



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: May 16, 2023

From: Paul Gipps, CAO

File No: P 21-01

Subject: **P 21-01; Official Community Plan Update; Stakeholder and Public Feedback**

Report Prepared by: Carla Eaton, Senior Planner (Long Range)

EXECUTIVE SUMMARY

This report has been prepared to provide Council with an update on the Draft Official Community Plan (OCP) 2040, and to present a summary of the Phase 4 public engagement process and formal external referral feedback. The workshop format is intended to provide an opportunity for Council to clarify any questions and to provide direction regarding the Draft OCP prior to Council consideration of first reading.

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

Pursue Economic Growth and Prosperity – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

Strengthen Our Community – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

Foster Safety and Well-Being – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

BACKGROUND

OCP Consultation as per the *Local Government Act*

The Official Community Plan (OCP) Update included public consultation and community engagement throughout the first three phases, prior to this fourth and final phase to draft and prepare for adoption. As per *Local Government Act (LGA)*, Section 475, the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected, which is in addition to the public hearing requirements. Council had opportunity to review and endorse the proposed and evolving engagement strategy for each phase via reports dated May 21, 2019, June 8, 2021, and September 28, 2021, and by workshop held January 27, 2022.

Phase One saw the development of West Kelowna's Community Vision in February of 2021, which was completed through a comprehensive public engagement process and resulted in the creation of Five Foundations and 23 Key Directions to guide future decisions and actions for West Kelowna over the next 20 years. The engagement process included a comprehensive outreach program of social media, print campaigns, digital and video media, direct contact via email and postcards, stakeholder meetings, online meetings and workshops, and questionnaires as part of an award winning process.

Phase Two of the OCP Update was completed in October of 2021 and focused on gathering technical growth forecast information and input on growth ideas for West Kelowna to develop a preferred growth concept as the basis of the OCP's land use plan and key policies. The public engagement process included both online and in person pop-up stations that asked participants to engage in exercises that gauged their opinion on how West Kelowna could grow, as well as in-person engagement sessions, stakeholders meeting and mapping exercises that were added once permitted by health rules.

Phase Three included public consultation and community engagement on the Growth Concept, which took place between December 2021 and April 2022. This phase of consultation included a focus on gathering input into the concept of Vibrant Centres and Complete Neighbourhoods and alignment with key stakeholders in the identified growth areas. The public engagement process included in-person pop-up stations, a public open house, key stakeholder meetings, referrals to community partners and an online survey that asked participants to engage in exercises or discussions to gauge their opinion on the proposed Growth Concept.

Phase Four included a public information session and the formal referral process to introduce the first full draft of the OCP to the public and stakeholders for their feedback, which is elaborated on below. Following this final phase and the formal referral process, the consultation requirements for the OCP as per the LGA requirements are deemed to have been met.

Phase 4 – Public Engagement and External Agency Referrals

The draft OCP January 2023 version was presented to the public at the February 1, 2023 Public Information Session and was formally referred out to key stakeholders and

agencies on February 7, 2023. The public engagement period was open from January 24th to February 7th, and the referral deadline was March 7th.

A *What We Heard* Report was prepared to summarize¹ the comments from the Public Information Session, including the in-person, questionnaire form, and email feedback received during the engagement period (*Attachment 1*). The formal referral feedback from key stakeholders and agencies is summarized in this report and the detailed responses are provided separately (*Attachment 2*). The feedback from the public and referral process primarily indicated strong support for the key policies and proposed land use changes in the draft OCP. However, the feedback also included conditional support as well as non-support for some policy areas and land use designations. The following section outlines additional detail regarding analysis of this feedback and how the areas of conditional or non-support are recommended to be addressed.

Feedback Review Process

As part of the feedback review process, staff completed a detailed analysis and then categorized the feedback and referral responses within one of the three following categories:

- 1) **Clarification Items** – where staff are able to provide a response to answer the questions raised to clarify policy and improve understanding of the intent, and/or the response to the issue requires implementation of the OCP and/or other plans identified within the OCP;
- 2) **Minor Policy Adjustments** - where minor amendments can be made to improve or clarify policy and do not change policy intent; and
- 3) **Major Policy Issues** – where suggested policy revisions have the potential to affect major policy areas and be contrary to the Community Vision or previous Council direction on the issue.

For example, where conditional support was expressed, the issue or area of concern is being revised through minor amendments when supported by the Community Vision and previous Council policy direction. Alternately, the critical implementation of policy, planning or action items in the Draft OCP were highlighted as necessary to help address the issue or concern.

In some cases, it is difficult to address a specific area of concern without wholesale changes to the principles or vision of the plan, or there were a limited number of responses on a specific issue. For these types of feedback, while no changes may be recommended the Draft OCP is still subject to the public hearing process and further Council direction.

¹ As part of the analysis of the public feedback, each individual response was reviewed and then summarized through both quantitative and qualitative methods. The report includes the summaries, as well as the full responses as an attachment to the report.

Summary of Key Highlights of the Public and Referral Feedback

Public Feedback:

The following summary is an excerpt from the What We Heard Report (*Attachment 1*):

- 1) Support focused development within Centres that provide convenient access to services within a walkable and visually pleasing environment.
- 2) Believe the provision of quality housing across a broad spectrum of type, tenure, size, location and cost are essential to the City's future.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) Support the preservation and enhancement of the industrial and business park area as a key economic driver within the City.
- 8) Have reservations about the impact of the Gellatly NC on the adjacent residential development and the waterfront recreational area.

While the extensive public feedback resulted in minor recommended updates to the OCP (outlined below), it is important to note that the implementation of the identified objectives, policies, action items, and Development Permit Guidelines is critical to address much of the remaining public feedback. The successful implementation of the OCP and other related master plans and strategies will both alleviate or reduce individualized concerns, as well as ensure the continued support by the larger majority who supported the draft plan. Additionally, the public hearing will allow for formal public comment on the revised Draft OCP.

Updates related to Public Feedback:

- 1) Revised Action Item 3.6.7.4 to ensure consideration and study of the City's recreational facilities based on considerable public feedback noting the importance of providing additional community amenities for all ages, where the public noted facilities and services for community centres, art and cultural activities, and sporting activities including the pool, arena, etc.
- 2) Mapping amendments completed within Urban and Neighbourhood Centres to highlight existing and potential park and school sites. This addresses impacts related to revised land use mapping of these centres.

Referral Feedback and Related Updates:

The following is a summary of the referral responses from external agencies and stakeholders and proposed updates to address their comments where necessary (please see *Attachment 2* to read the full responses in detail):

1) Agricultural Land Commission (ALC)

- Generally, the ALC noted they appreciate and support the proposed agricultural policies which prioritize agriculturally designated land for farm uses but made some recommendations regarding policy language in a few areas, as well as some map adjustments to reflect on the status of ALR designated lands. They acknowledged the proposed exclusion language that considers City infrastructure and existing City-owned land historically managed as parks but would like to see the updated Transportation Schedules 5-8 once completed through the Transportation Master Plan (TMP) process.
- The required amendments to address the ALC concerns do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments.

2) BC Transit

- BC Transit noted they are generally supportive of efforts to intensify land uses, especially around identified transit hubs and corridors, as well as supporting increased standards for pedestrian mobility around areas that have existing transit services, such as the Industrial and Business Park as an example. They note concern with oversupply of parking as a negative impact on promoting transit use. They also made some recommendations regarding policy language to support the development of transit infrastructure through the City's development processes, to clearly define transit terminology, and to link back to details perhaps outlined in the TMP.
- The required amendments to address the BC Transit concerns do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments or have been provided to the Transportation Master Plan as applicable.

3) City of Kelowna

- City of Kelowna commended the draft OCP as a progressive and forward-thinking vision for the future through compact and focused urban development, and retention and expansion of employment lands. They noted alignment in many of the two cities common issues and challenges and see benefit in our continued collaboration and sharing of ideas and processes as one of Canada's fastest growing areas. They also noted opportunities for West Kelowna to consider incorporating a greater lens of equity and inclusion into the OCP, as well as exploring opportunities for housing variety within infill areas and elsewhere. The use of office intrusion into the region's industrial areas was also noted as a caution.
- The required amendments to address the City of Kelowna's comments do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments or have been provided to the related planning projects, such as the ongoing Housing Strategy as applicable.

4) Fortis – No objections or concerns were noted.

5) Interior Health

- Interior Health provided comments from three separate perspectives on healthy community development, food systems, and larger water systems. They commended references to the Healthy Built Environment Toolkit, policies on equity and health, focused growth within walkable centres, and the allowable use of parks within all areas of the City and the goal for 20% of land within the City to be in the form of protected natural area and/or publicly accessible parks, trails and greenspace. They also provided some specific policy recommendations in a number of areas to enhance the OCP perspective on equity, climate resiliency, food security and water usage, as well as a definition for clarity. They also encourage the City to continue to review the impact of short term rentals on housing supply, which is related to the ongoing Housing Strategy.
- The required amendments to address comments from Interior Health do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments. Comments regarding housing have been provided to the ongoing Housing Strategy as applicable.

6) Ministry of Agriculture and Food

- The Ministry acknowledged the strong support for the protection and enhancement of agricultural lands and farming as an economic driver throughout the OCP, as well as the strong conditions for exclusions. They also provided a number of recommendations regarding suggested wording to clarify policy in several land use designations where agricultural uses are permitted, corrections to plans or organizations referred in the OCP related to agricultural programs, wording to clarify the City or other's role in conflict resolution with agricultural uses, and to clarify where the ALR regulations may also affect land uses permitted. They also commented on the preferred type of residential buffers adjacent to agricultural uses if provided with adequate setbacks and vegetative buffers.
- The required amendments to address the Ministry's comments do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments. The comment on residential buffers will be taken into consideration with the future Infill Strategy's review of transition areas adjacent to the identified Centres, which includes some interface areas with agricultural uses.

7) Ministry of Housing / Ministry of Municipal Affairs

- The Ministry of Housing and Ministry of Municipal Affairs provided a joint response noting that they had no concerns with draft OCP, subject to other ministries' interests. They acknowledged policies highlighting the City's relationship with Westbank First Nation, our housing policies based on our recent Housing Needs Assessment 2022, and references to asset management and development cost charges to support our community as it grows. They also made recommendations regarding a regional context statement.
- The required amendment to address the regional context statement are consistent with comments also made by the RDCO and do not conflict with

the Community Vision or previous Council direction and is considered a minor policy adjustment that will also address LGA requirements.

8) Ministry of Transportation and Infrastructure (MoTI)

- MoTI noted the importance of the OCP aligning with initiatives for the Highway 97 corridor through the Okanagan identified by the Central Okanagan Integrated Transportation Study (CO-ITS), as well as noting that planning for focused urban and neighbourhood centres as part of complete, compact and connected communities would also support initiatives for Transit Oriented Development (TOD). They also requested that development applications for development or those with impact on Highway 97 continue to be referred for Ministry comment, and that they will need to review the more detailed Transportation Schedules 5 – 8 as they become available.
- No specific amendments were requested by MOTI, and staff will continue to work with the Ministry in conjunction with the development of the TMP and the related OCP Transportation Schedules 5 – 8. Any applicable updates will be provided to Council with future consideration of the OCP and/or TMP.

9) Regional District of Central Okanagan (RDCO)

- RDCO commented that the Draft OCP included well thought out and progressive objectives and policies to address future growth, climate change, natural areas and parks, and sustainable transportation consistent with the Regional Growth Strategy. They made recommendations to consider additional opportunities to collaborate or utilize the results of potential future RDCO work regarding climate change planning, sensitive ecosystems inventory, and a Regional Employment Lands Inventory Project. They also noted that a regional context statement is required. Two proposed land use designations were also requested for amendment to park lands managed within the Glen Canyon Regional Park and Kalamoior Regional Park.
- The required amendments to address the RDCO's comments do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments. The regional context statement will also address LGA requirements. The details of the proposed mapping amendments will be addressed with future consideration of first reading.

10) School District No. 23 (SD23)

- SD23 recommended policy amendments to address historical school sites and proposed and potential expansion of school facilities to accommodate the anticipated population growth estimated within the City where these sites are affected by Agricultural Land Reserve restrictions. They also provided updated school site requirements, and noted some concern with how potential and existing school sites were not indicated where located within proposed Centres.
- The required amendments to address SD23's concerns do not conflict with the Community vision or previous Council direction and are considered minor policy adjustments. The details of the proposed mapping amendment will be addressed with future consideration of first reading.

11) Urban Development Institute (UDI)

- UDI provided a very detailed referral response which included clarification questions about aspects of the document, positive comments in support of particular policy areas, recommendations for consideration of policy and mapping amendments, as well as information provided as background to their comments.

Promoting a higher degree of mixed land uses within growth centres was welcomed as a goal to reduce the need for vehicles and to ensure enough density to support retail and offices spaces within the centres. However, numerous concerns were also received within four consistent categories related to proposed floor area ratio (FAR) and density, typical building heights, building siting and separation, and housing and housing types anticipated by the OCP. In general, recommendations included the consideration of:

- Greater density and heights within centres, but also throughout the community, ranging from towers in Urban Centres to 6 storeys in all residential areas;
- Reduced setback, stepbacks, and tower separations in general;
- Support for reduced control over the type of housing permitted within defined areas, and more incentives and reduced controls to support the provision of housing.

Other concerns were also noted with regard to:

- Restriction of mixed use from industrial area;
- Size and location of the Growth Boundary and Neighbourhood Centres;
- Ensuring adequate density will in general support required retail/commercial components; and
- Treatment of boulevards related to landscaping and street tree installation and ongoing maintenance.

Staff met with UDI on May 5, 2023 to provide opportunity to clarify any of the outstanding questions regarding the feedback, to provide comment on required amendments to address UDI's comments where consistent with the Community Vision or previous Council direction, and to note where recommended major policy adjustments would require the direction of Council before OCP changes were contemplated at the staff level.

- Many of the required amendments to address UDI concerns do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments that staff will incorporate in the Draft OCP for consideration of first reading.
- Other issues identified in the UDI comments are considered major policy adjustments which have not been addressed as they require further Council direction and include (see discussion section below):

- Proposed higher FAR/Density/Heights within Centres, and within the Medium Density Residential land use designation;
- Allowing tower heights in excess of 20 storeys as a base density within Centres; and
- Expanding the boundary of the Growth Boundary and/or the Neighbourhood Centres.

12) Westbank First Nation (WFN)

- WFN provided a number of recommendations to address the preferred references to WFN on maps, to correct some errors regarding references to WFN, to revise policy to enhance cultural and heritage linkages, to support collaboration between the City and WFN regarding land use planning, connected trails and greenways, as well as infrastructure and transportation network planning. They also asked for clarification on a few policy areas and suggested that the City consider an expansion of the Westbank Urban Centre Mixed Use Corridor to include additional lands lying between the corridor and Westbank First Nation lands as they felt the anticipated heights would be more comparable.
- Many of the required amendments to address WFN concerns do not conflict with the Community Vision or previous Council direction and are considered minor policy adjustments that staff will incorporate in the Draft OCP for consideration of first reading.
- The suggested mapping amendment to enlarge the Westbank Urban Centre Mixed Use Corridor would be considered a major policy adjustment that is not consistent with previous Council direction and would require the direction of Council before OCP changes were contemplated at the staff level. Additional heights within this area is intended to be addressed through the discussion below regarding extraordinary community benefit.

The items noted above are provided as a generalized summary of the feedback and related anticipated changes to the Draft OCP. However, a detailed list of the major content and mapping changes, as well as a red-lined text only document, will be provided at first reading to highlight updates to the draft OCP to address Council, agency or stakeholder issues identified through this feedback process, as well as highlight where minor document corrections and revisions have been addressed through the internal review process. The following discussion section will outline further detail regarding any feedback that would require Council direction to consider any major policy adjustments.

DISCUSSION

Densities (FAR) and Heights:

Additional density and heights have been recommended by the UDI within Centres to create opportunity to support the proposed mixed-use elements of these areas and to reflect the current economics of land and construction costs to attract investment at the proposed higher densities within the Centres. Additional density and heights have also been requested more generally within the Medium Density Residential (MDR) land use designation to allow for 6 storey apartments throughout the community.

In consideration of these comments the proposed FAR and building heights were reviewed for the Centres which included cursory analysis of comparative jurisdictions. The FAR for the MDR land use designation was also reviewed, but it was noted that this LUD is located outside any of the focused growth areas so consideration for additional height beyond the generally identified maximum building height is not supported by the Community Vision (outside of Neighbourhood Centres).

Based on this review, the density for all areas are recommended to be increased to generally reflect UDI comments and incorporated in the Draft OCP for consideration of first reading (Table 1). Should this be amenable to Council, the following policy amendment would also be incorporated which ensures the future Zoning Bylaw amendments would enact the land use designations:

- *Typical maximum densities outlined within the OCP may only be achievable through zoning regulations that require density bonusing provisions in consideration of objectives that meet community objectives of the City. These objectives are further defined in the Zoning Bylaw and other policies, which may generally support the provision of items such as rental housing, inclusion of underground parking, etc.*

Table 1: Potential FAR Increase to Reflect Referral Feedback

| Land Use Designation | DRAFT OCP | UDI Request | Proposed FAR Increase |
|--|------------------------|---|---|
| WUC (Area A - Mixed Use Corridor) | 3.5 (12 storey) | 4.1 - 4.65 (12 storey) 4.7 - 5.5 (14 storey) & 19 - 25 storeys where high rise is desired | 4.1 (12 storey) *with Density Bonusing |
| WUC (Area B - Comm Core) | 2.5 (10 storey) | 4.1 - 4.65 (12 storey) 4.7 - 5.5 (14 storey) & 19 - 25 storeys where high rise is desired | 3.5 (10 storey) *with Density Bonusing |
| WUC (Area C - Res Shoulders) | 2.0 (6 storey) | 2.35 - 2.75 (6 storey) 2.95 (8 storey) 4.1 - 4.65 (12 storey) 4.7 - 5.5 (14 storey) & up to 19 - 25 storeys where high rise is desired; should be minimum 2.5 | 2.5 (6 storey) *with Density Bonusing |
| BUC | 2.0 (6 storey) | 2.35 - 2.75 (6 storey) 2.95 (8 storey) 4.1 - 4.65 (12 storey) 4.7 - 5.5 (14 storey) & 19 - 25 storeys where high rise is desired | 2.5 (6 storey) *with Density Bonusing |
| NC's | 1.5 (6 storey) | 2.35 (6 storey) | 2.35 (6 storey) *with Density Bonusing |

| | | | |
|-----------------------|-----------------------|---|---|
| MDR Apartments | 1.0 (4 storey) | 1.85 (4 storey) 2.35-2.75 (6 storey) & consider more MDR apartments at more locations | 1.85 (4 storey) *with Density Bonusing |
| MDR Townhouses | 1.0 (3 storey) | 1.5 (3 storey) | 1.25 (3 storey) *with Density Bonus for underground parking |

DECISION POINT #1: Does Council support the increased densities through density bonusing as outlined in the table above?

Building Heights in Urban and Neighbourhood Centres (20+ storeys)

Development stakeholders recommend allowing tower heights in excess of 20 storeys within Centres. Their recommendations are based on a number of related factors such as:

- the costs associated with concrete construction to support high rises over 10 storeys;
- the residential density necessary to support the commercial/retail businesses presented as part of the vision for the Centres; and
- the demand for housing from an availability and affordability perspective.

As the Growth Strategy and Community Vision do not specifically consider 20+ storeys for any of the Centres, and to provide clarity to the public and development community, it is recommended that the OCP document provide general direction on anticipated building heights, especially if these heights will be defined by an extraordinary community benefit rather than an outright permitted height. The final building heights will be established in the Zoning Bylaw through the new zones currently being drafted to accommodate changes to the OCP, including the consideration of Decision Point # 2 and Decision Point #3.

It is anticipated that extraordinary community benefit will be **defined, refined and prioritized by Council** as necessary and applied on a site-specific basis. This may include a range of items which address broader community objectives and challenges related to housing attainability, social well being or community need including items such as supportive / seniors housing, community amenities, parkland/public space improvements, parking, etc. These items are to be defined in more detail through subsequent policy.

DECISION POINT #2: Does Council continue to support increased building heights in Centres greater than the proposed 6/10/12 storeys only where supported by an extraordinary Community Benefit?

DECISION POINT #3: What is the maximum (general) height* that Council supports for increased building heights in Urban Centres where supported by an extraordinary Community Benefit?

*Note: Staff are working with industry professionals to build a better understanding of the implications of height above 12 storeys as it relates to feasibility and costs, which will be presented in person as part of this report.

Revisions to Growth Boundary - Raymer

Referral feedback included requests for consideration of expanding the Growth Boundary in a number of areas, as well as specific requests to restore the Growth Boundary associated with the previous Raymer Comprehensive Development Planning Area. Expanding the Growth Boundary in any location challenges the focused growth areas identified within the Growth Concept. Based on Council direction from the November 22, 2022 meeting, the Draft OCP reflects short term growth opportunities (within 5 years) at the southernmost extent of the Raymer area (Figure 1), and longer term growth opportunities in the Bear Creek/Raymer North area to accommodate future growth (beyond 5 year timeframe) within a comprehensive planning framework.

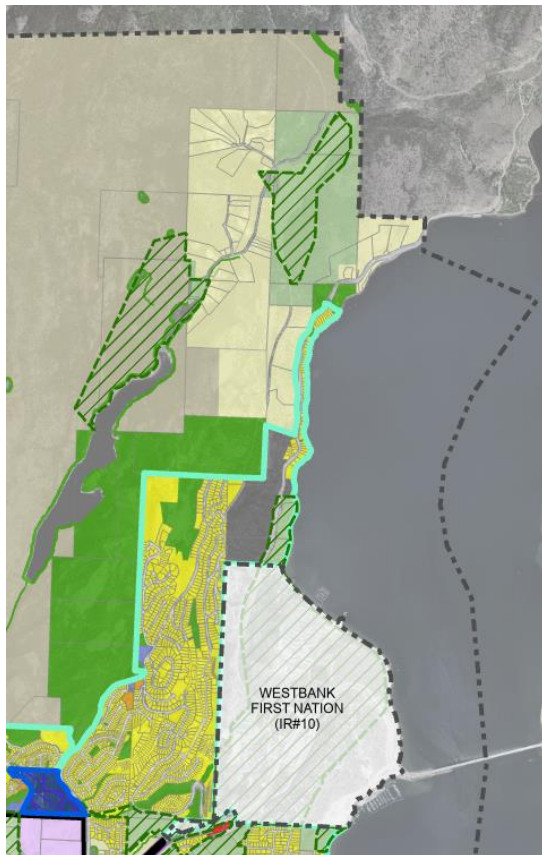


Figure 1: OCP 2040 Proposed - Growth Boundary (teal)



Figure 2: Current OCP - Growth Boundary (brown) including Raymer Area (red)

However, based on feedback received, including the delegation presented to Council on May 9, 2023, additional consideration of revising the growth boundary to reflect the original Raymer Area has been requested (Figure 2). It is recognized that the addition of

the Raymer area provides additional opportunity to meet the City's housing objectives and is intended to be a complete community concept, which is aligned with broader housing policy and objectives within the City and OCP.

However, alterations to the growth boundary should also consider the following:

- Expansion/reversion of the growth boundary is largely inconsistent with the focused growth areas identified within the Growth Concept;
- Expansion/reversion may detract from the viability of recently completed growth areas including Smith Creek and Goats Peak, which are proximal to existing municipal servicing/transportation networks;
- Growth projections are currently not inclusive of the Raymer area;
- Related long-term infrastructure costs associated with maintenance, operation and replacement of an expanded greenfield infrastructure network (water, sanitary sewer, storm water, and roads);
- Agency support which focuses on the objective of compact, intensified urban development;
- Opportunities to review/revise the growth boundary as part of future OCP updates (5 year increments)
- Impacts to departmental staff resources to facilitate significant technical review, and implementation of the plan;
- Related impacts to Development application processing timelines; and,
- Impacts to the timing/delivery of Long Range Planning projects anticipated in 2023/24 such as Parking Strategy, Westbank Centre Revitalization Plan update, Transit Planning, Short Term Accommodation Update, Zoning Bylaw development, Infill Strategy, Housing Strategy implementation, Community Climate Action Plan, etc.

DECISION POINT #4: Does Council support expansion/reversion of the Raymer CDP area to its previous extent as outlined in Figures 1 and 2?

Expansion of Neighbourhood Centres (NC)

Based on referral feedback that included requests for expansion of Neighbourhood Centres, a review of the NC's was also completed to assess the potential impact associated with any increase in their sizes. This review included consideration of historical commercial and retail space studies completed for the City, as well as the more recent Collier's reports completed as part of the original development of the Growth Concept and growth models considered by Council as part of that process. Based on this, no changes to the Neighbourhood Centres have been proposed.

However, additional requests to expand the Goat's Peak NC was brought forward in the UDI's response. A previous request was submitted through the Brainstorm Portal survey completed in the summer of 2022. Staff recommendation to not proceed was based on concerns with the inconsistency with the Comprehensive Development Plan, the Growth Concept, the potential to detract from the development of other mixed use areas given the size of the proposed expansion, and the lack of immediate need to expand the NC when no development has occurred. The current request is for a similar expansion of the Goat's Peak NC (Figure 3).

Comparative analysis to other NC's when institutional uses are excluded suggest that the NC is currently comparable to other proposed NC's (Table 2) and that the request is significant.

Table 2: Comparative Neighbourhood Centres

| Neighbourhood Centre | Area (m ²) |
|---|------------------------|
| Goats Peak - Existing (with institutional) | 109,000 |
| Goats Peak – Existing (without institutional) | 60,000 |
| Lakeview Village Centre | 66,000 |
| Rose Valley (with institutional) | 172,000 |
| Rose Valley (without institutional) | 62,000 |
| Gellatly Village | 77,000 |
| Proposed/Revised | |
| Goats Peak - Proposed (with institutional) | 300,000 |
| Revised Goats Peak (with institutional) | 166,000 |
| Revised Goats Peak (without institutional) | 117,000 |

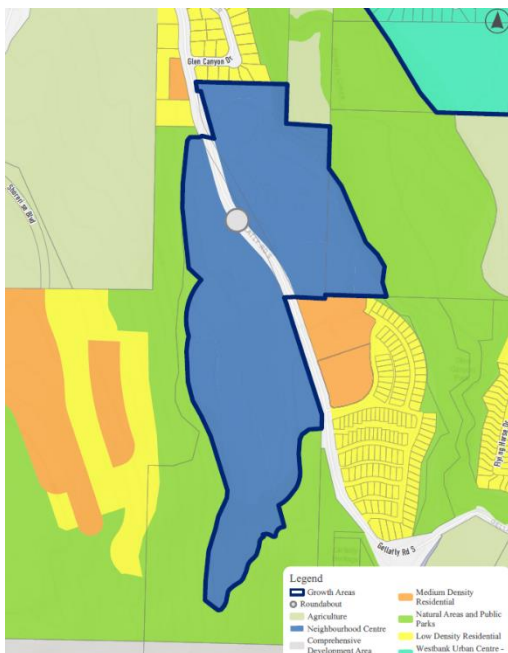


Figure 3: Requested NC Expansion (blue)

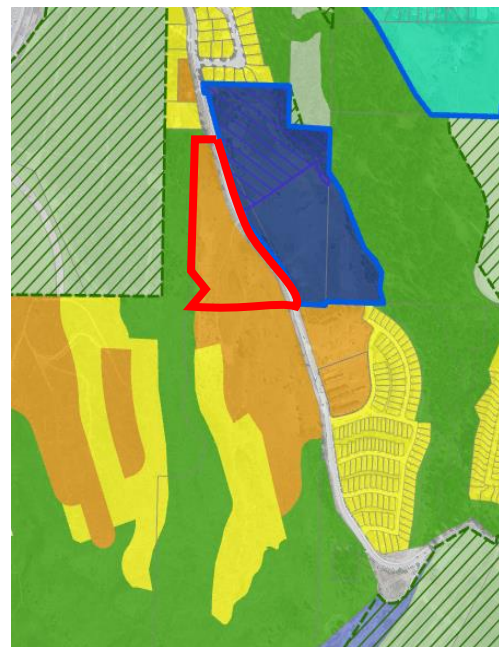


Figure 4: Existing NC (blue) & Proposed Revised NC Expansion (red)

As the proposed expansion is a substantial deviation from the standard NC's throughout the City (from ~109,000 m² to ~ 300,000 m²), this request was not previously incorporated into the OCP. However, should Council wish to consider expansion of the NC, a smaller expansion area of the NC is recommended (see Figures 3 & 4 above) and based on the following:

- Full expansion (as requested) is not consistent with the Growth Strategy to accommodate 6 storey development in focused NC's only;
- Increasing short term development opportunities to the site may contribute to housing supply and targets;

- A modest expansion of the area would reduce impacts on other commercial/retail objectives throughout the remainder of the City;
- Additional residential densities associated with the NC may support the required commercial/retail development within the NC;
- Access to residents to a mixed use area on either side of Gellatly Road support walkability objectives; and
- A smaller expansion will have a reduced impact on growth projections.

Should Council wish to direct revisions to the Goat's Peak NC size, it is recommended that the revisions are directed in accordance with Figure 4.

DECISION POINT #6: Does Council support expansion of the Goats Peak Neighbourhood Centre in accordance with Figure 4?

NEXT STEPS

- Complete outstanding edits as a result of the external referral and public engagement process
- Complete necessary edits related to Council direction as outlined in this report
- Council to consider first reading of the OCP (anticipated for June 2023)
- Council to consider the Financial Plan and Waste Management Plan (anticipated June 2023)
- Refer the OCP to the Agricultural Land Commission
- Council to hold Public Hearing (anticipated June 2023)
- Amend OCP as necessary to reflect Council and Public feedback (summer 2023)
- Council to consider second, third, and final readings of the OCP, as applicable (summer 2023)

COUNCIL REPORT / RESOLUTION HISTORY

| Date | Report Topic / Resolution | Resolution No. |
|--------------------|---|----------------|
| November 22, 2022 | Council received the Official Community Plan Update Report for information purposes. | N/A |
| May 24, 2022 | Council received the Ideas in Place (Phase 3) What We Heard Report for information purposes. | N/A |
| December 14, 2021 | THAT Council direct staff to proceed with development of a draft land use plan and initiate policy development based on the preferred Growth Concept – Vibrant Centres and Complete Neighbourhoods. | C382/21 |
| October 26, 2021 | Council received the Phase 2 What We Heard Report for information purposes. | N/A |
| September 28, 2021 | Council received the Phase 2 Status Update for information purposes. | N/A |
| June 8, 2021 | Council received the Engagement Plan Overview for information purposes. | N/A |
| April 6, 2021 | Council received the 2021 Long Range Planning Work Plan for information purposes. | N/A |
| February 23, 2021 | THAT Council endorse the West Kelowna, OurWK Community Vision Final Draft. | C093/21 |

REVIEWED BY

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Public Information Session Summary Report: What We Heard – Spring 2023
2. Agency and Stakeholder Referral Responses