



INFORMATION ONLY COUNCIL REPORT

To: Paul Gipps, CAO

Date: April 6, 2021

From: Chris Oliver, Senior Planner

Subject: **Long Range Planning Work Plan – 2021 Projects Update**

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity – Support initiatives that promote the community's livability, local business growth, agriculture, wineries, natural beauty, amenities, rich culture, and other attributes that position West Kelowna as a place to live, invest, work and play.

Strengthen Our Community – Support efforts to engage residents of all ages and backgrounds in community programs, visioning, and long-term community planning.

Foster Safety and Well-Being – Support efforts, taken in collaboration with provincial ministries, Interior Health, BC Housing, Westbank First Nation, non-profit societies, and others, aimed at creating a safe and healthy community for all residents.

BACKGROUND

The 2021 work plan for the Long-Range Planning team includes key priority projects such as the Official Community Plan (OCP) Review, Zoning Bylaw Update, Fees and Charges Bylaw Update, Corporate Climate Action Plan, and Housing Strategy.

The Development Services and Engineering Departments' key policy initiatives being undertaken in 2021, including a concurrent review of the Development Cost Charges Bylaw (DCC), Transportation Master Plan (TMP), and OCP represent the most significant coordinated development and infrastructure policy review since the City's initial master planning exercises following incorporation.

DISCUSSION

As part of the long range planning work plan, the following are the five priority projects that have been identified:

Official Community Plan Review and Update

Building on the successful completion of the OurWK Visioning exercise (Phase 1 of the OCP review), a successful consultant has been selected through an RFP process to

complete the remainder of the OCP review (Phases 2-4). DIALOG was selected as the primary consultant with Colliers International and Fiera Biological as sub-consultants.

The consulting team has recent OCP review experience with the City of Courtenay, District of Sooke, City of White Rock, City of Colwood, and the City of Abbotsford. The diverse consulting team includes planners, urban designers, a landscape architect, land economics and land market analysis professionals (Colliers International), and an ecology and GIS specialist (Fiera Biological Consulting).

The OCP has been scoped with the key milestones being achieved on the identified dates in the preliminary project schedule (Attachment 2). The contract for the OCP was awarded on March 24th, and minor revisions to the work plan are anticipated throughout the process to ensure that the targeted completion date can be achieved.

Utilizing a similar approach to Council engagement as the OurWK Visioning, Council will have an opportunity to participate early in the process. A workshop-style meeting with Council has been identified early in the Phase 2 process to ensure there is direct input from Council as the project transitions from visioning to policy review and development.

Zoning Bylaw Update

A review of the City's Zoning Bylaw No. 0154 has been identified since 2017. Competing projects, increasing scope, and capacity challenges have delayed the advancement of the update. The Zoning Bylaw update is currently underway, and the goal is to have the Zoning Bylaw update brought forward for consideration in the summer of 2021.

As part of ensuring the 225+ amendments are incorporated to address operational challenges from planning staff and the public, the scope of the ongoing update needs to remain consistent. In anticipation of engagement with external stakeholders and initial consideration with Council, it has been determined that in order to achieve the identified projects for the 2021 work plan, areas deemed to be contentious or requiring additional review will be deferred to a future review. The following are areas that have been identified for review following the OCP update:

- Electric Vehicle Charge Infrastructure Requirements;
- Maximum Permitted Secondary Suite Sizes;
- Carriage House Parcel Size Requirements;
- Affordable Housing, Cluster Housing and Hillside Zones;
- Tandem Parking for Secondary Suites and Carriage Houses;
- Multi-tenant Production and Retail Cannabis Regulations; and
- Required updates that will be identified as part of the OCP review.

Fees and Charges Bylaw Update

The Fees and Charges Bylaw No. 0028 has also been identified for review since 2017. The Bylaw was scheduled for consideration in March of 2020, but was delayed due to COVID. The Bylaw review is intended to ensure there is regional consistency, address

operational issues, and provide annual cost recovery. The review is currently underway with the goal of having the initial consideration in the summer of 2021.

Corporate Climate Action Plan

The establishment of a Corporate Climate Action Plan was supported through the 2021 budget process and serves as an important first step in critically examining the objectives of West Kelowna's commitment to the B.C. Climate Action Charter. The Plan will ensure the City is responding to the effects of climate change with a specific lens on protecting or enhancing city-owned infrastructure and facilities. With various ongoing work plan initiatives, the Climate Action Plan is identified to start in the Winter of 2021.

Housing Strategy

The development of a Housing Strategy for our vulnerable population was identified on the 2019 Operational Plan included in Council's Strategic Priorities. The intent is to dedicate a portion of the recently approved Community Support Specialist's capacity to this initiative. At this time, the scope of the strategy has not been fully developed.

It is also anticipated that the Community Support Specialist will complete a 2021 Westside Point in Time Count and work towards achieving the objectives identified in the 2019 Strategies for Community Wellbeing (Attachment 1).

CONCLUSION

The 2021 work plan includes the delivery of projects that have faced chronic delays, support for key infrastructure-related policy (TMP and DCC Bylaw), and the coordination and oversight of the OCP review. Managing the expectation for the scope and delivery of these projects is paramount to ensure their success.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. 2019 Strategies for Community Wellbeing
2. Preliminary OCP Review Project Schedule