



COUNCIL REPORT
Development Services
For the February 11, 2020 Council Meeting

DATE: January 23, 2020 File: CDP 14-01 and OCP 20-01
TO: Paul Gipps, CAO
FROM: Brent Magnan, Planning Manager
RE: Comprehensive Development Plan and Official Community Plan Amendment
Bylaw No. 0100.57 (1st & 2nd)
Legal: East ½ of DL 3478, ODYD, Except Plans 6425, 10683, 12080, 15504,
40370, and KAP 56474; West ½ of DL 3478, ODYD, Except Plan
KAP56155; and DL 3977, ODYD
Owners: 0999149 BC Ltd., 0746043 BC Ltd., E12 K Systems Inc., 0746031 BC
Ltd., Astro Properties
Agent: Grant Maddock (Protech Consulting 2012)

RECOMMENDED MOTION:

THAT Council give first and second reading to City of West Kelowna Official Community Plan Bylaw No. 0100.57, 2020; and

THAT Council direct staff to schedule the amendment bylaw for Public Hearing.

RATIONALE:

The recommended motion is based on the following:

- The proposed land uses are generally responsive to the Official Community Plan (OCP) and vision established for Smith Creek in that:
 - Development areas are focussed on flatter portions of the site minimizing visual impacts;
 - Access triggers based on NFPA and connections to other neighbourhood areas have been identified;
 - A significant portion (30%) of the land base will be set aside as protected open space, parks, and trails (including the flume trail and a large neighbourhood park);
 - The site can be sufficiently sequentially serviced;
- The developer has been responsive to concerns and input raised by staff, other agencies, and the community throughout the neighbourhood planning process; and
- The proposed Comprehensive Development Plan outlines a policy framework for the future development of the area ensuring areas of concern can be adequately addressed.

LEGISLATIVE REQUIREMENTS:

Council has the authority under Part 14, s.472 of the Local Government Act to amend the Official Community Plan.

BACKGROUND:

Proposal

The application is a proposal to amend the Official Community Plan (OCP) land use designations of the subject properties (Attachment 1) in conjunction with an associated Comprehensive Development Plan (CDP) for the Smith Creek neighbourhood (Attachments 2).

Comprehensive Development Plans (CDP's)

The creation of a CDP enables landowners to work with the City to conduct the necessary investigations to examine development potential and determine how that development would best meet City objectives such as environmental protection, community resources, land use, servicing, access and transportation, form and character and parks.

The Comprehensive Development Area designation applies to lands that have not been thoroughly assessed for development potential or where significant constraints have been identified which may affect the potential development of the site (e.g. infrastructure, servicing, access, topography, visual impact or environmentally sensitive areas). For these reasons, these areas must be planned on a comprehensive basis.

History

In August 2014, Council adopted a Terms of Reference (TOR) for the preparation of a CDP for two properties in the Smith Creek CD area. Shortly after the initial application, an additional property was added to the CDP application forming the area under consideration (Attachment 3). Following the inclusion of the additional property, the Phase 1 - inventory and background review which included several technical studies was submitted in January 2016. As part of the review of this submission, a comprehensive review of these materials was completed, an open house was held and a summary of feedback was provided to the applicant.

Based on feedback received from City staff, other government agencies, and the public, the application proceeded to Phase 2 – drafting a formal CDP for additional review. The Phase 2 submission which included additional technical reporting was accepted in April of 2019 and initiated additional review through a referral process to internal and external agencies as well as an additional public open house in June of 2019.

Following the submission of the draft CDP and additional input, the applicant is proceeding to Phase 3 –submission of the final CDP to Council and a concurrent OCP amendment to solidify the proposed land use designations. The intent of this final process is to review the proposed CDP as well as the proposed OCP amendments and make concurrent revisions based on Council and public feedback where necessary. The CDP process is illustrated in Figure 2.

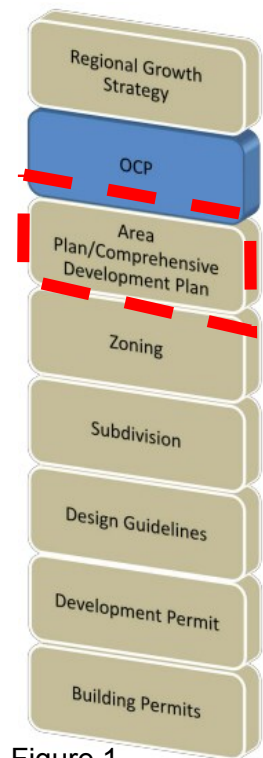


Figure 1. Policy Hierarchy

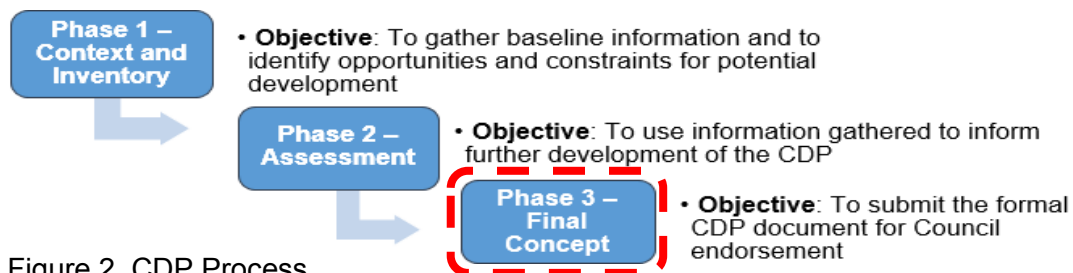


Figure 2. CDP Process

This report will present some key highlights of the Phase 3 submission (proposed CDP) including the proposed land uses, density, parkland, and open space management, servicing and traffic related matters. The report will then discuss public comments received concerning the proposal and will conclude with a discussion of next steps associated with the development.

Location and Surrounding Uses

The three subject properties are located approximately three kilometres north of Westbank Centre. The properties are essentially vacant and undeveloped lands with limited access from the northern extent of Smith Creek Road. Crown Lands are located directly to the north and west, the Smith Creek residential neighbourhood is nearby to the south, and the Tallus Heights neighbourhood nearby to the east (Figure 3).

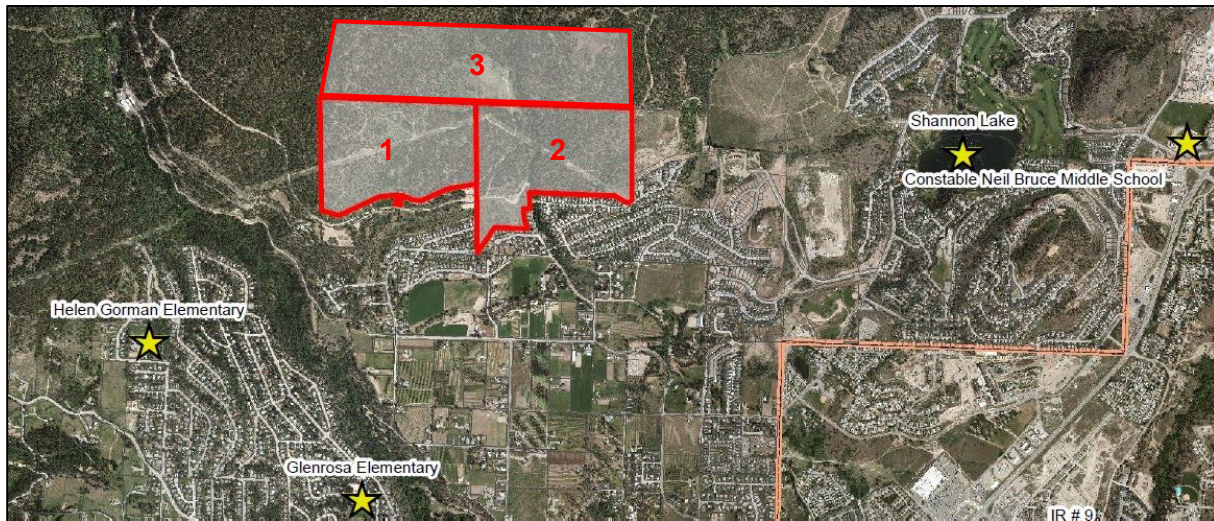


Figure 3. Subject Properties and Context

Altogether the three Rural Resource (RU5) zoned parcels comprise an area of 148.76 hectares. Approximately 70% of the total area is intended as future development area and 30% is proposed to be green space either as public or private ownership (e.g. open space or environmentally sensitive areas). The BC Hydro transmission line, which bisects the planning area, accounts for approximately 6% of the land¹.

Site characteristics

Topography

The elevation of the planning area varies from approximately 808 metres in the northern reaches to about 570 metres in lower portions of the site. Slopes within the planning area vary between 10 to 50% with the steepest areas alongside the Smith Creek channel and around areas with bedrock outcrops (Attachment 3). The planning area is generally undisturbed land comprised of mature coniferous trees and native dryland grasses and shrubs, typical of the Okanagan Valley climate and environment.

Environmentally Sensitive Areas

The environmentally sensitive areas (ESA) on the site have been mapped with the higher value ESA 1 areas typically corresponding to the Smith Creek channel and the easterly portion of site 3. Other remainder areas of the CD area have generally been classified as ESA 2 and 3 with only the previously disturbed BC Hydro corridor as having an ESA 4 rating.

¹ The CDP process should include considerations for a potential future second BCH transmission line through the area.

Wildfire Hazard

The 2014 Smith Creek Wildfire affected a portion (~20%) of the subject properties. Despite the wildfire, and some previous site disturbances, the wildfire hazard rating in the planning area remains high. Ntityix Resources, a forest management company that manages the Westbank First Nation forest tenures, has proposed to conduct wildfire mitigation works on lands adjacent to the subject properties under the Strategic Wildfire Prevention Initiative (SWPI). If completed, the mitigation works would decrease the hazard rating along wildfire interface areas west and northwest of the subject properties. In addition to wildfire mitigation works adjacent to the site, planning considerations for the site have been included in the CDP to ensure Fire Smart principles are adhered to and that safe access/egress is provided in accordance with NFPA standards.

Archaeological Features

An archaeological site of significance is located in the vicinity of the Smith Creek channel (Attachment 4). Although the site is small and no artifacts were recovered, it is considered to have moderate significance as the archaeological site may be the highest elevation site in the Okanagan Lake valley and thus expands the demonstrated resource exploitation area of prehistoric peoples living in the region. The site is described as a short-term campsite and, due to its location approximately ten metres above Smith Creek, the area will be protected as part of the identified an environmentally sensitive area surrounding Smith Creek. The only potential impact to the site would be part of a future collector road connection crossing Smith Creek and policy has been included in the CDP to ensure that additional detailed review will occur as part of the design of the Smith Creek crossing to ensure there are no impacts to this site.

Geotechnical

No obvious signs of landslides, slumps or other instability features were observed during the site review of the CD area. The only potential geotechnical hazards identified on the study area were the potential for rock fall hazards associated with the bedrock outcroppings and the steep slope areas. Although rockfall hazards exist on the property, only a small number of proposed residential lots would be impacted and minor scaling, protective fencing and or soil/rock berms would provide protection against rockfall during the development of the affected lots.

As part of the initial review of the property, a Landslide Assessment Assurance Statement has been completed and the Geotechnical Engineer has stated that based on the slope stability analysis the proposed buildable areas are safe for the use intended (if recommendations in the assessment are adhered to).

POLICY AND BYLAW REVIEW:

Official Community Plan (OCP)

There are numerous principles within the City's OCP that provide guidance for the development of the Smith Creek CDP area. These principles include (but are not limited to) ensuring the long-term protection of environmental values of Smith Creek, encouraging the provision of community trail connections and parkland opportunities, and considering the visual sensitivity of the site. It is identified in the OCP that future development of the area will be primarily single-family residential with some provisions for duplex and triplex housing may be considered where appropriate. The following policies outline the framework identified for the Smith Creek CDP:

1. Development of this area should be in strict conformance with hillside development standards to develop the lands in a safe manner while minimizing visual impacts to the surrounding community.
2. Development proposals must include safe emergency access/egress.

3. Potential development must address potential servicing requirements including the location of water storage, connectivity, and access considerations.
4. Development proposals should protect and enhance the historic flume trail.
5. Network road connections to adjacent neighbouring parcels must be secured.
6. Future management and access to Crown land should be addressed.
7. Should zoning amendments be contemplated for the CD Area, density transfer and bonusing concepts may be explored where it is in CWK's interest to achieve community goals through such things as the protection of environmentally sensitive areas and the provision of community amenities.

As outlined in the remainder of this report, the proposed CDP meets these guiding policies or in some areas provides the opportunity through the form of CDP policies, ensure the guiding policies are met as part of future development approvals.

Proposed Land Uses

The applicant describes the proposed land use plan (Figure 4), as a concept based on the natural features of the land. Steeper hillsides (>30%) and environmentally sensitive areas are proposed to be preserved as open space and the remaining areas are proposed for residential development (either in the form of single-family housing or cluster housing). A small mixed-use node is to be incorporated into the land use plan to provide a site for future neighbourhood commercial opportunities.

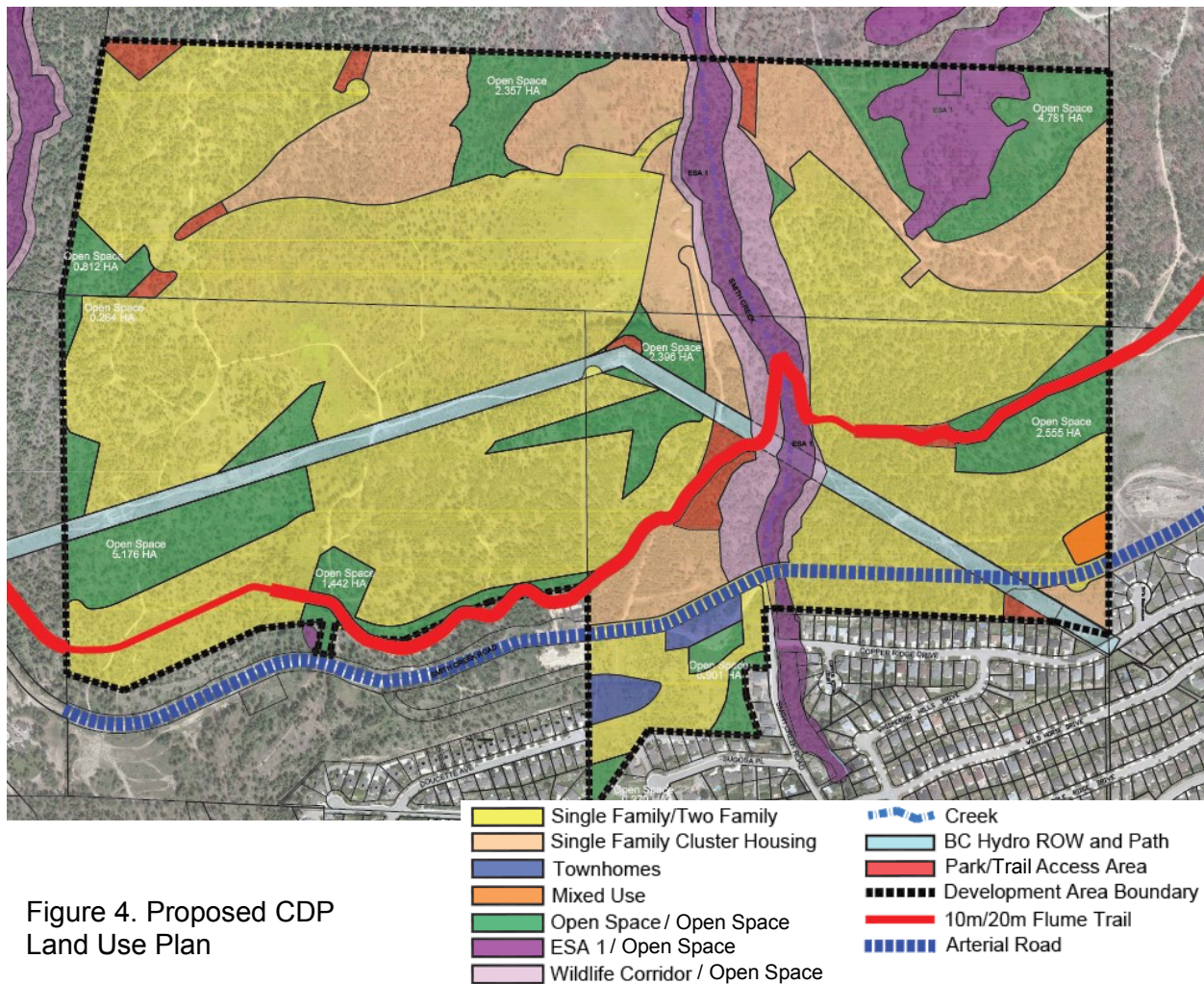


Figure 4. Proposed CDP Land Use Plan

Residential Land Use Mix

The proposed land use plan envisions the dominant housing form as single detached residential. These single detached residential areas are described as including cluster housing,² which may include compact residential housing forms. The clustered housing form can be more easily incorporated into hillside areas with less impact upon the natural environment than conventional fee simple lots, and maintain similar densities (Figure 5).



Figure 5. Conventional and Cluster Housing Models

Given that a specific zone for Cluster Housing does not currently exist in the Zoning Bylaw, the plan identifies that the landowners will work with the City at the time of rezoning to create a new zone to address this housing form.

Initial calculations based solely on removal of ESA 1 areas and areas with topography over 30% indicate that approximately 683 single detached and 222 clustered or townhouse units (a small portion of the 222 units) could be achieved with a population of approximately 2100 residents. The CDP identifies throughout the plan that development will be focused on the West and East ½ portions of DL 3478 as it is not anticipated that DL 3977 will be developed in the foreseeable future. Taking this into consideration, without DL 3977, the development area is 85.6ha (211 Ac) there is an approximate potential of 454 single detached and 124 single detached cluster units (Table 1).

Lot	DL 3977	W ½ of DL 3478	E ½ of DL 3478	Total Area
Size (ha)	63.63	42.01	43.12	148.76
Area under 30% Slopes	48.83	34.45	33.68	116.96
Area over 30% Slopes	14.80	7.56	9.44	31.80
BC Hydro Area	0	2.59	2.84	5.43
Flume Trail Area	0	0.86	2.18	3.04
Single Family Area	28.78	31.96	22.22	82.96
Comprehensive Area	16.87	0	3.59	20.46
Townhomes	0	0	1.10	1.10
Mixed Use	0	0	0.39	0.39
Park/Trail Access	1.33	0	1.01	2.34
Open Space	8.09	7.00	5.74	20.83
Riparian Area	8.39	0	3.82	12.21
Total Units				
SF Unit Count	229	277	177	683
Clustered/Townhomes	128	0	94	222

Table 1. Area Breakdown and Potential Unit Counts

² The term “cluster housing” is defined in the CDP as smaller detached homes that each have their own parking areas and private outdoor areas but share a common entry space such as a courtyard or terrace.

Mixed Use Component

As identified in the OCP, a small area on Smith Creek Road just north of Copper Ridge Drive, in the southeast corner of the plan area is proposed as Mixed Use. The area will provide an opportunity for a mixed use, small scale neighborhood commercial development with a residential component should densities warrant in future.

It is envisioned the ground floor commercial which could include, retail, office space and personal services would be combined with residential in this location. The mixed use component to the plan would help to meet the needs of residents for basic shopping needs. This area would require surrounding densities to be at a level that a commercial component could be sustained.

Parks and Open Space

Approximately 44.8 hectares of land (30%) are intended to be either preserved as open space or protected as environmentally sensitive areas (Figure 6). Most of the proposed open space areas are comprised of slopes greater than 30% while the environmentally sensitive areas or are classified as ESA 1, which include riparian areas associated with Smith Creek and an adjacent wildlife corridor (100 metres wide), these areas are not intended to be dedicated as parkland. In addition, the applicant is committed to protecting the historic Flume Trail, which forms a natural corridor through the planning area, and will consist of a 20 metre wide corridor for the majority of the Flume Trail. Two sections are proposed to be reduced to a 10m wide corridor, as the Flume Trail historically was diverted to the existing ditch area along Smith Creek Road and the proposed alignment in a flatter portion of the site. The Flume Trail is proposed to be included as dedicated public park.

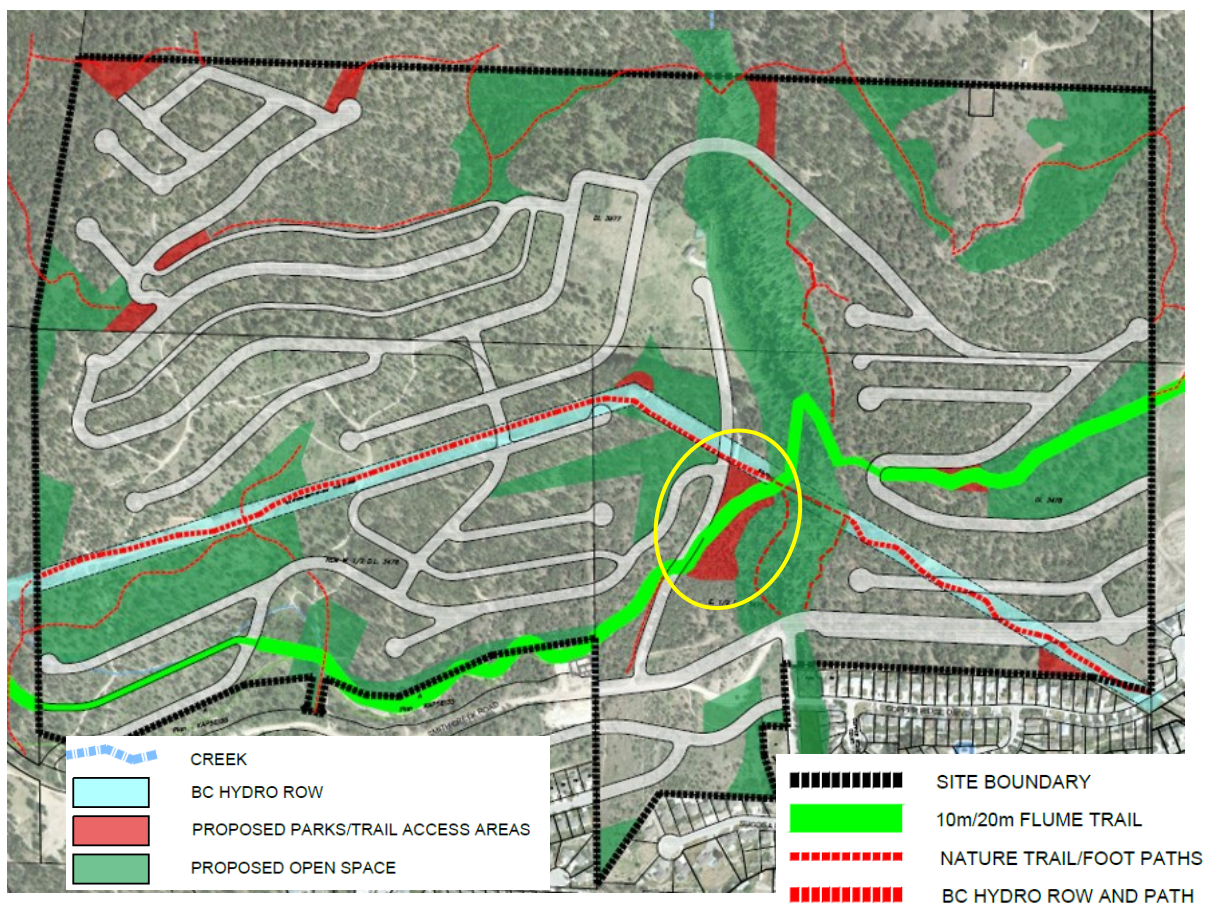


Figure 6. Proposed Parks, Open Spaces, and Trails

In addition to the Flume Trail, the BC Hydro statutory right of way and proposed trails would also contribute to the overall pedestrian network on the site. Although the precise location and alignment of trails will be determined through future rezoning and subdivision processes, the plan identifies desired pedestrian connections and locations through the site and to the extensive crown land trail networks adjacent to the site.

Neighbourhood Parkland

Beyond those lands considered as green space (outlined in the section above), the proposed trail and park plan proposes a new neighbourhood park (highlighted on Figure 6 in yellow). The proposed neighbourhood park space is a 0.5ha (1.2 ac) area centrally located to the site, with access to the Flume Trail, BC Hydro paths, Smith Creek and has direct access from Smith Creek Road through a proposed collector roadway. This park area is in addition to the trail access, and other nature trails identified above. The CDP acknowledges that dedication of this neighborhood park would naturally best occur in Phase 2 or 3 of the development.

Remnant Land Strategy

As in most large comprehensive plan areas, once specific park areas have been determined, there are left remnant lands which are comprised primarily of environmentally sensitive areas, undevelopable lands due to steep slopes, wildlife corridors and environmental buffers. These remnant land areas will be further reviewed and discussed during rezoning in order to determine how they will be protected, be it dedication, covenant or other mechanisms. The City is currently reviewing a Parkland Dedication Policy for future consideration by Council that will assist in determining what lands are suitable for dedication or other identified protection mechanisms.

TECHNICAL REVIEW:

Road Network

The proposed road network is preliminary and anticipates the future extension of Smith Creek Road to Tallus Ridge Drive to provide the primary arterial road for the CDP area (shown in blue in Figure 7). The Tallus Ridge Drive connector is proposed to feed into Smith Creek Road, which is classified as an arterial road. The CDP identifies that the Tallus Ride Drive connection will be required at 600 units unless otherwise warranted based on existing conditions and input from professional reporting.

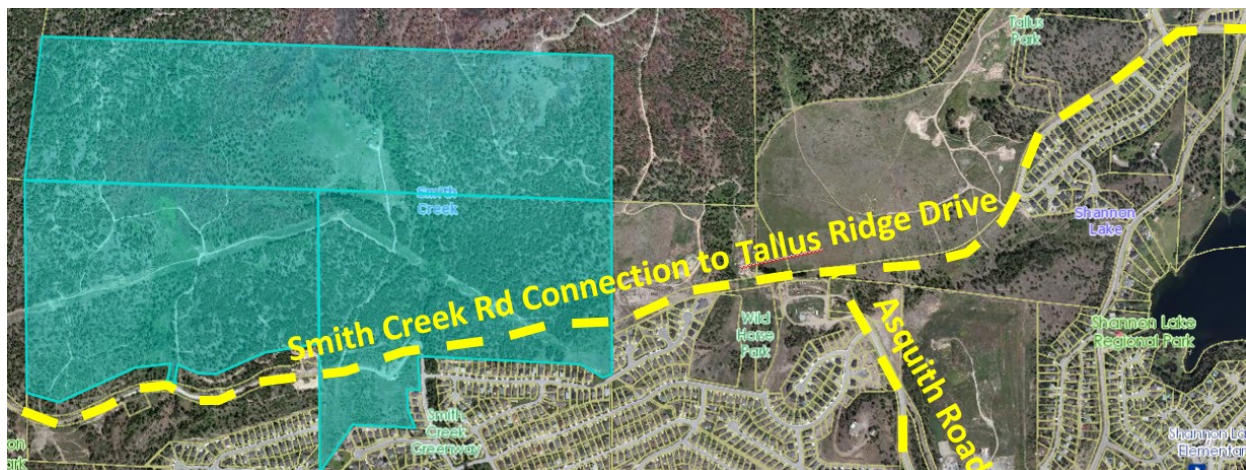


Figure 7. Connection to Tallus Ridge Drive

A key point of discussion in the public consultation for the CDP has been improvements to Smith Creek Road (North-South) to the subject area. This existing portion of Smith Creek Road from Elliot Road to the subject property (as well as Elliot Road south to Westbank Centre) has been identified as a project in the City of West Kelowna Roads DCC Study as a project in the 10-20 year horizon. Currently, no improvements to this section of Smith Creek Road are proposed as part of the CDP. Council may choose as part of future Council priorities to allocate funds collected as part of DCCs towards improvements to Smith Creek Road (when warranted) or may choose to provide direction regarding other opportunities for road improvement as part of the CDP process.

Internal collector roads (shown in red in Figure 8) and local roads have also been identified through the CDP plan process. As noted above the proposed layout is preliminary and further refinement will occur through subsequent phases of development if approved. Key areas of the proposed collector road layout include the northerly crossing of Smith Creek (identified as being required following Phase 6) and the necessity of a connection through the site directly to the east of the CDP area.

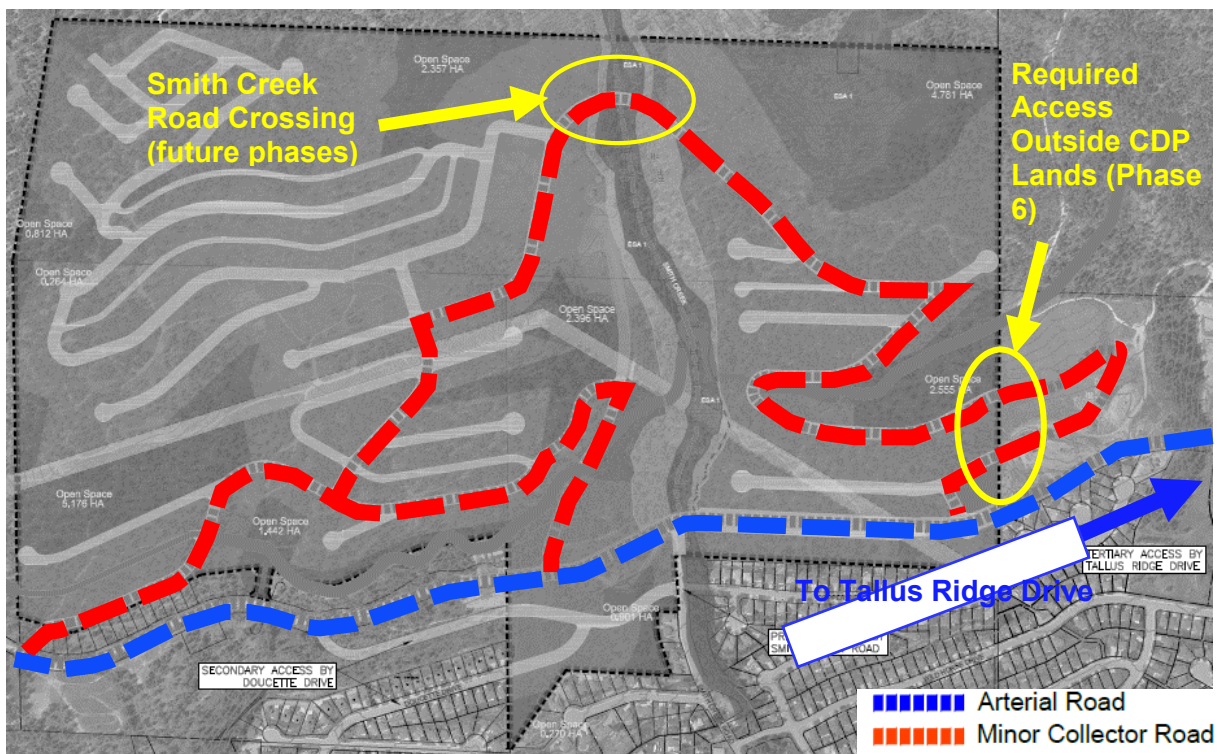


Figure 8. Proposed Road Network

Traffic Impact Assessment

A Traffic Impact Assessment was undertaken to identify the potential impacts the proposed development will have on off-site roadways, as well as identification of necessary mitigation measures required to support the development and to address any of the City's transportation related needs. The study area included the following intersections:

- Smith Creek Road (NS) at Wildhorse Drive (EW)
- Smith Creek Road (NS) at Elliot Road (EW)
- Elliot Road (NS) at Reece Road (EW)
- Shannon Lake Road (NS) at Asquith Road (EW)
- Tallus Ridge Drive (NS) at Asquith Road (EW)

Only one required improvement in the study area has been identified to achieve acceptable traffic operations. The improvement would include the construction of a westbound turn lane for Smith Creek Road (NS) at Elliot Road (EW). The TIA identifies there is no improvement required for up to 600 units but at full build-out of approximately 900 units, the improvement would be required. The CDP identifies that additional traffic review will be required through future rezoning applications.

The CDP identifies that additional traffic review will be completed at time of rezoning which will include, but not be limited to intersection design, turn warrants, etc. Specific consideration will be made for the Old Okanagan Highway and Reece Road intersection in addition to what areas and intersections have already been studied.

In accordance with NFPA, the TIA also concluded that the development area should have a third access point prior to the development reaching 600 units³. It is important to note that the study concludes that the construction of the Tallus Ridge Drive extension will serve as an excellent parallel route which will assist in alleviating the projected eastbound capacity deficiencies along Asquith Road. The TIA further concluded that there are no other major requirements for this development from a traffic perspective.

Visual Impact Considerations

The CDP identifies that the topography of the development lands makes the site visually sensitive from several vantages in the City (Figure 9). A visual impact analysis completed as part of the project notes that some level of visual impact is inevitable, however, design guidelines have been included in the CDP that will function to minimize this impact. Guidelines include, but are not limited to:

- Natural vegetation and large stands of trees maintained in all areas outside of proposed development;
- Maintain a close proximity of native trees to the proposed development to help screen new homes; and
- Trees are to be planted where possible on exposed areas and within the pocket parks.



Figure 9. Visual Impact Assessment from the Upper Glenrosa/Salmon Road CDP Area

Water System

³ Access route design should follow NFPA 1141 standards for Means of Access: NFPA development standards require two access points for a neighbourhood in excess of 100 units and three access points for a neighbourhood in excess of 600 units.

The subject lands are not currently serviced with a municipal water connection. Future development in the area will require a water connection from the City of West Kelowna. Presently the existing Smith Creek area is serviced from the Smith Creek Reservoir located on Smith Creek Road at the 630.5m elevation. This reservoir has a maximum service elevation of 600m which will only service a limited area within the Smith Creek Plan area.

Those areas above the 600m will be serviced by two booster stations and reservoirs. The plan proposes a series of improvements to the system⁴ once the water demand from new development within the CDP area reaches the service capacity of the existing pump station.

Sanitary Sewer System

Similar to water and storm drainage servicing, there is no sanitary sewer service within the CDP area. There are sanitary sewer connections presently at the boundary of the plan area at Smith Creek Road, Doucette Drive and Iron Ridge Drive.

Based on the review of the collection system there are two sections of the 250mm main that may require improvements in the future. These sections are on Reece Road and Broadview Road and a detailed review of the necessity of these improvements will be evaluated through future rezoning applications as the population on the catchment area reaches 3,500 people (the catchment area is greater than just the subject CDP area).

Stormwater Management

An engineered system of stormwater collection and detention is proposed due to the CDP area generally not being suitable to support large-scale infiltration of stormwater due to soil conditions and existing residential development downslope. The plan identifies that direct discharge of stormwater to Smith Creek should be avoided. It has been established that under current conditions, stormwater infrastructure on Smith Creek is not adequate to accommodate current storm flows, as a result of both urbanization in Westbank Centre and residential development upstream of Highway 97. In light of this, conventional collection and discharge of stormwater from the development directly to Smith Creek would only exacerbate the problem. The CDP includes clear policy direction that drainage and stormwater management infrastructure shall be designed in accordance with the Works and Services Bylaw and mitigate the downstream impacts to existing infrastructure and water quality. At time of rezoning, the downstream receiving areas will be reviewed to ensure that existing routes are safe and stable, particularly considering the increased duration of the runoff and impacts from the new development areas.

The only area where large-scale infiltration of stormwater would be feasible is the broad, bench deposit above and east of Powers Creek, which follows Powers Creek to the northeast of the project site. Stormwater collected and routed to this area could potentially be infiltrated to ground through infiltration basins, from which stormwater would infiltrate and eventually emerge as a discharge to Powers Creek (shown in green on Figure 10).

Despite not being able to incorporate large-scale events (with the exception of the one area noted above) there are areas of the site with the potential to manage small scale runoff events. In areas where soils and slopes are suitable, infiltration of stormwater via perforated piping, drywells, and swales will help mimic pre-development conditions and distribute recharge across the site. Areas

⁴ The Lateral 1 – Shetler Road Pump Station will be decommissioned and replaced by a new booster station at the intersection of Harold Road and Elliot Road. As part of this improvement, a cost share approach will be evaluated as there would be a benefit to existing users.

of the site have been identified where infiltration of stormwater will not be possible (e.g. areas of bedrock exposure or shallow bedrock) and stormwater from these areas will have to be collected and re-routed to areas where infiltration is feasible or detained to pre-development runoff rates.

Phasing Plan

As identified throughout the plan, there are key trigger points for various technical requirements and where additional review has been determined to be warranted. In addition to these identified triggers, there are also policies built into the CDP to ensure that

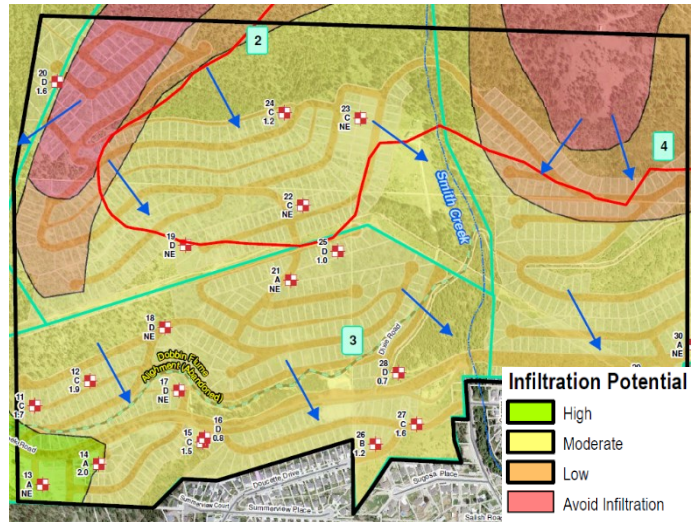


Figure 10. Infiltration Potential

in instances where triggers have been undetermined for various factors, there is the ability to required additional review through subsequent application processes.

Despite the technical trigger requirements (either identified or to be determined), the applicant has provided a phasing plan in the CDP which illustrates the conceptual phasing of the project based on a logical progression of development and mindful expansion of servicing and infrastructure.

PUBLIC CONSULTATION TO DATE:

Phase 1

On June 15, 2016 a public consultation meeting was held to present the findings from Phase 1 of the CDP process and the initial concept for the Smith Creek CDP. The consultation session was held to gather input from the public to provide a baseline for the community's priorities and inform the development of the CDP. Notifications were mailed out to 158 households with approximately 65 people in attendance. The meeting was held at the Holiday Inn in West Kelowna and 14 exit surveys and two emails were received by the City. As part of the consultation session, there was mixed feedback both in person and reflected in the exit surveys. Some residents felt that the density was adequate and the concept was generally accepted, but residents also voiced concerns and comments regarding:

- Too much density
- Wanted the flume protected as a hiking or natural area
- Inability of Smith Creek Road to handle additional traffic
- Housing form (do not want high density multi-family)
- Drainage from uplands

Phase 2

On June 6, 2019, an additional public consultation meeting was held as required by the TOR to present the Phase 2 draft of the CDP. The notification radius was increased following the first consultation session in order to ensure anyone in the general vicinity of the CD area would receive a notification. In total 431 notices were mailed out to owners and occupants with approximately

80 people in attendance. The meeting was held at the Westbank Lions Hall and 32 exit surveys and two emails were received by the City by the June 21st cut-off date identified by the applicant. Following the consultation session, additional input was provided to City, all of which were forwarded to the applicant.

As part of this consultation session, there was similar mixed feedback both in person and reflected in the exit surveys. As with the initial consultation session, residents generally accepted the idea of the area developing, however, there were concerns and comments regarding:

- Housing form (do not support townhouses along Smith Creek Road)
- Too much density (total number of units)
- Preservation of flume trail, existing trail network, and access to Crown Land trails
- Drainage and downstream impacts to Smith Creek (flooding)
- Impacts to existing road infrastructure (primarily Smith Creek Road and intersections)
- No neighbourhood park
- Preservation of additional greenspace (40-50% instead of 18%)
- Development and construction impacts (traffic, noise, etc.)

DISCUSSION:

The plan area is well suited to accommodate future growth in the City of West Kelowna. The subject lands are strategically located north of the City's core area and the proposed development can be adequately and sequentially serviced. The proposed land use concepts and development policies are guided by principles of working with the topography of the land, preserving recreational amenities and protecting natural features.

While the proposed land uses associated with the CDP do not provide for a significant mix of housing opportunities and are characterized by a significant amount of single detached residential development, there are other areas of the community that make up for this lack of housing diversity. Most notably, Westbank Center (three km south of the subject property), has undergone rapid growth of approximately 900 additional multi-family units since 2016 with a significant portion being built as purpose-built rental units. Despite a growing balance of housing types in the community as a whole, the proposed CDP and corresponding land uses do not necessarily reflect the core values of land use planning and the fundamental principle of ensuring our finite land base is utilized at its highest and best use.

The planning for this CDP has been a lengthy process in order to gain a strong understanding of the detailed characteristics of the large 148.76ha site. In order to advance the Smith Creek CDP, staff has worked with the applicant to create impactful and significant policies within the plan to ensure there are:

1. Identified policies to direct development in accordance with the constraints identified in the CDP process; or
2. Identified triggers for where additional review will be required as part of subsequent development processes.

This principle is based on an understanding that with such a large complex study area some components of the plan cannot be fully defined as part of a high-level vision for the site. Key examples of policies not already identified in this report include:

- Actively promote walking trails to interconnect neighborhoods, thus lessening demands for street sidewalks on all but collector roadways.

- Through recommendations made by a professional arborist and Qualified Environmental Professional reduce the wildfire hazard rating to low with consideration for ongoing maintenance.
- Required infrastructure and other costs related to the impacts of the development of the CDP area will be paid for by development in order to eliminate future costs to the taxpayer. (Included in the infrastructure, servicing, and traffic sections).

NEXT STEPS:

- Any feedback from Council will be incorporated into the final plan.
- Should Council give the bylaw amendments first and second reading, a Public Hearing will be scheduled.

COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
August 12, 2014	THAT Council approve the terms of reference for the Smith Creek Comprehensive Development Plan.	C 314/14

ALTERNATE MOTIONS:

1. **THAT** Council deny first and second reading to West Kelowna Official Community Plan Bylaw Amendment No. 0100.57, 2020 and direct staff to close the file.

Should Council deny the bylaw amendments, the file will be closed. The applicants would be required to wait a period of 6 months before reapplying with a similar proposal.

2. **THAT** Council postpone consideration of first and second reading to City of West Kelowna Official Community Plan Bylaw No. 0100.57, 2020.

Should Council postpone consideration of the bylaw amendment, further direction to staff would be appreciated.

REVIEWED AND APPROVED BY:

Brent Magnan, Planning Manager
 Mark Koch, Director of Development Services
 Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.57, 2020
2. Smith Creek Comprehensive Development Plan
3. Context and Subject Property Map
4. Smith Creek Master Plan