

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, December 7, 2020

9:00 am

Council Chamber

City Hall, 1435 Water Street

Pages

**1. Call to Order**

**2. Confirmation of Minutes**

3 - 5

Regular AM Meeting - November 23, 2020

**3. Reports**

**3.1. Draft 2040 Official Community Plan - Gateway,  
Suburban, Rural and Parks Directions**

90 m

6 - 20

To provide Council with a summary of the key policy directions in the Gateway, Suburban Neighbourhoods and Rural Lands Districts as well as City-wide directions for parks

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

THAT this meeting be closed to the public pursuant to Sections 90(1)(c)(e)(f) and (2)(b) of the Community Charter for Council to deal with matters relating to the following:

- Labour Relations
- Land Acquisition
- Law Enforcement
- Confidential Information from the Province

**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, November 23, 2020  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge and Luke Stack

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith\*; Policy & Planning Department Manager, Danielle Noble-Brandt\*; OCP Project Planner, Robert Miles\*; Divisional Director, Infrastructure, Alan Newcombe\*; Infrastructure Engineering Manager, Joel Shaw\*; Financial Analyst, Chris Gregson\*; Parks & Buildings Planning Manager, Robert Parlane\*; Deputy City Manager, Joe Creron\*; Divisional Director, Partnership & Investments, Derek Edstrom\*

Staff participating remotely (\*Denotes partial attendance) Legislative Coordinator (Confidential), Arlene McClelland

### 1. Call to Order

Mayor Basran called the meeting to order at 9:04 a.m.

### 2. Confirmation of Minutes

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0752/20/11/23** THAT the Minutes of the Regular AM Meeting of November 16, 2020 be confirmed as circulated.

**Carried**

### 3. Reports

#### 3.1 Draft 2040 Official Community Plan - Urban Centre and Core Area Directions

Staff:

- Displayed a PowerPoint Presentation.
- Outlined the launch of the draft Official Community Plan process and schedule.
- Introduced the draft 2040 Official Community Plan.

- Spoke to the Urban Centres and Core Area policies.
- Outlined the Implementation Plan and regular monitoring and reporting tools.
- Spoke to the equity lens that was discussed at the previous Council session as well reviewed the approach to the Heritage components.
- Displayed the latest version of the Future Land Use Map and demonstrated the online version that has been created.
- Spoke to new policy directions.
- Responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Given

**R0753/20/11/23** THAT Council receive, for information, the report from Policy and Planning dated November 23, 2020 with respect to the Urban Centre and Core Area directions (Part 1) of the draft 2040 Official Community Plan.

**Carried**

The meeting recessed at 10:46 a.m.

The meeting reconvened at 10:56 a.m.

### **3.2 10-Year Capital Plan (2020 to 2029)**

Staff:

- Displayed a PowerPoint Presentation.
- Spoke to the financial shifts and overview of the Plan
- Identified each capital plan cost centre and highlighted any changes.
- Spoke to the number of challenges with the infrastructure deficit.
- Responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R0754/20/11/23** THAT Council direct staff to bring forward options for advancing the Glenmore Recreation Park in the 10 Year Capital Plan.

**Carried**

Moved By Councillor Sieben/Seconded By Councillor Given

**R0755/20/11/23** THAT Council receives, for information, the report from the Infrastructure Engineering Manager dated November 23rd, 2020, with respect to the 10-Year Capital Plan;

AND THAT based on Council's direction, staff report back to Council with the amended 10-Year Capital Plan for endorsement.

**Carried**

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

Moved By Councillor Wooldridge/Seconded By Councillor Sieben

**R0756/20/11/23** THAT this meeting be closed to the public pursuant to Sections 90(1)(c)(e)(f) and (2)(b) of the Community Charter for Council to deal with matters relating to the following:

- Labour Relations
- Land Disposition
- Law Enforcement
- Confidential Information from the Province

Carried

5. **Adjourn to Closed Session**

The meeting adjourned to a closed session at 12:13 pm

6. **Reconvene to Open Session**

The meeting reconvened to an open session at 12:23 pm

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

There were no issues arising.

8. **Termination**

The meeting was declared terminated at 12:23 p.m.

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Mayor Basran

/acm

  
\_\_\_\_\_  
for

City Clerk

# Report to Council



**Date:** December 7, 2020

**To:** Council

**From:** City Manager

**Subject:** Draft 2040 Official Community Plan Part 2: Gateway, Suburban, Rural and Parks  
Directions

**Department:** Policy and Planning

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## **Recommendation:**

THAT Council receive, for information, the report from Policy and Planning dated December 7, 2020 with respect to the Gateway, Suburban, Rural and Parks directions of the draft 2040 Official Community Plan.

## **Purpose:**

To provide Council with a summary of the key policy directions in the Gateway, Suburban Neighbourhoods and Rural Lands Districts as well as City-wide directions for parks.

## **Background:**

Kelowna is home to 138,500 residents and is looking ahead to add approximately 45,000 new people to its population over the next 20 years. This growth will bring opportunities and challenges as Kelowna strives to remain prosperous, attractive and resilient over the years to come.

In developing the Imagine Kelowna vision, the community expressed aspirations for their city where natural assets are protected, economic opportunities are fostered, agricultural roots are protected, and where we celebrate people by fostering an inclusive and diverse community. Planning for this type of future requires strategic direction. This draft Plan honours Kelowna's history, embeds our community's aspirations, and commits to shaping a new future together to balance its ambitions for responsible stewardship and ongoing transformation.

## **Discussion:**

The draft 2040 OCP (circulated previously) covers a wide range of land use topics across the entire city. As such, the breadth of content is vast and expansive and staff have endeavored to break down this content volume into a series of reports as follows:

- The first report (November 23, 2020) focused on policy direction exclusive to Urban Centres and the Core Area. Principal topics included policies relating to urban housing, infill, employment, and corresponding infrastructure;

- This report focuses on the remaining Districts – Gateway, Suburban Neighbourhoods and Rural Lands. This report will also provide an overview of City-wide policy direction for parks;
- The third report will be a high-level summary report unveiling all the themes to launch the next phase of public engagement. Notably, this report will also share the online structure of the 2040 OCP, which is the City's first Master Plan document designed to be an online-first user experience with accompanying mapping tools. Community and stakeholder engagement will begin shortly after this series of reports is presented.

## Policy Directions

### *The Gateway*

The Gateway District (Chapter 6) is a unique district that encompasses much of the city's industrial lands, as well as the University of British Columbia – Okanagan and Kelowna International Airport. Key directions in the draft 2040 OCP include the following:

- *Kelowna International Airport:* The policy direction outlined in the draft 2040 OCP is consistent with 2045 Airport Master Plan and the Future Land Use Map signals where airport expansion and development is expected within the life of the plan. Policy directions include, but are not limited to, impacts of development on agricultural lands and environmentally sensitive areas.
- *University of British Columbia – Okanagan:* The draft OCP recognizes the growth of the UBCO campus as critical to strengthening Kelowna as the region's economic hub. Draft policies speak to building a more complete community that better serves students, faculty and staff on or near the campus, reducing the need to travel. Draft policies for the neighboring University South Village Centre are also included.
- *Industrial Lands:* The draft plan gives policy support for larger scale industrial development in the Gateway, with some specific directions for the North Kelowna Industrial Park.

### *Suburban and Rural Directions*

Directions for Suburban Neighbourhoods (Chapter 7) signal the continued build out for those areas generally according to adopted Area Structure Plans, with no new suburban neighbourhoods signaled. More detailed directions for the two Suburban Village Centres, The Ponds and Black Mountain, are found in Objective 7.3, providing the public, the development community and the City with more guidance for planning those areas. This is consistent with the endorsed Growth Scenario and the Growth Strategy (Maps 2.2 and 1.1 in the draft 2040 OCP respectively).

Agricultural policies, such as urban / rural interface policies can be found in all five Districts and reinforce the divide between urban uses and the Permanent Growth Boundary, which approximately mirrors the ALR boundary. Policies in the Rural Lands District focus most on supporting preservation of agricultural lands and have been crafted to implement direction of the Agriculture Plan.

### *Parks Investments*

How the City prioritizes investments in parks and public space performs a critical role in determining the livability of growing neighbourhoods. This is especially important as Kelowna transforms into a more urban place; small yards or no yards for many residents means that having park space nearby will play a bigger role in their quality of life. As such, the draft 2040 OCP prioritizes the acquisition and

development of new parkland, particularly to serve development in the Urban Centres and the Core Area.<sup>1</sup>

Parks and the public realm are addressed in two ways in the draft OCP. *Chapter 10: Parks* speaks to city-wide acquisition and development of parkland, while the district-based chapters (excluding Rural Lands) speak to district-specific ways to improve the public realm overall. Highlights of the policy direction include:

- *Revised parks acquisition policies*: Objective 10.1 outlines several policies that guide decision-making for park acquisition and development, including new targets for the acquisition of linear parks.
- *Alternative approaches to parks and public space*: Given the challenges in acquiring parks in urban areas, *Chapter 10: Parks* identifies alternatives to supplement park space with other approaches. For example, Objective 10.2 includes policies for transforming under-utilized street space into additional public amenity space, as well as exploring opportunities for temporary closures of streets during certain times of the day or year.
- *Equity and inclusion focus*: Objective 10.3 introduces park design policies to address equity and inclusion. Additional policy addresses reconciliation and celebration of Indigenous culture, as well as policies that promote celebration of all of Kelowna's diversity.

#### **Next Steps:**

Given the volume of content of the draft 2040 OCP content, Staff has endeavored to break down the main topics into a series of council reports that are more manageable to absorb and understand. The city-wide topics of environment, climate change and infrastructure have not been highlighted to date, and Staff will be bringing forward a final report of this series in January, 2021 to overview these additional directions of the draft plan.

#### **Conclusion:**

This report provides Council with key highlights of the draft 2040 OCP focusing primarily on objectives and policies as they relate to the Gateway, Suburban Neighbourhoods, and Rural Lands Districts as well as parks. The third report in this series will be a high-level comprehensive summary of the draft 2040 OCP for public launch and to commence Phase 4 public engagement of this multi-year Master Plan update.

#### **Internal Circulation:**

Divisional Director, Planning & Development Services  
Divisional Director, Partnerships & Investment  
Department Manager, Real Estate  
Department Manager, Development Planning  
Divisional Director, Financial Services  
Divisional Director, Infrastructure  
Divisional Director, Corporate Strategic Services  
Divisional Director, Active Living and Culture  
Department Manager, Integrated Transportation  
Strategic Transportation Planning Manager

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<sup>1</sup> Some parks properties were omitted in error on the Future Land Use map provided to Council at its November 23<sup>rd</sup> 2020 meeting. The map has been updated to include these properties.



Infrastructure Engineering Manager  
Parks and Buildings Manager  
Communications Manager

**Legal/Statutory Authority:**

*Local Government Act, Section 471*

**Legal/Statutory Procedural Requirements:**

*Local Government Act, Sections 472-478*

**Existing Policy:**

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

**Attachments:**

1. PowerPoint presentation slides

Submitted by: R. Miles, OCP Project Planner

**Approved for inclusion:**



D. Noble-Brandt, Policy & Planning Dept. Manager



# Our Kelowna as we Grow 2040



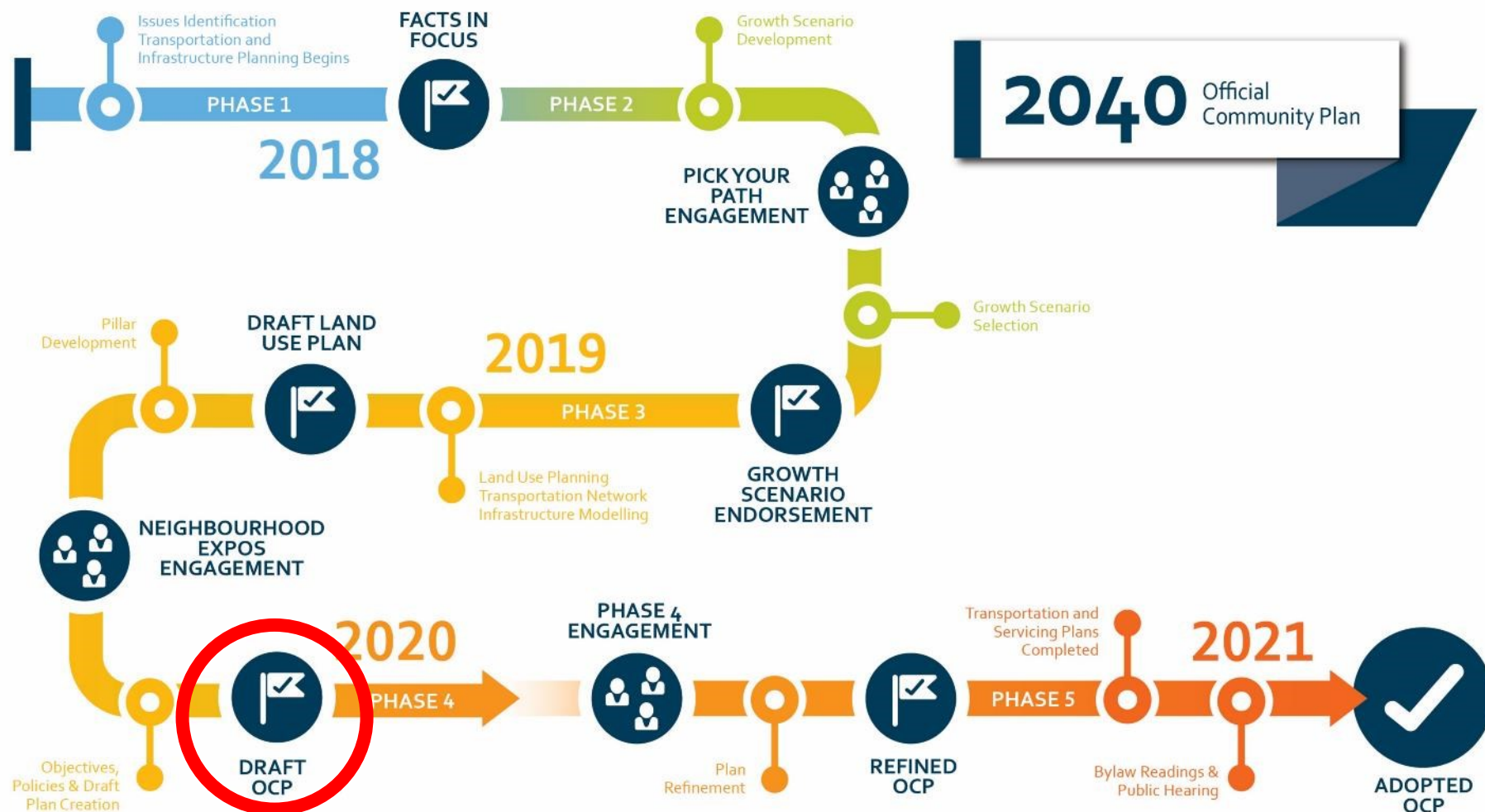




# Purpose

- The Gateway
- Suburban Neighbourhoods and Rural Lands
  - Parks

# OCP 2040 Process



# Draft OCP Launch Schedule



December 7, 2020 (Morning):  
Gateway, Suburban, Rural Districts  
Parks

January 2021 (Afternoon):  
Draft Plan Review  
Community and Stakeholder Engagement

January 2021 (Morning):  
Environment, Climate Change  
Infrastructure



# New Policy Directions



# The Gateway



- ▶ 6.1: Support the evolution of the evolution of UBCO into a more complete community.
- ▶ 6.3: Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.
- ▶ 6.4: Support the continued development of industrial lands.



# Suburban Neighbourhoods



- ▶ 7.2: Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.
- ▶ 7.3: Create more complete communities in Suburban Neighbourhoods.
- ▶ 7.6: Support a variety of low-density housing.

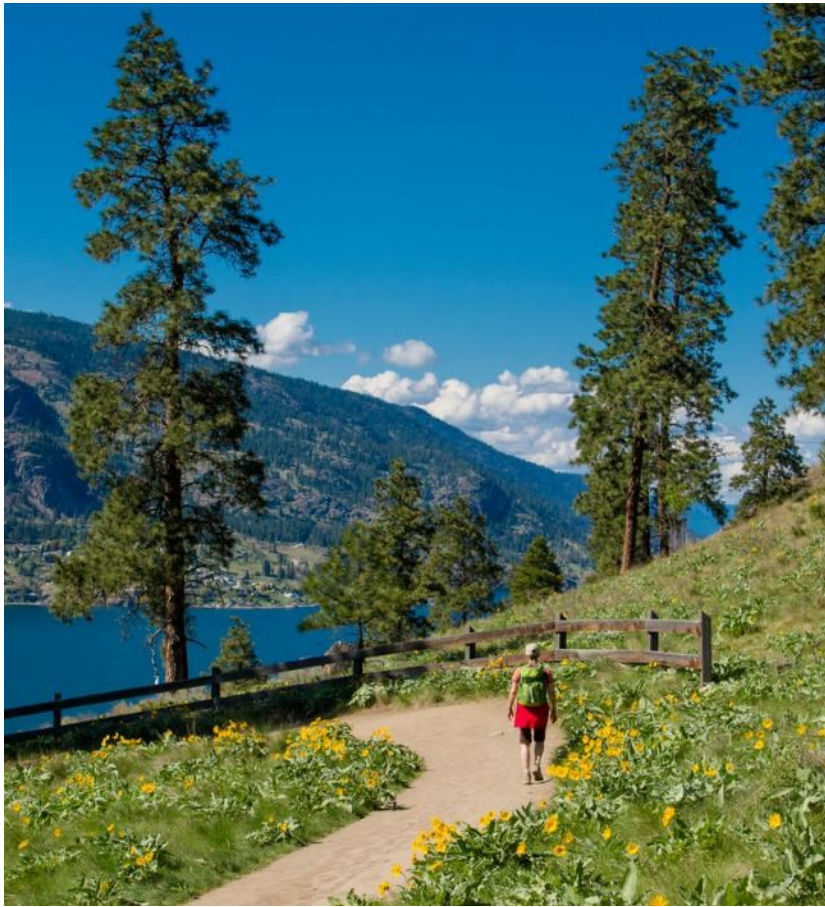


# Rural Lands



- ▶ 8.1: Protect and preserve agricultural land and its capability.
- ▶ 8.2: Ensure a compatible urban-rural interface that protects agricultural uses.
- ▶ 8.4: Stop urban sprawl into rural lands.

# Parks Investments



- ▶ 10.1. Acquire new parks to enhance livability throughout the city.
- ▶ 10.2. Ensure parks and public spaces are connected to each other and accessible for all citizens.
- ▶ 10.3. Ensure parks reflect their unique natural and cultural context.

# What's Next?





## *Discussion*