

Attachment 3

Summary of Proposed OCP Revisions for Consideration at Third Reading

Based on previous Council direction and additional plan review, the need for several minor revisions to the proposed OCP Bylaw has been identified. As these changes are related to items previously addressed by Council and/or are considered minor corrections related to consistency within the bylaw, it is recommended that Council consider these revisions prior to consideration of third reading of the OCP Bylaw, which are noted in red text below. These revisions include:

Revision 1: Table of contents - add Map 5 as it was inadvertently left off the contents list.

Table of Contents: Add “**Map 5 Community Natural Sand and Gravel Potential pg. 105**”.

Revision 2: Update Neighbourhood Centre Policies to remove reference to tall buildings given Council directed changes to maximum height within the land use designation.

2.7.2. Neighbourhood Centre Policies

1. 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 or commercial uses are encouraged in podiums of mid-rise **and taller** buildings, where appropriate.

Revision 3: Revise Section 5.3.2 and 5.3.3 related to Council’s direction regarding structured density bonusing where these two sections were inadvertently missed and are being proposed to ensure consistency with the other related edits in other sections of the OCP that reflect Council’s direction.

5.3.2 Community Amenity and Infrastructure Implementation Policies

1. It is recognized that growth imposes a financial burden on the community by creating a need or demand for new or upgraded public facilities or amenities, especially where West Kelowna has known historical servicing and infrastructure deficiencies. Applicants who are applying for a zoning amendment may be requested to address this unique financial burden by making contributions to the appropriate City amenity reserve fund to assist in the funding of new or upgraded public facilities or amenities. **This process may take the form of a structured density bonusing program within Urban Centres established through the Zoning Bylaw, or c**Community amenity contributions negotiated during the zoning amendment application process **which are** ~~will be~~ rationally connected to and proportional to the proposed development **with a focus outside Urban Centres.**

2. Where Development Cost Charges or a density bonus program has not addressed a particular deficient community need, cCommunity amenity contributions may~~will~~ be established:

- a. During the consideration of a new zone that includes options for amenity contributions as per Section 482 of the Local Government Act;
- b. As part of a Phased Development Agreement as per Section 483.1 of the Local Government Act; or
- c. As a condition of zoning amendment.

Community Amenities could take the form of an in-kind amenity, for example a child care facility or park space, as a cash contribution toward an off-site amenity, or as an off-site improvement such as the construction of key infrastructure or transportation linkage.

3. In recognition of the need for the provision of public amenities to keep pace with development, the provision of priority amenities will be encouraged through the development of a density bonusing program and/or contributions through the zoning amendment process as applicable, and will include items such as:

- a. Community, cultural, school, library, recreation, or emergency services facility or facility improvements;
- b. Child care, youth, children or family facility or facility improvements;
- c. Provision of cultural and event amenities, such as an outdoor stage or venue, art gallery, wayfinding signage, community information kiosks or public art;
- d. Acquisition and/or public access to waterfront land; and
- e. Affordable, rental, or special needs housing or land for the housing.

4. Where a community amenity contribution is utilized, pPreferred amenities for each project will be determined on a case by case basis. Criteria for determining the priority among amenity contribution options may include, but are not limited to (not in order of priority):

- a. Site characteristics such as natural features that are environmentally, historically or archaeologically sensitive and needing protection, viewscales, and outdoor recreational opportunities;
- b. Development type (such as for seniors or family), size, physical context and/or potential impacts of the proposed development;
- c. Needs of the surrounding neighbourhood(s); and
- d. Other priorities as identified in the OCP, Master Plans, Area Plans, and other West Kelowna Plans.

5.3.3 Implementation Action Items

1. Consider the development of a Community Amenity and Benefits list, categorized by neighbourhood or for the benefit of the entire City, to aid in the development of a Density Bonusing Program or Development Cost Charge bylaw, as applicable, or to aid in the utilization of funds contributed through Community Amenity-Contributions at zoning, as applicable. ~~Policy.~~