

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, August 13, 2018

9:00 am

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. **Call to Order**

2. **Confirmation of Minutes**

2 - 4

AM Meeting - July 30, 2018

3. **Reports**

3.1 **2040 OCP Growth Scenario 3 Discussion**

40 m

5 - 22

To inform Council of the key characteristics of the preliminary Growth Scenario 3 prior to it being refined for endorsement.

4. **Resolution Closing the Meeting to the Public**

THAT this meeting be closed to the public pursuant to Section 90(1)(j) of the Community Charter for Council to deal with matters relating to the following:

- confidential third party business information

5. **Adjourn to Closed Session**

6. **Reconvene to Open Session**

7. **Issues Arising from Correspondence & Community Concerns**

7.1 **Mayor Basran, re: Issues Arising from Correspondence**

30 m

8. **Termination**



## City of Kelowna

### Regular Council Meeting

### Minutes

Date: Monday, July 30, 2018  
 Location: Knox Mountain Meeting Room (#4A)  
 City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present: City Manager, Doug Gilchrist and City Clerk, Stephen Fleming;

#### 1. Call to Order

Mayor Basran called the meeting to order at 9:00 a.m.

#### 2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Hodge

R690/18/07/30 THAT the Minutes of the AM Meeting of July 16, 2018 be confirmed as circulated.

Carried

#### 3. Reports

##### 3.1 City Clerk, Verbal Report, re: Meeting date with Westbank First Nation

Council:

- Agreed to schedule the meeting with Westbank First Nation for September 17, 2018.

### 3.2 City Clerk, Verbal Report, re: September 11, 2018 Public Hearing

Moved By Councillor Given/Seconded By Councillor Singh

**R691/18/07/30** THAT Council directs staff to cancel the September 11, 2018 Public Hearing and Regular Meeting and to schedule a Public Hearing and Regular Meeting for September 18, 2018.

Carried

### 4. Resolution Closing the Meeting to the Public

Moved By Councillor Donn/Seconded By Councillor Stack

**R692/18/07/30** THAT this meeting be closed to the public pursuant to Section 90(1) (a), (e), (f), (g) and (j) of the *Community Charter* for Council to deal with matters relating to the following:

- position appointment;
- acquisition, disposition, or expropriation, of land or improvements;
- law enforcement;
- litigation or potential litigation; and
- third party information.

Carried

### 5. Adjourn to Closed Session

The meeting adjourned to a closed session at 9:09 a.m.

### 6. Reconvene to Open Session

The meeting reconvened to an open session at 11:44 a.m.

### 7. Issues Arising from Correspondence & Community Concerns

#### 7.1 Councillor Donn, re: Capri Landmark

Councillor Donn:

- Passed along a thanks he received from property owners from the Capri area for assistance with security.

#### 7.2 Councillor Donn, re: Ride Sharing

Councillor Donn:

- Suggested Council may want to write the Provincial government regarding the recent announcement to postpone Ride Share legislation until the Fall of 2019.

### 7.3 City Manager, re: Downtown

City Manager:

- Advised that porta-potties are being installed around the downtown area on a temporary basis.

### 8. Termination

The meeting was declared terminated at 11:44 a.m.

\_\_\_\_\_  
Mayor Basran

\_\_\_\_\_  


City Clerk

/scf/slh

DRAFT

# Report to Council



**Date:** August 13, 2018  
**File:** 1200-31  
**To:** City Manager  
**From:** Policy and Planning Department  
**Subject:** 2040 OCP Growth Scenario 3 Discussion

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## **Recommendation:**

THAT Council receives, for information, the discussion on Growth Scenario 3 as it relates to the growth management strategy direction for the 2040 OCP.

## **Purpose:**

**To inform Council of the key characteristics of the preliminary Growth Scenario 3 prior to it being refined for endorsement.**

## **Background:**

The time of a major OCP update allows for a refreshed community vision and corresponding policy framework to be renewed to respond to current and pressing growth management issues. Since the last adoption of the 2030 OCP in 2011, the City has experienced a high volume of population growth, shifting community expectations, and evolving external factors and trends that require the City to be adaptable and responsive in order to continue to thrive. This OCP update is no exception, and through the recent Imagine Kelowna process, the community has crafted a vision of the future for how to thrive in the face of unprecedented growth and change. The community has asked us to be agile, resilient and unafraid to do things differently based on 4 principles: connected, collaborative, responsible and smarter.

This OCP update is an opportunity to re-evaluate the City's growth strategy, and optimize the benefits of growth so that all of our community can experience a high quality of life. However, this exercise requires decisions that evoke tradeoffs, as each growth scenario comes with both benefits and disadvantages that need to be carefully deliberated. The preferred Growth Scenario 3 has been arrived at through multiple lenses:

- Imagine Kelowna vision and framework

- Technical indicators (ie. transportation network optimization, financial capability to deliver on the infrastructure (up front capital and ongoing maintenance), responsiveness to climate change, creation of livable communities, agricultural preservation, etc.)
- *Pick Your Path to 2040* public engagement results
- Existing development approvals
- Established policy direction and goals

As such, it is important to understand the upcoming tradeoffs with formal endorsement of a growth scenario, and the attached presentation serves to overview some of the high level attributes of Growth Scenario 3. The goal is to ensure that Council is apprised of these tradeoffs to confidently advance the further refinement of Growth Scenario 3 that will serve as the framework for both the OCP and TMP processes moving forward.

**Legal/Statutory Authority:**

*Local Government Action, Section 471*

**Legal/Statutory Procedural Requirements:**

*Local Government Act, Sections 472, 473, 474, 475, 476, 477, and 478*

**Existing Policy:**

2030 Official Community Plan  
20 Year Servicing Plan  
Council Policy No. 372: Engage Policy

Submitted by:

Danielle Noble-Brandt, Department Manager of Policy and Planning

**Approved for inclusion:**



Derek Edstrom, Acting Divisional Director, Community Planning & Strategic Investments

cc:

Department Manager, Integrated Transportation  
Department Manager, Community Planning  
Divisional Director, Infrastructure  
Infrastructure Engineering Manager



# Our Kelowna as we Grow 2040



# Purpose of Presentation

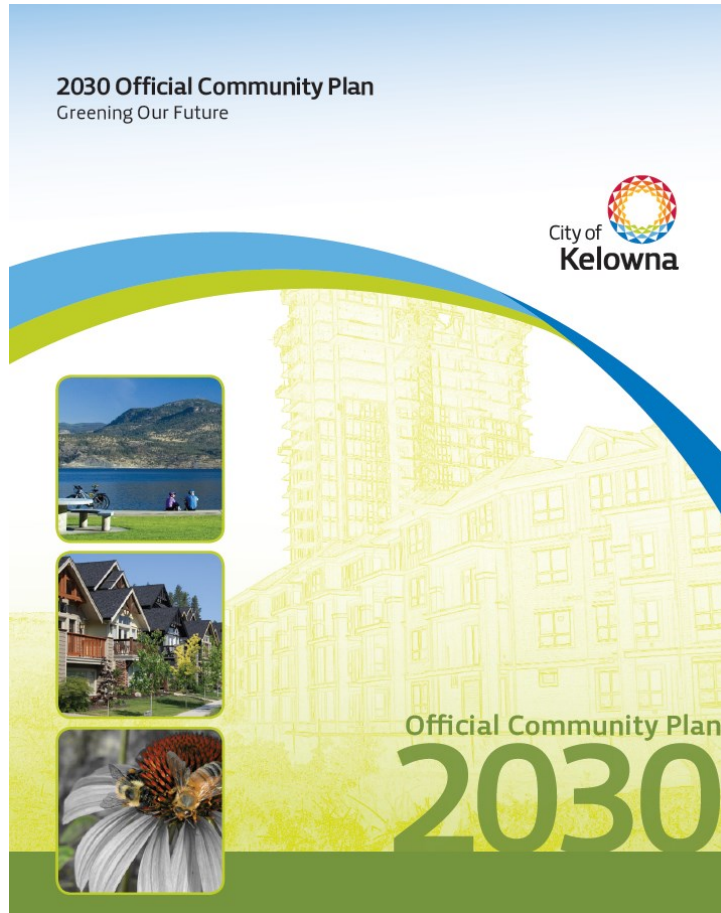
A flowchart diagram consisting of three blue rounded rectangular boxes arranged horizontally, connected by a large, light blue arrow pointing from left to right. The first box contains the text "Outline refinements to Growth Scenario 3", the second box contains "Share anticipated friction points", and the third box contains "Proceed with Growth Scenario 3 Refinements".

Outline  
refinements to  
Growth  
Scenario 3

Share  
anticipated  
friction points















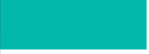
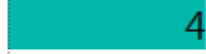
















Proceed with  
Growth  
Scenario 3  
Refinements

# 2030 OCP Framework

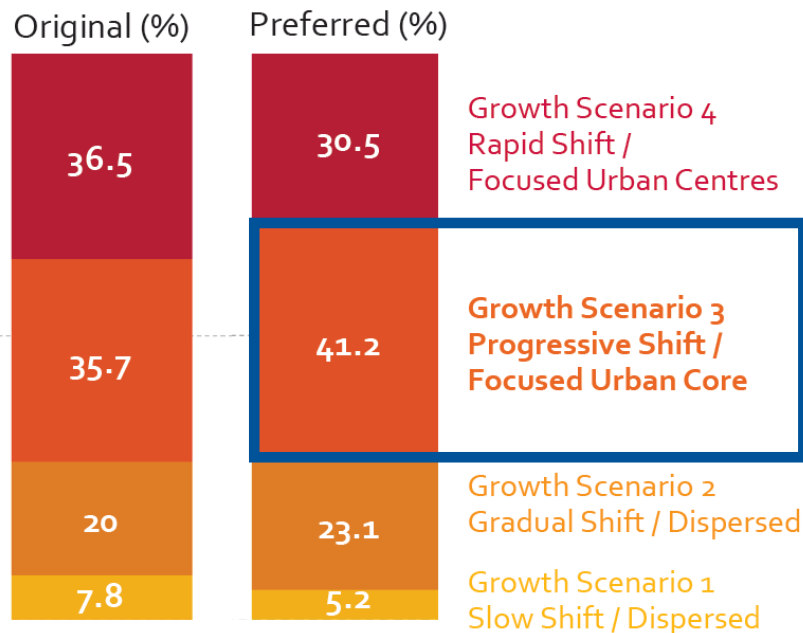


- ▶ Growth projection of 45,000 new residents
- ▶ Planned for 21,000 new units
- ▶ Housing Split: 57% single unit/ 43% multi unit
- ▶ Hub and Spoke Model

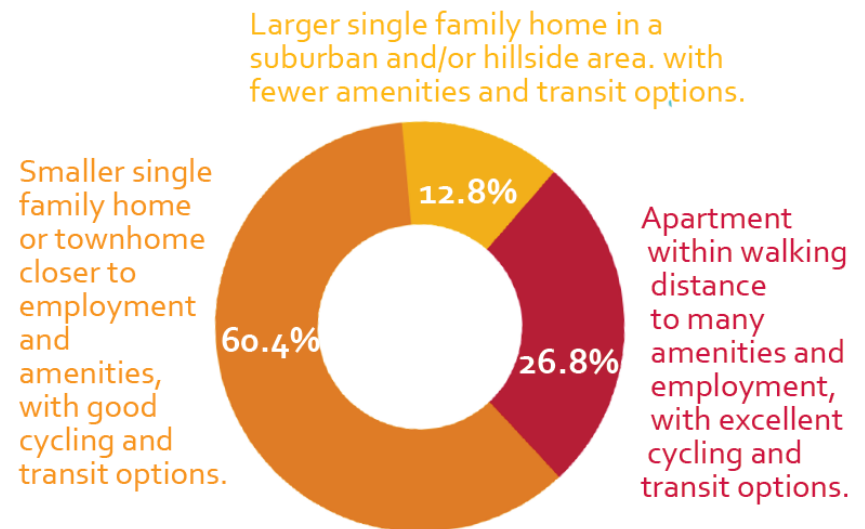
# Evaluation Dashboard

Account	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Agricultural Protection	 1	 2	 3	 4
Financially Resilient	 1	 2	 3	 4
Growing Economy	 3	 3	 4	 4
Growth Management	 1	 2	 3	 4
Health and Safety	 2	 2	 4	 4
Livable Communities	 2	 3	 3	 3
Mitigate Climate Change	 2	 2	 3	 4
Travel Choices	 2	 1	 3	 4
<b>Total</b>	<b>14</b>	<b>17</b>	<b>26</b>	<b>31</b>

# Pick Your Path to 2040: What We Heard



## Preferred housing and neighbourhood mix



# imagineKelowna

## Principles & Goals

Slow shift

Gradual shift

Progressive shift

Rapid Shift

Growth  
Scenario  
1

Existing OCP,  
including Future Land  
Use and ASP areas

Growth  
Scenario  
2

Housing Demand  
Forecast

Growth  
Scenario  
3

Pick Your Path  
Public Engagement

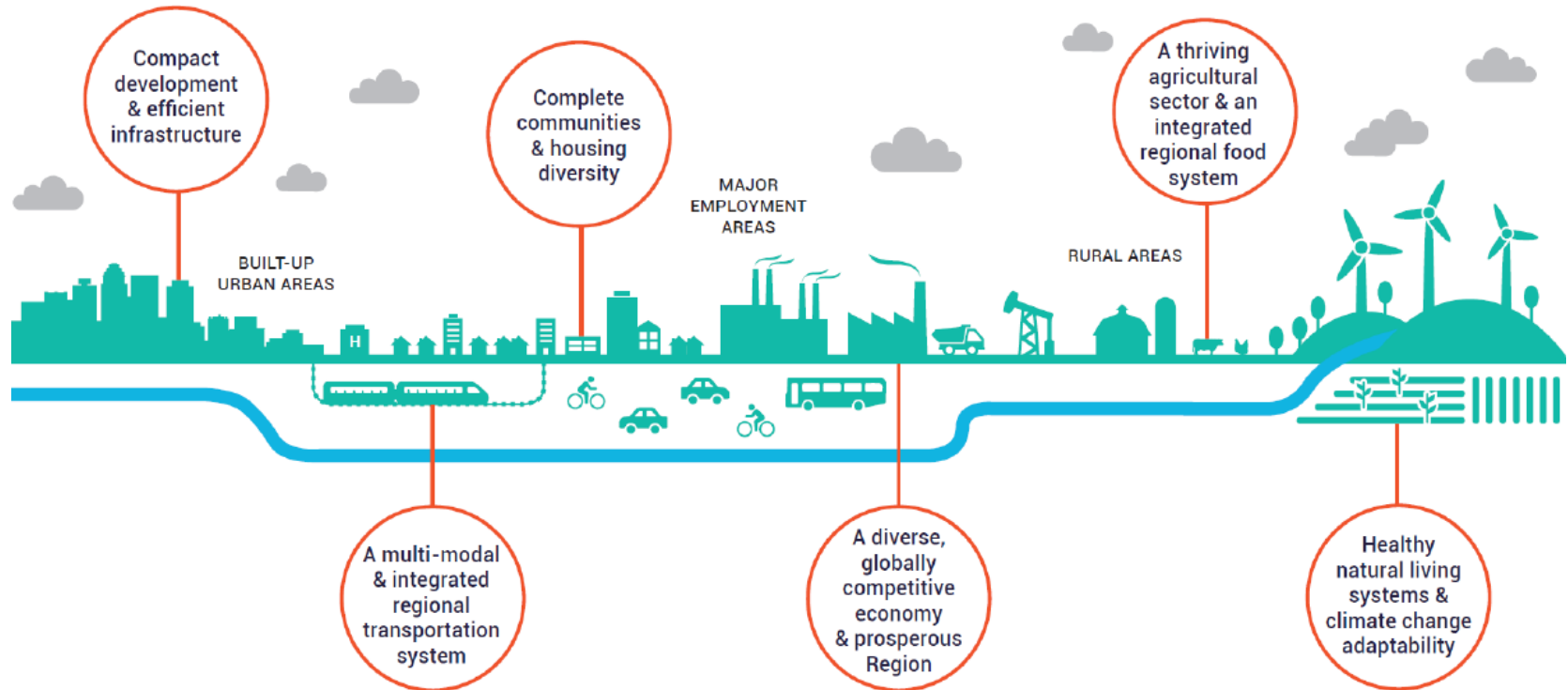
Preferred Growth  
Scenario

Growth  
Scenario  
4

Policy Indicators  
Technical Analysis

# Achieving Pick Your Path + IK

SOURCE GRAPHIC: EDMONTON METROPOLITAN REGION GROWTH PLAN, OCTOBER 2016



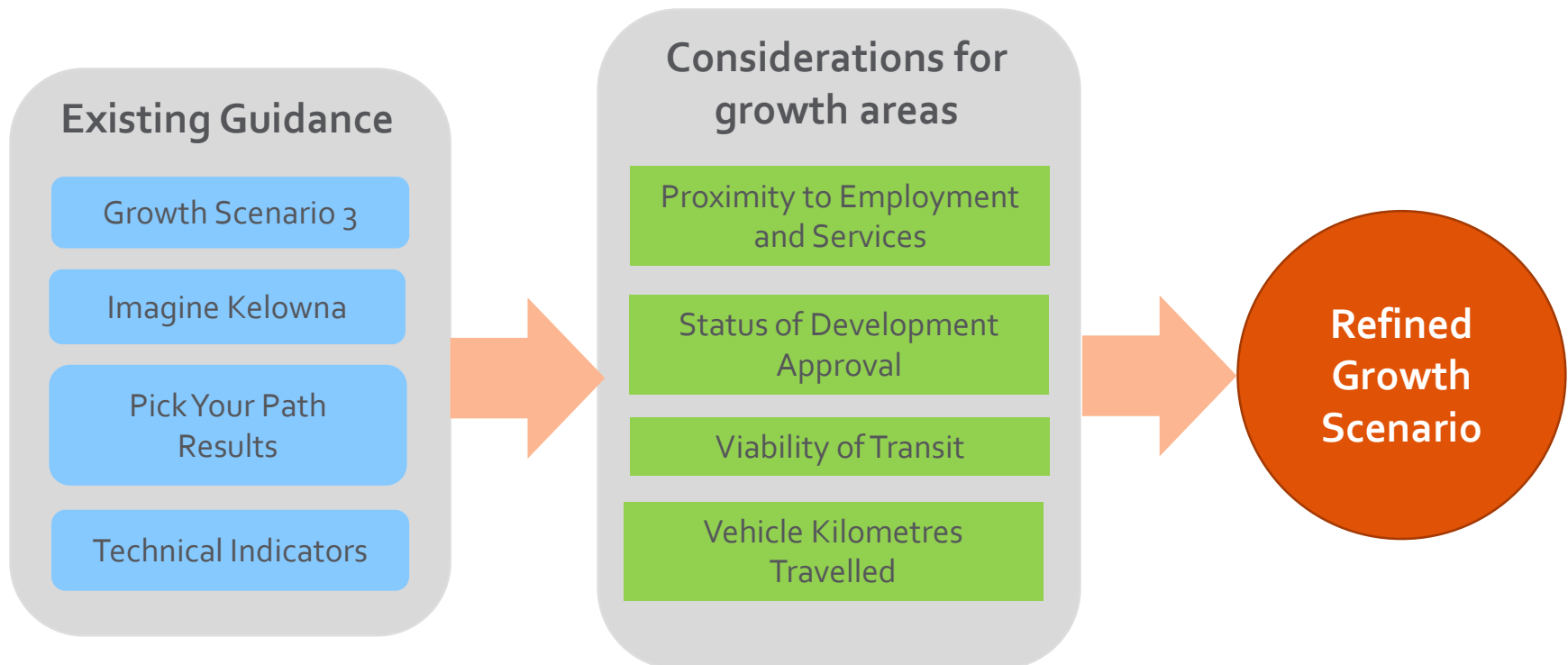
# Striking the Balance

- ▶ **imagine**Kelowna has asked us to change
- ▶ Tradeoffs exist in any growth scenario = strategic decision making
- ▶ Short & long-term City financial constraints are significant
- ▶ Suburban/Greenfield will always be an easier development option than infill/urban redevelopment

# Anticipated Friction Points

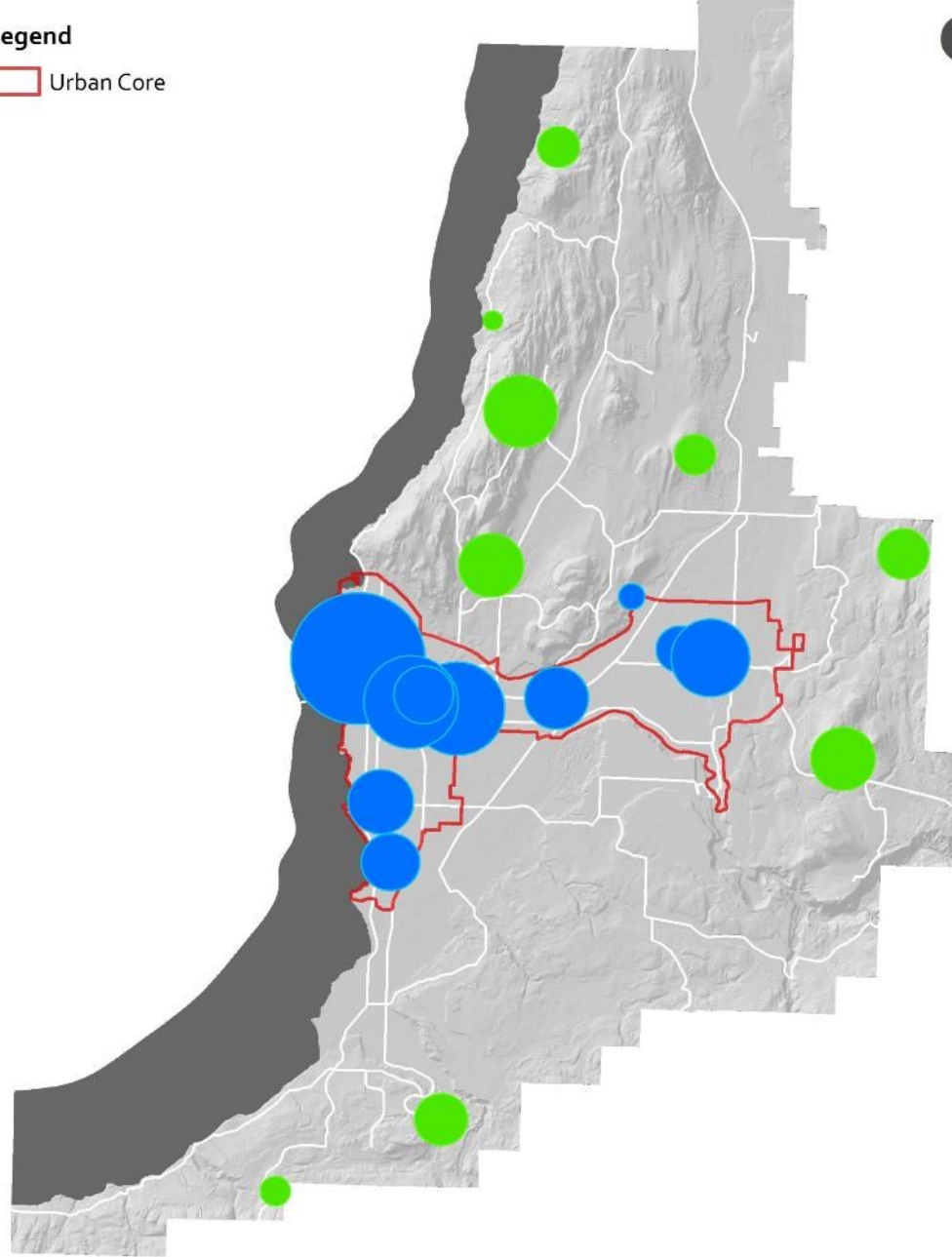
- ▶ Redevelopment 'friction' exists in many urban existing areas (ie. NIMBYism)
- ▶ Development potential outside of the Urban Core may be limited within this 20 year time horizon
  - ▶ Future land use designations
  - ▶ ASP's

# Where to Assign Growth?



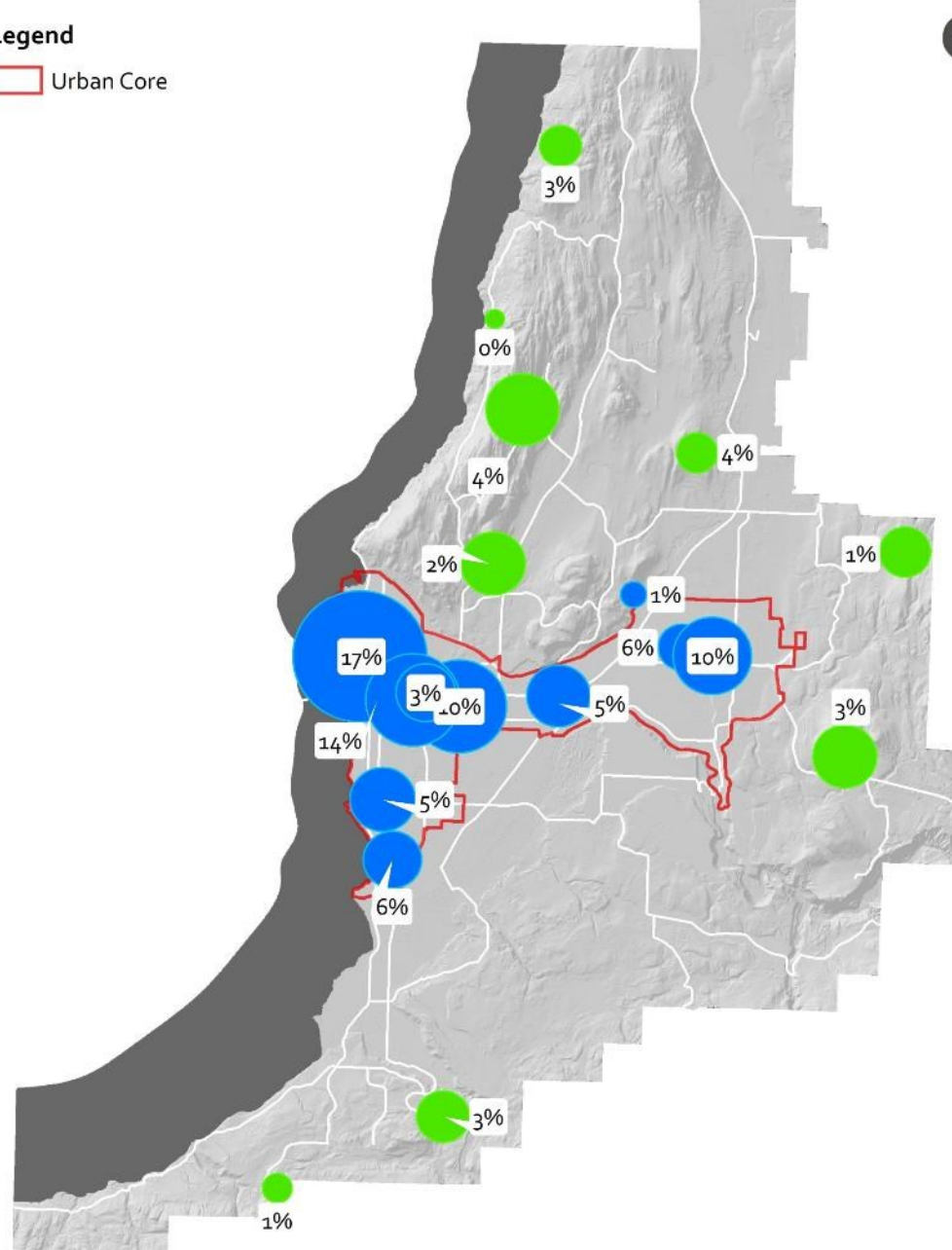
Legend

Urban Core



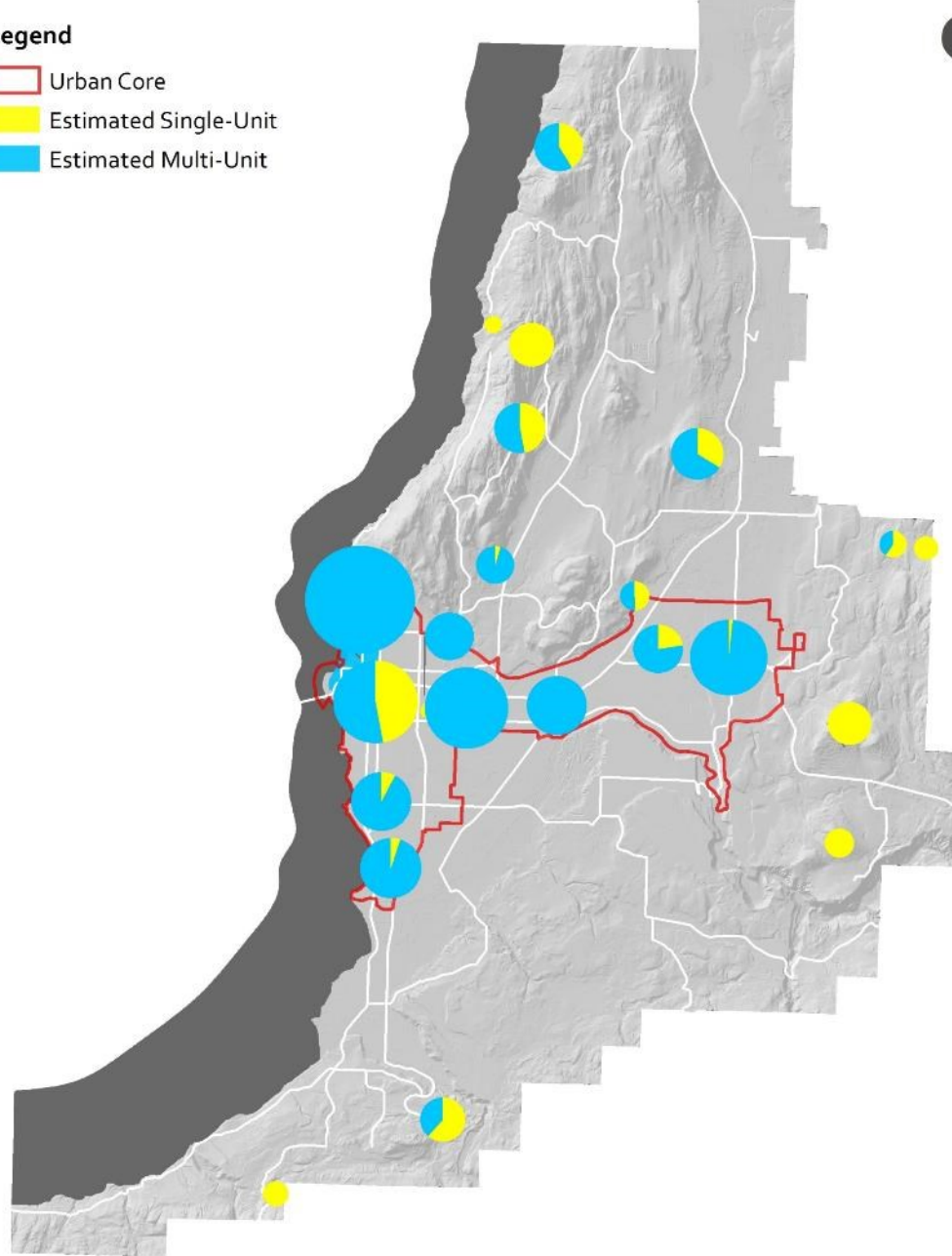
# Legend

Urban Core



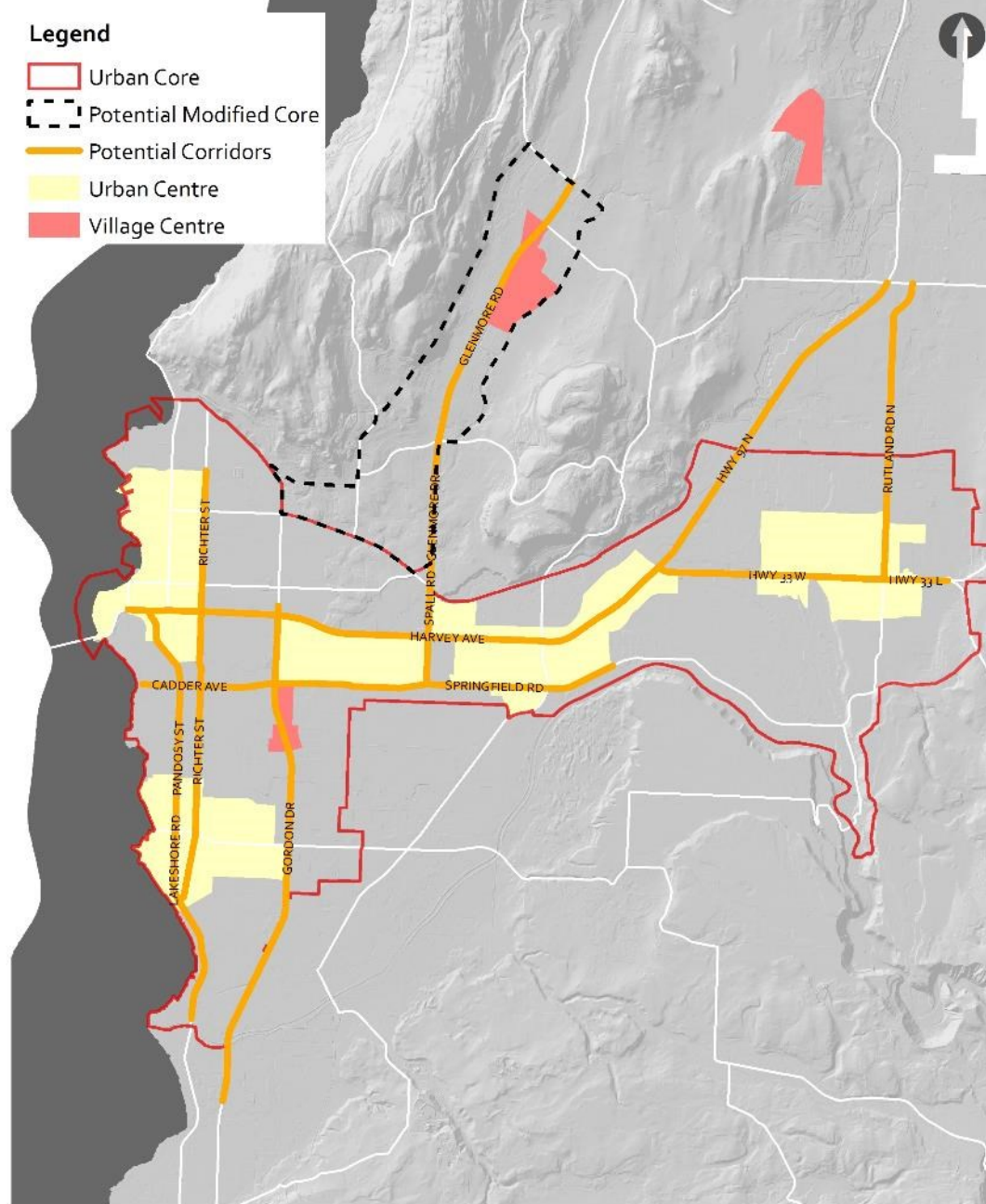
# Legend

- Urban Core
- Estimated Single-Unit
- Estimated Multi-Unit



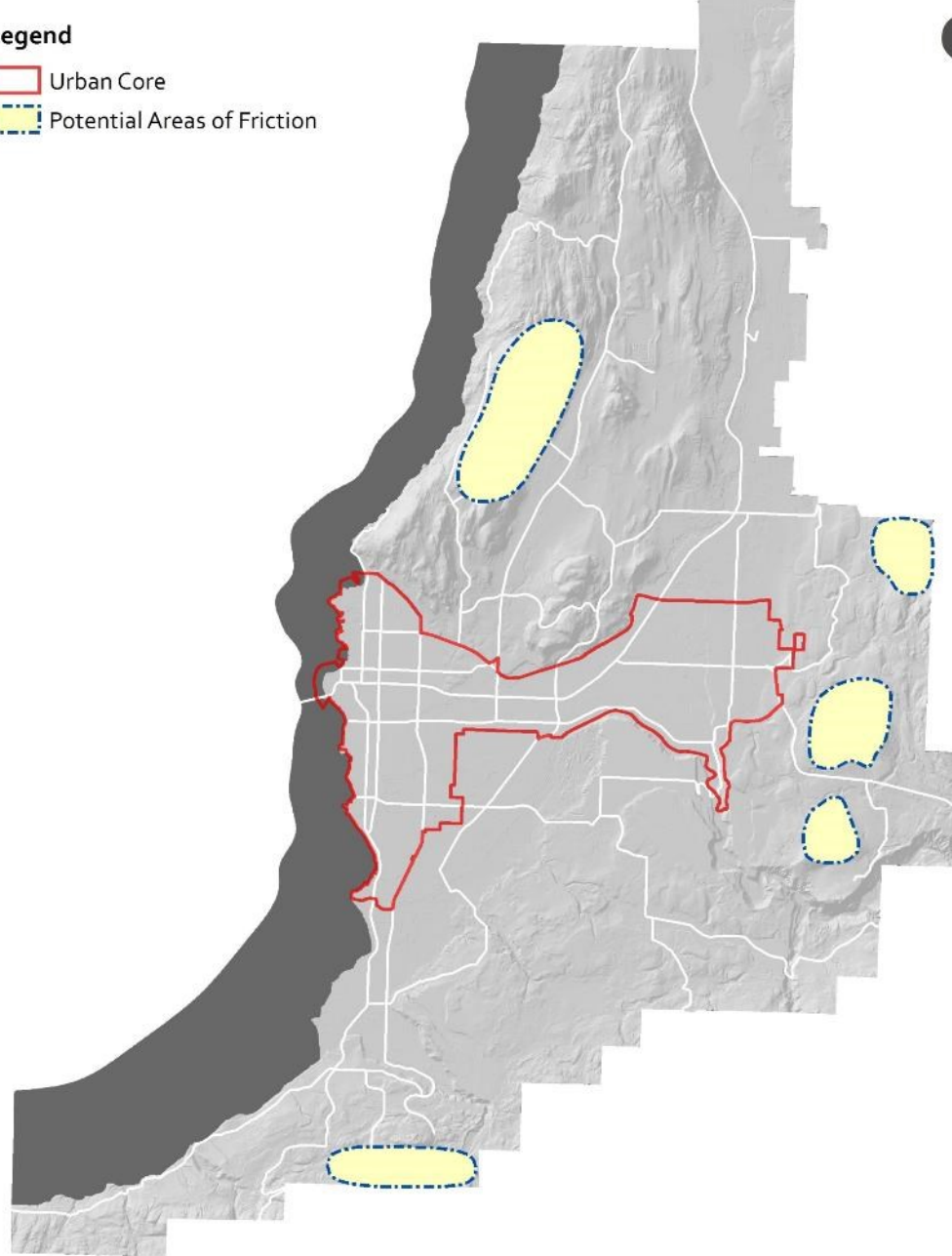
# Legend

- Urban Core
- Potential Modified Core
- Potential Corridors
- Urban Centre
- Village Centre



## Legend

- Urban Core
- Potential Areas of Friction





## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).