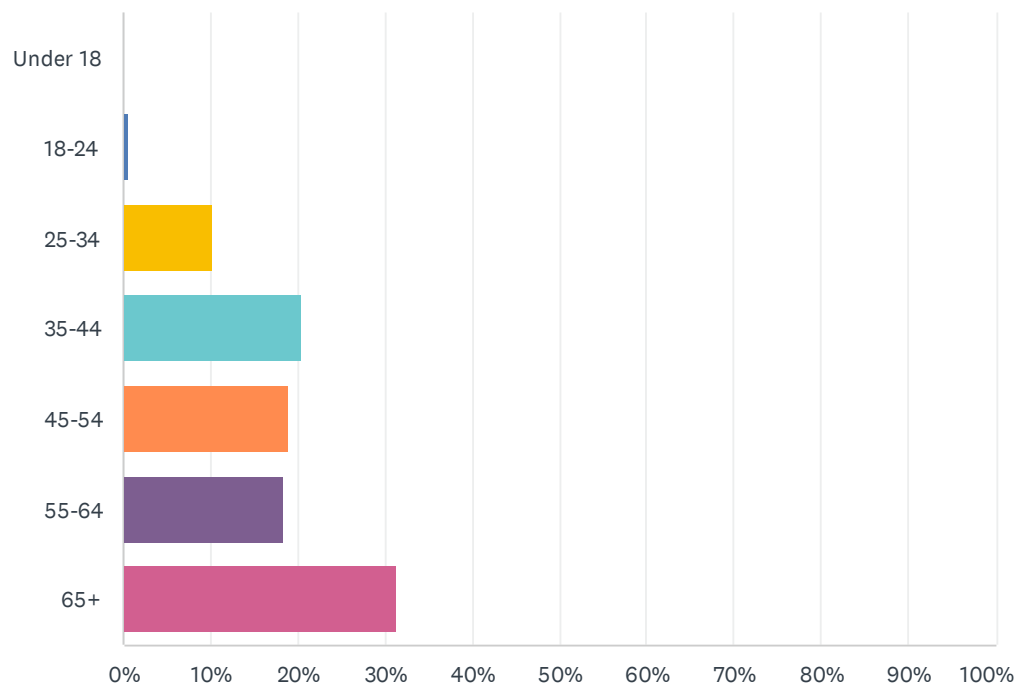
Official Community Plan and Transportation Master Plan Feedback Form

solution is not decided upon now, I can't imagine what it will be like just a few short years from now. By the time decisions are made, designs are drawn, and building takes place, we are probably looking at at least 10 years until opening. And that's only if decided soon. Infrastructure must keep up with housing being built. Keep the area desirable and not a gridlock nightmare. I would rate this as #1 priority with bike lanes/pathways being priority #2.

76	I don't see anything here directly addressing the need for cultural spaces. Youth and seniors need somewhere to go and participate in creative endeavours. Our present recreation centre is already overcrowded. Each hub needs to have places where community members can come together and participate in activities of their choosing. The new City Hall should have spaces to hang and show artwork, spaces for all people in the community to come and create art together. West Kelowna is missing a cultural centre. This is key for a vibrant and healthy society and community. These creative spaces are also tourism attractions - especially because most of today's tourists want to participate in meaningful and sustainable tourism. A healthy and strong community is equitable, has green spaces for all to enjoy, takes into utmost importance the impact on climate and has places for community members to build community. More art spaces and parks are needed in the plan.	1/24/2023 7:55 PM
77	West kelowna needs all the four better transportation more parks and recreational activities more water recreational activities and more affordable housing for people	1/24/2023 5:03 PM
78	I think everything has been covered in your comprehensive plan.	1/24/2023 4:54 PM
79	How does it create affordable housing? My house which I built 20 years ago is now worth over 1000000, so if you think that is affordable then the only people who can afford to live here are overpaid firemen, teachers and nurses and police cannot afford it. Tell us what you think an affordable house is.	1/24/2023 4:13 PM

Q22 10. Select your age category

Answered: 147 Skipped: 16

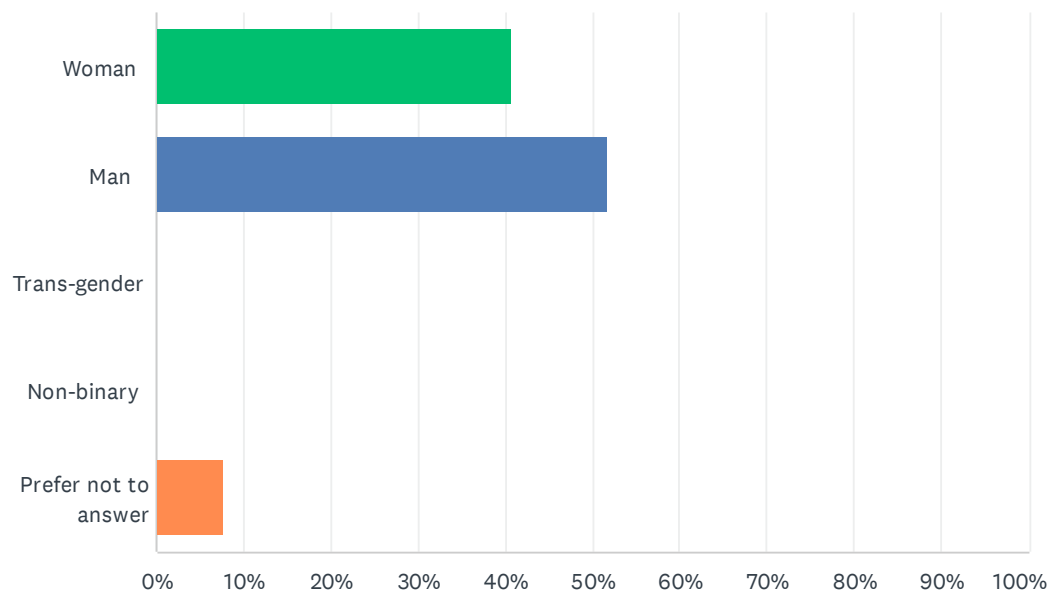


Official Community Plan and Transportation Master Plan Feedback Form

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.68%	1
25-34	10.20%	15
35-44	20.41%	30
45-54	19.05%	28
55-64	18.37%	27
65+	31.29%	46
TOTAL		147

Q23 11. Gender: What best describes your gender?

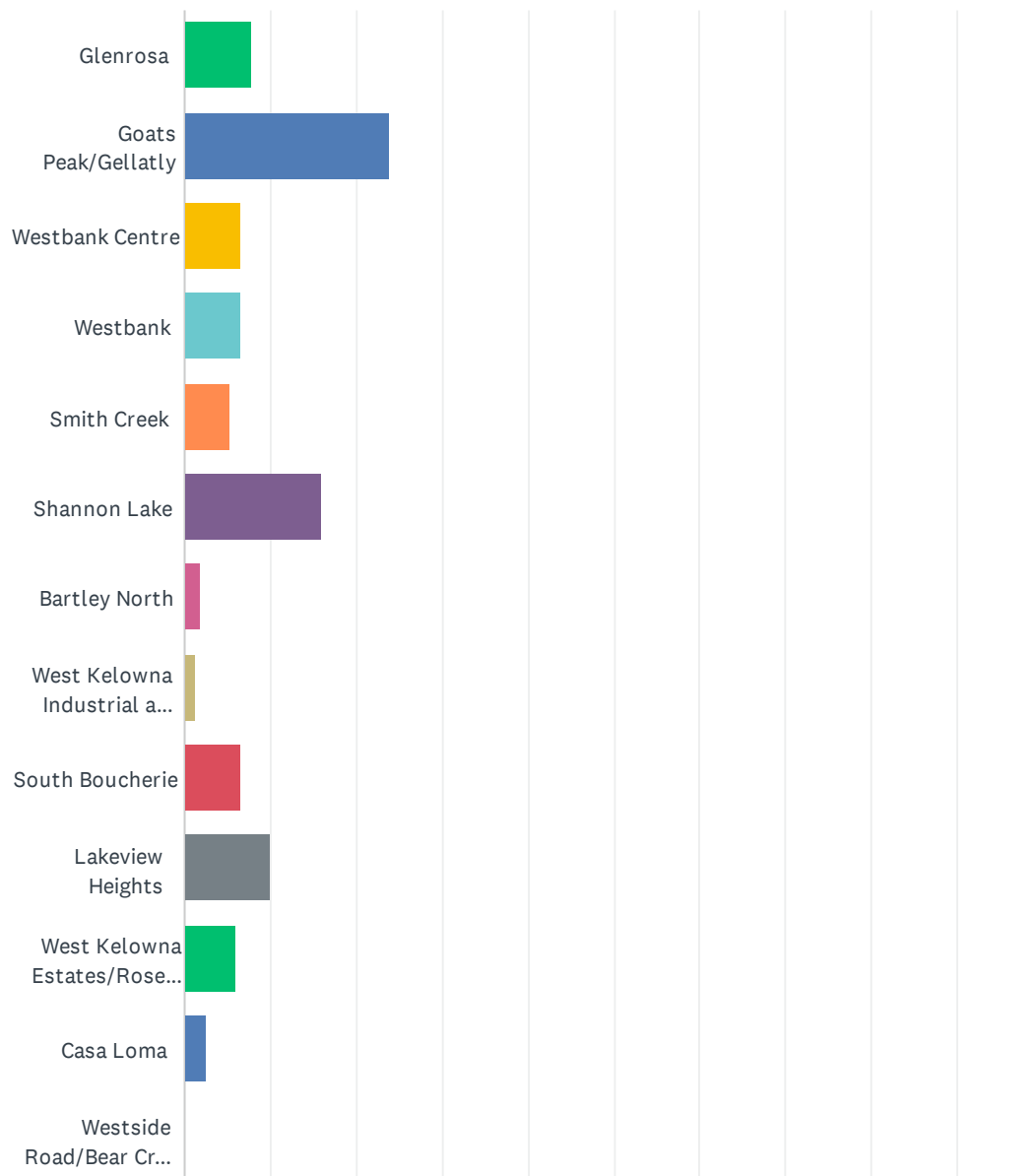
Answered: 145 Skipped: 18



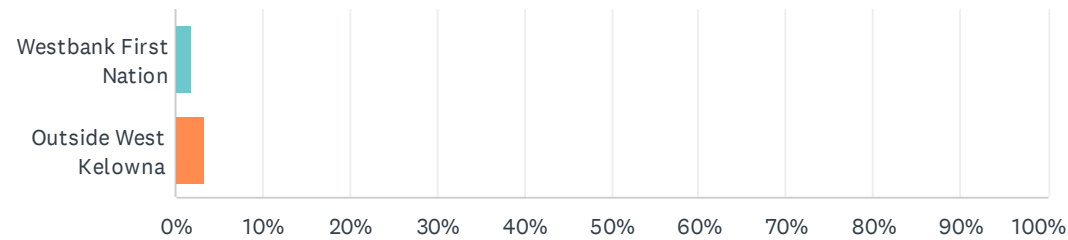
ANSWER CHOICES	RESPONSES	
Woman	40.69%	59
Man	51.72%	75
Trans-gender	0.00%	0
Non-binary	0.00%	0
Prefer not to answer	7.59%	11
TOTAL		145

Q24 12. What neighbourhood do you live in?

Answered: 151 Skipped: 12



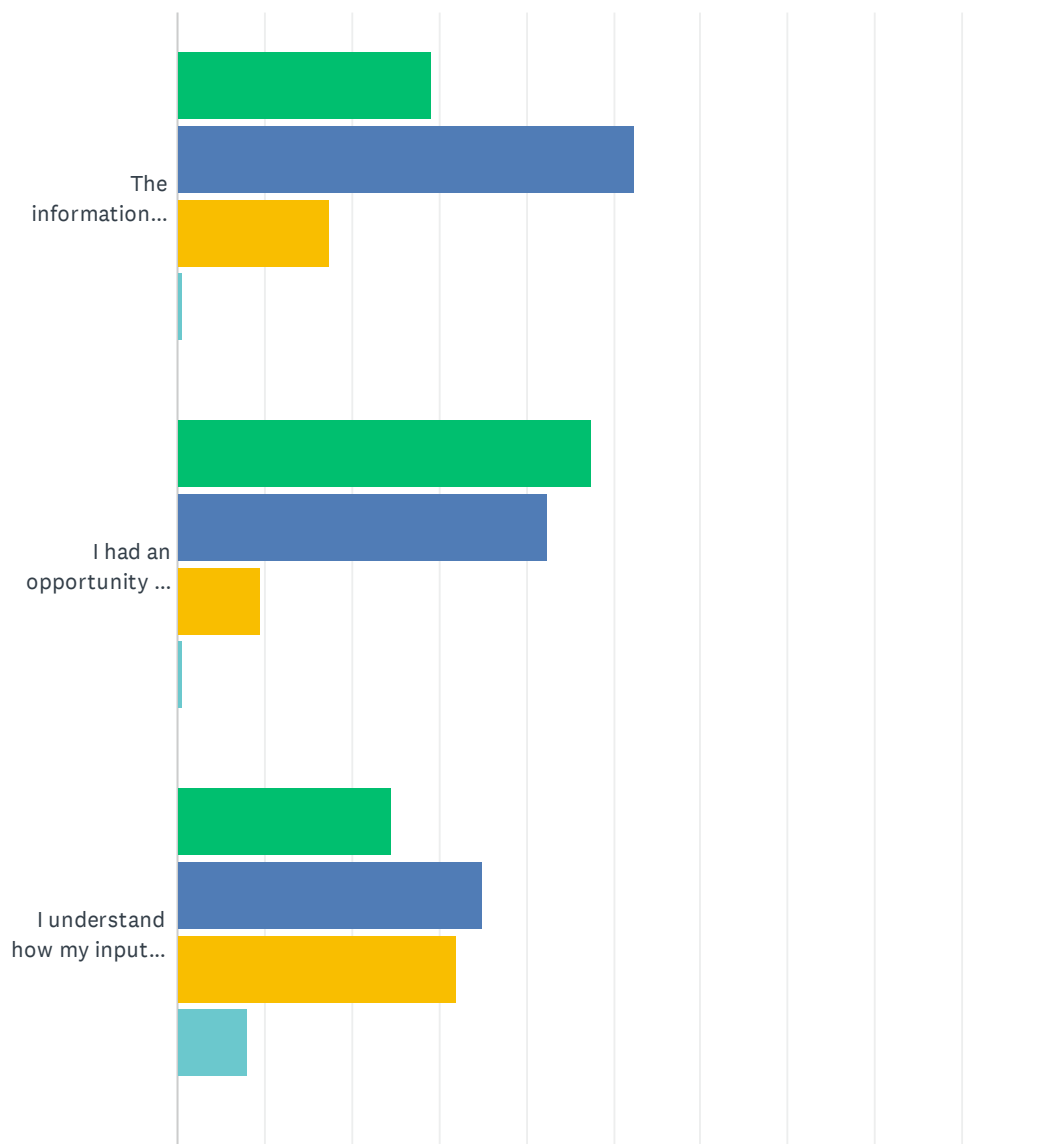
Official Community Plan and Transportation Master Plan Feedback Form



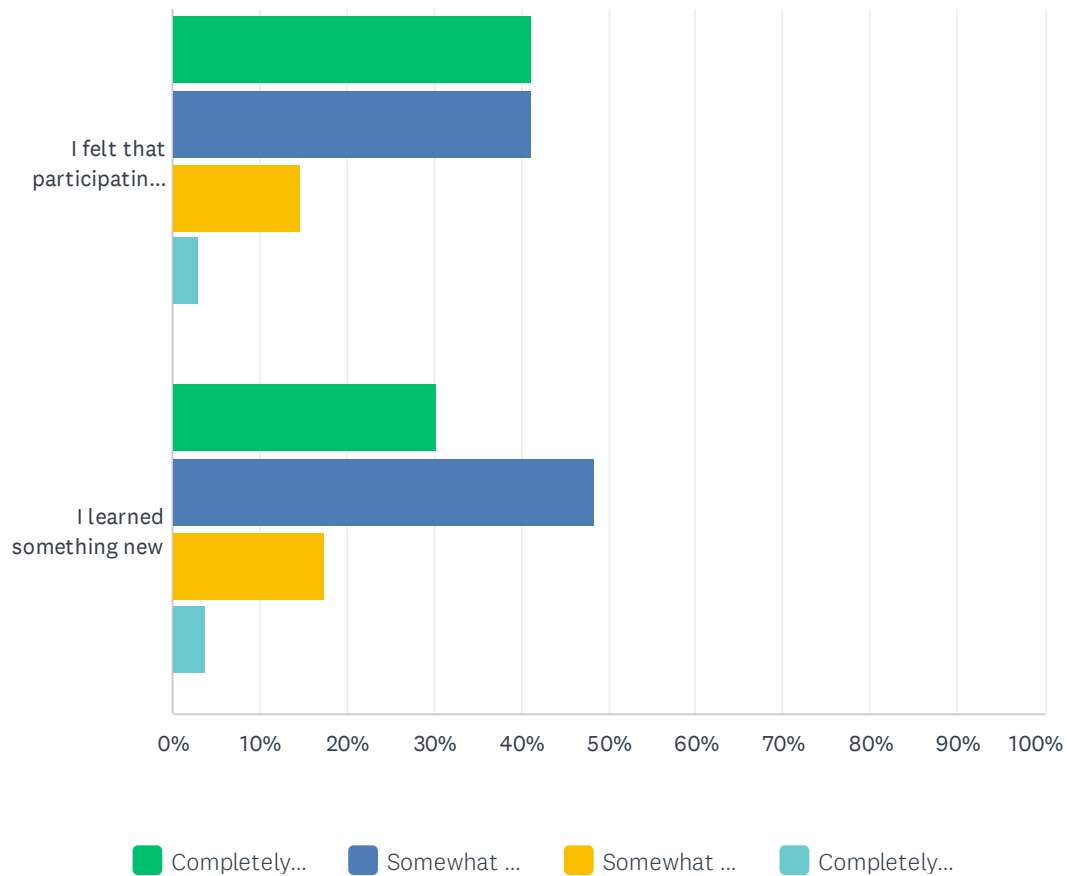
ANSWER CHOICES	RESPONSES	
Glenrosa	7.95%	12
Goats Peak/Gellatly	23.84%	36
Westbank Centre	6.62%	10
Westbank	6.62%	10
Smith Creek	5.30%	8
Shannon Lake	15.89%	24
Bartley North	1.99%	3
West Kelowna Industrial and Business Park	1.32%	2
South Boucherie	6.62%	10
Lakeview Heights	9.93%	15
West Kelowna Estates/Rose Valley	5.96%	9
Casa Loma	2.65%	4
Westside Road/Bear Creek Road	0.00%	0
Westbank First Nation	1.99%	3
Outside West Kelowna	3.31%	5
TOTAL		151

Q25 13. Please rank the following statements (completely agree, somewhat agree, somewhat disagree, completely disagree)

Answered: 137 Skipped: 26



Official Community Plan and Transportation Master Plan Feedback Form

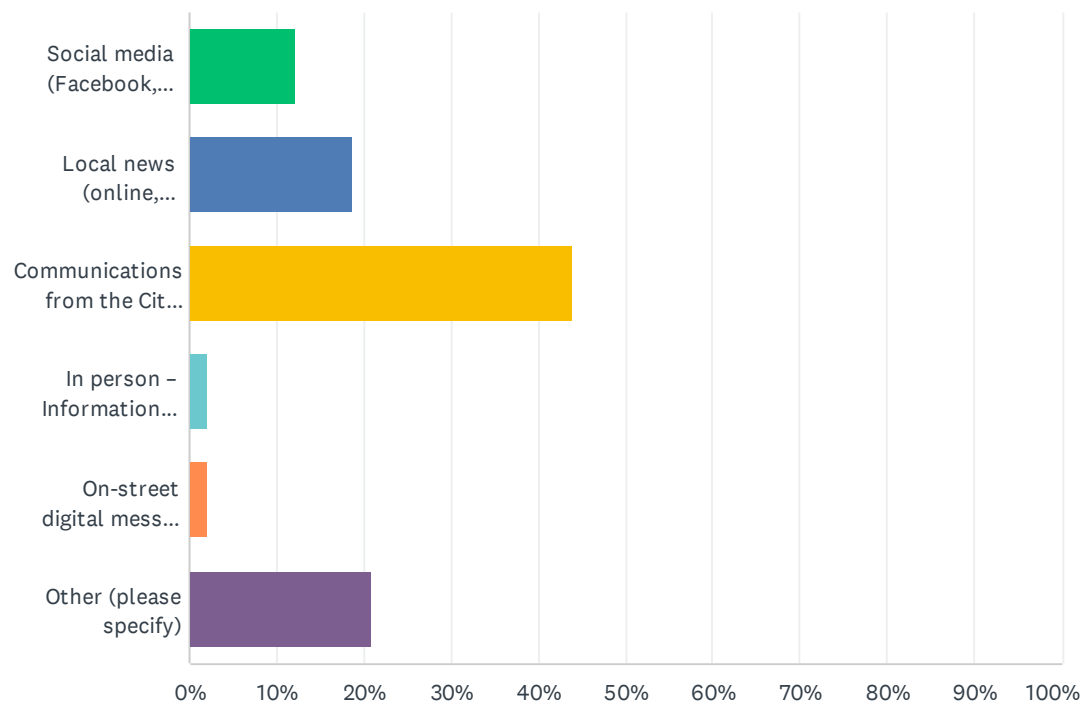


Official Community Plan and Transportation Master Plan Feedback Form

	COMPLETELY AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	COMPLETELY DISAGREE	TOTAL
The information provided was clear and easy to understand	29.20% 40	52.55% 72	17.52% 24	0.73% 1	137
I had an opportunity to share my views accurately	47.45% 65	42.34% 58	9.49% 13	0.73% 1	137
I understand how my input will be used	24.63% 33	35.07% 47	32.09% 43	8.21% 11	134
I felt that participating was a valuable experience	41.18% 56	41.18% 56	14.71% 20	2.94% 4	136
I learned something new	30.30% 40	48.48% 64	17.42% 23	3.79% 5	132

Q26 14. How did you hear about public consultation for the OCP and TMP? (select all that apply)

Answered: 139 Skipped: 24



Official Community Plan and Transportation Master Plan Feedback Form

ANSWER CHOICES	RESPONSES	
Social media (Facebook, Twitter, Instagram etc.)	12.23%	17
Local news (online, television, newspaper)	18.71%	26
Communications from the City (e-news, Public Service Announcements, News Releases etc.)	43.88%	61
In person – Information Session	2.16%	3
On-street digital message board	2.16%	3
Other (please specify)	20.86%	29
TOTAL		139

#	OTHER (PLEASE SPECIFY)	DATE
1	Castanet	2/7/2023 11:40 PM
2	From another resident of the city.	2/7/2023 7:21 PM
3	Friend	2/7/2023 6:59 PM
4	Forwarded from someone else a day before Feb 1 as the message from communications email went to spam folder.	2/7/2023 4:14 PM
5	Communication and in person	2/7/2023 2:24 PM
6	Survey question is broken - will only allow single response. Social Media, Local News, Communications from the City	2/7/2023 2:07 PM
7	Goats Peak/Gellatly Association	2/7/2023 1:54 PM
8	Concerned citizens	2/7/2023 1:39 PM
9	All of the above. The planners didn't incorporate my concerns into the draft OCP in respect to the Gellatly Bay area.	2/6/2023 10:07 AM
10	Community Association	2/5/2023 11:57 PM
11	Email from an organized group	2/5/2023 11:49 PM
12	Goat's Peak community newsletters	2/5/2023 6:03 PM
13	Gellatly Bay Neighbourhood Association	2/5/2023 2:40 PM
14	Gellatly Bay Goats Peak Community Association	2/5/2023 1:17 PM
15	Gallatly Bay association	2/5/2023 11:17 AM
16	From Goats Peak Community Association.	2/5/2023 1:17 AM
17	Neighbour	2/4/2023 2:49 PM

Official Community Plan and Transportation Master Plan Feedback Form

18	email	2/3/2023 3:40 PM
19	social media and on street digital board (can't select more than one)	2/2/2023 7:06 PM
20	word of mouth	2/2/2023 10:47 AM
21	SLNA	2/2/2023 9:41 AM
22	Shannon Lake committee	2/1/2023 1:29 PM
23	Cowk website	1/31/2023 8:53 PM
24	Searched for it online/Went onto CWK website	1/29/2023 10:23 AM
25	there isn't the option to select more than one choice???	1/26/2023 10:28 AM
26	Castanet	1/26/2023 9:17 AM
27	Castanet	1/25/2023 10:55 PM
28	cyber	1/25/2023 10:28 PM
29	Email	1/24/2023 5:06 PM