

# Policy Review

---

## Official Community Plan Bylaw No. 0100

### Section 2 Community Context, Vision and Guiding Principles

#### 2.4 Our Community Vision

How We Will Grow: The community retains a smaller town feel as it guides future development through designation of growth areas [...].

#### 2.5 Guiding Principles

##### 2.5.1 OCP Guiding Principles for Planning & Design

- Recognize and help create positive and unique characteristics of place
- Create compact, complete and safe neighbourhoods

### Section 3 Objectives and Policies

#### 3.2 Growth Management Designations (GMDs)

GMDs assist in the prioritization of long-range planning and servicing needs by directing new development to focused priority areas. The designations also create opportunities to design development incentives for specific areas, such as Boucherie and Westbank Centres, the Corridor and Neighbourhoods. Tools available to local government to expedite development in priority areas should be considered where possible and staff resources directed to those development applications that comply with the GMDs (p. 26).

##### 3.2.1 General Objectives and Policies

Overall Growth Management Designation Objectives

1. GMD designated lands are the priority areas for new growth and development in West Kelowna.
2. Ensure municipal servicing efficiency through prioritizing development of full urban services in already developed neighbourhoods within the Rural Reserve Boundary and promoting infill development on vacant or underutilized lands within serviced areas.
3. Protect environmentally significant lands, including sensitive ecosystems, hillsides and natural areas identified by the community.
4. Promote more efficient use of finite resources and encourage compact development patterns that also reduce the consumption of these resources.
5. Preserve and enhance the view and natural quality of hillsides which contribute to the positive image of West Kelowna, providing aesthetic, social, cultural and economic community benefits.

## Overall Growth Management Policies

1. Focus new growth and development in Boucherie and Westbank Centres, Gellatly Village, the Corridor and Neighbourhoods.
2. Discourage greenfield development outside of existing developed areas or approved Comprehensive Development Plan areas.

### **3.2.10 Waterfront**

#### Waterfront Objectives

1. Increase public waterfront access opportunities in CWK.
2. Over the long term, identify, plan and strive to complete a continuous public access waterfront trail.
4. Promote tourist commercial uses at specified locations.

### **3.2.11 Rural Reserve**

#### Rural Reserve Objectives

2. Identify lands for future community needs (parkland, natural areas, future transmission or transportation corridor, [...]) in advance of urban expansion.

#### Rural Reserve Policies

1. In the next 5 to 10 years, no new additional greenfield areas in Rural Reserve lands are expected to be required to meet the needs of the community. After this time period, a CWK land analysis should be completed to identify potential new greenfield development opportunities based on any identified need. This analysis will bring greater certainty regarding future residential supply, as well as the orderly provision of supporting infrastructure.
2. Subdivision in the Rural Reserve is not supported, except where zoning amendments are not required and minimum parcel sizes within the designation can be met.

## **3.3 Land Use Designations**

### **3.3.3 Commercial**

#### Commercial Policies

12. Ensure that all Tourist Commercial development includes the creation of facilities and amenities for the tourists that they draw to the area, that also benefit the surrounding local community. They should also generate opportunities for interaction with and employment for members of the community.
13. Projects developed primarily for tourist use should be sensitive to the environmental impacts of their placement and a primary emphasis should be placed on high quality green building design and extensive well maintained landscaping. Buffering of abutting uses and service areas as well as transit and pedestrian connectivity will be encouraged.

### **3.3.9 Resource Land**

#### Resource Land Policies

3. In order to minimize road access and to protect resource and environmental values, subdivision is not supported within the Resource Land designation, where lands are

outside the Rural Reserve Boundary and require any zoning amendment allowing parcel sizes less than 30 hectares.

### **3.6 City Infrastructure & Services**

#### **3.6.1 General Objectives and Policies**

##### City Infrastructure Objectives

1. Develop orderly, efficient and integrated infrastructure plans to meet current and future community needs in an efficient and sustainable manner.
5. Support infill development as a means of efficient use of existing infrastructure.

##### City Infrastructure Policies

2. Plan, design and develop infrastructure in cooperation with the Westbank First Nation, the RDCO and adjacent municipalities, where such infrastructure is of mutual benefit.
3. Consider opportunities for non-traditional approaches to infrastructure development and management that may be of community benefit, including:
  - b. Power generation on watercourses or at dam facilities;
  - d. Incorporating recreational opportunities (e.g. pedestrian and cycling trails);
  - e. Environmental design (e.g. bio-swales).

##### Water Servicing & Conservation Policies

6. Discourage the establishment of new private water system providers within West Kelowna, except for non-potable water systems for agricultural use only.

### **3.9 Economic Sustainability**

#### **3.9.1 General Objectives and Policies**

##### Economic Sustainability Actions

4. Through the development of a Waterfront Plan, create and maintain public access to West Kelowna's waterfront, and encourage tourist commercial development on the waterfront that enhances the community's natural assets.

## **Waterfront Plan**

### **Section 5 Land Use & Development**

- Public input suggests that new waterfront development that supports the public nature of the waterfront is desirable. However, it is important to maintain the character and integrity of the waterfront area (p. 50).

### **Section 6 Recreation**

##### Recreation Opportunities and Issues

- Future development in the waterfront area, as well as throughout West Kelowna, could support expanded public spaces and facilities through land dedication and community amenity contributions (p. 66).

## **Section 7 Connectivity & Access**

### **7.2.5 Connected Waterfront Trail**

This process, as well as previous initiatives, including Trail 2000, have identified the importance of a complete waterfront trail connection. The popularity of the existing 1.5 km Gellatly Recreational Corridor attests to the significance of a linked waterfront for the people of West Kelowna.

A connected trail along the waterfront will be a prize amenity and will promote the waterfront as a recreation destination for visitors. Successful waterfront trails stimulate tourism and bolster the economy (p. 136).