

# WEST KELOWNA OFFICIAL COMMUNITY PLAN UPDATE

GROWTH PHASE CONSULTATION SUMMARY REPORT:  
WHAT WE HEARD - FALL 2021



CITY OF  
WEST  
KELOWNA



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# ENGAGEMENT HIGHLIGHTS

## WHAT WE ASKED

### **What from the OurWK Vision is important to consider when growing?**

The OCP will use the Community Vision when creating policies and objectives for growth and development.

### **Where should growth happen in West Kelowna?**

Growth can take many different forms. We presented several growth ideas to participants to get their perspectives on where and how West Kelowna should grow.

### **What types of housing should accommodate this growth?**

Providing different forms of housing promotes affordability and choice in a City. We asked participants where certain types of housing are most appropriate in West Kelowna.

## HOW WE ASKED



### **10 POP-UP ENGAGEMENT BOOTHS**

10 locations throughout the city over two separate weekends.



### **3 ONLINE ENGAGEMENT ACTIVITIES**

Interactive online activities for two weeks.



### **12 STAKEHOLDER MEETINGS**

Virtual roundtable meetings with various stakeholder and industry groups.

### **Who is "We"?**

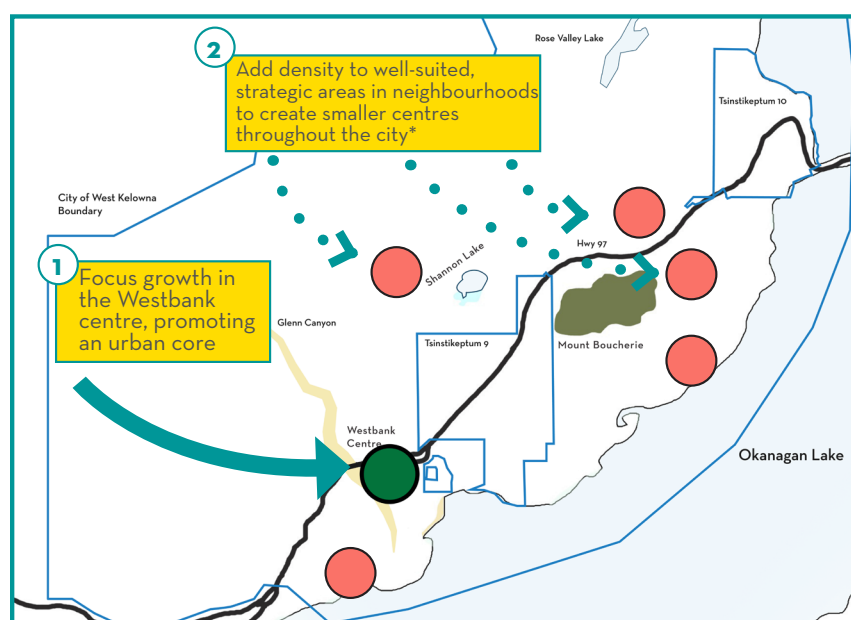
The City of West Kelowna staff and the City's consultant completed the Phase 2 engagement activities both online and in-person.



## SNAPSHOT OF WHAT WE LEARNED



### Common trends in how participants want West Kelowna to grow



\* Node locations are for illustration only and do not suggest specific sites. Future phases will determine the most suitable neighbourhood locations

### What participants want us to consider most while planning for growth

- A diverse inventory of housing options with different types and sizes.
- Mixing residential and commercial uses to promote walkable neighbourhoods.
- Accessible housing options to allow residents to age in their neighbourhoods.
- Protecting access to and quality of public spaces, particularly natural open spaces.

## WHAT'S NEXT?



### GROWTH CONCEPT

Community input received so far will be used alongside technical analysis and best practices to create a high-level growth concept which will guide the update of the OCP. The growth concept will show the "big moves" that will be reflected in future mapping exercises and policy development.



How should West Kelowna grow  
in the next 20 years?



# 1 ENGAGEMENT APPROACH

Developing an engagement approach to reach broadly across the West Kelowna community and directly to key stakeholders was the first step in the Official Community Plan process.

The Official Community Plan outlines the policies and objectives that will guide the growth and development of West Kelowna in the future. It builds on the #OurWK Community Vision, reflecting the needs and aspiration of our City.

# 1.1 OVERVIEW

## WHAT IS AN OFFICIAL COMMUNITY PLAN?

**An Official Community Plan (OCP) is a document approved by City Council that outlines objectives and policies that guide the future development, operation, and planning of a city. Once approved, many decisions a City makes must follow the OCP.**



## PURPOSE OF ENGAGEMENT

The City of West Kelowna (West Kelowna) has begun to update its Official Community Plan (OCP). This plan will seek to implement the #OurWK Community Vision by reflecting the Vision in its objectives and policies which will guide the growth and development of West Kelowna for the next 20 years. We estimate that by 2040, West Kelowna's population will grow by 12,000 residents. A strong OCP is important to encourage growth that is reflective of our Community Vision.

The following engagement summary documents Round 2 of the public engagement process for the Official Community Plan. This engagement focused on listening to community members about their priorities and preferences for how and where West Kelowna should grow as a city.

## GOALS AND OBJECTIVES

- ▶ Generating interest and excitement in the community to help them get inspired to provide input on the Official Community Plan.
- ▶ Seeking to hear from all ages, interests, and lifestyles in the process.
- ▶ Gathering feedback on resident's perspectives and preferences on how and where West Kelowna should grow, and what is important to consider while growing.
- ▶ Gathering feedback from selected stakeholder groups on their perspectives on growth, and introducing them to the OCP process.
- ▶ Using this input to create a framework that will guide the OCP update process, and a high-level recommended growth concept for the next 20 years.



## ENGAGEMENT PRINCIPLES

The approach to engagement aligns with the following guiding principles for community engagement:

- ▶ Accessibility
- ▶ Inclusiveness
- ▶ Transparency
- ▶ Consistency
- ▶ Collaborative
- ▶ Responsiveness

To that end, the engagement:

- ▶ Used multiple and diverse techniques, including a variety of locations and online options, to engage as broad a spectrum of the community as possible.
- ▶ Identified and involved key stakeholders to support the process.

# OVERVIEW - Continued

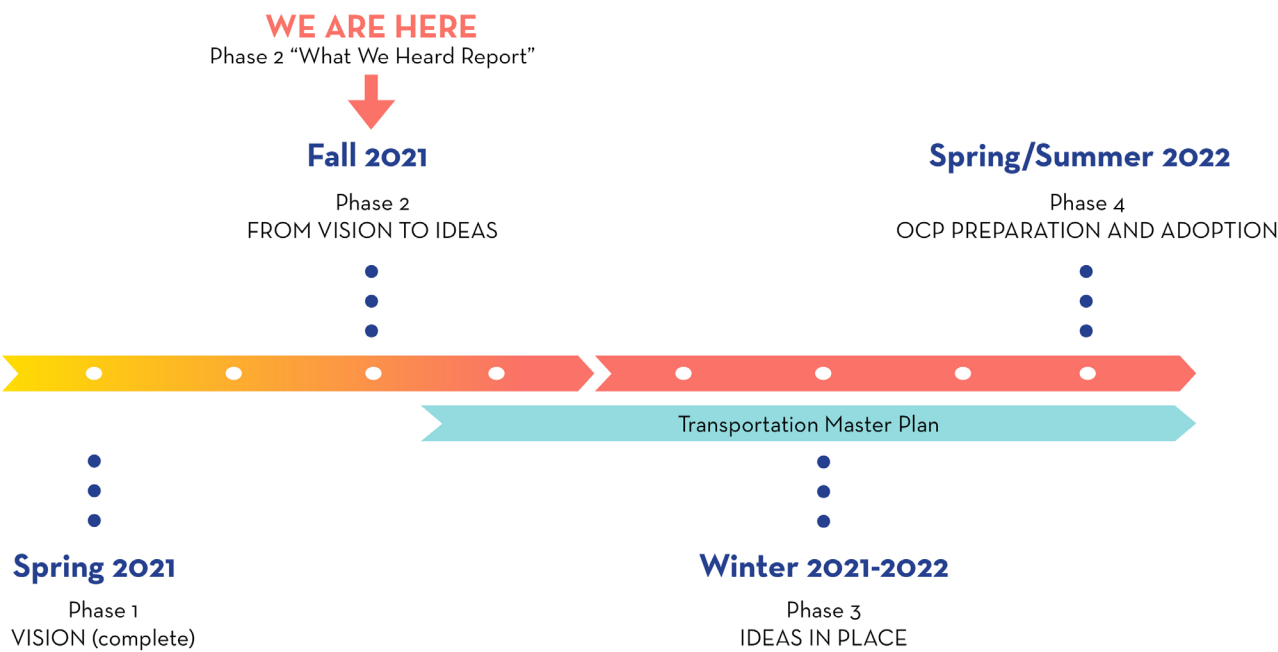
## OCP UPDATE PROCESS

The OCP update process is currently finishing phase 2 of 4. Phase 1 was the creation of the Community Vision, #OurWK. This document sets out what West Kelowna wishes to be by the year 2040, and is set on five foundations to provide a balanced grounding to support the vision.

With a clear vision and solid foundation established, during phase 2 we engaged with residents and stakeholders about what the #OurWK vision looks like when implemented, especially as West Kelowna continues to grow. Once adopted, the OCP will represent the creation of a growth strategy that sets the overall direction for development in West Kelowna for the next 20 years.

Phases 3 and 4 will be focused on the policy creation and implementation-plan development to further develop and refine the contents of the OCP.

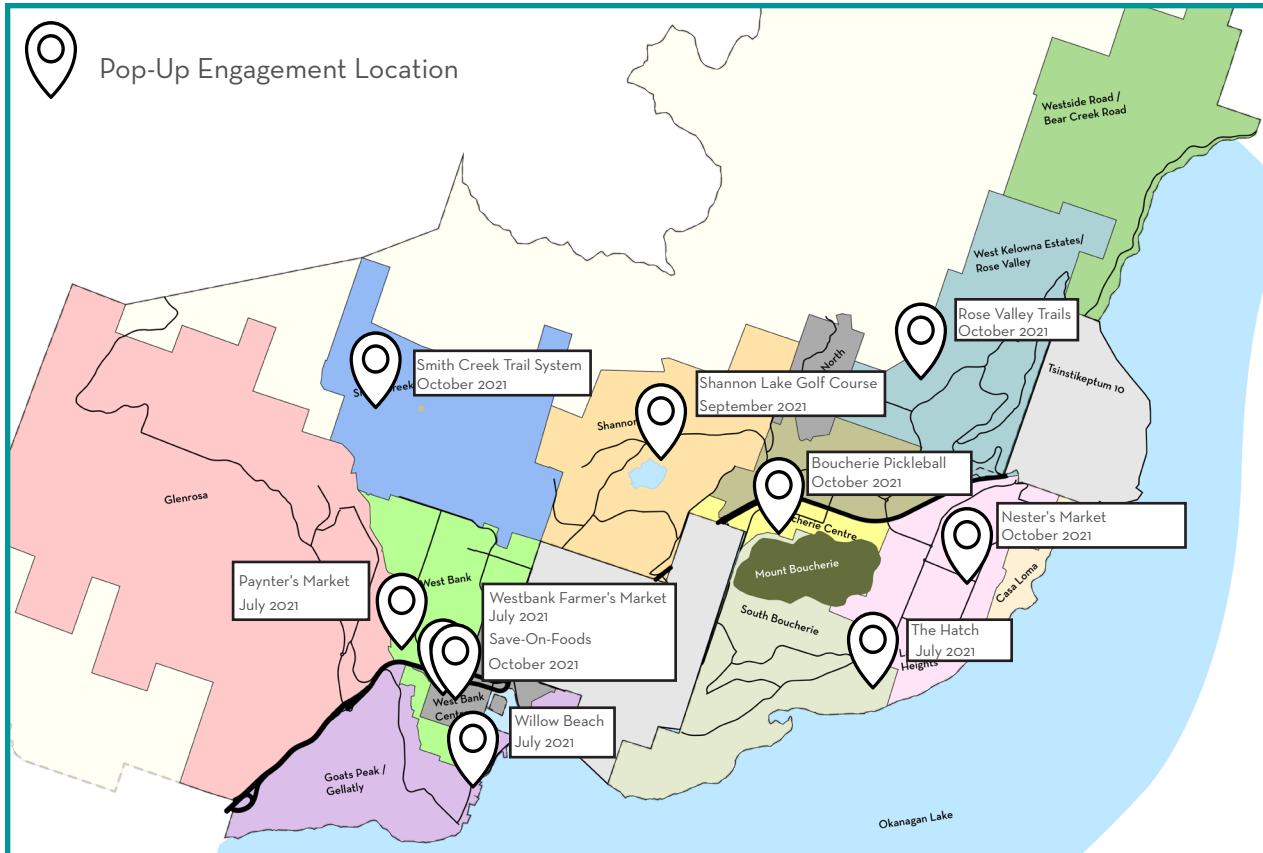
There will be more opportunities to engage with us during the creation of the OCP, so stay tuned!



Public and stakeholder consultation will take place at every phase of the project.

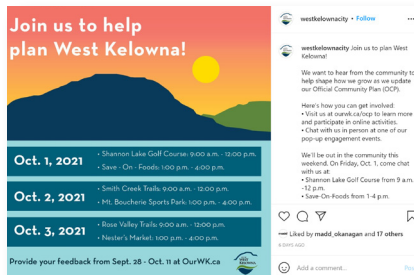


## WHERE WE ENGAGED



# OVERVIEW - Continued

## HOW WE COMMUNICATED



### Social Media Posts

3 Posts on Instagram, Facebook and Twitter

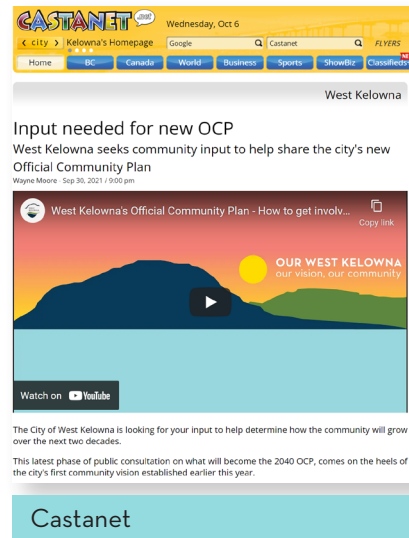
3,500+ Post views

220 Post likes, clicks and shares



### Project Cards

150+ Project cards handed out



One online post

### Public Service Announcement

2 Announcements sent

3266 Recipients

## ONLINE ENGAGEMENT REACH



579 Total Engagement Page Visits

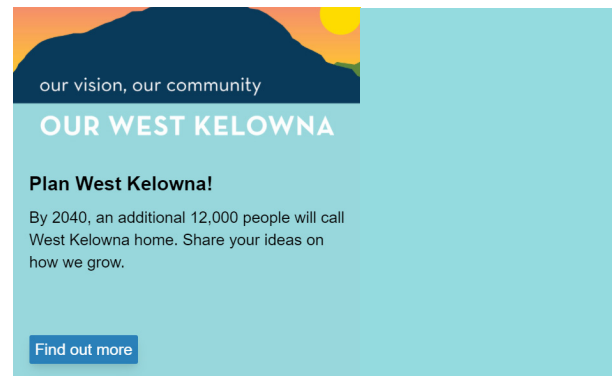
395 Participants

388 Contributions



## HOW WE ENGAGED

- **12 Virtual Stakeholder Meetings**
  - » Activities took stakeholder groups through different exercises about implementing the #OurWK Vision and how West Kelowna should grow.
- **10 Pop-Up Public Engagement Events**
  - » **300+ Residents Engaged**
  - » booth set up across 10 different West Kelowna locations to ask residents their thoughts on growth, housing and the #OurWK Vision.
- **1 Online Activity Page**
  - » A project page on ourwork.ca with three separate exercises like the ones available at the pop-up booth.
  - » Available to the public between September 29- October 11.
  - » **539 page visits**
  - » **159 contributions to the 'Forum' Tool**
    - » This tool asked participants what is important to consider from the #OurWK Vision when planning for growth.
  - » **116 contributions to the 'Place' Tool**
    - » This tool asked participants to place different types of housing on a map of West Kelowna.
  - » **113 contributions to the 'Ideas' Tool**
    - » This tool asked participants for their thoughts on different growth ideas.



Online Stakeholder Activity Board



Online Stakeholder Activity Board

# West Kelowna is Growing!

We've come up with four ideas for how West Kelowna can grow.  
Let us know what you think!

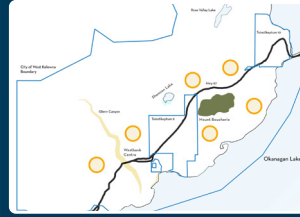
**#OURWK**  
our vision, our community  
Official Community Plan

## Town Centre



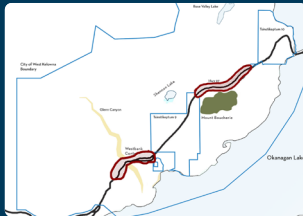
The Town Centre Growth Idea is to focus new growth within the Westbank Centre, creating more apartments, town houses, shopping, recreation and employment opportunities to create an urban core in the city.

## Neighbourhood Nodes



The Neighbourhood Nodes Growth Idea is to focus growth in locations throughout West Kelowna that can accommodate more people and development. These areas will become local centres, smaller than the Town Centre growth idea and provide opportunities to work, live, play and shop within the neighbourhood.

## Transit-Oriented



The Transit-Oriented Growth Idea focuses growth along Highway 97, West Kelowna's main transportation route. Areas with apartments, townhomes, shopping and employment will be located near public transportation stops, reducing the need for private automobiles.

## Lake Focused



The Lake Focused Growth Idea focuses new growth and density along and nearby the Okanagan Lake. This idea utilizes the waterfront to bring people closer to the lake, encouraging more opportunities to work, live, play and shop near the water.

# West Kelowna is Growing!

Where should growth happen? What should it look like?  
Place your housing stickers on the map below!



**#OURWK**  
our vision, our community  
Official Community Plan



What key direction of #OurWK is important to how we grow and how we move?

**#OURWK**  
our vision, our community

The three in-person engagement activities used during this phase. The online engagement activities were designed to replicate these activities.

## 2 WHAT WE HEARD

With the #OurWK Vision in hand, we set out to engage with the public, stakeholders and Council about how a West Kelowna that reflects the OurWK Vision will grow, including where growth will happen and what it should look like.

The forecast prepared as part of the OCP states that West Kelowna will grow by about 12,000 residents by 2040. That's over 36% of our current population. Through the OCP update, we are able to direct this growth strategically in order to best reflect the #OurWK Vision.



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## 2.1 GENERAL



### WHAT WE ASKED



What from the OurWK Vision is important to consider when growing?



Where should growth happen in West Kelowna?



What types of housing should accommodate this growth?

### WHO WE ASKED

During this phase of engagement, we looked for input from the following:

#### Stakeholders

- ▶ 12 different Stakeholder Group Meetings including :
  - » Business and Industry
  - » Health and Wellness
  - » Community Services
  - » Neighbourhood Associations
  - » Tourism, Arts, and Culture
  - » Faith Based Organizations
  - » Education Providers
  - » Senior Services
  - » Local Government
  - » Development Community
  - » Local Services
  - » Emergency Services
  - » Westbank First Nation

#### The Public

- ▶ 10 pop-up events in locations around West Kelowna – over 250 participants
- ▶ Online Engagement Page – 395 participants

#### Council

- ▶ Ongoing communication with City Council

## 2.2 COMMUNITY VISION CONSIDERATIONS AND GROWTH

Growth in West Kelowna should happen in a way that is reflective of the Foundations and Key Directions of the #OurWK Vision. We asked members of the public and stakeholder groups to review the Foundations and Key Directions of the #OurWK vision, and we asked them what is important to consider as West Kelowna grows.

### PUBLIC RESPONSES

#### Theme 1: Opportunities for Attainable Housing

##### Supporting #OurWK Key Directions



Maintaining unique neighbourhoods where people have what they need close to home



Providing opportunities for each of us to feel at home



Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Many members of the public expressed concerns with the increase in housing prices in West Kelowna over the years, and how it is providing barriers to people moving here or entering the housing market. Some West Kelowna residents with children preparing to move away mentioned concerns that their children could not afford to own or rent in West Kelowna. Opportunities to have a range of housing types can be done through the provision of market housing, increasing the supply and diversity of housing in West Kelowna, and by partnering with government and non-government organizations to develop subsidized housing BC Housing often uses the term 'affordable' in their housing types. As the word affordable can be subjective to some, we have used 'attainable housing' to represent this type of market housing.

#### Theme 2: Opportunities for Different Housing Types

##### Supporting #OurWK Key Directions



Maintaining unique neighbourhoods where people have what they need close to home



Providing opportunities for each of us to feel at home



Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Many members of the public expressed a desire to see a more diverse range of housing options in West Kelowna, both in terms of typology (single family home, duplex, apartment) and tenure (owning or renting). Young adults typically expressed a desire to see more condo and apartment options in West Kelowna, with a mix of rental and ownership options. Young families looking to purchase their first property expressed a desire for smaller single-family homes, duplexes, or town houses as these are typically cheaper than large single-family homes. Near-retirement adults expressed a desire for smaller single-family homes and properties with carriage houses, as options to downsize in their next stage in life.



## Theme 3: Create Pedestrian Infrastructure

### Supporting #OurWK Key Directions



Creating streets for people



Shifting sustainable transportation options

Many members of the public expressed a desire to see a continuous network of sidewalks in West Kelowna to support safe pedestrian movements for all ages. While this will be addressed more directly in the update to the Transportation Master Plan, the Official Community Plan update can look at adding more requirements and incentives for developers to include sidewalks in their plans, and how more sidewalk infrastructure can be funded in existing areas.

## Theme 4: Transform Westbank Centre

### Supporting #OurWK Key Directions



Transforming Westbank Centre



Expressing our unique sense of place



Growing our cultural scene to connect us with one another and our community



Creating streets for people

Many members of the public agreed with the key action to transform Westbank Centre. They cited a desire to see higher density housing continue to develop here, along with boutique retail opportunities and spaces to meet and gather. Many residents saw the potential of Westbank Centre to serve as a true destination and 'focal point' of the community. Some residents expressed the perspective that Highway 97 should not serve as the long-term main street for Westbank Centre, and that a more local, slower street would provide a more vibrant setting.

# COMMUNITY VISION - continued

## Theme 5: Create a Waterfront Destination

### Supporting #OurWK Key Directions



Expanding our connected, accessible, and vibrant waterfront



Expressing our unique sense of place

Many members of the public expressed a desire to see development near Okanagan Lake that would transform West Kelowna's waterfront into a destination. Some residents expressed concern with too much development, and the potential to crowd public space, taking away views, contributing to traffic issues, or shading public areas. Despite those comments, most residents could see the value in applying sensitive, medium-density development to bring residents, attractions, destinations and an enhanced public realm to West Kelowna's Waterfront.

## Theme 6: Grow With Adequate Infrastructure

### Supporting #OurWK Key Directions



Maintaining unique neighbourhoods where people have what they need close to home



Planning ahead for our future infrastructure needs



Embracing change and technology

Some participants expressed concerns with West Kelowna's growth and the ability of the City's infrastructure to support the increased population. Water supply, parking, and transportation infrastructure (including roadways, sidewalks and bike lanes) were often the topic of concern. This highlights the importance of utilizing smart-growth methods, that utilize existing infrastructure instead of requiring new investments, and finding cost-sharing and other fundraising.

## Theme 7: Grow To Support Active Transportation

### Supporting #OurWK Key Directions



Maintaining unique neighbourhoods where people have what they need close to home



Creating streets for people



Shifting sustainable transportation options

Some participants expressed a desire for a more walkable and bikeable West Kelowna. While this will be looked at directly through the Transportation Master Plan, there are several growth strategies that can encourage a city that supports active transportation. The primary method involves making sure key destinations such as shopping, services, and recreation are available to residents across the city within a distance that is easily walkable or bikeable. Rather than focusing on single service centers for the entire city, smaller, more local centers are easier to reach using active transportation.



## Theme 8: Protect Green and Blue Spaces

### Supporting #OurWK Key Directions



Protecting and connecting green and blue spaces for future generations



Creating a healthy community that supports healthy individuals



Maintaining and celebrating our agricultural roots.

Many participants expressed their close connection to West Kelowna's natural areas, including the Smith Creek Trail System, Willow Beach Area, Glenn Canyon Park, and Rose Valley Trails. Participants described a desire for these spaces to be protected as West Kelowna grows, and that new developments should also have access to green and blue spaces.

This feedback also included the protection of properties within ALR (Agricultural Land Reserve) boundaries, as these properties both contribute to West Kelowna's economy and unique character.

## Theme 9: Grow To Be Ready For Emergencies

### Supporting #OurWK Key Directions



Being prepared to face future emergencies



Planning ahead for our future infrastructure needs

Some participants expressed concerns about neighbourhood street networks in West Kelowna that have limited routes in and out of the neighbourhood, and the potential impact this would have in the event of an evacuation. They brought up the importance of planning neighbourhoods that have multiple routes to and from the community, so they can properly accommodate mass evacuations in an orderly fashion.




# COMMUNITY VISION - continued

We asked stakeholders and the public to review the #OurWK Community Vision, including its 5 pillars and 26 key directions before inviting them to share what in the vision is important to consider as we plan for West Kelowna's Future Growth. The following are key themes that emerged from responses.

## STAKEHOLDER RESPONSES

### Theme 1: Promote Accessible Childcare in West Kelowna

#### Supporting #OurWK Key Directions




-  Maintaining unique neighbourhoods where people have what they need close to home
-  Caring and supporting for one another and celebrating our diversity
-  Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Multiple stakeholder groups, especially the healthcare and community-organization groups expressed the importance of having affordable and accessible childcare as West Kelowna grows.

Accessible and affordable childcare makes it easier for residents to work in West Kelowna, and is an important part of attracting and retaining businesses to the city. Having childcare available in different neighbourhoods allows drop-off and pick-up trips to more easily be accomplished through sustainable transportation such as walking or biking.

### Theme 2: Attainable and Diverse Housing Options

#### Supporting #OurWK Key Directions

-  Maintaining unique neighbourhoods where people have what they need close to home
-  Providing opportunities for each of us to feel at home
-  Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Nearly all stakeholder groups, particularly the Local Government, Health, and Senior Services groups talked about the importance of providing diverse and attainable housing options.

A greater variety of housing types and tenures provides more choice to new residents of West Kelowna, and when combined with market and government-funded types of housing, allows more people to maintain a secure standard living as they age in the community.



## Theme 3: Design Westbank Centre as a Destination & Growth Area

### Supporting #OurWK Key Directions



Providing opportunities for each of us to feel at home



Expressing our unique sense of place



Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Multiple stakeholder groups, particularly the Tourism, Arts and Culture and Neighbourhood Association groups expressed a desire to see Westbank Centre as both a destination for the City and an area that can accommodate significant growth.

Through strategic development that enhances the community, commercial and public aspects of Westbank Centre, there is an opportunity to create a focal point and destination in the community.

## Theme 4: Considering The Needs Of Seniors In West Kelowna

### Supporting #OurWK Key Directions



Creating streets for people



Maintaining unique neighbourhoods where people have what they need close to home



Being prepared to face future emergencies



Caring and supporting one another and celebrating our diversity



Providing opportunities for each of us to feel at home

Many of the stakeholder groups, especially the Health and Wellness and Senior's Services groups, expressed the importance of considering the needs of seniors as West Kelowna grows. Creating a city that allows people to live with dignity and with access to social networks and relevant services is all part of creating a city that is friendly for all ages. Age-friendly cities provide a variety of accessible housing options, from smaller, single-storey homes to accessible apartment buildings that may or may not be part of an assisted living organization. Age-friendly cities also have a variety of health and recreational services that are accessible to seniors through public transit and walking, as less seniors are able to drive.

# COMMUNITY VISION - continued

## Theme 5: Create A Complete Community In West Kelowna

### Supporting #OurWK Key Directions



Maintaining unique neighbourhoods where people have what they need close to home



Providing opportunities for each of us to feel at home



Creating streets for people



Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Most of the Stakeholder Groups expressed the need for West Kelowna to develop as a ‘complete community’. The concept of a complete community is a neighbourhood that has the necessities required on a day-to-day basis. This includes employment and recreation opportunities, and services like grocery stores, childcare, schools, and medical offices. Creating complete communities within West Kelowna does not only make it a more attractive and welcoming city, but it can reduce traffic by reducing the need for long automobile trips, can increase community health by promoting walkable neighbourhoods and places where neighbors can meet each other. Complete communities are also more friendly to seniors and children. These demographics don’t always have access to a vehicle to get to where they are going.

There was also a desire for smaller single-family homes and properties with carriage houses, as options to downsize for recent retirees, or children who are ready to move out.



## Theme 6: Effectively Communicating Our Story

### Supporting #OurWK Key Directions



Growing our cultural scene to connect us with one another and our community



Expressing our unique sense of place



Attracting, retaining, and expanding businesses that create meaningful jobs close to home

Some stakeholder groups, including Tourism, Arts and Culture and Local Government, expressed the importance of communicating West Kelowna's unique identity and opportunities to the outside world as it continues to grow. West Kelowna has a lot of unique offerings, from recreational destinations like Smith Creek, Rose Valley and Okanagan Lake, to advantageous locations for industrial businesses, and a unique charming character that blends agricultural settings with modern urban development. Communicating West Kelowna's story is an important part of attracting businesses and promoting a cultural scene.

## Theme 7: Collaborate & Consult With Westbank First Nation

### Supporting #OurWK Key Directions



Caring and supporting one another and celebrating our diversity



Collaborating to steward these lands and waters



Growing our cultural scene to connect us with one another and our community



Collaborating with our Central Okanagan neighbours

Many of the stakeholder groups, including Faith Based Organizations and Community Services, expressed the importance of collaborating and consulting with the Westbank First Nation. These important neighbours to West Kelowna have valuable insights and coordination is essential when planning for growth, looking at preserving our green and blue spaces, and planning to adapt and respond to climate change. The City's ongoing collaboration with Westbank First Nation remains a priority for Council and staff as community partners across the Greater Westside.

## 2.3 GROWTH IDEAS

We presented the Public and Stakeholders four different “Growth Ideas”. These are not finalized policy directions, and do not recommend certain developments on specific areas, but rather speak to a high-level approach to managing growth in our City. The intention of these Growth Ideas is to spur conversation about what growth can look like in West Kelowna, and how different strategies can benefit the City in different ways. Public and Stakeholder feedback to each of these growth ideas is summarized below and will help inform the City's growth concept moving forward.

### GROWTH IDEA 1 : TOWN CENTRE

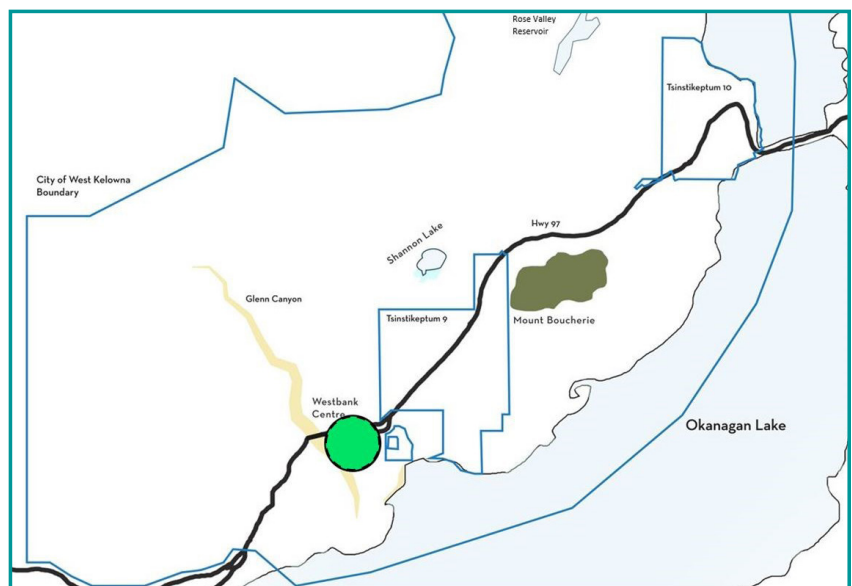
This growth idea focuses most of the new development and housing around a central location in West Kelowna, shown below within the Westbank Centre area. This will create a densely populated 'urban core' area, with a concentration of services, traffic, and cultural opportunities. Other areas of West Kelowna will see less significant change under this model.

#### Participants who raised support for this approach mentioned:

- ▶ The prospect of creating a central core in the City, as it would contribute to community identity and create a desirable destination.
- ▶ The opportunity to build on the new City Hall near the centre, as a civic and employment centre that will support surrounding businesses and development.
- ▶ The importance of developing the core away from Highway 97 and focus on creating main streets that are more pedestrian friendly.
- ▶ The importance of including attractive public places if Westbank Centre continues to grow.
- ▶ A desire to revitalize the Westbank Centre through more development, and visual enhancements and guidelines.

#### Participants who raised concern over this approach mentioned:

- ▶ Concerns with increased traffic congestion, as residents from all neighbourhoods would need to drive to the Westbank Centre to access services.
- ▶ Concerns with the impact of Highway 97 in creating an attractive and thriving urban core.
- ▶ Concerns that services in Westbank Centre do not serve other neighbourhoods.
- ▶ Concerns that Westbank centre is not the best location for a downtown core.





## GROWTH IDEA 2: NEIGHBOURHOOD NODES

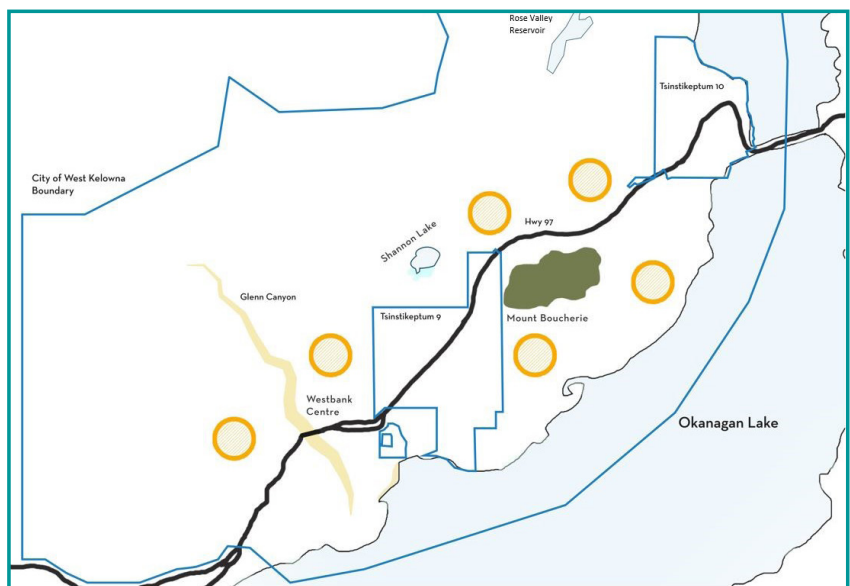
This growth idea takes a more even and distributed approach to new housing than idea #1. In this option, central 'neighbourhood nodes' will be assigned across communities in West Kelowna. These areas will feature medium-density housing, such as townhomes and 3-6 storey apartments, and supports some local services, shops, and cultural opportunities. Rather than having one urban centre, in this option, West Kelowna will have several localized, smaller centres.

### Participants who raised support for this approach mentioned:

- ▶ The approach creates neighbourhood centres with services like grocers, childcare, and restaurants that are accessible by walking and biking, convenient for people who live far away from Westbank Centre.
- ▶ The potential community health benefits of having more destinations and services within walking distance.
- ▶ This approach takes traffic pressure off of Highway 97, as people would not have to use the Highway for every trip.
- ▶ The increase in housing diversity throughout West Kelowna, provides residents a choice in where they can live.
- ▶ Neighbourhood nodes having appeal to smaller, local businesses.
- ▶ Neighbourhood nodes taking pressure off of Westbank Centre, as other neighbourhoods would start to see local services.
- ▶ Neighbourhood nodes providing valuable services and destinations to residents, not just tourist destinations.
- ▶ That neighbourhood nodes could be used to attract public transit to more areas in West Kelowna communities.

### Participants who raised concern over this approach mentioned:

- ▶ Potential negative impacts of adding density and other uses to previous residential areas, including traffic and parking impacts.
- ▶ That this approach is unnecessary as West Kelowna already has easily accessible services.



## 2.4 GROWTH IDEAS

### GROWTH IDEA 3: LAKE FOCUSED

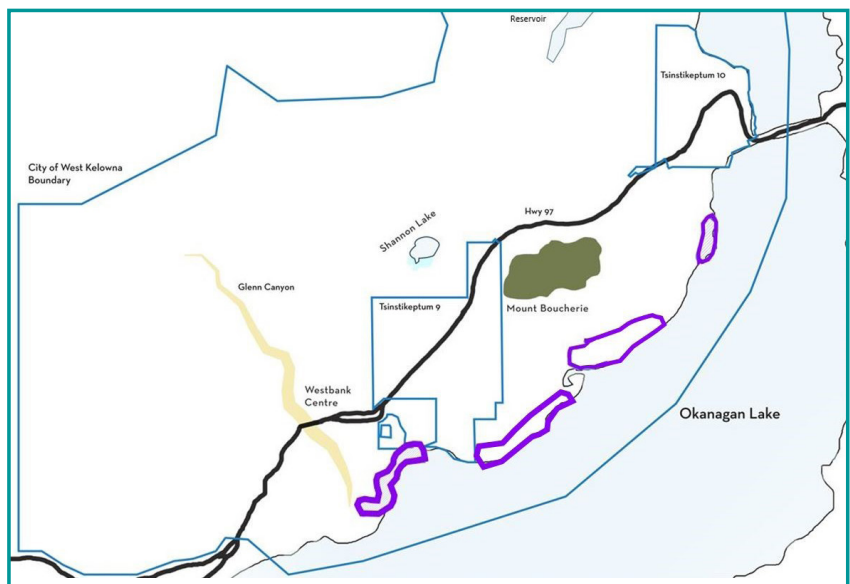
This idea recognizes that livable communities have strong connections to public amenities. By focusing new growth near the lakeshore, the majority of new housing opportunities will be located near the most significant amenity present in West Kelowna - Okanagan Lake.

#### Participants who raised support for this approach mentioned:

- ▶ Growth that attracts amenities such as restaurants, coffee shops, enhanced public space, and other waterfront activities is desirable.
- ▶ That growth is desirable along the waterfront, if it is done sensitively to the natural area and is not too tall or dense.
- ▶ That tall and dense growth is okay near the water if it provides amenities on the ground level and adequate parking for residents and visitors.
- ▶ That growth near the waterfront should be designed-well and aesthetically pleasing, contributing to the character of the area.
- ▶ A desire to improve the connections between Westbank Centre and the Gellatly area.

#### Participants who raised concern over this approach mentioned:

- ▶ The potential for development to result in loss of some public lake access and lakeside open spaces.
- ▶ The potential for development to result in loss of views to the lake.
- ▶ The potential loss of current lakeside amenities such as boat launches and trailer parking.
- ▶ The potential increase of traffic on roads and public spaces that are already busy.
- ▶ The noise and traffic impacts of construction.
- ▶ General concern with any high-density development near the waterfront.





## GROWTH IDEA 4: TRANSIT FOCUSED

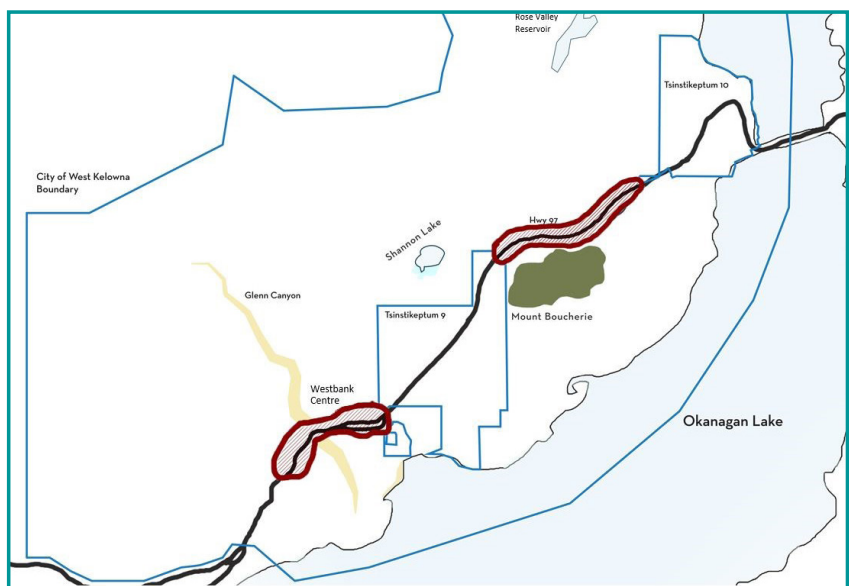
It is widely understood that new growth represents an increase in transportation demands. By focusing new development in close proximity to a major transit corridor - in West Kelowna's case Highway 97 - transit use and other mobility choices may be encouraged over private vehicles.

### Participants who raised support for this approach mentioned:

- ▶ This approach does not conflict with many natural areas or parks.
- ▶ This approach would encourage more transit use and reduce pressures on parking and traffic.
- ▶ This approach could support major business development near the Highway.
- ▶ This approach should include mixed-use development, balancing employment and services with residential units.

### Participants who raised concern over this approach mentioned:


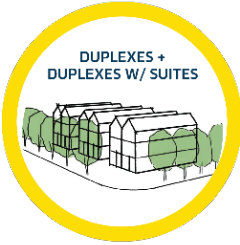






- ▶ This approach needs to consider the future width of Highway 97.
- ▶ Traffic on Highway 97 is already very busy, and that development needs to happen away from the Highway through the use of service and local roads.
- ▶ Existing development along Highway 97 is difficult to access.



## 2.5 HOUSING MAP

### HOUSING MAP ACTIVITY

Residents and stakeholders were asked to fill a map of West Kelowna with stickers representing different types of housing. The types of housing ranged from low density, medium density, and higher density. This activity served to get feedback on what housing typologies should accommodate West Kelowna's population growth over the next 20 years, and where certain housing types are best suited.

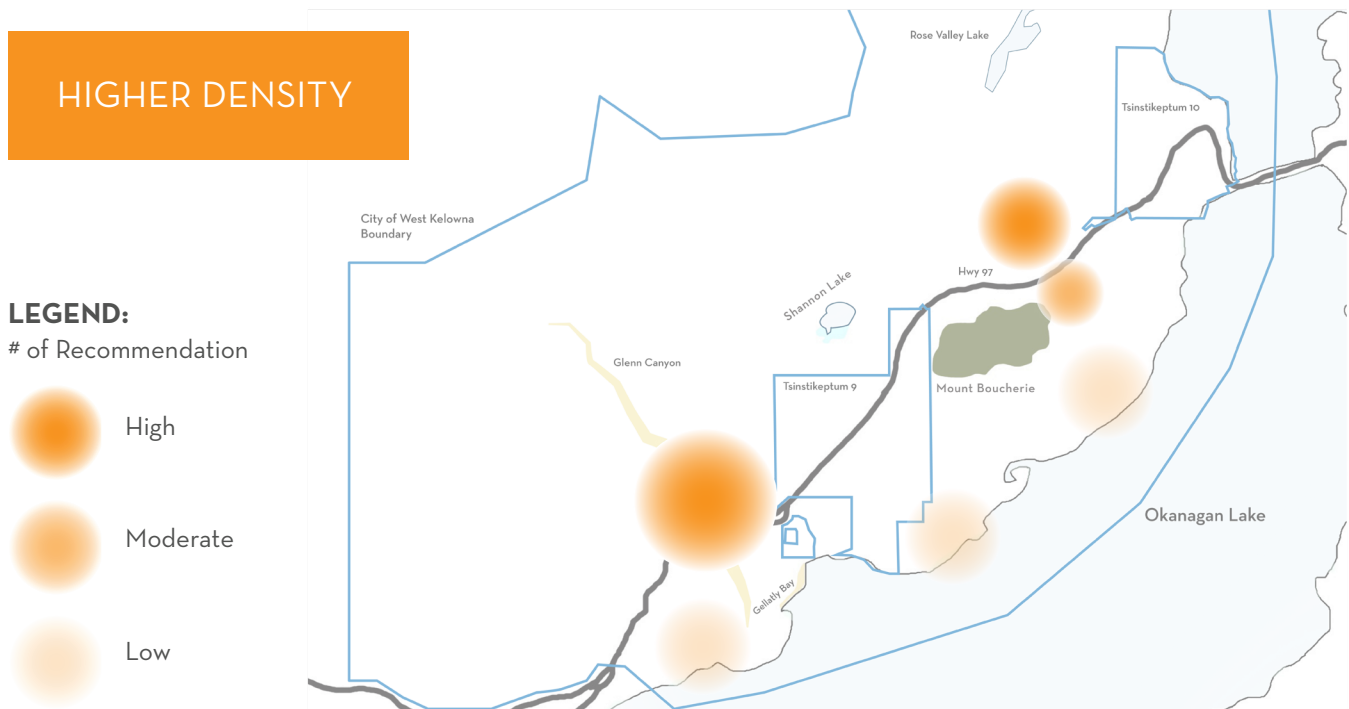
LOW DENSITY	MEDIUM DENSITY	HIGHER DENSITY
 SINGLE DETACHED HOMES W/ SUITES	 DUPLEXES + DUPLEXES W/ SUITES	 4 TO 6 STOREY BUILDINGS
 SMALL LOT RESIDENTIAL	 TOWNHOUSES	 6+ STOREY BUILDINGS
 SINGLE DETACHED HOMES W/ CARRIAGE HOUSES	 3-4 STOREY BUILDINGS	

Available stickers during the housing exercise



### Key Findings from this mapping exercise were:

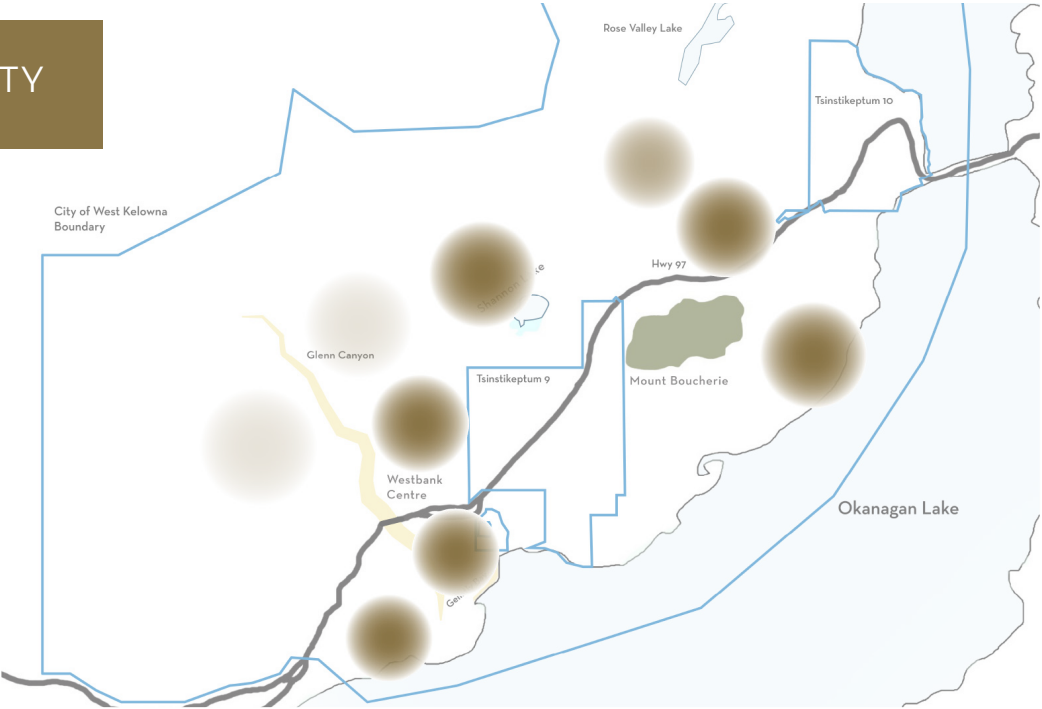
- ▶ A high support for medium and high density in the Westbank Centre, and the east side of the West Kelowna Business Park.
- ▶ Support for medium density near Gellatly and Shannon Lake.
- ▶ Lower density approaches in Glenrosa and Rose Valley.



This map shows the areas most commonly recommended to see higher-density housing

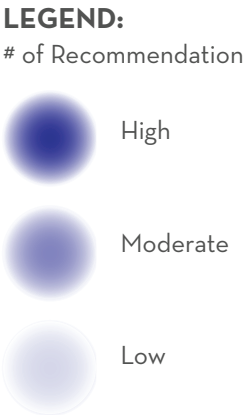
# HOUSING MAP - Continued

## MEDIUM DENSITY



This map shows the areas most commonly recommended to see medium-density housing

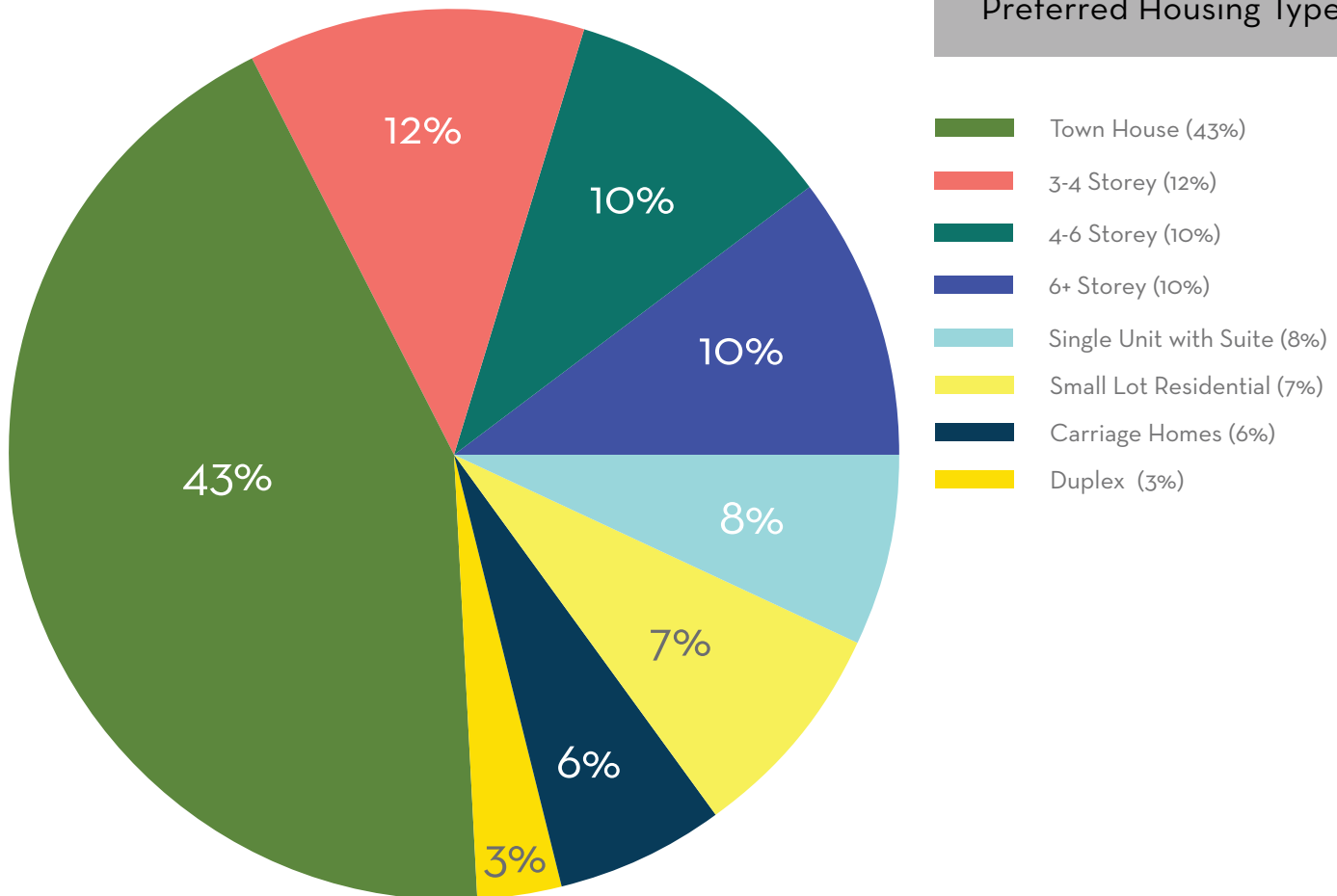
## LOWER DENSITY



This map shows the areas most commonly recommended to see lower-density housing



### Preferred Housing Types



The proportion of housing types recommended in the online mapping exercise.

## OTHER FEEDBACK

Throughout our conversations with West Kelowna residents, topics of interest came up that were not directly related to the activities we had available. Some key themes that emerged during these discussions are summarized below:

- ▶ Some residents expressed concern over parking requirements for new developments, stating that some new higher density developments were built without enough parking. Residents expressed a desire that these requirements be reviewed during the OCP process.
- ▶ Many residents expressed concern over traffic levels, particularly along Highway 97, and how growth may further increase traffic.
- ▶ Many residents expressed concern with infrastructure keeping up with development, specific examples include the provision of sidewalks and water infrastructure for new and existing developments.
- ▶ Some residents expressed a desire for planning and development policy to be worded in a way that is easier to understand.
- ▶ Many residents expressed a desire to see destinations throughout West Kelowna that are easily accessed through walking, biking or taking transit.

## NEXT STEPS

The Official Community Plan update process will continue, taking what we heard from the public, stakeholders and Council, as well as the growth forecasts for West Kelowna and planning analysis to create a recommended growth concept. This will outline the high-level approach growth should take in West Kelowna for the next 20 years, as we work to welcome 12,000 new residents in that time period.

The feedback collected during this public engagement will also inform our approach to updating other key sections of the OCP, as we seek to make it reflective of the #OurWK Vision.

Stay tuned, as there will be more opportunities to engage in the future.



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