

Attachment 2

Summary of Agency and Stakeholder Referral Responses as follows:

- 1) Agricultural Land Commission
- 2) BC Transit
- 3) City of Kelowna
- 4) Fortis
- 5) Interior Health
- 6) Ministry of Agriculture and Food
- 7) Ministry of Housing / Ministry of Municipal Affairs
- 8) Ministry of Transportation and Infrastructure
- 9) Regional District of Central Okanagan
- 10) Central Okanagan Public Schools (School District No. 23)
- 11) Urban Development Institute
- 12) Westbank First Nation



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033

April 6, 2023

Reply to the attention of Michael McBurnie
ALC Planning Review: 46831

Carla Eaton
Senior Planner, City of West Kelowna
carla.eaton@westkelownacity.ca

Re: 2040 Official Community Plan

Thank you for forwarding a draft copy of the City of West Kelowna 2040 Official Community Plan (the “OCP”) for review and comment by the Agricultural Land Commission (the “ALC” or “Commission”). The 2040 Official Community Plan is an update to the current OCP, which was referred to the ALC for review and comments 2011.

ALC staff provide the following comments to help ensure that the OCP is consistent with the purposes of the *Agricultural Land Commission Act* (the “ALCA”), the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC. [Section 46 of the ALCA](#) requires local governments to ensure their bylaws are consistent with the ALCA, ALR regulations, and any orders of the Commission. Inconsistent bylaws include (but are not limited to) those which allow a use of land in the ALR that is not permitted under the ALCA or contemplate a use of land that would impair or impede the intent of the ALCA. This review by ALC staff aims to identify anything within the draft plan that is inconsistent with the ALCA and provide recommendations on how to improve them. Please note that ALC staff cannot endorse the use of ALR for non-farm uses.

2011 OCP Review

A draft of the current OCP was referred to the ALC for review in 2011. At that time, ALC staff provided three main comments:

1. That the Comprehensive Development zoning on ALR land in the Raymer area be removed and that all the Raymer ALR be identified in the Land Use Map as “Agricultural”.
2. That text amendments be inserted into the Raymer CD policy section referencing the protection of agricultural land through suitable buffering and setbacks as per the Ministry of Agriculture publication “*Guide to Edge Planning*” and the Commission’s “*Landscaped Buffer Specifications*”.
3. That the Commission did not support the proposed re-alignment of Elliot Road, which would bisect ALR properties.

For these reasons, ALC staff concluded that the 2011 OCP was inconsistent with the ALCA. It appears that only issue #2 was addressed in the final 2011 OCP and issues #1 and #3 were left unchanged. However, ALC staff are pleased to see that the current draft OCP update has removed the Comprehensive Development zoning on ALR land in the Raymer area (issue #1). As the City's transportation plan has yet to be updated, ALC staff are unclear whether the Elliot Road re-alignment (issue #3) has been addressed.

Transportation

ALC staff understand that an update to the transportation plan is ongoing, and that the updated transportation plan will be integrated into the OCP when it is completed. ALC staff will wait until the transportation draft plan is referred to provide specific comments on transportation.

In general, the ALC staff recommend that proposed new trails or roads (including the Elliott Road realignment) do not bisect ALR properties in order to maintain the continuity of ALR land for agricultural use.

ALC staff appreciate that policy #9 in the *Natural Areas and Public Parks Policies* section encourages consideration for linear parks and public right of ways adjacent to or along the edge of, but not necessarily within, agricultural lands.

Difficulty Reading Maps

ALC staff had difficulty reviewing the land use maps. The online maps do not include the ALR and growth boundary and the pdf maps provided are low resolution to the point of being illegible in some instances. In order for the ALC to provide an accurate response on a parcel-by-parcel review, clear maps would be required.

Agriculture Section

ALC staff appreciate that the OCP recognizes the importance of agriculture and strives to maintain a deep connection with the City's agricultural roots.

The City's Agricultural Objectives "support the preservation and enhancement of the agricultural land base through land use decisions consistent with identified agricultural policies, Agricultural Land Commission policies and decisions where applicable, and the Agricultural Plan." ALC staff appreciate the focus on supporting agriculture in the City, on all lands designated for agricultural use and not just those within the ALR.

ALC Staff also appreciate and support the following Agriculture Policies which prioritize Agriculturally-designated land for farm uses:

- 1. Support in principle the diversification of the agricultural economy in the City of West Kelowna through such activities as farm-gate marketing and other agri-tourism opportunities, which are ancillary to primary farming activities and do not impact the agricultural capability of farmland.*
- 2. Where conflict exists between non-agriculture uses and agriculture, attempt to resolve the conflict with minimal negative effect on agriculture, consistent with the Farm Practices Protection (Right to Farm) Act.*
- 4. Preserve agricultural land by directing development into designated Urban and Neighbourhood Centres, Residential, Commercial or Industrial land use designations.*
- 7. In order to minimize impact to agricultural lands and to protect resource and environmental values, subdivision is not supported within the Agriculture designation. Although the City endeavours to protect larger lot sizes, it also fully recognizes the contribution and viability of all sizes of farms, including existing small farms, in its jurisdiction.*
- 13. Discourage the proliferation of non-farm residential development or use, except as provided for by the Homesite Severance Policy within the ALR. Accessory homes and other housing will be limited according to Provincial ALR policies and regulations within the City's Zoning Bylaw.*

ALC Staff have comments on two other Agriculture policies:

- 11. Support the ALC objective of retaining agricultural lands and consolidating them in larger parcels to maintain their viability for agricultural use and further support consolidation of farmland.*

This policy, as worded, could be misinterpreted that the ALC has a policy to consolidate land. While the ALC supports retaining ALR land in large parcels to allow the broadest range of agricultural uses, it does not have a policy to consolidate land, nor the ability to consolidate land on its own initiative. ALC staff support the intention but recommend rewording it to make it clear that this is a City policy and not an ALC policy.

- 14. Encourage lower intensity and complementary agricultural uses as a transition between existing urban development and farm operations. Consideration of such uses should not be construed as support for subdivision to smaller parcels.*

It is unclear whether the lower intensity uses are suggested for the urban side or the agricultural side of the urban-agricultural interface. ALC staff advise that all forms of agriculture, including intensive agriculture, are permitted in the ALR. The

farm uses permitted in Part 2 Division 2 of the [ALR Use Regulation](#) can be regulated, but cannot be prohibited by a local government. ALC staff are concerned that this statement could unduly discourage certain types of protected agricultural uses on ALR parcels adjacent to urban uses.

Exclusions from the ALR

Section 3.6.6.2 *Food Security and Agriculture Policies*, states:

"ALR exclusion applications will generally not be supported, except at the discretion of the City consideration may be given to specific circumstances where there is significant community benefit consistent with the objectives and policies of the OCP and Community Vision. This may include the consideration of key transportation and infrastructure corridors with noted significant deficiencies affected by lands within the ALR, and existing City owned lands historically and currently operated as parks within the ALR."

ALC staff appreciate the City's intention to only support exclusion applications that are consistent with City planning objectives and have significant community benefit. Bill-15 amended the ALCA to require exclusions be submitted to the ALC only by local government, First Nation governments, or the Province to encourage exclusion applications be reviewed only as part of a thoughtful land-use planning process. ALC staff support the City using its discretion to only forward applications to the Commission that meet the City's planning objectives.

Housing

ALC staff appreciate the acknowledgement that redevelopment and infill will play a critical role in satisfying the need for future projected population growth, rather than identifying ALR land for future growth.

Growth Boundary

The majority of ALR land is included within the growth boundary. Further, some ALR properties are along the edge of, but within, the growth boundary (see examples below). No rationale was provided on why they were included in the growth area.



ALC staff find that including ALR land within the growth boundary is inconsistent with the ALCA and recommend amending the growth boundary so that it does not include ALR land within it. Including ALR land within the growth boundary can create a misperception that the permitted use of the land may change in the long-term, which can encourage speculation and discourage agricultural investment on agricultural land. However, ALC staff are open to discussing the rationale behind including certain ALR parcels within the growth boundary.

Edge Planning

ALC staff are pleased to see that a number of policies mention buffering and setbacks including:

2.15.2 Rural Residential Policies:

1. Development within the Rural Residential landscape should have no significant impact on adjacent natural areas or on the operations of adjacent agricultural areas.

2.19.4 Raymer CD Area Policies:

- 1(d) The identification of ALR lands and appropriate use of the Agricultural land use designation, as well as an evaluation of the necessity of buffering and setbacks between urban uses and ALR lands to help manage expectations of residents adjacent to working farmlands (with regard to odour, noise and spraying); and

3.6.6.2 Food Security and Agriculture Policies:

2. Minimize negative impacts of urban land uses on neighbouring agricultural land, including shade, wind tunnels and pollution.

The Ministry of Agriculture's [Guide to Edge Planning](#) describes best practices for edge planning along agricultural and urban interfaces to promote urban/rural compatibility. ALC staff note that the 2011 OCP did reference the *Guide to Edge Planning* (on the ALC's recommendation), in the *Raymer CD Area Policies* section. However, that section was removed from the current OCP and the guide is not referenced in the current OCP. ALC staff recommend considering the setback and buffer requirements outlined in the *Guide to Edge Planning*, including a 30 m setback for residential buildings (15 m for commercial or industrial) and an associated 15 m vegetated buffer (8 m for commercial or industrial).

ALC staff note that Table 3.15 in the City's Zoning Bylaw No. 0265 (2022) includes 2 levels of buffering, both of which fall well short of the Ministry's best practices:

- Level 1 Buffer 3.0 m
- Level 2 Buffer 6.0 m

ALC staff find the increased consideration of buffering is promising, but ultimately insufficient without referring to the Ministry's edge planning best practices.

Parks

Some ALR land is designated for park use. ALC staff note that the ALR Use Regulation permits two types of parks:

1. *Section 16 permits parks established under an act of the Provincial Government:*
 - (a) *a park established or continued under the Park Act or the Protected Areas of British Columbia Act;*
 - (b) *an ecological reserve established or continued under the Ecological Reserve Act or the Protected Areas of British Columbia Act;*
 - (c) *a wildlife management area designated under the Wildlife Act;*
 - (d) *a reserve established under section 15 of the Land Act for recreational use;*
 - (e) *a recreation site established under section 56 of the Forest and Range Practices Act;*
 - (f) *an area established by order under section 7 (1) of the Environment and Land Use Act to protect the environment or restrict land or resource use within the area.*
2. *Section 22 permits an open land park established by a local or first nation government for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes as long as the area occupied by any associated structures does not exceed 100 m² for each parcel.*

As well, park uses that pre-date the ALR may be grandfathered.

Any park uses that do not meet the above criteria, including playing fields or constructed recreational trails, would require an application to the ALC.

Land Designations

Institutional

A number of ALR properties are designated *Institutional*. ALC staff are aware that there are some schools that were permitted by application or pre-date the ALR.

Resource Land

While most ALR land is designated *Agricultural*, some ALR land is designated *Resource Land*, which permits resource extraction and recreation uses. These uses are generally not permitted in the ALR and could cause speculation, create landowner confusion, and increase the chances of non-compliant activities in the ALR.

ALC staff recommend that all ALR land be designated *Agriculture*, unless it has been approved for a non-farm use by the ALC or has a grandfathering exception under [section 23 of the ALCA](#).

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3246 or by e-mail (ALC.Referrals@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'M McBurnie', written in a cursive style.

Michael McBurnie, Regional Planner

Enclosure: Referral of 2040 Official Community Plan

CC: Ministry of Agriculture – Attention: Alison Fox

46831m1



To Carla Eaton,

RE: CWK Official Community Plan Referral

Thank you for the opportunity to review the City of West Kelowna's draft Official Community Plan (OCP). Please find BC Transit's recommendations below:

- Integration with BC Transit's new 0–3 year planning document. We are going to be utilizing transit recommendations from both the OCP and TMP in this document to ensure that we capture the needs of the community in West Kelowna. BC Transit requests the integration of our annual planning process within the OCP.
- The [Transit Service Guidelines for the Central Okanagan](#) outline minimum density targets that are used to determine when service to a new area is warranted. If average corridor density does not align with the targets outlined in the table below, it is unlikely that transit service will be considered.

Service Type	Average Corridor Density ⁵ (Activity Units / km ²)
Rapid Transit Route	5,000
Frequent Transit Route	4,000
Local Transit Route (Ridership)	2,000
Local Transit Route (Coverage) ⁶	1,000 - 1,500

- Section 2.3.1 (p. 28) indicates the intention of developing Brown Road as a high street with a mix of uses and activities. The [Central Okanagan Transit Future Action Plan](#) does not propose transit service on Brown Road in the future, so establishing accessible pedestrian connections to Elliott Road and Old Okanagan Highway, where transit service is provided, will be important to ensure transit connectivity is maintained as this corridor develops.
- When incorporating transit-oriented design elements into future developments, consider the reduction or elimination of parking minimums and, at minimum, consider avoiding the oversupply of parking, as this has a negative impact on promoting transit use.
- BC Transit is generally supportive of efforts to intensify land uses and avoid the introduction of both low-density and auto-oriented developments, as referenced in Section 2.4.2 (p. 31) and elsewhere in the draft plan. Similarly, BC Transit is generally supportive of efforts to intensify land uses close to transit hubs, as referenced in Section 2.6.2 (p. 35).
- 2.7.3.5 Gellatly Neighbourhood Centre Policies (p. 38) references the provision of additional public parking and the consideration of public parking as an extraordinary community benefit in this area where additional density or height is being considered. While BC Transit does not have plans to introduce additional transit service to Gellatly beyond what is proposed in the Transit Future Action Plan, it is recommended that the City of West Kelowna avoid the oversupply of parking as this has detrimental impacts on reducing vehicle reliance.
- Sections 2.11.2 (p. 47) and 2.12.2 (p. 49) reference promoting Bartley Road, Byland Road, Jennens Road, Ross Road, Stevens Road, Shannon Lake Road and Westlake Road as high

streets that encourage pedestrian mobility and access to businesses and community uses. BC Transit currently operates transit service on many of these roads and is supportive of efforts to improve the pedestrian environment for those accessing the industrial and business park areas by transit. Accessible sidewalk connections along these corridors will help ensure equitable access to these areas.

- 3.2.1.8 (p. 76) references ensuring that future developments maintain connections to, among other things, transit stops. BC Transit's development referral program will help ensure that future developments continue to strengthen the relationship between transit and land use. It is recommended that the City of West Kelowna continue to participate in the development referral program, and that consideration be given to noting this program as part of Point 8, Section 3.2.1 or under Point 2, Section 3.2.4 (p. 76).
- Point 8 of Section 3.9.2 (p. 103): Consider extending this policy to include payment for bus stop amenity upgrades as appropriate.
- Although mentioned throughout the document (3.2.4.2, 2.3.2.6, 2.4.2.5, 2.5.2.6), transit-oriented development does not have a definition and should be more clearly described to ensure appropriate utilization of the OCP.
- Section 3.2.4 (p. 76) references exploring new and expanded initiatives through the BC Transit-Kelowna Regional Transit System. Could this be more specific to referencing specific improvements from the TMP (routing, infrastructure) - 3.2.4.4 outlines this well for active transportation. Additionally.
- P.193 - the referenced sections should be swapped (3.2.4.2 and 3.2.4.1)

Thank you for this opportunity to provide comment to the draft City of West Kelowna Official Community Plan 2020-2040 dated January 27 2023. BC Transit is supportive of the direction of the document but requests further conversation regarding the highlighted points above. Ensuring continuity between BC Transit planning and local government planning is imperative to ensuring that we can continue to grow ridership in West Kelowna as well as make transit service more reliable and safer.

Thank you,

Erin Sparks
Senior Transit Planner
Esparks@bctransit.com

Bronson Bullivant
Senior Transit Planner
bbullivant@bctransit.com

March 7, 2023



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

Attention: Carla Eaton, Senior Planner

Re: City of West Kelowna 2040 Official Community Plan

Thank you for the opportunity to review the draft West Kelowna Official Community Plan: 2020-2040. City of Kelowna staff have reviewed the draft Plan and offer the following comments:

Urban and Neighbourhood Centres. The City of Kelowna's 2040 Official Community Plan (OCP) and Transportation Master Plan (TMP) are committed to encouraging more use of sustainable transportation modes, including transit, aligned with an approach of focusing future growth in our Urban Centres. The draft West Kelowna OCP focuses growth in two Urban Centres along the Highway 97 transit corridor. This is a major step towards supporting investment in and use of transit for both communities. These two Urban Centres also support the creation of neighbourhoods where residents can meet most of their needs closer to home, reducing pressure on the Highway and the City of Kelowna's road network.

Growth Boundary. The designation of a growth boundary in West Kelowna's draft Plan is a positive step for both West Kelowna and Kelowna, which also has a growth boundary. A compact urban form in West Kelowna can reduce car dependency, positively impacting how residents travel to the City of Kelowna. This similar approach to land use in both cities means that residential infill and compact urban growth strategies are positioned to be more successful region wide.

Housing Variety and Infill. The draft OCP signals three areas for infill housing. In keeping with the comments above that the creation of complete communities in West Kelowna has an impact on Kelowna, the City of West Kelowna is encouraged to explore opportunities for more local services within the infill neighbourhoods.

Industrial and Business Park. Employment growth in the Industrial and Business Park along Highway 97 advances efforts to protect industrial land while focusing employment along key transit corridors. This approach benefits both West Kelowna and Kelowna, making it easier for residents of both communities to access employment by transit. The City of West Kelowna is encouraged to carefully consider the possible impacts of the proposed introduction of office space into this area on the region's industrial land base.

Equity and Inclusion. During the development of Kelowna's 2040 OCP, the City heard a lot about incorporating a greater lens of equity and inclusion into its policies. As both fast-growing cities tackle these challenges, it is important that equity and inclusion, along with Truth and Reconciliation, are addressed throughout our growth documents. For example, the draft West Kelowna OCP references shelters as part of the housing spectrum but provides little detail on how and where these types of services would be developed in West Kelowna.

Summary of Identified OCP Actions. West Kelowna and Kelowna share many common issues and challenges, and further collaboration between the two cities on implementing their respective OCPs increases the likelihood that their visions will be realized. As such, it is recommended both cities continue to share information, ideas and experiences from their respective implementation processes, and collaborate on projects where appropriate.

The City of West Kelowna should be commended for crafting a progressive and forward-thinking vision for future of the city. We are encouraged to see big picture alignment in how our two communities will continue to grow as part of one of Canada's fastest growing metropolitan areas: through compact urban development, strategically focused growth in Urban and Neighbourhood Centres, and retention and expansion of our employment lands.

If you have any questions or comments regarding this feedback, please do not hesitate to get in touch. We look forward to further collaboration efforts in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Miles', with a stylized, flowing script.

Robert Miles, MCIP, RPP
Long Range Policy Planning Manager

cc: R. Smith, Director of Planning and Development Services
D. Noble-Brandt, Department Manager, Policy and Planning
M. VanZerr, Strategic Transportation Planning Manager

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kelowna.ca

From: [Zone 5 Property Referrals](#)
To: [Carla Eaton](#)
Subject: RE: CWK Official Community Plan Referral - Fortis Property Referral #2023-177, Due Mar 7 - West Kelowna
Date: April-21-23 9:30:26 AM
Attachments: [image002.png](#)

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Morning,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

Thank you,

Morgan Barker, EIT

Planning & Design Technician | FortisBC Energy Inc.
☎ 250-868-4592 | ✉ morgan.barker@FortisBC.com
✉ 1975 Springfield Road, Kelowna BC V1Y 7V7

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, February 8, 2023 11:21 AM
To: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Subject: CWK Official Community Plan Referral - Fortis Property Referral #2023-177, Due Mar 7 - West Kelowna

Fortis Property Referral #2023-177

Hello,

Please review the attached / below and provide your comments directly to Carla Eaton, by March 7, 2023.

Thank you,

Liz Dell

Lands Department, Property Services Assistant
16705 Fraser Highway | Surrey BC V4N 0E8
P: 778-578-8038 / liz.dell@fortisbc.com



From: Lynn Berndt <lynn.berndt@westkelownacity.ca>
Sent: Tuesday, February 7, 2023 1:39 PM
To: dev services <dev.services@westkelownacity.ca>
Cc: Carla Eaton <Carla.Eaton@westkelownacity.ca>
Subject: [External Email] - CWK Official Community Plan Referral

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Hello,

Please find attached hereto the City of West Kelowna's referral for the Official Community Plan.

Please review and provide comment to Carla Eaton, Carla.eaton@westkelownacity.ca by March 7, 2023.

Thank you!



LYNN BERNDT | DEVELOPMENT SERVICES ASSISTANT | MUNICIPAL HALL
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We are a rapidly growing community.
Find out more about the [Development Cost Charges Update](#) and the City's
[Official Community Plan Update](#)

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Interior Health

March 10, 2023

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

Sent via email: Carla.Eaton@westkelownacity.ca

RE: File No. P21-01: Draft Official Community Plan

Dear Carla Eaton:

Thank you for the opportunity to provide comments for consideration regarding the draft Official Community Plan (OCP). This referral has been reviewed from a Healthy Community Development, Healthy Food Systems, and a Large Water System perspectives and each will be outlined below. The following information is for your consideration:

Healthy Community Development

The OCP presents an opportunity to improve the future health status of all residents by promoting healthy built environment principles. A healthy built environment is planned and built in a way which health evidence demonstrates a positive impact on people's physical, mental and social health. Chronic diseases, such as diabetes, some cancers and cardiovascular disease, are largely preventable and are influenced by citizens' levels of physical activity and food security, which are influenced by community planning. The [Healthy Built Environment Toolkit](#) (HBE Toolkit) is an evidence-based resource, which links planning principle to health outcomes. We were very pleased to see mention of the HBE Toolkit in policy 3.6.5.2.3.

Including HBE principles in community planning has been shown to support health equity. Health *inequity* occurs when there are differences in health status between people or populations due to social, political and economic factors which influence day-to-day life. The BC Centre for Disease [Control Fact Sheet: Supporting Health Equity Through the Built Environment](#) describes the vision for healthy, equitable built environments as: "safe, attractive, and complete neighbourhoods that support equitable opportunities for social connections and food security, access to protected natural environments, as well as accessible options for public and active transportation and housing." An equity lens can be used to distribute services and resources in a way that benefits people that need them the most so that the outcome for all residents is more equal. Using an equity approach contributes to developing sustainable, resilient and healthy communities by more effectively and systematically addressing community well-being.

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Housing is a key determinant of health. As noted in your OCP (pg 13), “short term rental units may remove housing from the general rental housing stock and reduce overall supply of available rental housing in the city;” this is a large concern given the limited housing stock and low vacancy rates. We are not aware of health research specifically about the long term implication of short term rentals on the health of communities. However, with short term rentals, there is the continual turnover of people within the neighbourhood, which discourages strong social connections to occur among neighbours. This can be detrimental for people of all ages, as social supports are an important buffer against stressful life circumstances and contribute to family and community resiliency. We encourage the city to look at the role short term rentals will play in the housing market and implement policy accordingly.

The following includes section specific comments:

Section 1: Introduction & Community Vision

Given the topographical and geographical constraints within the community, we commend the City of West Kelowna for their thoughtful identification of 2 urban centres and 5 neighbourhood centers. Ensuring that each neighbourhood center includes mixed use lands, such as the small-scale commercial centers as identified in the OCP, residents will have access to key amenities close to home.

Section 2: Land Use Designations

General Comments

We are very pleased to see the number of health promoting and equitable policies outlined in section 2.1. A few additional policy suggestions for this section include:

- Mitigate urban heat islands by expanding natural elements across the landscape
 - For example: The inclusion of green infrastructure to policy 2.1.5, 2.3.2.6 & 2.4.2.5 would contribute to climate change adaptation measures in helping to counteract the heat island effects of development.
- Prohibiting/limiting drive through services supports health and well being by encouraging increased physical activity.

There is use of the term ‘high street’ in multiple locations throughout the OCP, addition of this definition to the Glossary is suggested.

Healthy Natural Environments

We applaud the City of West Kelowna for having natural areas and public parks land use designations to be an allowable use in almost every part of the City. It is refreshing to see an OCP strive to have 20% of the city’s land area in the form of protected natural areas and/or publicly accessible parks, trails and greenspace.

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka’pamux, Secwépemc, St’át’imc, Syilx, and Tšilhqot’in Nations where we live, learn, collaborate and work together.

Accessing parks and green space increases social well-being by providing places for residents to make new connections and build relationships with friends and family. There is also a strong relationship between exposure to nature and reduced levels of stress, chronic disease and depression and anxiety.

With increased density utilizing infill (as identified in section 2.9 Low Density Residential), it is important to ensure that green spaces are also explicitly created along side these infill developments. Further to the health benefits mentioned above, expanded use of vegetation and natural elements mitigates air pollution and provides a cooling effect mitigating the impacts of extreme heat.

Healthy Neighbourhood Design

Unlike the Westbank Urban Centre sections (Area A & C), the Boucherie Urban Center objective indicates the encouragement of complete neighbourhoods (2.6.1.4). Creation of complete neighbourhoods can have a great impact on health and well-being. Complete neighbourhoods are more convenient, socially engaging, generally consume less energy and encourage regular physical activity and the use of active transportation. The Westbank Urban Centre sections, Area A & C, both have policy regarding the incorporation of transit-oriented and active transportation design elements, while the Boucherie Urban Center lacks similar policy. From a health and equity perspective, it would be great to see both the objective of complete neighbourhoods and the above mentioned policy align in all these sections.

Section 3: Policies

We are extremely pleased to see many policies that will promote the health of the community. The addition of extreme heat as an example to policy 3.4.1.2.1 would further strengthen the policy, as there are [many ways](#) that long range planning can mitigate the impacts of extreme heat.

As we have seen in the past few years, extreme weather events due to climate change are increasing and communities need to take additional steps to prepare for such emergencies. We strongly advocate that local governments create extreme weather emergency plans that cover both [extreme heat](#) and cold temperatures.

Radon gas is a naturally occurring health hazard of which local governments can mitigate harms through policy. [RDOS's Area G OCP's](#) Radon Gas Hazard Mitigation section (17.7) is a prime example articulating radon as a health hazard and identifying mitigation policies.

Section 3.6: Social Sustainability (pg 89) states that the creation of a “fair distribution of services” is essential to social sustainability. We advocate for the **equitable distribution** of services, for reasons previously stated above; this will ensure that all residents have the ability to thrive.

Section 4: Development Permit Areas (DPA)

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Climate change mitigation and adaptations strategies to extreme heat are key to community resiliency. In 2022, the University of Waterloo released [Irreversible Extreme Heat: Protecting Canadians and Communities from A Lethal Future](#) which speaks to both mitigation and adaptation strategies that can be taken by communities to protect the health of their residents. Recognizing that the City of West Kelowna's OCP already includes a number of the strategies outlined in this report, we applaud you for this. At the same time we strongly encourage you to review the publication and consider incorporating some of the other site specific strategies within your DPA section.

Section 5: Implementation

Section 5.3.1.3 speaks to the type of studies that might be required in order to evaluate development applications. We advocate for the addition of a '[Health Equity Impact Assessment](#)' to the list.

We are happy to see a breakdown of indicators identified within section 5.5: Monitoring and Performance Indicator. Some additional indicators for consideration include:

- % of agriculture land base (both ALR and non-ALR) that is farmed/in production;
 - Access through BC Assessment Authority Data: Actively Farmed Land Metric;
- % of population living within 1km of healthy food retail;
- % of people living within 400m (5 min walk) of a transit stop;
 - Access this data from BC Transit and the census;
- % of people who live within 1km of a park;
- Proportion of licensed child care facilities based on community demand/need;
- Monitoring and reporting out on water quality;
- Creation/upgrade of natural/green infrastructure (i.e. rain gardens, land swales, restoring wetlands, tree canopy etc.) annually

Healthy Food Systems

The following recommendations have been made by a Public Health Dietitian:

Section	Statement	Recommendation
Section 3.6.6.1 Food Security and Agriculture Objectives pg 97	1. Protect and enhance the existing agricultural character of West Kelowna as the city continues to grow.	Protect and enhance existing agricultural land of West Kelowna as the city continues to grow.
Section 3.6.6.1 Food Security and Agriculture		Consider addition of "include food security as part of community emergency response planning."

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Objectives pg 97 OR could be included in Emergency Response Section		
3.6.6 Food Security and Agriculture pg 97		Consider the development of a food security plan.

Large Water Systems

The following recommendations have been made by a Large Water System Environmental Health Officer:

Section	Statement	Recommendation
2.15 Rural Residential pg 54	The Rural Residential designation supports non-intensive farming operations that do not generate adverse impacts such as noxious odours or excessive dust. These areas are not considered growth areas and will be restricted to infill uses that can be served by on-site water and wastewater treatment systems.	Where possible, the City should work to extend water and sewer services to rural properties to deter the creation of small water systems that are not generally economically sustainable.
2.17 Resource Land pg 58	Sustainable farm practices (protection of surface and groundwater resources, aquatic habitat, woods, wetlands, wildlife habitat, and other natural characteristics) that do not place unreasonable constraints on the farming community, are also encouraged. As a result of the importance of agriculture in the City of West Kelowna, the protection of agricultural capacity, production and access to agricultural products is supported by this OCP.	Recommend including Sustainable Soil and Water Management Practices as an objective. This can be elaborated on at another time – but is an important concept for both agricultural water usage and soil conservation. This is a key issue for concerns regarding food security and water supply management during drought conditions.
2.18.1 Natural Areas and Public Parks Objectives:		Consider adding utilization of natural areas and public parks to support protection of water sources.

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Thank you for the opportunity to comment on your draft OCP. We welcome the opportunity to further our relationship with the City of West Kelowna by co-operatively identifying opportunities for collaboration and planning. For example, we are able to provide letters of support for funding opportunities, present HBE principles to Council or to the public, participate in stakeholder working groups, and provide a health perspective on policy documents, such as a revised Zoning Bylaw, and land development proposals.

If you have any questions or concerns, please feel free to contact Tanya Osborne at 778-214-0674 or Tanya.Osborne@interiorhealth.ca.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities Healthy Families

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dăkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.



March 15, 2023

File: 0280-30

Local Government File: P 21-01

Carla Eaton, Senior Planner (Long Range)
City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6
Via E-mail: Carla.Eaton@westkelownacity.ca

Dear Carla Eaton:

Re: West Kelowna Draft Official Community Plan (2020 – 2040)

Thank you for providing B.C. Ministry of Agriculture and Food (ministry) staff the opportunity to comment on the January 27, 2023 draft Official Community Plan Bylaw for West Kelowna. Overall ministry staff consider the objectives and policies affecting agriculture to be positive given the emphasis on protecting agricultural land and minimizing conflict. We offer the following comments that may help to provide increased clarity and suggestions for wording, additional objectives or policies that may support agriculture in the City:

Ministry name – We note that the document uses ‘Ministry of Agriculture’ throughout for the ministry name. It is currently the ‘Ministry of Agriculture and Food’, so we recommend updating this throughout the document.

2.1.11 General Land Use Policies – Agricultural Land Reserve exclusion applications will generally not be supported – the policy to generally not support exclusions in the Agricultural Land Reserve (ALR) is good, although it is somewhat unclear in the current draft what is meant by significant community benefit and whether or not exclusions would be supported only for the infrastructure mentioned or if private development applications that included these infrastructure components would also be supported.

2.1.12 – General Land Use Policies – Overall this is a good policy as it can have a positive impact by mitigating pest and disease exposure to commercial orchards. Technically, it should be referred to as the OKSIR Program as it is a service of four participating regional

districts: RDOS, RDCO, RDNO, and CSRD and funding is split between taxpayers and fruit growers. SIR residential resources are focused on urban host trees located within 200 m of commercial orchards, and so West Kelowna discouraging plantings, especially those within 200 m of commercial orchards is a great place to also focus on discouragement.

2.15 – Rural Residential – the focus on non-intensive farming operations that do not generate adverse impacts such as noxious odours or excessive dust is fine provided that there is no overlap with this designation and the ALR. If there is any overlap, it should be made clear that intensive agriculture is a permitted use in the ALR despite a local government zoning bylaw.

2.15.2.1 – Rural Residential Policies – Development within the Rural Residential landscape should have no significant impact on the operations of adjacent agricultural areas – this policy could provide a more guidance on how this should be achieved, particularly that many farm practice complaints come from rural residential areas.

2.16.1 – Resource Land Objectives – Protecting and enhancing agricultural resources is a good objective for this designation, as is protecting environmentally sensitive areas.

2.16.2 – Resource Land Policies – Where lands are in the ALR, protecting environmentally sensitive areas through the use of restrictive covenants may require approval of ALC.

2.17 – Agriculture – It appears from the map that this designation applies to all of the ALR, which is positive, although there are some areas outside the ALR which also have the designation.

2.17.1 – Agriculture Objectives – The objectives in this section are supportive of agriculture. There may be benefit in being more clear about what constitutes “innovative agricultural activities”, “innovative agricultural practices”, and “secondary activities” and to be clear that these should not be to the detriment of primary agricultural production in the ALR.

2.17.2 – Agriculture Policies – The policies in this section are generally very strong and support the objectives of the Agriculture designation

2.17.2.2 – This policy could be clearer with regard to West Kelowna’s role in resolving conflict between non-agriculture and agriculture uses. Also, the *Farm Practice Protection (Right to Farm) Act* only covers complaints relating to nuisance, so not all conflict may be resolved through formal complaint to the B.C. Farm Industry Review Board (B.C. FIRB). Perhaps it could be worded that City staff will work with ministry staff to resolve conflict, as Regional Agriologists try to assist in resolving complaints through education of the

public. Also, as a companion to this policy, another policy stating that land use planning tools will be utilized to minimize or prevent conflict could be useful.

2.17.2.9 – Although it is good to evaluate and consider the impact of development on drainage patterns on down slope agricultural areas, it is also necessary to mitigate any impacts. This may be happening through the various development permit area guidelines, but it would be stronger to include a reference to action here.

2.17.2.14 – Lower intensity residential uses are not always more compatible with agriculture than higher density residential. While strata corporations may sometimes band together to complain about neighbouring farm operations, higher density uses such as freehold row-housing may be more compatible than rural residential or suburban single-family dwellings provided adequate setbacks and vegetative buffers are utilized.

3.6.6.2.2 – Minimizing the impact of urban land uses on agriculture is a good policy. Perhaps it should be made clear that this will be done through development permit area guidelines (see DPA comment below as well).

3.6.6.2.3 – This policy should be more similar to the one in the Agriculture Policies section and be clear that these activities will not impact the ability of agricultural lands to continue to be farmed.

4.1 Development Permit Area Guidelines – While many of the Development Permit Areas (DPAs) contain guidelines which protect farming, none of the DPAs have been designated under . 488(1)(c) of the *Local Government Act*. Ministry staff think that the guidelines will be stronger if they are tied back to protection of farming through the designation, and that each DPA that is adjacent to farmland also contain objectives to protect farming.

4.2.3.8 General Guidelines Exemptions – The Ministry of Agriculture and Food does not determine or designate “normal farm practices”. B.C. FIRB is the only entity which can do this and it will typically only do so on a case-by-case basis as part of a formal nuisance complaint.

If you have any questions, please contact us directly at the email addresses or numbers below. We would be happy to review any future versions of the OCP as well.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
B.C. Ministry of Agriculture and Food
E-mail: Alison.Fox@gov.bc.ca
Office: (778) 666-0566



Philip Gyug, P.Ag.
Regional Agrologist
B.C. Ministry of Agriculture and Food
E-mail: Philip.Gyug@gov.bc.ca
Office: (250) 378-0573

Email copy: Michael McBurnie, Regional Planner, Agricultural Land Commission
ALC.Referrals@gov.bc.ca



March 20, 2023

Ref: 43865

Dear Carla Eaton,

Thank you for your February 7, 2023 formal referral of the City of West Kelowna's draft Official Community Plan (2040) (OCP) to the Ministries of Housing (HOUS) and Municipal Affairs (MUNI) for review and comment. Please consider this email as the joint ministry response to your request for feedback.

We continue to work with partners, including local governments, towards the achievement of a secure, low emission, sustainable economy, and a province where everyone can find a good home, in communities that are well-connected to services and transit. The Province is committed to meaningful reconciliation with Indigenous peoples and the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). As part of this, the provincial government continues to encourage [local governments](#) to work with the First Nations whose traditional territory they are situated within to ensure all voices are heard. I understand that the City of West Kelowna is referring the draft OCP to the local Westbank First Nation and has stated their commitment in the OCP to develop a strong working partnership with them.

As you know, the *Local Government Act* (LGA) requires local governments to consider their [housing needs report](#) when developing future OCPs (or making housing-related amendments to those plans). I acknowledge that the City of West Kelowna has completed a Housing Needs Assessment in 2022 and is using this information in conjunction with population projections and a 20-year housing distribution based on housing type analysis to inform planning and development decisions as part of the OCP policy direction.

With respect to the City of West Kelowna housing and growth concept objectives and policies with a focus on urban and neighbourhood centres and infill housing in the OCP, I encourage you to ensure that these are clearly reflected in your regional context statement (RCS) of the [regional growth strategy](#) (RGS) of Regional District of Central Okanagan that forms a portion of your municipal OCP and sets out the relationship between the RGS and the OCP to help local governments address regional issues. Sound asset management and development cost charges that are proactively reviewed will also support your community as it grows.

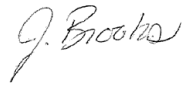
Please also keep HOUS and MUNI informed of any significant issues or concerns. The earlier we are aware of bylaw development or agency concerns, the better we can be of assistance. HOUS and MUNI have no concerns with the draft OCP at this time, subject to any provincial interests raised by other ministries and agencies. I trust this will help you with your ongoing work. If you have further questions, please feel free to contact me.

For more information or clarification on ministry programs and initiative for local governments in B.C. please contact the financial officer, governance and structure analyst, or planning analyst for your region: [Local Government Division Staff Finder](#).

Thank you again for referring the draft OCP to HOUS and MUNI.

Page 2

Jessica Brooks

A handwritten signature in black ink, appearing to read "J. Brooks". The signature is written in a cursive, flowing style.

Executive Director
Ministry of Housing
Planning and Land Use Management Branch

From: [Henry, Audrie L TRAN:EX](#)
To: [Carla Eaton](#)
Subject: City of West Kelowna - Draft Official Community Plan (2040)
Date: March-16-23 9:19:09 AM

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Our file: 2023-00659
Your file: P 21-01

Good morning Carla,

Thank you for the opportunity to comment on the “*West Kelowna DRAFT Official Community Plan (2040)*”, received February 8, 2023 via e-das. Please see the Ministry’s following comments:

- The Central Okanagan Integrated Transportation Study (CO-ITS) team has been working collaboratively with the City of West Kelowna for several years on the CO-ITS (previously the Central Okanagan Planning Study - COPS). We have facilitated a number of engagement sessions with City staff and will be presenting the findings/next steps for the CO-ITS to Mayor and Council over the next month. The CO-ITS has been a collaborative effort that provides a vision for the Highway 97 corridor through the Okanagan to 2040. It is important that the City of West Kelowna ensure that the Official Community Plan (OCP) aligns with the strategy for the CO-ITS. Many of the projects identified in the strategy will be partnerships between the Ministry and the City of West Kelowna and guide infrastructure improvements/investment in the community over the next 20 years.
- The Ministry is in the process of leading an initiative for Transit Oriented Development (TOD) to better integrate transportation and development to ensure greater alignment between transportation and land-use planning. The focus of this initiative will include placing a greater emphasis on complete, compact and connected communities as well as integrated transportation systems. This includes supporting a mix and choice of housing types in close proximity to amenities of daily life, enabling transportation choice, and supporting public and active transportation. The ministry recommends that the OCP focus on developing urban and neighbourhood centres with convenient access to services, a range of housing types and align with the Ministry’s integrated transportation and development initiative. It is also important that the OCP support opportunities for mode shift from vehicle reliance to transit/active transportation modes.
- The Provincial government released [The CleanBC Roadmap to 2030](#) in October 2021. *Roadmap to 2030* identifies actions across eight pathways one of which is the Communities Pathway. One key action of the Communities Pathway is supporting better land-use planning which includes supporting communities as they grow to “better align land-use and transportation planning to build connected, mixed-use communities where more people can

live closer to jobs, services and transportation choices, helping to reduce commute times and greenhouse gas emissions”.

- The Ministry would like to be included on development infill applications and other applications that utilize the Highway 97 network to better understand the impacts. Potential mitigative measures may be required depending on the applications. Please involve the Development Services staff early on with these applications.
- Please provide a clearer version of Schedule 5 “Future Road Network”, Schedule 6 “Future Transit Network”, Schedule 7 “Future Bicycle Network” and Schedule 8 “Future Pedestrian Network” plans shown on pages 210-217 to ensure that they are aligning with CO-ITS. I was not able to read the copies that have been included in the OCP. If these could be shared it would be appreciated.

Thanks again for the opportunity to comment, please feel free to reach out if there are any questions.

*I will also update the e-das file.

Have a great Thursday!

Regards,

Audrie Henry, Development Officer
Ministry of Transportation and Infrastructure
#300-1358 St. Paul Street
Kelowna, BC V1W 4T8
Phone: 236-766-7193 (UC) / 778-214-1666 (cell)
Fax: 250-712-3669

From: [RDCO Planning Services](#)
To: [Carla Eaton](#)
Subject: Revised comments from RDCO - CWK Official Community Plan Referral
Date: March-08-23 3:00:16 PM
Attachments: [External Development Referral Feb 7 2023.pdf](#)
[Full Draft OCP Document_30JAN23.pdf](#)

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Good afternoon,

Please disregard our earlier comments as we had a late submission. The comments below are our final comments. Should you have any questions, please contact Planning Services at 250-469-6227.

Thank-you for the opportunity to comment. RDCO staff have reviewed the application and have the following comments.

Planning Services:

- The Draft West Kelowna Official Community Plan shows alignment with the Regional Growth Strategy policies agreed upon by all member municipalities.
- Page 165: CWK staff may want to consider repositioning figure 47 and cross referencing it under section 4.9.5.26.b.
- Page 181: The Growth Management Strategy Bylaw No. 851 was the previous version of the bylaw. Please replace with "Regional Growth Strategy Bylaw No. 1336"
- Climate Action planning will likely be a strategic priority for the RDCO's Regional Board which may provide opportunities for collaboration in the near future.
- The RDCO's Regional Growth Strategy: Priority Projects Plan determined a five-year action plan for regional projects. One of the projects that was scheduled for 2021 but was not initiated was the Regional Employment Lands inventory Project. There may be an opportunity for collaboration when undertaking this project and West Kelowna's Economic Sustainability Action Items.
- Page 194: The CWK OCP mentions *Inventory, identify, and protect sensitive ecosystems and environmentally sensitive areas* as a short-term priority item. The 2022-2024 Central Okanagan SEI update will support WK's action item in relation to 3.5.2.7 for updating the inventory of sensitive ecosystem and environmentally sensitive areas.
- Page 196: The figure reference for Table 11. is misplaced and appears within the table.
- Page 206: On the southwestern boundary of CWK the Wildfire Interface DPAs for the District of Peachland and the RDCO cover more expansive areas than the CWK equivalent. City staff may wish to review.
- Staff would like to flag this for your attention: LGA s.446(1), *If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement...*

Parks Services:

- Overall, the draft West Kelowna OCP 2040 has included well thought out and progressive objectives and policies to address future growth, climate change, natural areas and parks, and sustainable transportation. The draft OCP provides future direction and priorities towards increasing connectivity between the natural areas and public parks, community greenbelt and greenways and transportation corridors to ensure linkages with neighbourhood areas and the urban centres. It is encouraging to see the West Kelowna's draft OCP contain a target goal for 20% of the municipality's land area to consist of natural areas and public accessible parks.
- Parks Services recommends zoning changes to the following properties and revision to draft Schedule 1 – Land Use Plan:
 - Rezoning of RDCO owned park property for Glen Canyon Regional Park from A1 to P1.
Property Legal description: Parcel A, DL 3187, ODYD (2605 Hebert Road)
 - For consideration by City of West Kelowna to rezone CWK owned parcel adjacent to Kalamo Regional Park from R1 to P1.
Property Legal description Lot 15, Plan EPP67384, DL 3496, ODYD (3088 Collens Hill Road)

Sincerely,

Planning Services
Regional District of Central Okanagan
250-469-6227 | planning@rdco.com
Connect with us | rdco.com

The RDCO acknowledges our presence on the traditional, ancestral, and unceded *tm̓x̓'u̓la'x̓w̓* (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

From: RDCO Planning Services
Sent: March 8, 2023 9:43 AM
To: carla.eaton@westkelownacity.ca
Subject: FW: CWK Official Community Plan Referral

Good morning,

Thank-you for the opportunity to comment. RDCO staff have reviewed the application and have the following comments.

Planning Services:

- The Draft West Kelowna Official Community Plan shows alignment with the Regional Growth Strategy policies agreed upon by all member municipalities.
- Page 181: The Growth Management Strategy Bylaw No. 851 was the previous version of the bylaw. Please replace with "Regional Growth Strategy Bylaw No. 1336"
- Community Climate Action planning will likely be a strategic priority for the RDCO's Regional Board which may provide opportunities for collaboration in the near future.
- The RDCO's Regional Growth Strategy: Priority Projects Plan determined a five-year action plan for regional projects. One of the projects that was scheduled for 2021 but was not initiated was the Regional Employment Lands inventory Project. There may be an opportunity for collaboration when undertaking this project and West Kelowna's Economic Sustainability Action Items.

Parks Services:

- Overall, the draft West Kelowna OCP 2040 has included well thought out and progressive objectives and policies to address future growth, climate change, natural areas and parks, and sustainable transportation. The draft OCP provides future direction and priorities towards increasing connectivity between the natural areas and public parks, community greenbelt and greenways and transportation corridors to ensure linkages with neighbourhood areas and the urban centres. It is encouraging to see the West Kelowna's draft OCP contain a target goal for 20% of the municipality's land area to consist of natural areas and public accessible parks.
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Property Legal description Lot 15, Plan EPP67384, DL 3496, ODYD (3088 Collens Hill Road)

Should you have any questions, please contact Planning Services at 250-469-6227.

Sincerely,

Planning Services

Regional District of Central Okanagan
250-469-6227 | planning@rdco.com
Connect with us | rdco.com

The RDCO acknowledges our presence on the traditional, ancestral, and unceded tmx'uia'xw (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

From: Lynn Berndt <lynn.berndt@westkelownacity.ca>
Sent: February 7, 2023 1:39 PM
To: dev services <dev.services@westkelownacity.ca>
Cc: Carla Eaton <Carla.Eaton@westkelownacity.ca>
Subject: CWK Official Community Plan Referral

CAUTION: This message was sent from outside the organization. Please do not click links, open attachments, or respond unless you recognize the source of this email and know the content is safe.

Hello,

Please find attached hereto the City of West Kelowna's referral for the Official Community Plan.

Please review and provide comment to Carla Eaton, Carla.eaton@westkelownacity.ca by March 7, 2023.

Thank you!



LYNN BERNDT | DEVELOPMENT SERVICES ASSISTANT | MUNICIPAL HALL

2760 Cameron Road, West Kelowna, BC V1Z 2T6

778.797.8830 | www.westkelownacity.ca

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March 7, 2023

Carla Eaton
Senior Planner
2760 Cameron Road,
West Kelowna, BC V1Z 2T6

Dear Ms. Eaton,

Re: 2040 OCP Comments

Thank you for the opportunity to comment on the draft Official Community Plan 2020-2040 (OCP). We would like to offer the following observations and comments related to the future plans in West Kelowna.

Future Growth

As the City is aware with the increased population growth in the City of West Kelowna, the enrolments in schools have increased rapidly over the recent years and has challenged the existing school facilities to accommodate the increased enrolments. The District has renovated all available spaces inside the schools to accommodate classrooms and have placed portables on school sites for additional classrooms.

The current draft OCP identifies 7,962 new residential units in West Kelowna by 2040. Based on current number of residential units on the Westside, the current student yield is 0.31 students per residential unit. There is a potential to have 2,500 new students in the school system and may potentially require two new elementary schools and one new middle/secondary school. The future planning for West Kelowna should consider the potential for new school sites and/or the need for additions to the current school facilities.

Schools and Agricultural Land Reserve

The School District currently has three school sites located within the Agricultural Land Reserve (ALR), Hudson Road Elementary, Shannon Lake Elementary, and Webber Road Elementary. Considering the projected growth identified by the City, the school sites will require additions over the length of the OCP and beyond. Recognizing the importance in the location of these schools within the community, school planning based on enrolment changes is challenging and require coordination among the School District, City of West Kelowna and the Agricultural Land Commission (ALC).

The three school sites were approved for school use by the ALC and two sites have been operating as elementary schools and one as a community use facility and now an elementary school for over thirty years. Since the properties were approved by the ALC, the three sites have been surrounded by residential developments.

In 2018, Council supported the exclusion of these three school sites from the ALR. This support was based on:

- The subject properties are currently operated as public institutional uses (two schools and a community center).
- The subject properties are located within and surrounded by existing residential neighbourhoods.

- West Kelowna's population is growing and putting pressure on existing school sites to physically accommodate this growth through building additions, renovations and the addition of portables.
- Two of the three subject properties maintain a Land Use Designation of *Institutional* which anticipates the use of schools.
- The ALC has supported the use of schools and community center on these sites for numerous years.

The School District's 2021 Long Range Facilities Plan confirms that all West Kelowna schools are operating beyond their operational capacity. With the anticipated population growth, these three schools, located in established residential neighbourhoods, are going to need substantial facility improvements and additions to accommodate this growth.

In the draft OCP, Shannon Lake and Hudson remain identified for future institutional land uses; however, Webber Road is still designated for future agricultural land uses.

In order to provide confidence to the Ministry of Education during budget deliberations, and support future discussions with the ALC, the School District requests that the City include the following policy and mapping changes to the draft OCP:

1. Change the future land use designation to Institutional for Webber Road Elementary School.
2. Include policy in the OCP to identify the importance of maintaining these specific school sites for educational services in the community and support future non-farm use and/or exclusions applications by the School District in the future.

School Site Land Use Designations

The School District staff and the City's planning staff over the years have continued to collaborate with each other to identify potential schools sites for new development in Area Structure Plans and the OCP land use map. This work has developed opportunities to have a school site incorporated into the Smith Creek development and identify a school site in the Goat's Peak development. However, the current draft OCP does not specifically identify a school site location in Goat's Peak development area. Current school sites and future school sites are included in the "Neighbourhood Centre" designation. While the designation identifies multiple uses for the sites, schools are not specifically identified and this exclusion of school may perceive the area to be more commercial in nature and future land use decisions may develop the site of other uses than a school.

Area Structure Plan's and OCP land uses provides an opportunity to designate the lands for a future school site. If local Government did not designate school sites at the point of adopting Area Structure Plans and/or OCPs there is a significant risk that appropriate sites will either not be available when needed or will be less desirable. However, due to provincial approvals process, the timing to secure the land through site acquisition can be undetermined due to budget pressures at the Ministry of Education level. The designation of a school site assists the school district in obtaining support and funding for site acquisition when the Ministry of Education is able to designate the funds or the School District has enough funds in the School Site Acquisition Charge account to acquire a designated site. Many school site acquisitions have been delayed in the past until a decision is made to move ahead with school construction and residential development can surround designated school sites before the Ministry authorizes the school site purchase. A school site acquisition is not authorized to proceed until the school district and Ministry of Education are relatively close to making a decision to build a new school.

In the current District 5 year plan, the site acquisition for Goat's Peak neighbourhood is identified and waiting for Ministry approval. The School District will continue to keep the site acquisition on the capital plan until the Ministry authorizes the District to proceed with the site acquisition.

School Site Requirements

In new areas of development it is important to ensure there is a sufficient supply of developable land available to meet public and school needs in appropriate locations. The early identification of potential development areas and increased consultation with the School District help ensure, if and where appropriate, the identification and designate lands for educational use in Comprehensive Development Plans and Neighbourhood Plans.

The standard size for a school site in developing areas is:

- 2.4 hectares (6 acres) for an elementary school;
- 4.0 to 4.8 hectares (10 – 12 acres) for a middle school;
- 5.7 hectares (14 acres) for a secondary school.

School sites should be:

- located as near as practical to the centre of the area being served;
- be relatively flat (less than 5% slope) and rectangular in shape;
- have adequate soils for building foundations;
- be located on a collector rather than an arterial road;
- be connected to the pedestrian walkways, sidewalks and public transit.

It is important that the City and the School District continue to work co-operatively to serve our common public citizens. We trust the foregoing will be helpful in addressing the public education component of the future planning in the City. Please don't hesitate to contact us if you wish more discussion on any of the items identified above.

Sincerely,



David Widdis
Planning Manager

Copy: Delta Carmichael, Secretary Treasurer
Rob Drew, Director of Operations
Stuart Kamstra, Assistant Director of Operations

WEST KELOWNA OCP REVIEW – UDI OKANAGAN FEEDBACK

March 24, 2023

Comments:

- 1) 6 storey: 2.75 FAR (equivalent to 2.35 net FAR)
- 2) 8 storey: 3.5 FAR (equivalent to 2.95 net FAR)
- 3) 12 storey: 5.5 FAR (equivalent to 4.65 net FAR)
- 4) 14 storey: 6.5 FAR (equivalent to 5.5 net FAR)

Additional comments about draft height and density:

- The feasibility of developing 8, 12, and 14 storeys is very limited. Recommendation to consider significant height and density proposals for areas where DWK wants densification beyond 6 storeys. The transition from wood frame to concrete is significant, and the density and height must be sufficient for higher density development to be feasible; otherwise, development will be limited to 6 storeys. For areas where concrete high-rise development is desired, minimum heights of 19 – 25 storeys should be considered.
- Similarly, low density neighbourhoods, planned for 1.0 and 1.5 FAR, need to be increased in order to provide the framework for apartment development. 3 storey apartment development is very challenging. 6 storeys should be considered base heights for apartments. For areas where DWK wants to see apartment development, FAR of 2.75 should be considered, otherwise, the predominant achievable form of housing within the 1.0 to 1.5 FAR is townhouse.

Comments about rental housing:

- West Kelowna should consider introducing a rental housing property tax incentive program to encourage more rental housing. The benefit of municipal tax exemptions is currently magnified by Provincial tax exemptions, thus increasing the benefit to the community.
- Rental housing is a very effective tool for providing affordable housing. Requirements for affordable housing in non-rental projects are very difficult to accommodate in condominium development (essentially a tax) and is also very difficult to administer from a municipal perspective. Rental housing incentives and healthy rental development is a superior solution to affordable housing, than regulated units within non-rental projects.

Impact of taxes, charges, and regulation on housing:

- Taxes, charges and regulation create barriers to developing housing. The feasibility of many projects often hinges on costs. Introduction of new costs and escalation of existing charges limits the volume of new housing that is feasible. Housing supply is the key to pricing. The

higher the volume of new housing, the more affordable prices are. As housing becomes more expensive to develop, prices must rise to off-set costs.

Growth

- Community Growth and housing targets are dependent on new housing. Barriers to new housing will limit growth and affordability.

Agriculture

- Sub divisions are not supported by eco-tourism
- There is nothing about agri-tourism in the OCP
- Farmers/Vineyard owners are looking for ways to generate income
- No mention of second residence on land

Section 1:

1.1 Purpose of the OCP (pg 12)

- A 227-page document is not a guiding policy

1.2 Frequently asked questions (pg 13)

- Why is an OCP important? To attract the right kind of community builders

1.5 Our West Kelowna Today and Tomorrow (pg 17)

- Where is this data coming from?
- refer to Andrew Ramlo growth projections, updated based on new
- immigration numbers, this only equates to 600/year
- WFN is experiencing 28% growth rate
- people don't like elevators, they like backyards or shared community amenities
- Covid has changed everything. from home office impacts, movement away from high rise, etc.

Pg 18 West Kelowna population projections graph:

- There is a supply issue that impacts these growth numbers. If more supply was available, more affordable, more people would move here

Pg 19 Housing Projections:

- Affordability will drive the future housing market into smaller townhomes and mf. This is based on total cost of construction and rising land values.

Pg 21 – 20 Year Housing Distribution (Based on Growth Concept

- not enough emphasis on single family - higher demand
- it's become unaffordable in City of Kelowna, so families will look to West Kelowna for growth

Pg 22 – Anticipated Housing Distribution (table 2)

- Growth rates are not attainable based on FAR and land buildable area. Must take into consideration roadways, other building inefficiencies, etc. (pops)

Pg 24 – Retail

- Requires a lot more density/growth to support these types of retail nodes in the Westbank urban center.

Pg 26 - 1.6.1 – Growth Strategy

- E-bikeable is more accurate than walkable

Pg 27 – Map 2

- Limited infill due to topography
- Growth needs to be re-allocated

Pg 28 – How Does Density Impact Communities:

- Incentivize these areas - help create critical mass

Pg 29 – Growth Concept Areas

- Requires offices - the offices support the retail, services, public transit, etc. Residential augments this as well.

Section 2:

- Concerned that experience and lifestyle retail is not going to be drawn to the two proposed urban centers in the near future - too much highway commercial focus/feel
- Focus more attention on expanding opportunity for Neighborhood Centers to take hold, helping overall supply and making Urban Centers more attractive to developers to invest in retail and high density housing
- Neighborhood centers too small and not enough density allowed - FAR of 1.5 will not materialize into a 6-storey building
- Case study of Goat's NC using areas summarized for Block E Goat's Peak CDP yields only half the units that OCP is indicating are needed to be built there; tried with 2.35 FAR full build-out residential (no commercial at all and no extra public spaces) and only got 415 units (not the >500 indicated in the OCP); expand NC to Block D (would also comment that 500 units is not really dense enough to function as an active neighborhood center - concern it won't support the neighborhood retail needed to bring a NC to life)
- Believe West Kelowna is missing a focus on semi-detached and townhouse in their overall product mix - make zoning more attractive for this product type
- Apartment numbers are unreliable as a view into the future - too small sample sizes (big spikes in graphs which show past year are associated with single apartment projects)
- In relation to above comment, what does West K have on file that they are confident is moving forward? Anything in the two Urban Centers? Anything of substantial height and unit count?
- West Kelowna Estates in-fill opportunities seem limited due to topography - likely not to materialize in the additional units that the City is hoping to see in that form
- Boucherie Urban Center on a busy highway across from industrial area - how can the City incentivize developers to invest by addressing those hinderances with Urban Center specific policies?
- The description of Neighborhood Center is great - the unit yield envisioned for it is not aligning.....a "Complete" neighborhood which can attract small scale service retail requires more than a few hundred units
- City should support medium density residential land use as more than 4-storey build form (consider proximity to transit route or neighborhood or urban center?)
- Do we need a Mixed Use term in the land use designation table?
- Adjust zones to allow for small-scale ground floor retail in Medium Density - speak to that support in the OCP update
- FAR for 6-storey building should be minimum 2.35
- POPS don't make sense - this seems like the City is simply finding a way to push burden onto stratas and homeowner associations, which doesn't make any sense in dense cores (Urban

Centers and Neighborhood Centers).....these spaces are an extension of the public realm and the City collects tax dollars to maintain this - this is further supported by Section 3 when speaking about public realm and "sense of place"

- A well-functioning "High Street" on Brown Road is hard to envision - the highway corridor getting stopped by proper High Street foot traffic will jam highway traffic more than it is already...envision MOTI being very difficult in this build out and opposed to applications regularly
- Bump up heights and FAR in Boucherie Urban Center, or consider creating an Urban Center specific density map to allow for the high-rise in certain areas i.e.. a height transitional approach from Boucherie Mountain towards highway, the same way there appears to be a proposed transitional approach for the Westbank Urban Center
- What is going to happen to existing City Hall site when new one is built? Opportunity for the City to plan for a fitting community amenity that isn't already there?
- Seeing Gellatly Neighborhood Center Policies, none for the others....is something missing?
- Thrifty Foods picture in Section 2.7.2 is absurdly out of place given the areas of land identified for these NC's, and the FAR's associated - the vision is great, but the size of the NC's and the policies proposed won't result in that vision
- Add Stacked Flats as a building type? (not really apartment, and not townhouse either)
- Can we get the rationale for the comment in Tourist Commercial about avoiding the stretch between Glenrosa and Crystal Mountain Resort?
- 10m is overly wide for public trail access adjacent creek etc. for trails
- Section 2.19.3.3 - this doesn't make any sense. Why is the OCP indicating a need to assess the need for the Goat's Peak development when the CDP is approved and the City is highlighting the area as a needed Neighborhood Center.....is this point an old point that is now irrelevant?
- Section 2.19.3.1 - believe this is done given the trail network plan and agreement to prep a parking lot for the trails

Pg 32 – 2.1 General Land Use Policies

- Net Tree Positive, Nonrestrictive

Pg 33 - #11. Agricultural Land Reserve

- Include consideration for lands that are currently fully serviced

Pg 33 - #13.

- New commercial land uses involving drive-through facilities need to be well thought out, not discouraged

Pg 34 – 2.2 Land Use Designations Summary:

- Wood frame
- Do not limit concrete height.
- Show >7 storeys instead

Pg 38 – 2.3 West Urban Centre Mixed-Use Corridor

- Revitalization of urban center through promotion and incentives
 - Public transit and transit-oriented development incentivizes density and other entitlements
- USES

- Includes amenity bonusing and affordable housing component - 0.5 additional far

MAXIMUM DENSITY

- NO NEED TO LIMIT
- 2.35 FOR 6 STOREY
- 2.95 FOR 8 STOREY
- 4.1 FOR 12 STOREY

- 4.7 FOR 14 STOREY

Pg 38 – 2.3.2 Policies

#3.

- Not required - this is the designated area for high-rise.
- The spacing/separation of towers should be a consideration

Pg 39 – Figure 9

- Pedestrian crossing requirements over/under passes Highway 97

Pg 39 #12&13

- Pops is ambiguous - refer to zoning? Public or private
- Is this a city maintenance concern?

Pg 40 – 2.4 Westbank Urban Centre – Commercial Core

- Maximum Density: Increase FAR from 2.5 to 3.0

Pg 41 – Figure 10

- Identify ministry of transportation impacts
- This is being ignored

Pg 41 - #10

- Downtown concept "big box" - should not be discouraged

Pg 42 – 2.5 Westbank Urban Centre – residential shoulders

- Maximum Density: Increase FAR from 2.0 to 2.5

Pg 43 – 2.5.2 Policies

#3

- Not required - this is the designated area for mid/high-rise.
- The spacing/separation of towers should be a consideration

Pg 44 – 2.6 Boucherie Urban Centre

- Maximum Density: Increase FAR from 2.0 to 2.5

Pg 46 – 2.7 Neighbourhood Centres

- Maximum Density: Increase FAR from 1.5 to 2.35
- 6 storey required to meet growth projections

Pg 47 – 2.7.2 policies

#5

- Not required

Pg 50 – 2.8 Medium Density Residential

- Maximum Density: Increase FAR from 1.0 to 1.85 for 4 storey, 2.35 for 6 storey

Pg 53 - 2.9.1 Low Density Residential Objectives

- Where is infill going to happen here?
- Infill in Kelowna estates is a challenge from a topographic perspective. This growth needs to be re-allocated

Pg 54 – 2.10 Commercial

- Maximum Density: Increase FAR from 1.5 to 1.85 for 4 storey, 2.35 for 6 storey

Pg 60 – 2.13 Educational/Institutional

- Maximum Density: why limit this?
- Consider incentives for university type projects, college, private school.

Section 3

- What does the City mean by encouraging the use of "edible landscaping"?

- Section 3.2.2.4 - Promoting higher degree of mixed land uses within growth centers to reduce the need for vehicles is a good goal - need those centers to have enough mass to support retail/office uses within them (speaks to FAR shortage again)
- Section 3.2.2.6 - Is MOTI going to support "traffic calming" on Brown Road where they are surely focused more on highway traffic flow? (a bi-product of traffic calming tends to be increased congestion)
- Are there any anticipated incentives related to promoting car-share programs that are City initiated, not just focused on what MF developers can do with those car-share companies?
- Section 3.2.3.1 - This goal of protected natural areas supports comments at recent round table, that the Remnant Land Policy doesn't work well in hillside areas - these areas of irregular shaped open/natural space should contribute to City owned/protected lands for the development of public trail networks
- Section 3.3.2.3 - this goal supports the development of regional stormwater management sites which would be beneficial when the alternative is often each and every developer installing underground tanks/infiltration galleys - where there are opportunities to support regional stormwater facilities, the City should assist developers in coordinating to develop these, just like they do a reservoir that services more than one development area
- Section 3.4.2.2.4 - while this is an initiative that all should support, during times of economic stress and when housing affordability is a serious issue, public buildings should be responsible in their choices of what design elements to incorporate, as many options have very high up front cost which will ultimately land on the tax payer at a time when that's the last thing that residents need; Focusing energy on retrofitting existing buildings as per Section 3.4.2.1.2 is likely to make a bigger difference in terms of energy consumption costs for public buildings
- Are there any initiatives that have already been started that are related to a "regional air quality program"??
- Section 3.4.4 - With Step Code implementation continuing and the building department already responsible for ensuring that is being followed, what would "Climate Action Coordinator" be responsible for overseeing?
- Section 3.5.2.1.3 - "Functional" access to the lakefront sometimes requires the City develop the lakefront - responsible development vs protection - will the City champion the build out of public realm for the purposes of enjoying the lakefront?? (West Kelowna Yacht Club and Gellatly Boat Launch and likely other waterfront access points will need some expansion/improvement at some point to support growth in Goat's and Gellatly and other areas)
- Section 3.5.2 - seems largely redundant to previous section in OCP which covers Greenbelt and Greenways - consider combining into one location
- Section 3.6.1.1.7/8 - this is another support for why the City should maintain ownership of significant public realm spaces - these types of events and programming are not fitting for POPS
- Section 3.6.3.2 - too much "explore opportunities" - would be more bold about how the City plans to immediately put into effect some of these policies (expedited approvals for in-fill through delegated authority is a good example)....."exploring opportunities" is easy to ignore/abandon. Language is too soft
- Section 3.6.5.1.2/2.1 - NCs will need to be bigger if public health and medical facilities are envisioned (even "smaller" services are generally not small floor areas associated for those uses)
- Section 3.7.1.5/2.6 - Support mixed use buildings in the industrial areas - light industrial is showing to successfully mix with commercial/office/residential - this promotes a live/work/play environment and CPTED through natural surveillance in these light industrial areas
- Section 3.8.2.3.a - Push for delegated authority through this OCP update!

Section 4

- Section 4.2.4.3 - Note something to do with affordability component - too much criticism of "simplistic" design which is something that needs to be supported when trying to bring price point sensitive product to market (let market be more of a driver)
- Section 4.2.5.7 - Re-vegetating proposed cut/fill slopes in hillside development should not require planting of shrubs/trees - doesn't provide additional stability above and beyond establish hydro-seeding and creates a maintenance issue on terrain that is difficult to walk in some areas - in addition this is not a requirement of nearby municipalities and things work perfectly fine in those areas - finally, trees on slopes ultimately block views which hillside residents value and the result is future residents wanting to remove the trees (this same comment applies to Section 4.9.5 Hillside DPA)
- Section 4.2.7 - recommend townhome projects that are 4 units or less DO NOT need to go through Form and Character DP (filing of Disclosure Statements is not required until strata projects hit 5 units or more, so it seems natural to cut it off there)
- Section 4.2.7 - if light industrial low-rise mixed use is going to be considered "mixed use", assuming it will be put through a Form and Character DP, but should specify
- Section 4.2.8.1 - a 1.5m setback above the 3rd storey doesn't seem necessary on side yards or rear yards when dealing with a 6-storey or less.....would argue it just complicates the design and reduces efficiency - can this requirement be limited to those builds that are above 6 storey? (or consider eliminating the need for this on side yards at least)
- Section 4.2.11.8 - Parking not permitted within front yard setback - there must be some exceptions to this that should be spoken to....wording like "unless site constraints require it" or "unless supported by City Staff as the most functional option" (not to mention point 10 in this section speaks to there being a scenario where parking does exist in the front yard setback)
- Section 4.2.11.14 - Gravel parking should be permitted in industrial setting if suited to the business that is operating, as well trailhead parking lots if being constructed by developer where dust control is not a concern
- Section 4.2.12.5.c - in cases of separated sidewalk, does the City not want street trees in the boulevard? Private property owners can maintain them if in a newer subdivision where irrigation sleeves cross the sidewalk, however where there are not private property owners with developed land, the City could either install an irrigation system themselves or defer tree planting by developer until private lands are built out
- Section 4.2.12.15 - significant cost savings using #1 pot size shrubs instead of #2 - consider revising min size requirement / all municipalities using 6cm caliper as min tree size has resulted in shortages in the past (consider going to 4-5cm to put the City in a position where supply issues are less a factor in streetscapes getting finished)
- Section 4.2.12.17 - why no rock mulch included in the list (least maintenance heavy option)
- Section 4.2.14.4 - confirm placement within road ROW is supported?
- Section 4.3.5 - when building commercial mixed use within Urban and Neighborhood Center, does this DPA also apply, or only the Urban and Neighborhood Center DP requirements?
- Section 4.3.5.13 - do Urban Centers have zero lot line front yard setbacks, or at least just the "High Street"? (if so, will the City be entertaining a hardscaped High Street boulevard that those businesses can use for seating to support their business and functionality for pedestrians?)
- Section 4.3.5.14 - within Urban and Neighborhood centers, thought towards a larger public realm plaza that serves this need for all the nearby businesses should be considered to avoid all the individual projects building minimum spaces that are seldomly used

- Section 4.4.4.4/15 - good spot to insert comment about light industrial mixed use with office/residential
- Section 4.5.5.3 - example image appears to show zero lot line setback on the frontage for the High Street - assuming the City will be planning for street furniture and/or allowing businesses to use the public realm for mobile seating/tables - are the cross sections being considered for this High Street going to have wide enough boulevard to support this function? If not and businesses want outdoor seating and other don't the result may be a lot of variation in front yard setback which can look goofy when combined with zero lot line side yard setback build outs
- Section 4.6.4.6 - could the existing City Hall site be a candidate for building this Urban Center entertainment hub? (DCC plaza/park space?)
- Section 4.6.5.22.a - this appears to be mandating POPS, or is it just highlighting the need for a connection i.e. gate or similar? (mixed use developers are going to respond well to POPS being mandatory)
- Section 4.7.5.11 - could see the odd scenario where site constraints make this a big challenge - consider adding language that speaks to potential exception to rule
- Section 4.7.5.12/7.4 - these items raises a question - is the City planning for any parkades in any of the Urban Centers at some certain massing?? Do they own any land that would be well suited?
- Section 4.7.5.14.a - the NCs don't appear large enough in size to achieve this.....need more than a few land parcels to do this successfully (Goat's and Smith Creek NCs are too small); the point about building "stepbacks" works, but to earlier points about the NCs being too small, this point is another to highlight as a good reason to expand them area wise
- Section 4.7.5.18 - may be growing pains, but this might not be possible if the adjacent low-density residential is within the future NC area - City needs to support when appropriate
- Section 4.7.5.25 - if the zoning associated with NCs will allow for zero lot line side yards to create smaller "High Street" feel, recommend setbacks above second storey only apply to frontages on local roads or public plazas (allow zero lot line on side yards and allow no stepback on lane frontages if that's the case)
- Figure 47 appears out of place - looks like it should be on the next page

Section 5

- Section 5.3.1.8.d/e - should note exception for intermittent material processing (crushing/screening) for materials sourced from and intended to be used within the same Urban or NC; City should support sustainability pros of processing onsite materials for use in road structure, when the material is deemed suitable by geo (can help cut/fill balance and significantly reduce hauling requirements from aggregate source sites, saving emissions and reducing demand on existing road network)
- Section 5.4.3.p.i - why is this a goal of the CDPAs? If the hillside area is entirely developable i.e. 20% slope or less, why would the City want or need more than the typical 5% parkland dedication requirement? (The City needs units to combat affordability issues)
- Section 5.4.3.q - supports prior notes that the Remnant Land Policy shouldn't really apply to hillside CDPAs



OVERVIEW

The City of West Kelowna is a growing and vibrant community. Between 2020 and 2040, we anticipate welcoming over 12,000 new residents. The Official Community Plan is the road map that will help us guide how and where we will shape this growth in the future.

This document contains objectives and policies that will guide the decisions of our Council and City staff towards creating a city that is reflective of the #OurWK Community Vision, a separate document that sets the vision for West Kelowna in 2040.

Summary of Comments on WFN May 2_2023 Ref Response - condensed PDF comments.pdf

Page: A

Author: kelli	Subject: Sticky Note	Date: 26/04/2023 3:16:33 PM
Interactive Map - possibly provide WFN zoning or land use instead of showing WFN as a white area. This will assist in showing what is adjacent to CWK		
Author: carlaeaton	Subject: Sticky Note	Date: 08/05/2023 1:11:48 PM
We have amended the maps and schedules to include WFN parcels and roads in grey scale to address similar public comments as well		

1.5 OUR WEST KELOWNA TODAY AND TOMORROW

The City of West Kelowna is located on the western shore of Okanagan Lake, on the traditional territory of the Syilx Okanagan people. The City of West Kelowna has an area totaling approximately 12,353 hectares (123.53 square kilometers) and spans from Highway 97C in the south to Rose Valley and Bear Creek Road in the north. This OCP encompasses the entirety of the City.

Our City has many neighbours, who we seek to collaborate with in implementing our vision:

- North: Westbank First Nation Community Forest, the Regional District of Central Okanagan, including rural Crown land and large private land holdings.
- East: Okanagan Lake, The City of Kelowna
- South: The District Municipality of Peachland
- West: Regional District of Central Okanagan

Our closest neighbours are the Westbank First Nation, who govern two adjacent reserves: one in central West Kelowna, and another on the City's eastern boundary. These areas, established in 1860 and overseen by the Westbank First Nation since 1963 are known as Tsinstikeptum Indian Reserves 9 and 10, respectively (referred to as IR#9 and IR#10 in this document), and comprise a total of approximately 980 hectares (2,420 acres). Westbank First Nation has been self-governing since 2005 and their administration operates independently.

West Kelowna values these neighbours as collaborative partners. As more people move to establish a career, develop connections with their neighbours and invest in the future of their community in the Okanagan Valley, our collaboration with neighbours to manage this growth is essential in fostering healthy, sustainable, and thriving communities while protecting our natural areas. A coordinated, collaborative planning approach, founded upon a shared vision, will enable West Kelowna to direct growth and manage change for the long-term health of the community, and the Okanagan Valley.

OUR PEOPLE

The City of West Kelowna is a vibrant and growing community. Our People is a foundation of the #OurWK vision as it reflects the people of West Kelowna's contributions to creating a more welcoming, equitable and sustainable community. The following section explores West Kelowna's anticipated population trends, as a baseline for the policies in the OCP.

Population Statistics

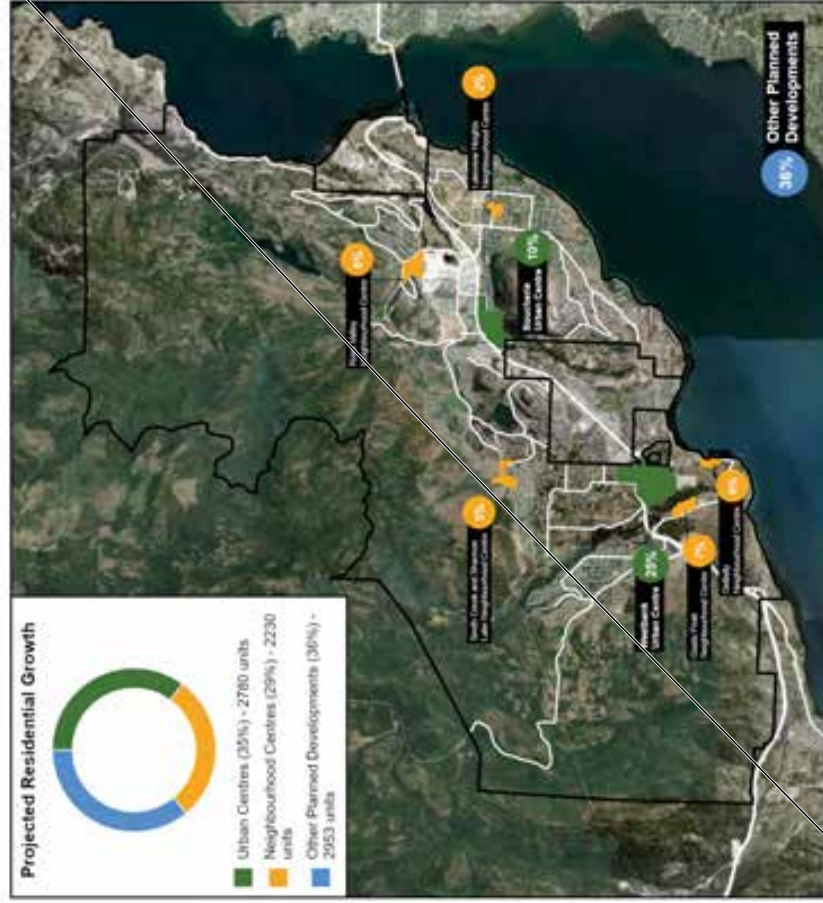
West Kelowna's growth has been a continuous story. According to the 2021 Statistics Canada Census, the population of West Kelowna is 36,078, which represents an increase of just over 10% from the 2016 Statistics Canada Census population of 32,655, and 32.3% from the 2008 population of 27,261.

Looking ahead, it is estimated that the population of West Kelowna will grow an average of 1.5% every year until 2050. This translates into an estimated future population of 41,961 in 2030, 48,223 in 2040, and 54,147 in 2050. These projections represent a slight increase from those made in the last version of the OCP. A growing population means that as we continue to grow as a community, we will need to create places to live, work, and play for existing residents and the approximately 12,000 additional people we anticipate welcoming by 2040.

West Kelowna, like many cities in Canada, has an aging population. In 2021, the median age of West Kelowna was 44, a slight decrease from the 2016 median age of 45.2. Further to this trend, 21.4% of residents are over the age of 65, with an additional 15% aged 55 to 64. This is slightly higher than the provincial average. By 2050, these percentages are expected to increase.

Page: 1

	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:11:03 PM
include WFN			
	Author: lalman	Subject: Sticky Note	Date: 27/04/2023 1:37:07 PM
Also include (WFN) in brackets after this so for the rest of the document WFN is clear			
	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:11:24 PM
WFN is not within West Kelowna			
	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:12:32 PM
add population comment (100008th). All are residents of the Westside and cross boundaries			



Map 1. Projected Residential Growth

Retail

The rapid adoption of online shopping and delivery services is continuing to change the retail market. Currently, West Kelowna's retail supply must be considered alongside the retail supply within the Westbank First Nation Lands, as both serve the same populations.

According to the Colliers Real Estate Inventory and Growth Projections report from 2021, it was estimated that West Kelowna and Westbank First Nation have a combined total of 147,716 square metres of retail space, and a vacancy rate of 6.5%, representing a healthy retail market. Westbank First Nation Land contains 64% of this retail space, which holds the majority of the big box stores. Smaller-scale retailers are more concentrated in West Kelowna, particularly in the Westbank Centre. While opportunities for big box retail are limited in West Kelowna, there is an opportunity to develop lifestyle and experience-oriented retail nodes. These often take the form of blocks of small, street-orientated shops.

Introducing small-scale Retail in Neighbourhoods

West Kelowna is estimated to see a demand for an additional 10,219 square metres of retail space by 2030, and 30,379 square metres by 2040. As West Kelowna's population continues to grow, and communities densify, opportunities begin to emerge to introduce small-scale commercial centres in neighbourhoods other than Westbank Centre. These types of uses can support the daily needs of residents within walking distance, reducing dependence on the automobile and enriching the neighbourhood experience.

Mixed-Use Development

West Kelowna's developable land is limited by topography and agricultural uses. Providing more opportunities for mixed-use development that combines commercial, office, entertainment, and residential in the same building is a way to supply West Kelowna with more retail space, while conserving land for other uses.

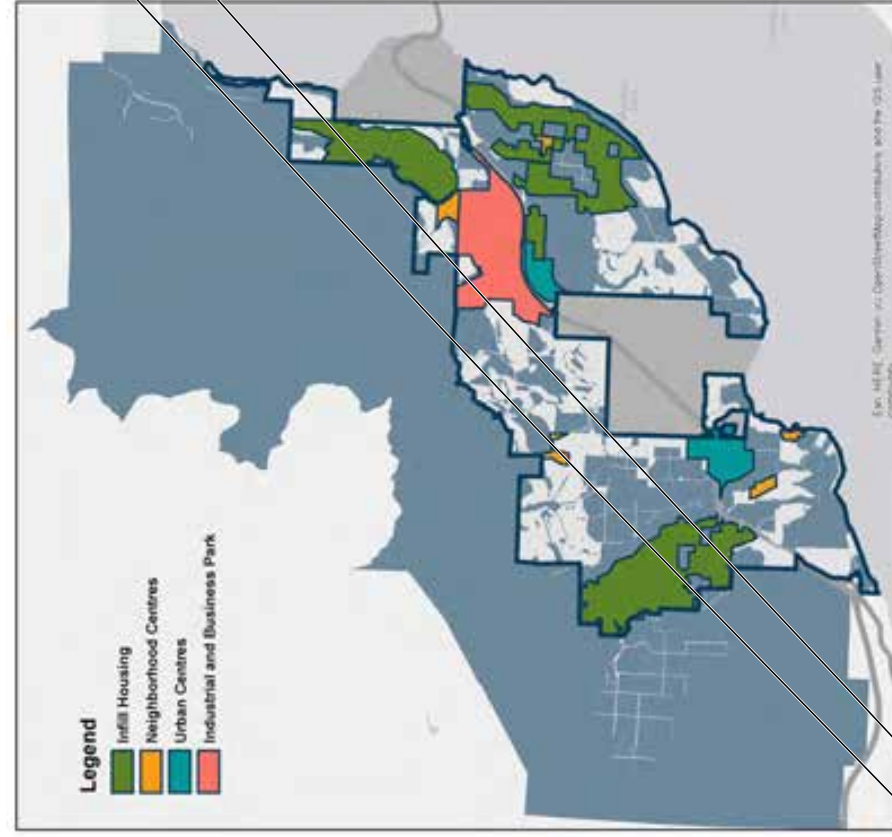
Office

The rise in working remotely has softened the demand for office space in many jurisdictions across the country. West Kelowna currently has 33,972 square metres of office space with a vacancy rate of 5.9%. This market is relatively small, with ambulatory healthcare services, professional services, and public administration being the largest occupiers.

West Kelowna is estimated to see demand for 8,826 square metres of additional office space by 2030, and 14,493 square metres by 2040.



City of West Kelowna | Official Community Plan



Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:14:08 PM
	don't grey out WFN to the point where it looks like nothing is there.	
Author: jallman	Subject: Sticky Note	Date: 27/04/2023 1:40:43 PM
	label WFN again - IR 9 and IR 10	
Author: krell	Subject: Highlight	Date: 26/04/2023 3:14:12 PM
	Does not seem very inclusive when WFN Lands are gray or white and with no labels to identify WFN Lands	

2.3 WESTBANK URBAN CENTRE - MIXED-USE CORRIDOR (AREA A)

The Westbank Urban Centre – Mixed Use Corridor land use designation applies to a specific sub-area within the Westbank Urban Centre, generally the lands located directly east and west of Brown Road between Gossett Road and Ingram Road.

The designation is intended to promote a high density, mixed-use precinct that encourages a walkable, pedestrian- scale experience through thoughtful urban design and active street-oriented uses. A high density of residential and office use in this area will support a successful and attractive **public realm**. This designation supports development with public-facing uses such as retail, hospitality and entertainment at the ground level, with more private uses such as office and residential on the upper storeys.

USES	MAXIMUM DENSITY	BUILDING HEIGHT
- Mixed-use buildings - Institutional, and ancillary housing initiatives - Live-work units - Parks and open space, and pedestrian connections	Up to 3.5 Floor Area Ratio (FAR) or as guided by policy	High-rise

2.3.1 Objectives

- To provide convenient access to services that meet the needs of residents for employment, shopping and amenities in the Mixed-Use Corridor by encouraging densities necessary to support a well-connected, walkable area and public transportation.
- To provide a centralized service centre that meets a range of community needs and which is conveniently accessible for the whole city.
- To encourage purpose-built rental and new multi-unit housing in the Mixed-Use Corridor.
- To have Brown Road develop into a **high street**, thereby being the most prominent area for a mix of activities with street fronting commercial uses.
- To secure and develop high-quality park and plaza space in Westbank Urban Centre.

What does "mixed-use" mean?

Mixed use refers to buildings that allow for more than one purpose. These buildings commonly consist of mid-rise or high-rise buildings with retail or commercial uses on the lower floors, and residential uses above.

2.3.2 Policies

- With the exception of Institutional uses, only mixed-use, mid- to high-rise development containing ground level commercial or office, which may include residential or hotel uses above, shall be permitted in the Mixed-Use Corridor. While permitted at the ground level, office use is encouraged to be located above ground level to ensure an activated street corridor.
- All development should design the building mass, form and details to create an interesting and pedestrian-oriented environment at the street level that is focused on active uses.
- Densities greater than 3.5 **FAR** and/or building heights above 12 storeys may be considered, where appropriate and if impacts to adjacent properties are sufficiently minimized, to promote transit-supportive development and/or specific community benefits including **affordable housing** units, childcare and recreation facilities, and others at the City's discretion. Shadow and view impacts to adjacent properties must be mitigated to the satisfaction of the City.

2.4 WESTBANK URBAN CENTRE - COMMERCIAL CORE (AREA B)

The Westbank Urban Centre – Commercial Core land use designation applies to the areas east and west of the Mixed-Use Corridor, with Ingram Road as its southern boundary and includes lands fronting Old Okanagan Highway at its northernmost extent.

The designation is intended to promote the development and redevelopment of higher density commercial uses and mixed-use buildings that contribute to active street frontages and a strong urban core.

USES	MAXIMUM DENSITY	BUILDING HEIGHT
- Commercial, including office and retail - Mixed-use buildings - Institutional, and ancillary housing initiatives - Live-work units - Parks and open space, and pedestrian connections	Up to 2.5 Floor Area Ratio (FAR) or as guided by policy	Mid-rise to high-rise



2.4.1 Objectives

- To encourage existing lots that are used for low density commercial to be redeveloped as high density commercial or mixed use to better utilize existing areas, improve street fronting design, and the pedestrian experience.
- To encourage future growth in this area to contribute to the creation of an employment and service centre for the community.
- That development in this area contributes to the overall vibrancy of the Westbank Urban Centre.
- To provide convenient access to services to meet the daily needs of residents and visitors.
- To secure and develop high-quality park and plaza space in Westbank Urban Centre.

What is a “pedestrian focused environment” or “pedestrian scale”?

These terms refers to designing buildings and spaces that specifically consider the needs and perspective of pedestrians and how people interact with the building and space, encouraging safer and more usually interesting places.

2.4.2 Policies

- Development should be primarily commercial or mixed use in a form that supports a transition to the residential shoulders from more intense land uses to less intense.

WFN lands are directly adjacent to area B (along Old Okanagan Hwy & north side of Hwy 97). The CWK model of "stepping down" in height/density towards residential neighbourhoods is a great idea, however the land directly adjacent to WFN here is not residential, it is currently low-rise commercial, and WFN plans on also allowing higher density (12 - 22+ storeys) in the future. This area would be better situated to be associated with area A.



Figure 10. Westbank Urban Centre - Commercial Core

2. All development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.
3. Densities greater than 2.5 FAR and/or building heights greater than 10 storeys may be considered, where appropriate and impacts to adjacent properties sufficiently minimized, to promote transit-supportive development and/or specific community benefits including **affordable housing** units, childcare and recreation facilities, and others at the City's discretion. Shadow and view impacts to adjacent properties must be mitigated to the satisfaction of the City.
4. Where Council is considering additional densities and heights for developments including an extraordinary community benefit, public consultation will be required despite any ability to waive public hearings under the *Local Government Act*.
5. Incorporate transit-oriented and active transportation design elements.
6. No new low-density residential zones or low density commercial zones are to be created or permitted within areas designated as Westbank Urban Centre – Commercial Core.
7. Support uses and activities that encourage both daytime and evening activities.
8. Consider the protection of views to Okanagan Lake and Mount Boucherie through any potential zoning amendment as applicable, and through building design during the development permit stage.
9. Support **pop-up** uses and structures that are temporary and transportable in order to enliven streets, public areas, and **publicly accessible private spaces**.
10. Discourage "big box" auto-oriented commercial development in the Westbank Urban Centre Commercial Core in favour of the establishment of compact, complete, pedestrian centres with a well-defined **streetscape** that supports pedestrian, bike and transit mobility.
11. Encourage uses which support and complement existing and planned institutional and civic functions within Westbank Urban Centre including City Hall and municipal facilities.
12. Consider additional residential uses in combination with the institutional use through a potential zoning amendment application if necessary, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, seniors, affordable or non-market housing. Supportive housing initiatives will only be considered as part of Province led housing facilities and must include on-site support services.

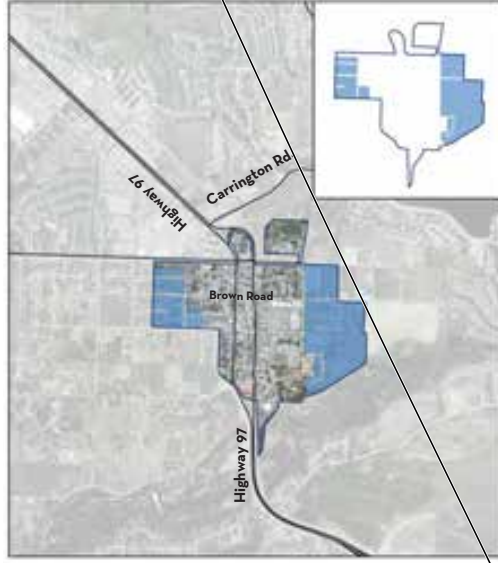


Figure 11. Westbank Urban Centre - Residential Shoulders

2.5.2 Policies

1. Low-rise residential development should take the form of townhouses (3 or greater units), New single-detached homes or duplexes are not permitted.
2. All multi-unit development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.
3. Densities greater than 2.0 **FAR** and heights greater than 6 storeys, may be considered, where appropriate and impacts to adjacent properties sufficiently minimized, to promote transit-supportive development and/or specific community benefits including **affordable housing** units, childcare and recreation facilities, and others at the City's discretion. Shadow and view impacts to adjacent properties from additional height must be mitigated to the satisfaction of the City.
4. Where Council is considering additional densities and heights for developments including an extraordinary community benefit, public consultation will be required despite any ability to waive public hearings under the **Local Government Act**.
5. Heights will transition downwards towards the edges of the Residential Shoulders to sensitively integrate with surrounding and anticipated development density.
6. Mixed-use development should create an appropriate transition from less intense to more intense land uses. Incorporate transit-oriented and active transportation design elements.
7. Use ground-oriented residential uses as a component to create sensitive transitional areas where the designation occurs next to lower scale uses, including institutional use such as a school.
8. Mitigate the impact of residential uses on non-compatible agricultural sites and ensure adequate **buffering** measures are utilized.
9. Encourage uses that support the existing and planned institutional uses within Westbank Urban Centre.
10. Consider additional residential uses in combination with the institutional use through a potential zoning amendment application if necessary, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, seniors, affordable or non-market housing. Supportive housing initiatives will only be considered as part of Province led housing facilities and must include on-site support services.

2.6 BOUCHERIE URBAN CENTRE

The Boucherie Urban Centre land use designation applies to the parcels generally in the area between Mount Boucherie and Highway 97, between Ross Road and the west of Capri Road.

The designation is intended to allow for the redevelopment of the area into a secondary Urban Centre in West Kelowna, providing residential and employment densities that, while lower than the Westbank Urban Centre, support commercial and recreational opportunities and a pedestrian-friendly environment. Higher densities will be focused around the transit hub adjacent to Highway 97 and near the Mount Boucherie Community Centre, before transitioning towards more medium and low-density forms to ensure compatibility with the surrounding context.

USES	MAXIMUM DENSITY	BUILDING HEIGHT
- Mixed-use buildings - Commercial, including office and retail - Multi-unit housing - Townhouses - Institutional, and ancillary housing initiatives - Live-work units - Parks and open space, and pedestrian connections	Up to 2.0 Floor Area Ratio (FAR) or as guided by policy.	Mid-Rise, with potential for low rise mixed use and townhouses at transition areas

2.6.1 Boucherie Urban Centre Objectives

- To promote a distinct and unique area, by focusing development characteristics that are appropriate and supportive of local civic services, parks, and natural amenities.
- To promote a diverse mix of housing to address housing accessibility and attainability.
- To promote mixed-use, commercial and medium density multi-residential development in Boucherie Centre as a secondary service hub for West Kelowna that supports alternative modes of transportation and walkability.
- To encourage a **complete neighbourhood** with commercial and mixed-use buildings offering convenient access to services to meet the needs of residents for employment, shopping and personal services in Boucherie Urban Centre by encouraging residential densities necessary to support walkable service.
- To provide services and amenities that support **infill** housing in the broader Boucherie neighbourhood outside of the Boucherie Urban Centre.
- To encourage lot consolidation to promote medium density multi-unit residential developments, as well as opportunities for commercial or mixed-use.
- To discourage "Big box" auto-oriented commercial development in Boucherie Centre in favour of the establishment of compact, complete pedestrian centres with a well-defined **streetscape** that supports pedestrian, bike and transit transportation.
- To secure and develop high-quality park and plaza space in Boucherie Urban Centre.

2.6.2 Boucherie Urban Centre Policies

- Provide a variety of housing layout, configuration, and tenure within mixed-use and multi-residential development that includes a focus on mid-rise buildings, where ground oriented townhouses are encouraged in podiums of mid-rise and taller buildings, where appropriate.
- Low-rise residential development may be considered to create a sensitive transition to areas of lower intensity use and form, but should take the form of townhomes (3 units or greater). No new low density, single-detached residential zones are to be created or permitted within areas designated as Boucherie Urban Centre.

2.16 RESOURCE LAND

The Resource Land land use designation applies generally to areas suitable for recreation, agriculture or forest or mineral extraction.

The developed areas of West Kelowna are bounded by private and publicly owned (Crown) lands which the OCP designates as Resource Land. Provincial forest, community watersheds, recreation tenures, open grazing, transportation networks and mineral resources are managed by provincial resource agencies through consultation with the local community and resource operators. The management of Resource Lands is complex, involving local, regional, provincial and WFN jurisdictions and multiple regulatory requirements.

USES	MAXIMUM DENSITY	BUILDING HEIGHT
- Natural resource extraction and forestry - Recreation - Agricultural uses - Parks and open space	Established by zone but intended for low density	Low-rise



2.16.1 Resource Land Objectives

- To protect environmentally sensitive areas to maintain their ecological function.
- To preserve significant view sheds of West Kelowna's natural areas.
- To protect and enhance agricultural resources.
- To protect community water resources and prevent negative downstream impacts.
- To support the use of Crown lands within the City boundary for rural resource values where they are consistent with the community's values.
- To demonstrate and encourage transparent and inclusive decision-making for Resource Lands with the WFN and other government agencies.



2.18.2 Natural Areas and Public Parks Policies

1. Apply the principles of **Crime Prevention Through Environmental Design (CPTED)** to parks and open space so that they are accessible in a safe and convenient manner.
2. Consider the policy and implementation direction established by the Parks and Recreation Master Plan.
3. Upon subdivision, the minimum 5% dedication of land or funds in lieu of dedication for parks will be used to complement the City's park system in accordance with the provincial regulations of the *Local Government Act*, and the City's Parks and Recreation Master Plan.
4. Seek to protect natural areas for its conservation value and where it complements the existing park and trail system through park dedication above the maximum 5% at subdivision, in line with the criteria and guidance provided by the Park Land Acceptance Policy.
5. Through a variety of strategies aim for 20% of land area within West Kelowna to be in the form of natural areas and **publicly accessible open spaces** such as parks, trails, and plazas. As areas develop, ensure sufficient open space is provided to offset the increased densities. (Refer also to Schedule 3, **Greenbelt** and **Greenways** Data table, which outlines the current area attributed to each of the seven types of **greenbelt** or **greenway** that contribute to the 20% goal within the **Growth Boundary** of the City of West Kelowna.)
6. Require Area Plans and Development Applications to include parks, open space, pedestrian and linear corridors and major recreation facilities. These must include consideration of the City's Parks and Recreation Master Plan, park pre-plans, community and staff input.
7. Encourage efforts by community organizations, Trusts and Service Groups to partner in the acquisition, maintenance or management of publicly owned spaces including parks, boulevards, foreshore, community gardens, trails, **greenways** and **greenbelts**.
8. **Coordinate park planning initiatives** with regional partners to ensure the efficient and effective provision of parks and recreation services, and to ensure that, whenever possible, linear parks connect across municipal boundaries.
9. Where appropriate, consider negotiation with agricultural landowners and appropriate provincial ministries and agencies, for provision of linear park linkages and public right of ways adjacent to or along the edge of, but not necessarily within, agricultural lands.
10. Consider acquiring significant large natural areas through purchase, donation, negotiation at the time of zoning or use of **density bonusing**, where such action is believed in the City of West Kelowna's best interest, and the land and processes comply with the Park Land Acceptance Policy.
11. At time of subdivision for all development types, and at time of zoning amendment for mixed-use, multi-residential, commercial, industrial and institutional developments, secure a **Statutory Right of Way (SRW)** for public access, up to 10 metres in width, where trails are included in a **Greenways** and **Greenbelt** Plan, or adjacent to creek corridors, or as otherwise identified during the development application process. The 10 metre corridor may be in addition to, and outside, any riparian management area requirements imposed through Environmental Development Permit Guidelines.
12. Continue working with RDCO, BC Parks and other community partners to foster the preservation and enhancements of West Kelowna's parks and open spaces.

3.1.3 Urban Design Policies

- 1. Where possible, design of new development should integrate visible links to the community's natural and cultural heritage.
- 2. New development should enhance the safety and security of community members by preventing and reducing opportunities for criminal activity through informed urban design, such as **Crime Prevention Through Environmental Design (CPTED)** principles.
- 3. New development should incorporate principles of universal accessibility.

3.1.4 Land Use along Major Roads Policies

- 1. Site design will generally orient primary building frontage to Major Roads, with parking and 'back-of-house' or servicing functions located to the rear.
- 2. Land uses adjacent to roads will be encouraged to enhance the visual character of the street through architecture, and urban design, including landscaping.
- 3. **Buffering** between Major Roads and other land uses will be required, where appropriate, such as through landscaping, plantings and open space.
- 4. Coordination with the Ministry of Transportation and Infrastructure, where appropriate, will be encouraged to improve the pedestrian environment along Highway 97 within the Westbank and Boucherie Urban Centres and at all major intersections and crossings.
- 5. Encourage the development of community gateways to include appropriate community signage, cultural and art displays within landscaped features, where possible through adjacent development application processes, or through City initiatives.
- 6. A Neighbourhood Identification Strategy and Signage Plan will be considered for implementation, where appropriate, across West Kelowna.



	Author: gdimnick	Subject: Comment on Text is this defined somewhere?	Date: 26/04/2023 2:25:34 PM
	Author: iallman	Subject: Sticky Note maybe cultural heritage is the wrong word. This could open a can of worms. History of the land/area? (going from how the volcanoes were developed, how the slyix lived on the land, how the settlers moved here to farm, to present day with everybody here residing together?)	Date: 27/04/2023 1:47:52 PM
	Author: gdimnick	Subject: Comment on Text coordinate with WFN along routes that run through both jurisdictions eg. Boucherie. While Boucherie is MOTI jurisdiction on reserve, it may not be forever and WFN has significant decision making authority over that route.	Date: 26/04/2023 2:26:41 PM

3.2 TRANSPORTATION



Transportation and land use are fundamentally connected. The way we grow as a city will significantly impact the way we move. Cities which are made up of communities that have a mix of densities, including centres with residential, business and recreational opportunities, result in shorter trips for residents more likely to be taken through walking, cycling or transit, resulting in less traffic volume and vehicle emissions. Additionally, areas that have denser and more concentrated residential and commercial land uses tend to be more successful in supporting frequent and reliable transit service, as well as a wider range of businesses.

As West Kelowna grows, we are committed towards shifting to sustainable transportation options. While the Transportation Master Plan outlines the path forward for our transportation infrastructure, the OCP outlines land use and development strategies that can promote a shift towards more trips being taken through active modes or public transit. Shifting to more sustainable transportation options is not only an effective way to reduce our carbon emissions, but it results in cleaner air for residents, healthier lifestyles, and oftentimes a tighter-knit community.

Policies and objectives that help to address transportation issues including traffic calming, transit priority, improved cycling and pedestrian infrastructure, and parking management will also help to achieve a more efficient and safer transportation system.

This OCP was developed alongside with the latest Transportation Master Plan, and both share a consistent vision for West Kelowna. The Transportation Master Plan includes detail on how the transportation network in the City will evolve, and additional policies to support the OCP and overall vision of the City.



3.2.1 Transportation Objectives

1. Make it easier for everyone to choose sustainable and affordable options for traveling to, from and within West Kelowna.
2. Improve the overall experience, convenience, and safety for all modes and residents through the design of streets and neighbourhoods.
3. Promote development in the Urban and Neighbourhood Centres that contributes to a critical mass of population to make walking, cycling and public transit viable.
4. Improve the safety and reliability for people and goods to move around West Kelowna.
5. Reduce greenhouse gas emissions through the design and operation of the transportation network, in coordination with provincial mandates.
6. Design and adapt transportation infrastructure to be resilient to climate changes and natural disasters.

3.2.2 General Transportation Policies

1. All development must consider the Transportation Policies within the OCP, as well as applicable policies within the Transportation Master Plan.
2. Develop and maintain a traffic model of the City's transportation network.

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Author: gdimnickl Subject: Comment on Text Date: 26/04/2023 2:28:43 PM
coordinate with WRN to create multi-jurisdictional linkages
Author: lailman Subject: Sticky Note Date: 27/04/2023 1:49:34 PM
Should also discuss the regional connection here

3. Implement a Transportation Master Plan (TMP) that addresses current and future needs for all transportation modes, including pedestrian, bicycle, public transportation and automobile while continuing to improve transportation safety through the implementation of infrastructure, design, traffic calming and construction best practices.
4. Promote a higher degree and intensity of mixed land uses within identified growth centres to reduce the need for vehicular travel and longer trips, and support frequent public transit service, and encourage high density and affordable housing near the transit network, particularly the Route 97 transit exchanges.
5. Create enabling conditions to make active transportation and public transit competitive with driving, especially within the Urban and Neighbourhood Centres, including locating higher and medium density residential uses near jobs and services.
6. In Westbank Urban Centre, the Brown Road corridor will serve as a focal point for urban design through new developments and traffic calming, ensuring this area is walkable, accessible, and attractive.
7. Promote recreation and active transportation through the development of greenway trails.
8. At subdivision and zoning amendment stages of development, ensure that walking and cycling paths and lanes for all users link to adjacent major natural areas, parks, schools, other public institutions, employment nodes, transit stops, and community activity areas, and within and between new and established neighbourhoods. Streets created by subdivision will be integrated with existing roads and planned out in ways that are conducive to walking and cycling.
9. Support regulations that require pedestrian and cycling facilities as part of new developments, including bicycle parking, lockers and shower/change rooms, as appropriate.
10. New development will introduce new or enhance existing pedestrian connections, including through financial contributions to off-site pedestrian network improvements, where appropriate.
11. Promote the creation of a car-share policy, zero-emission vehicles, EV charging stations, and measures aimed at maximizing transportation options in new development, including through reductions to minimum parking requirements.
12. Explore shared public-private parking facilities and other efficiency strategies such as car-share spaces.
13. Leverage proposed development in Urban and Neighbourhood Centres to improve the active transportation network.
14. Development applications need to consider emergency access/egress, where appropriate.
15. Encourage an enhanced investment in pedestrian, cycling, and transit connections to and around schools and other locations with vulnerable users.
16. Continue work to reduce active transportation crossing barriers at key locations, such as intersections, creeks, and highways to increase options for people's movement in an effort to enhance community connectivity.

3.2.3 Greenways and Linear Trails Policies:

Greenbelts and Greenways have been identified as part of a concept for an interconnected network of existing and proposed community-wide linear trails, parks, greenspaces and/or protected areas (see Schedule 2 - Greenbelts and Greenways Concept map). The goal is to preserve natural areas and significant landscape features, **buffer** development edges, strengthen recreation opportunities and support **multi-modal transportation** alternatives. **Greenbelts and Greenways** consisting of trees and climate-appropriate vegetation serve to improve community health and livability. Additional linear trails may also be identified as part of the Transportation Plan, or at time of application review. Linear trails, and lands within proposed **Greenbelts** and **Greenways** may be protected, preserved, dedicated, or acquired at the time of zoning amendment and/or subdivision.

1. Linear trails and **Greenways** should significantly contribute to the City's goal for 20% of land area within West Kelowna to be in the form of protected natural areas and/or publicly accessible parks, trails, and greenspaces to ensure sufficient open space is provided to offset increased densities.
2. As a key component of the City's transportation network, support the protection and acquisition of linear

3. Continue to implement the Water Conservation Plan, and consider updates as necessary, to support water conservation and water quality objectives through educational tools and programs, water restriction policies, water loss management, rate and billing analysis, and others methods.
4. Reduce water and energy consumption by the City, residents, and businesses.
5. Continue to provide a cost-effective, safe, and sustainable supply of drinking water.

3.3.3.2 Water Policies

1. Ensure a safe supply of drinking water, including collaboration with **Westbank First Nation** regarding water service connections to the City's water system.
2. Balance the needs of a growing city with water availability for agriculture.
3. Explore the implementation of a range of measures to reduce community water consumption including outdoor water use restrictions, development and building bylaws, universal water metering, rainwater harvesting and conservation-oriented water rates.

3.3.4 Stormwater

The City owns, operates, and maintains the stormwater collection system within its boundary. As part of the vision for Our Adaptability to address the impacts of climate change and planning ahead for infrastructure needs, an increased emphasis on sustainable stormwater management is needed. This includes the proactive design of stormwater systems to protect natural habitats and water quality and mitigate flooding and other damage to public or private assets. The community seeks to manage stormwater through capture and ecological treatment, mimicking natural systems and demonstrating the City's leadership in sustainable design and asset management.

3.3.4.1 Stormwater Objectives

1. Proactively reduce the impact of stormwater runoff to downstream terrain, infrastructure and **watercourses** through planning and design.
2. Promote the benefits of **low impact design** and stormwater infiltration through educational initiatives and programs.
3. Consider watershed health and sustainability objectives at the beginning of all land use planning processes, to ensure policies support resiliency and water quality improvement.

3.3.4.2 Stormwater Policies

1. Ensure the design and management of storm water will avoid impact to downstream properties.
2. Support the integration of rainwater detention, infiltration and conveyance systems with community or natural amenity space where possible. Promote park and **streetscape** designs that serve as temporary rainwater detention and encourage rain gardens and other forms of low-impact development. Where a surface drainage system has been designed to function as a park or natural open space, it is not eligible as credit towards Local Government Act parkland dedication requirements at time of development, except at the City's discretion.
3. Reduce runoff through promoting permeable surfaces and discouraging impermeable surfaces.
4. Design new rainwater infrastructure to manage flows to pre-development rates including future climate change projections. This includes preventing frequently occurring small rainfall events from becoming surface run-off and ensuring the maintenance of minimum base flows, and in some instances augmented base flows, in water bodies.
5. Mimic natural ecosystem processes in rainwater system design and construction as much as possible. This includes minimizing runoff, maximizing infiltration, preserving and protecting the water absorbing capabilities of soil, vegetation and trees particularly along riparian corridors and minimizing impervious surfaces on both private and public lands.
6. Ensure stormwater meets applicable BC surface water objectives at the time it is discharged into receiving water bodies.
7. Apply best practices to land use management to prevent erosion and sedimentation during construction and for agricultural practices.

3.5 NATURAL ENVIRONMENT AND HAZARDS



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Author: gdimnickl Subject: Comment on Text Date: 26/04/2023 2:33:37 PM
culturally significant places as well

The Okanagan is recognized and revered as one of Canada's most ecologically rich and diverse areas of Canada. **Sensitive ecosystems** such as the open grasslands, rocky outcroppings, pine savs, and dry benchlands are nourished by **watercourses** and are critical arteries for the health and wellbeing of the land and the lake.

The Okanagan has more threatened endangered and rare species than any other area of the Province. Both scenic and fragile, the natural environment is sensitive to the pressures associated with community development and the City of West Kelowna has such a wide diversity of affected landscapes ranging from aquatic to hillside. The health of the natural environment - ecosystems, biodiversity, and water and air quality - is a shared responsibility. The choices we make in managing the environment, such as the amount of water we use, the type of plants we landscape with, how and when we burn debris, the types of buildings we build and how we heat them and the way we design our community will directly affect the quality of our lives in the future.

3.5.1 Biodiversity and Environmentally Sensitive Areas

The biodiversity and unique and special habitats of the West Kelowna landscape are critical aspects of its intrinsic value to the community.

3.5.1.1 Biodiversity and Environmentally Sensitive Areas Objectives

1. Integrate measures to identify, protect, enhance and restore environmentally significant areas and local biodiversity in all land use decisions.
2. Encourage development and land uses that respond to the natural context of West Kelowna and are sensitive to existing environmental features.
3. Protect the natural look and appeal of West Kelowna's prominent natural features.

3.5.2.1 Biodiversity and Environmentally Sensitive Areas Policies

1. Protect sensitive natural areas, while focusing growth in strategic areas.
2. Protect the natural look and appeal of West Kelowna's prominent natural features.
3. Protect the shoreline of Lake Okanagan, and maintain functional and visual access to the waterfront for the community.
4. New development along the shoreline, **riparian areas**, or other ecologically sensitive areas will require the protection of sufficient land needed to maintain protection and conservation of the area.
5. Require by way of development, restoration of already degraded ecosystems or sites and ensure ecological restoration work occurs on already disturbed sites.
6. Require that development plans consider and complement the natural topography of West Kelowna, while also considering universal accessibility and the retention of existing topographic features.
7. Encourage the preservation of culturally significant indigenous vegetation. Work with Westbank First Nation and other traditional knowledge holders to seek opportunities to identify, preserve, and celebrate culturally significant plants and ecology.
8. Encourage private stewardship of significant ecosystems through private property conservation tools such as conservation covenants, land trusts, and eco-gifting.

3.5.2 Greenbelts, Urban Forest, Parks and Natural Assets

Our Places celebrate the special areas that define the character and sense of community for West Kelowna and acknowledge that the green and blue spaces of the City must be protected and connected for future generations. The blue spaces consist of the City's watercourses (lakes, creeks, etc), and the spaces that connect to them. The green spaces consist of the City's natural areas, protected areas, as well as parks and linear trails. **Greenbelts and Greenways** (also noted in Section 3.2.4 and shown on Schedule 2 - Greenbelts and Greenways Concept map) identify much of these green spaces as part of a concept for an interconnected network of existing and proposed community-wide linear trails, parks, greenspaces and/or protected areas. Beyond the transportation goals tied to **Greenways**, **Greenbelts** form an integral part of the City's goal to preserve natural areas and/or provide recreational opportunities to mitigate increased density and anticipated population increases within the City and region. Protection of trees and climate-appropriate vegetation serve to improve community health and livability. Lands within proposed **Greenbelts** and **Greenways** may be protected, preserved, dedicated, or acquired at the time of zoning amendment and/or subdivision.

3.5.2.1 Greenbelts, Urban Forest, Parks and Natural Assets Objectives

1. Strive for 20% of land area within West Kelowna to be in the form of protected natural areas and/or publicly accessible parks, trails, and greenspaces to ensure sufficient open space is provided to offset increased densities and anticipated population growth within the City.
2. Connect existing and planned blue and green spaces to help establish a sustainable and significant natural asset network, including collaboration with other agencies to ensure completion of existing and future **Greenbelts** and **Greenways** within West Kelowna and to the region as a whole.
3. Work with community partners in protecting natural areas and waterways, including the Regional District of Central Okanagan, Westbank First Nation, and the Provincial Government.
4. Manage trees and forested areas within City owned or City controlled lands for the safety of residents.

3.5.2.2 Greenbelts, Urban Forest, Parks and Natural Assets Policies

1. As a key component of the City's green space goals, support the protection and potential acquisition of lands identified as **Greenbelts**, at the zoning amendment and subdivision stage, where:
 - a. Protection and acquisition may include some form of right of way dedication, registration of a Section 219 covenant, or zoning the area as park, as applicable; and may even include parkland dedication subject to the City's Park Land Acceptance Policy; and
 - b. Where consideration of any **Greenbelts** should also consider connectivity goals identified within the Transportation Section 3.2.4 Greenways and Linear Trails for additional related transportation network policies, as well as the Park and Recreation Master Plan update.
3. Designate publicly owned land, or support the acquisition of land to create a centrally located park and plaza space within the Westbank Urban Centre. The centrally located park/plaza space should be coordinated with policies and objectives of the Park and Recreation Master Plan, and/or updates to the Greenbelts and Greenways Concept Schedule 2 and related Greenways and Linear Trails policies, or Greenbelts, Urban Forests and Natural Assets policies.
4. Maintain existing vegetated areas in **Greenbelts** and **Greenways**, and restore vegetative cover to naturally forested hillside areas for the purposes of controlling erosion, providing habitat, and enhancing the natural beauty of the City utilizing wildfire best management practices.
5. Provide habitat and linkages within **Greenbelts** and **Greenways** for rare and native plants associated with the Okanagan Valley.
6. Encourage the use of native plant and tree species in landscaping and restoration on public and private lands, where appropriate.

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Author: gdimnick. Subject: Comment on Text Date: 25/04/2023 2:34:29 PM
and culturally significant places (better here or above?)

3.6 SOCIAL SUSTAINABILITY



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A socially sustainable city is one that promotes the physical and mental wellbeing of its residents, encourages healthy relationships between neighbours, and provides an accessible environment for all ages and abilities. The City of West Kelowna recognizes the importance of promoting a socially sustainable community. The #OURWK vision highlights several Key Actions which contribute to our city's social sustainability, as we strive to focus on Our People, Our Connectivity and Our Adaptability. While the responsibility for financing health and social programs rests with senior levels of government, the City of West Kelowna will support initiatives designed to meet the needs of all residents in the community for a range of social considerations, such as arts, culture, recreation and community services, heritage, public health and safety, food security, schools and housing attainability.

As West Kelowna grows, creating a fair distribution of services in facilities throughout the city is essential to its social sustainability. Social, recreational and cultural opportunities should be widely available in family, child, youth and elderly-friendly settings. There should be no barriers to access – physical, social or economic – including access to effective public transportation.

3.6.1 Arts, Culture, Community Services and Recreation

Arts, cultural and recreational development are key elements that add to the quality of community life. The City of West Kelowna recognizes the integral community contributions generated by these activities to local social and economic progress, as well as the value of artistic expression and enjoyment by its residents.

Cultural organizations are instrumental in further developing the aesthetic environment and rich diversity of ideas, activities and backgrounds that make communities interesting and thrive. The City of West Kelowna is committed to growing our cultural scene to connect us with one another and our community, including partnerships with organizations that promote and provide cultural programs and development. As we grow, we are committed to the provision of a range of recreational opportunities for residents through community programs and facilities and will consider investment in the arts and culture of our community.

3.6.1.1 Arts, Culture, Community Services and Recreation Objectives

1. Foster community interaction and bring together people of diverse backgrounds, lifestyles, generations, abilities, and interests through a variety of inclusive leisure, arts, cultural and recreational opportunities.
2. Create a network of community and recreational facilities which are conveniently accessible to all neighbourhoods, adaptable to changing needs, and with no barriers to entry (age, ability, religion, gender, etc.).
3. Encourage investments and partnerships in arts and culture for the purposes of strengthening the economic base, improving quality of life and enhancing community identity and pride.
4. Develop partnerships with government and non-government organizations to maximize the use and value of facilities through cooperative use arrangements.
5. Supply educational, recreational and cultural programming throughout the city that provides a full range of opportunities that are reasonably accessible at all stages of a person's life, regardless of socio-economic status.
6. Pursue other, innovative opportunities that supply, encourage and fund additional arts and recreational facilities and services that contribute to or augment the public system.
7. Generate new opportunities for creativity and vibrancy in the **public realm**, including through public art, cultural programming, festivals and other events.
8. Strengthen the role of Urban Centres and Neighbourhood Centres as hubs for cultural and communal activity.

3.6.1.2 Arts and Culture Policies

1. In the Westbank and Boucherie Urban Centres, new development will support diverse community-oriented amenities including public art, cultural space and activities programming.
2. Development in Neighbourhood Centres, which are intended as nodes of local services and amenities, should consider facilitating opportunities for diverse businesses and spaces conducive to the arts and cultural sector.
3. Development will seek to integrate public art and culture opportunities with new and upgraded infrastructure or other improvements related to the project.
4. Where possible, locally sourced public art should be integrated with civic infrastructure, public spaces, plazas and in private development.
5. Where possible, design of new development will integrate links to the community's cultural and cultural heritage, especially its Indigenous history, to expand cultural, educational and recreational opportunities.
6. Support the efforts of volunteers and organizations that operate community facilities and services which strengthen West Kelowna's arts, cultural and historical character.
7. Pursue and continue to support public, community and private partnerships in facilities and services that maximize community benefit and promote artistic, cultural and recreational initiatives in West Kelowna.

3.6.1.3 Community Services and Recreation Policies

1. Support the expansion of a community facilities precinct, either in the Boucherie Urban Centre or Westbank Centre, while supporting smaller services within Neighbourhood Centres.
2. Support efforts to redesign the open space surrounding and between the Johnson Bentley Memorial Aquatic Center and City Hall as a public plaza and gathering space.
3. Continue to work with RDCO, BC Parks and other community partners to foster the preservation and enhancements of West Kelowna's parks and open spaces.
4. Provide public recreation and community facilities, including neighbourhood halls, in convenient locations, particularly within Urban and Neighbourhood Centres.
5. Encourage new development to contribute to or deliver, where appropriate, universally accessible community spaces and facilities including for childcare, recreation, and youth programming.
6. Continue the partnership with School District No. 23 for the joint use of school and West Kelowna facilities to maximize their value in the community.
7. Encourage government services and civic facilities, including schools, to remain and/or locate within identified Urban and Neighbourhood Centres, or in other areas within close proximity to transit.
8. Support the RDCO's Crime Stoppers Program, Crime Prevention Program, and Victim Witness Services Program.



	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:56:17 PM
What defines the culture of CWR?			
	Author: ialman	Subject: Sticky Note	Date: 27/04/2023 2:04:36 PM
Not a municipality's job to define culture but the city of Vancouver has a great summary of their cultural plan (how they are supporting initiatives) guiding framework:			
-Support for art and culture			
-Champion creators			
-Introduce bold moves to advance reconciliation and Equity			
-Position Vancouver as a thriving hub for music			
	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:37:38 PM
that can be reflective of the region (all doesnt have to be, but it would be nice to be encouraged).			



3.6.2 Heritage and Archaeology

West Kelowna's heritage resources include historical and architecturally significant buildings, structures, trees, natural landscapes and archaeological features. These resources significantly contribute to the expression of our unique sense of place. West Kelowna recognizes the importance of identifying and protecting its natural and cultural heritage resources.

As West Kelowna grows, identifying and protecting our heritage will become more important. Heritage and conservation efforts cannot happen without our neighbours, West Bank First Nation, who are a valuable source of history. Continuing to develop a strong working partnership with them is essential for our community.

3.6.2.1 Heritage and Archaeology Objectives

1. Foster a sense of our past and a vision for our future through recognition of, and appreciation for, our natural and built heritage, including the City's rich agricultural history and contribution to it's development.
2. Create a deeper understanding of our local indigenous history in partnership with West Bank First Nation and other Indigenous peoples.
3. Identify and protect significant cultural and natural heritage resources.
4. Explore innovative and collaborative heritage conservation techniques that balance conservation with adaptability and growth.

3.6.2.2 Heritage and Archaeology Policies

1. Support initiatives in West Kelowna that acknowledges our local indigenous history.
2. Continue to support and encourage the continued growth and development of the Westbank Museum.
3. Celebrate West Kelowna's agricultural heritage by supporting agricultural festivals and events.
4. Increase public awareness, understanding and appreciation of West Kelowna's history through promotional and educational materials such as interpretive signage and brochures.

	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:39:01 PM
	Author: laliman	Subject: Sticky Note	Date: 27/04/2023 2:06:25 PM
	could just use WFN since we introduced this earlier in the document		
	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:38:10 PM
	one word		
	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:38:35 PM
	one word		
	Author: gdimnick	Subject: Comment on Text	Date: 26/04/2023 2:39:41 PM
	include a policy to reflect objective 2 above.		

3.8 COLLABORATION AND PUBLIC INTERFACE



The City of West Kelowna values collaboration and partnership with its residents, neighbours, and other organizations that contribute to our community. We value engaging to make important decisions together and collaborating with our Central Okanagan Neighbours. As we continue to grow, we will utilize technology, best practices, and a transparent approach when working with others.

3.8.1 Collaboration and Public Interface Objectives

1. Continue to build upon and expand partnership and consultation opportunities with Westbank First Nation.
2. Support educational and socially oriented partnerships in the community, particularly across young and older generations.
3. Engage with the community on decisions and projects that are significant and where public input can influence outcomes.
4. Improve and streamline application processes and other workflows at City Hall.

3.8.2 Collaboration and Public Interface Policies

1. Before the initiation of a City project or initiative that may have a direct or indirect impact to Westbank First Nation's land operation, or the overall environment, the City will consult with Westbank First Nation to discuss partnership and collaboration opportunities.
2. Support the involvement of Youth Ambassadors in policy/program development processes.
3. Explore integrating new allowances provided by the *Local Government Act*, including:
 - a. Processing zoning amendment applications that are consistent with policies in this OCP without a Public Hearing.
 - b. Consider permitting relevant City Administration staff to approve minor development variance applications that are consistent with the goals and objectives of this OCP.
3. Continue to utilize online and other innovative methods to engage and communicate with the public and stakeholders on City projects and initiatives.
4. Explore the use of digital notifications for zoning amendment and development processes.
5. Utilize digital technologies to communicate with and listen to the public.

3.8.3 Collaboration and Public Interface Action Items

1. Create an online portal for property taxes, permit submissions and other City Hall activities that allows for online funding transfers, that in addition and does not replace the ability to perform activities at City Hall.

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Author: Ialiman Subject: Sticky Note
are you referring to just the reserve land or WFN's territory?
For larger initiatives I would recommend entire traditional territory so we can work together for the general Westside

Date: 27/04/2023 2:09:46 PM

4.2.2 Purpose

In accordance with the *Local Government Act*, Section 488(i)(a), (b), (c), (e), (f), (h), (i), and (j), the purpose of the General Guidelines is to promote a high standard of development across West Kelowna that contributes to the Community Vision (Section 1.4) and a safe, functional, and effective city that respects and preserves its environment. In addition, refer to each specific Development Permit Area for its designated purpose in accordance with Section 488 of the *Local Government Act* (LGA).

4.2.3 General Guidelines Exemptions

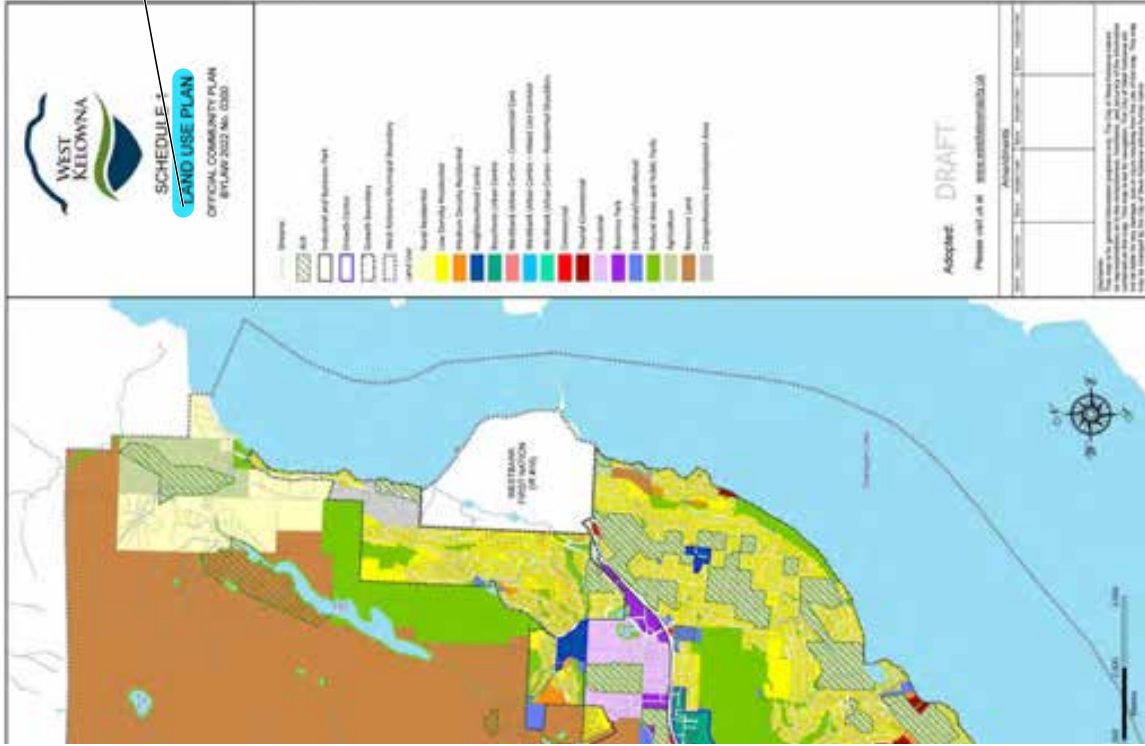
The following developments are exempt from the guidelines under the General Development Permit Area Guidelines. If the development is exempt from all other Development Permit Area Guidelines, then no Development Permit is required.

1. Proposed maintenance or repair of existing landscape that does not include excavation.
2. Emergency works, including tree cutting, if necessary to remove an immediate danger or hazard, where rehabilitation and restoration work to the satisfaction of West Kelowna will occur following the emergency.
3. The removal of trees and shrubs designated:
 - As hazardous by an **ISA Certified Arborist**; or
 - As host trees by the Sterile Insect Release Program and a report has been provided to the satisfaction of CWK that identifies the affected trees or shrubs prior to their removal.
4. Construction of, or regular and emergency CWK maintenance of municipal infrastructure or buildings, where the proposed works are conducted in a manner that is consistent with the objectives of the Development Permit Guidelines, and endorsed by the Director of Development.
5. The implementation of a fish habitat mitigation or restoration plan that is authorized by the senior government ministry or agency with jurisdiction.
6. The activity is conducted under direction of Emergency Management BC.
7. Maintenance and repair of building envelopes, so long as there are no changes to the previous design, colour scheme or materials used.
8. The site has been assessed by a qualified professional who has provided a report (to the satisfaction of CWK) which concludes that the proposed development would have no significant impact on the environment and/or is not subject to a hazardous condition; or the activity occurs on land designated provincial **Agricultural Land Reserve** and is considered normal farm practice as designated by the Ministry of Agriculture.

4.2.4 General Guidelines - All DPAs Design Principles

The General Guidelines - All DPAs Design Principles communicate the common shared high-level intentions of the entire Development Permit Guideline framework and reflect the vision and objectives of the OCP to promote a high standard of development across West Kelowna. All projects subject to a Development Permit will support the following Principles:

1. Ensure that the Community Vision is reflected in new growth and (re)development.
2. Ensure that policy direction of the OCP is realized through the fair implementation and administration of development guidelines.
3. Encourage attractive, built-forms that contribute to and enhance the general character of all development within the City, with a greater focus on guidelines for higher intensity mixed-use, multi-unit residential, commercial, business park or industrial development supporting walkable, complete neighbourhoods.
4. Encourage development that sensitively integrates and enhances with surrounding neighbourhoods.
5. Promote development that respects the natural environment, hillside and agricultural characteristics of the community.



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Author: kiel Subject: Highlight Date: 26/04/2023 3:23:05 PM
May be beneficial to show WFN Land Use as well - more inclusive and provides those who read the document with context even if it is at 50% transparency - if you are interested we can share this data with you.
Same comment with the rest of the maps below.