



COUNCIL REPORT

To: Paul Gipps, CAO

Date: December 14, 2021

From: Chris Oliver, Senior Planner

File No: P 21-01

Subject: **P 21-01; OCP Update; Preferred Growth Concept – Vibrant Centres and Complete Neighbourhoods**

RECOMMENDATION

THAT Council direct staff to proceed with development of a draft land use plan and initiate policy development based on the preferred Growth Concept – Vibrant Centres and Complete Neighbourhoods.

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 – Council supports efforts to engage residents of all ages and backgrounds in community programs, long-term 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 City of West Kelowna's Official Community Plan Update (OCP) is establishing a policy framework that will help accommodate the City's growth over the next 20 years. Today, West Kelowna is home to 37,046 residents, and by 2040, our population is expected to be more than 49,400. This growth will bring both opportunities and challenges, and planning is essential to ensure West Kelowna can continue to grow in ways that reflect the vision for the community.

The OCP Update has been underway with two key phases complete¹ and now work is being focused on the establishment of a growth concept that identifies where we plan to accommodate growth in the future and provides clear direction and shape the areas of focus for policy development.

A key part of developing this growth concept is the concurrent work being completed with the Transportation Master Plan (TMP). It is critical that through the OCP update, services, transportation and infrastructure are evaluated and well aligned with each other. The results outlined in the attached growth concept will also serve to inform the TMP Update.

DISCUSSION

This report serves as the overview of the preferred growth concept that has been identified based on the extensive community and Council feedback received and the analysis based on the growth forecasting prepared by Colliers International and the City's OCP consultant.

Preferred Growth Concept – Vibrant Centres and Complete Neighbourhoods

The preferred growth concept aims to meet the OurWK Community Vision and address the growth related demands that West Kelowna will face over the next 20 years. While the intent is to ensure that there is a high level of community and stakeholder support, the growth concept is rooted in best planning practices and technical analysis.

The goal of the OCP Growth Concept is to ensure the community recognizes the unique characteristics that define West Kelowna, understands how we will accommodate growth in the future, and recognizes there is additional refinement and supporting policy development that is required to make it successful. The preferred growth concept that has been developed aims to achieve this goal and outlines in detail how the concept will shape future growth and direct work in Phase 3 of the project (Attachment 1). Key highlights of the growth concept include:

- Increase residential and mixed-use density and corresponding building heights (up to 12 storeys) in the Westbank Urban Centre to create a focal point for growth in the heart of the community;
- Introduce new land uses, densities, and building heights (up to 6 storeys) in the Boucherie Urban Centre, to provide convenient access to transit and services on the east side of the community;
- Build on the previous success of the complete neighbourhood model (e.g. Lakeview Village) and replicate throughout the community to increase housing diversity and provide convenient access to services in our unique neighbourhoods;
- Acknowledge a desire for single detached residential growth and focus it within recently approved neighbourhood plan areas (Smith Creek and Goats Peak);

¹ Phase 1 – OurWK Community Visioning, Phase 2 – From Vision to Ideas

- Provide additional opportunities for infill housing within the community where appropriate to efficiently use our existing services and infrastructure; and
- Reaffirm the significance of the West Kelowna Business Park as the economic core of the community and promote the use of these lands for industrial purposes.

As the growth concept is reviewed by Council and is further informed and vetted by detailed technical analysis and stakeholder consultation (some of which is legislatively required or recommended), additional refinement will occur. The OCP Update process is intended to be built in a layering approach and will continue to evolve and be refined as we work towards a succinct, clear vision.

NEXT STEPS

Following consideration and feedback regarding the Growth Concept, staff will complete additional refinements based on key stakeholder input from community partners, including Westbank First Nation, the Ministry of Transportation, School District 23, the aggregate industry, etc. In addition to these external groups, staff will be working closely with the TMP Update team to participate in a workshop with Council in January.

The next major milestone for the OCP Update will be to bring a draft land use plan forward to Council. While the mapping updates based on the growth scenario are underway, policy development reflective of the preferred growth concept and other administrative sections will begin to ensure that the OCP remains on schedule.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
October 26, 2021	Council received the Phase 2 What We Heard Report for information purposes.	N/A
September 28, 2021	Council received the Phase 2 Status Update for information purposes.	N/A
June 8, 2021	Council received the Engagement Plan Overview for information purposes.	N/A
April 6, 2021	Council received the 2021 Long Range Planning Work Plan for information purposes.	N/A
February 23, 2021	THAT Council endorse the West Kelowna, OurWK Community Vision Final Draft.	C093/21

REVIEWED BY

Brent Magnan, Planning Manager

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Growth Concept – Vibrant Centres and Complete Neighbourhoods