

City of Kelowna
Regular Council Meeting
AGENDA



Monday, July 8, 2024
9:00 am
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Confirmation of Minutes** 2 - 3
Regular AM Meeting - June 24, 2024
3. **Reports**
 - 3.1 **Active Living and Culture - Fees and Charges - Benefits-Based Approach** 45 m 4 - 32

To provide Council an update on the Benefits-Based approach to fees and charges and obtain support for the investment framework in calculating fees and charges, as well as provide additional information regarding the application of a non-residential fees within this program.
 - 3.2 **Transit Supportive Corridors and Development Process Workshop** 45 m 33 - 55

To update Council on the background rationale for including Transit Supportive Corridors as policy direction in the City's 2040 Official Community Plan.
4. **Resolution Closing the Meeting to the Public**

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

 - Personal Information regarding Officer Appointment
 - Confidential Information from the Province
5. **Adjourn to Closed Session**
6. **Reconvene to Open Session**
7. **Termination**



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Monday, June 24, 2024
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh and Luke Stack

Members Participating Remotely Councillor Rick Webber

Members Absent Councillor Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Laura Bentley

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 8:31 a.m.

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Hodge

THAT the Minutes of the Regular AM Meeting of June 17, 2024 be confirmed as circulated.

Carried

3. Resolution Closing the Meeting to the Public

Moved By Councillor Stack/Seconded By Councillor Lovegrove

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

- Labour Relations
- Acquisition of Land
- Provision of a Municipal Service
- Municipal Objectives, Measures and Progress Reports
- Confidential Information from the Province
- Confidential Information from the Federal Government

Carried

4. Adjourn to Closed Session

The meeting adjourned to a closed session at 8:32 a.m.

5. Reconvene to Open Session

The meeting reconvened to an open session at 11:53 a.m.

6. Termination

The meeting was declared terminated at 11:53 a.m.

Mayor Dyas

lb/acm



City Clerk

DRAFT

Report to Council



Date: July 8, 2024
To: Council
From: City Manager
Subject: ALC Fees and Charges – Benefits-Based Approach
Department: Active Living & Culture

Recommendation:

THAT Council receives, for information, the report from the Active Living and Culture division dated July 8, 2024, with respect to the Benefits-Based Approach to the Fees and Charges for services provided by the Active Living & Culture division;

AND THAT Council approves in principle the City’s Investment Framework as the basis for continued development of the fees and charges program as noted in Appendix I of the report;

AND THAT staff report back to Council with an update as the Investment Framework is applied to the fee schedule prior to finalizing the program and implementation plan.

Purpose:

To provide Council an update on the Benefits-Based approach to fees and charges and obtain support for the investment framework in calculating fees and charges, as well as provide additional information regarding the application of a non-residential fees within this program.

Background:

Sport, Recreation, Arts, and Cultural programs, including facilities are paramount in the development of a healthy and active community. They provide benefit to residents and visitors of all ages by supporting participation and excellence in sport, recreation and the arts, engaging non-profit and private sectors, inspiring economic development and tourism while providing a place for social connection. Revenue generation occurs through a variety of streams as outlined in the ALC Fees and Charges Bylaw (No. 9609). The revenues generated help to support the division’s operations, reducing taxation funding, while contributing to facility improvement reserves. Fees and charges set by the division generally fall in the areas of program registrations, facility access and facility rentals with annual revenues of approximately \$5.7M.

The current methodology to calculate the fee structure of services considers community needs and trends, collaboration with facility-based user groups, and is primarily driven by a market evaluation comparator – exploring the fee structure other municipalities or facilities are charging to ensure alignment. While a commonly used approach by various municipalities, this approach lacks representation of the true cost to the City of delivering the service and is time-consuming to administer.

Through past discussions with Council, staff have taken steps to determine a Benefits-Based approach to setting fees for services. While work started in late 2022, the program paused due to staff turnover and internal scheduling demands. Staff have resumed with the support of Financial Services; and are ensuring the approach aligns to the direction set within the principles of Active Financial Management through the intentional setting of user fees based on the cost of the services provided plus the benefit those services deliver to the broader community.

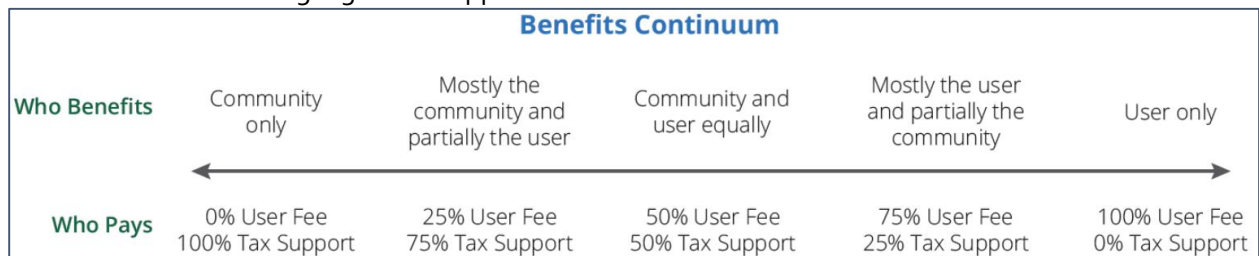
As we move through the process of establishing a Benefits-Based approach, a key step is to determine the level of investment (subsidy) for each individual and group use of activity or service, essentially, calculating the amount of investment based on the proportion of benefit received by the user versus the benefit to the community at large. This report will provide a general overview of the approach with a focus on the investment framework.

Discussion:

Benefits-Based Investment

The Benefits-Based approach to setting fees is practical, transparent, consistent and fair. This approach to setting fees and charges fundamentally ensures those who benefit from a good or service (be they members of the public or users/participants) pay in proportion to the benefit of the service they receive.

The below illustration highlights this approach:



If the service is a benefit to the broader community only, then there would be no user fee. Alternatively, if the service or activity is a benefit only to the private user, then the user would pay at least 100 per cent of the cost of the service. Ultimately, the fees are based on the cost to deliver the service with the user groups paying for their portion of benefit. This approach provides flexibility in adjusting fees based on operational expenses while investing in programs and services that provide direct benefit to the community.

The illustration below presents a simple overview of the steps involved with setting fees through a Benefits-Based approach. Firstly, we must define the unit costs to deliver the service, then assign the user and uses, assign an investment level (subsidy) based on the benefits continuum, and then calculate

recommended fees. The recommended fees would undergo further review to determine practicality, strategy and alignment to Council and Corporate priorities and financial policy.



Throughout early 2024, staff have worked with Financial Services and RC Strategies to capture the overall cost to deliver services by service area, a review of the categories of users and facility usage types, and finally an assignment of investment levels based on the users and types of uses.

Table 1 below is an overview of the user, uses, and the relationship with the level of City investment to guide the framework in setting user fees.

Table 1: Level of Investment by Users and Uses

User Types	Uses	Level of City Investment	Justification of Benefit
Preschool (0-5)	General Admission, Programs	Highest level of investment	Optimum age group to instill lifetime behavior traits of active living and cultural creativity. Early exposure to socialization and learning opportunities create lifelong healthy habits.
Youth, Minor	General Admission, Programs, Non-Profit Rentals	Second highest level of investment	Fostering and advancing positive and healthy habits from early years. Maintaining a proactive stance in supporting mental well-being and fostering positive growth and development.
Seniors	General Admission, Programs	Second highest level of investment	Ensuring opportunities for seniors to be active and connected reduces isolation, promotes healthy lifestyles and strengthens support networks and resilience to crisis
Families	General Admission	Next level of investment	Families are an important building block of community
Adults	General Admission, Programs, Non-Profit Rentals	Reduced investment	Practicing an active and healthy lifestyle may be a habit built from youth and adults are more inclined to continue participation.
Commercial, Private Groups	Rentals	No investment	Commercial operations are primarily aimed at generating income and their profits are not typically allocated for the further benefit of the community.

Appendix I provides a detailed breakdown and becomes the conceptual framework for review and adjustment of the fees. An important note of the process is that while the framework becomes the guide, there are also practical reasons to make further adjustments from simply applying the framework to ensure an effective and fluid fee schedule, such as:

- Rate changes may be too significant to address in one year or may be simply out of reach.
- Rates that reflect prime time, non-prime time, shoulder season, exclusive and shared, etc.
- Approaches to increase utilization of available activities or facilities.
- Strategies that address event procurement (i.e. sport tourism).
- Short term support for new and developing activities.
- Combining services into bundles to encourage participation and uptake by residents.

Calculation of the fees is not a steadfast process and finding the balance between revenues and encouraging participation is critical. Establishing the level of investment becomes an important guide as we take the next steps in a renewed approach.

Non-Resident fees

The notion of a non-resident fee has been raised at various times. As staff continue to work through the application of a new model, while a non-resident fee has not been included in the framework, discussing a special rate for non-resident merits attention.

An important consideration in establishing a non-resident fee for recreation facilities is understanding the impact of and reasons for charging a premium. The main rationale for charging different fees for residents and non-residents is to reflect use for non-tax paying users who do not pay for the full facility costs. Additionally, charging different fees can help regulate the demand and supply of facilities, as non-residents may be less likely to use them if they must pay more, leaving space and availability for residents.

There are numerous benefits and challenges associated with implementing different fees for residents and non-residents that need to be carefully considered, such as:

Benefits

- Potential to generate more revenue from facility use and program participation, which can be used to improve their quality, accessibility and diversity.
- It can reduce the overcrowding and congestion of the facilities, especially during peak hours or seasons – however, this can also be achieved through allocation guidelines that prioritize residents over non-residents.
- It can increase the satisfaction and loyalty of residents, who may feel that they are getting more value and recognition of their tax or user fee.

Challenges

- It can create administrative and operational difficulties, such as verifying the residency status of users, collecting and managing fees, and enforcing the rules and regulations with varying levels of return.
- Ability and process to ensure consistent application between facilities and programs including City-operated and City-owned third party operated facilities.

- Setting fees so that they do not deter use (reduced revenues) or ability for staff to sell unused time during quiet periods, fill empty spots in programs or secure an event with the host organization from outside Kelowna – it’s financially better to have a program full, or time sold rather than remain unused.
- It can cause resentment and dissatisfaction among non-residents as well as affect relationships with our regional partners.

Staff have omitted a non-resident component to the approach. As new facilities come online and staff continue to monitor use trends, or a broader corporate application considered, the inclusion of this program could be revisited. Should Council wish to explore this further, staff would prepare a business case to further evaluate the model and report back to Council.

Conclusion:

Through the implementation of the Benefits-Based approach, the outcome will be a fees and charges program that considers cost of service, defined investment, and balanced with unique features of facility operations and program delivery. The fee structure aligns with the principles of Active Financial Management. As staff continue to work through the development of the Benefits-Based approach program, a key component will be to review and build on the current programs of assistance to ensure those who cannot afford the user fees have access to programs and services.

Next Steps:

With Council’s support of the investment framework, staff will update the fee schedule with this lens, consider adjustments for practicality, and other changes and requirements to ensure a successful program. As this work progresses, staff will update Council prior to finalizing.

Timeline:



Internal Circulation:

Active Living & Culture
 Financial Services
 Communications

Considerations applicable to this report:

Existing Policy:

[Council Policy 222 - Recreation and Cultural Services – Philosophy/Fees & Charges Policy](#)
[Bylaw No. 9609 - Active Living & Culture Fees & Charges](#)

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Consultation and Engagement:

Communications Comments:

Submitted by: L. Regnier, Finance & Business Services Manager, Active Living & Culture

Approved for inclusion: J. Gabriel, Divisional Director, Active Living & Culture

cc: Divisional Director, Financial Services

Attachment(s):

Appendix I: Benefits-Based Approach to User Fees

Appendix I: Benefits-Based Approach to Calculating User Fees

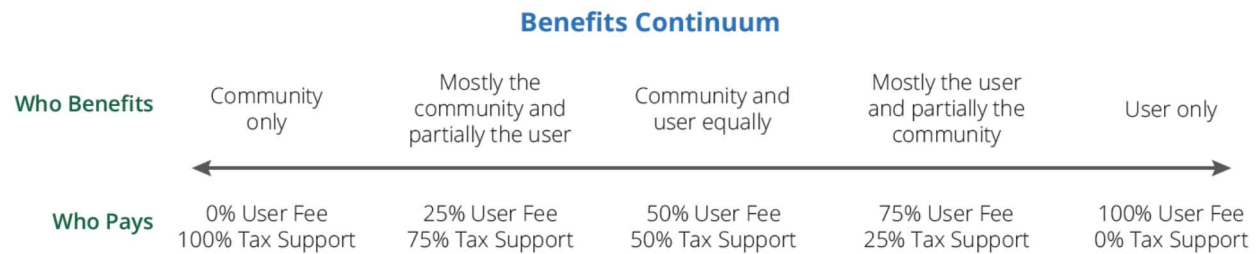
Definition of a Public Good

A public service can be defined as a service that results in indirect benefit to all members of a community, and from which they cannot escape.

It is separate from the direct benefit that accrues to those who benefit directly from using the service. For example, one might pay for publicly funded police or fire services on the understanding that they make the entire community safer (and one cannot opt out of this safety) even if they never use the service or benefit directly from it.

Similarly, there are indirect benefits to all residents from publicly funded active living and cultural services that are independent of whether they use the services and get direct benefit from it.

The Benefits Continuum



For ease of administration, the Benefits Continuum is typically broken into four quartiles that define the proportionate public/private benefits that will determine City investment levels.

The Elements of the Policy

There are seven steps in determining and/or updating a specific fee or charge. They must be considered in order as follows:

1. Calculate Unit Costs: If we don't know what a unit costs to provide, it will be impossible to apportion the costs to those who benefit. Determining what is included in these unit costs can be difficult.
2. Agree on Categories of Uses and Users of Public Spaces: The proportion of benefits (i.e. direct vs indirect) will vary with different types of uses and users.
3. Place Each Category of Use and User on the Benefits Continuum: This will determine how much public (i.e. tax) investment can be justified, if needed.
4. Adjust based on Need for Subsidy: It may be in some cases, for example, that although one can justify a 50% City tax investment, the investment level could be reduced to 25% and still achieve the same level of public good. This might be the case where the cost of providing a service is very low and the resultant calculated recovery rate is a fee that is not a barrier to participation.
5. Adjust further for practical reasons: For example, fees may need to be adjusted as an incentive to alter behaviour from prime time to off peak time of day.
6. Development and Implementation Plan: It may be necessary to phase in some changes to reach policy goals. Significant and immediate adjustments to user fees can impact participation.
7. Ensure a robust Safety Net Basket of Services: This allows those who cannot afford mainstream fees to be able to access services.

Categories of Uses and Users

Consultants and staff developed a set of categories to better align with the proportionate benefits associated with use of City spaces. The draft list is summarized below, and more details are appended.

Individual Users	Groups of Users	Categories of Uses
Pre-Schooler (0-5 years)	Minor Non-Profit	Regular Recurring User (booking a season at a time) & Tournaments
Youth (7-18 Years) / Student – with valid Post Secondary ID	Adult Non-Profit	Community Special Event – Non ticketed
Adult (19-65 Years)	Private group	Community Special Event - Ticketed
Senior (65+ Years)	Commercial Entity	Private Event
Family (1 or 2 adults and dependents living in same household)	School Groups – SD23, private School, Post Secondary Institutions	Commercial Event

This simplified list of categories would be more consistently applied across the Division.

Definitions of Categories of Space Rental Uses

Regular Recurring Activity: When a group or organization signs a rental agreement that reserves a space or spaces for a whole season that includes multiple recurring blocks of time. An example: a minor hockey group that rents hours of ice time over a season for practices and league games.

Community Non-Ticketed Special Event: When a group or organization signs a rental agreement for one set of spaces to host an event where the public is welcome. Examples could include any category of user hosting a special event such as the Canada Day Celebration or music in the park.

Community Ticketed Special Event: When a group or organization signs a rental agreement for one set of spaces to host an event where the public is welcome but must pay a fee levied by the renter. Examples might include a gated concert in the park where there is a charge to attend or a sporting event in a stadium.

Tournaments: When a group or organization that has signed a rental agreement for one set of spaces for multiple blocks of time within a very few days to host a competition. Examples might include a hockey tournament or a soccer tournament.

Private Event: When an individual or group or organization signs a rental agreement for one set of spaces for one specific block of time to host an invitation only event where the public is

not welcome or able to attend. Examples might include a family reunion, wedding pictures in a park or a wedding reception in a multipurpose space.

Commercial Use: When a renter signs a rental agreement for a set of spaces to host some form of commercial event designed for profit. The organization is a for profit organization.

Investment Framework

Consultants and staff applied the categories of users and uses on the Benefits Continuum which translates to **investment levels**¹ summarized in the table below. More details on the rationale behind the entries on the table are appended.

		USES						
		Drop In Admission	Programs	RENTALS				
				Regular Recurring Activity	Community Non-Ticketed Special Events	Tournament	Community Ticketed Special Events	Private Event
INDIVIDUALS								
Users	Preschool (0-5yrs)	100%	75%					
	Youth (6-18yrs)	50%	50%					
	Adult (19-64yrs)	25%	25%					
	Senior (65+yrs)	50%	50%					
	Family	Twice adult rate	Twice adult rate					
GROUPS								
Users	Non-Profit Minor			50%	50%	50%	50%	
	Non-Profit Adult			25%	25%	25%	25%	
	Private Group							0%
	Commercial entity: Sport/Rec/Culture			0%	0%	0%	0%	0%
	Commercial other							-25% ²
	School Groups			50%	50%	50%	50%	50%

¹ Investment levels are the inverse of expected “cost recovery” from users which is a term commonly referred to when assessing and setting user fees.

² This indicates that non-sport/recreation or cultural commercial groups will be charged 125% of the cost of providing the service.

Explanation of the User and Uses Placement on Investment Conceptual Framework

The highest level of City investment is suggested for pre-schoolers as research suggests that early years are the optimum time to instill lifelong behavioural traits of active living and cultural creativity.

The second highest levels of City investment are suggested for children/youth as this is the second-best time to optimize behavioural norms and to foster and advance the habits from early years. Equally high levels of investment are shown for schools as they are the “great equalizer”. When a school uses a Divisional service, all students in each class receive the service regardless of ability to pay or skill level.

City investment in Seniors is placed at the same level as for children/youth as keeping seniors active and reducing isolation in seniors will have high levels of return in terms of public benefit.

Families are the building blocks of community so investments in family units is also quite high.

Lower levels of investment are suggested for adults who may have established active lifestyles and habits, and also possess greater independence and ability to select programs at their discretion.

For all ticketed special events, the facility operator will strive to achieve the recovery rates from users specified in the matrix. However, they share risk through a percentage of the “gate” which will mean that use might generate less than or more than the recovery rate depending on the number of tickets sold.

Private events are not open events to the public and therefore do not have city investment.

Commercial events are primarily aimed at generating income and the profits are not typically allocated for the further benefit of the community.



Active Living & Culture

Benefits Based Approach to Setting Fees & Charges



Agenda



- ▶ Background to Fees & Charges
- ▶ Benefits-Based Approach
- ▶ Investment Framework
- ▶ Non-Resident Fee

Background to Fees & Charges

- ▶ Council Policy #222
- ▶ Fees & Charges Bylaw #9609

Current approach to setting fees



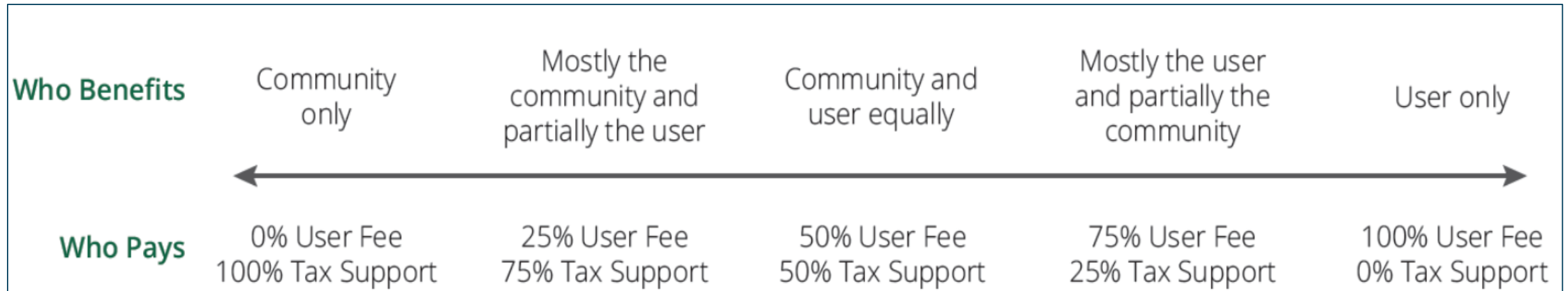
Benefits-Based Approach



Public Good

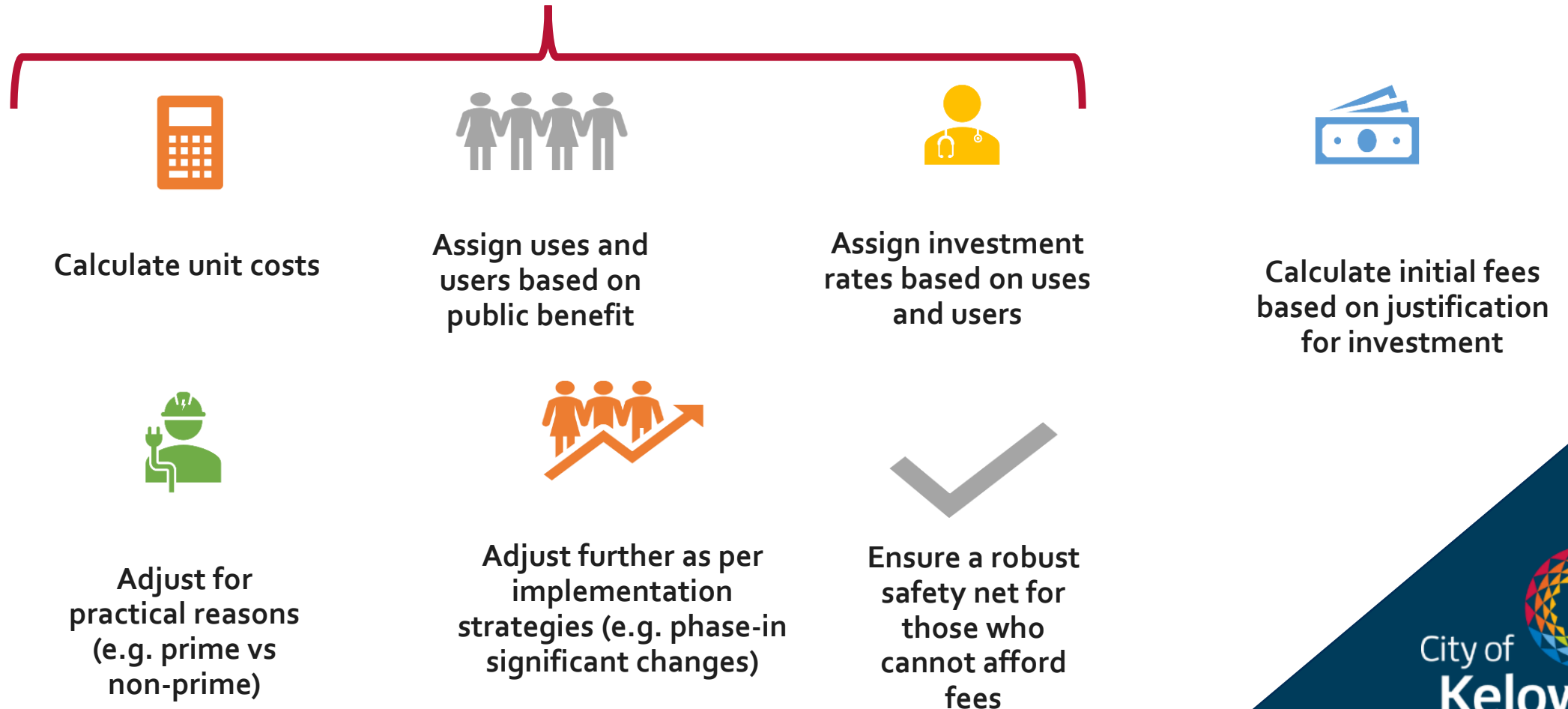


Benefits Continuum



Approach Steps

Current Steps



Users and Uses

Individual Users	Groups of Users	Categories of Uses
Pre-Schooler (<6 years)	Minor Non-Profit	Regular User (booking a season at a time)
Youth (7-18 Years) / Student – with valid Post Secondary ID	Adult Non-Profit	Community Special Event – Non ticketed
Adult (19-65 Years)	Private group	Community Special Event - Ticketed
Senior (65+ Years)	Commercial Entity	Private Event
Family (1 or 2 adults and dependents living in same household)	School Groups – SD23, private School, Post Secondary Institutions	Commercial Event

City Investment



Level
of
City
Investment

Preschool Aged – Highest level

Youth, Youth Non-Profit, Schools & Seniors – Reduced level

Adult & Adult Not for Profit – Further reduced

Commercial & Private Use – No Investment

Investment Framework

	INDIVIDUALS	Drop In Admission	Programs
Users	Preschool (0-5yrs)	100%	75%
	Youth (6-18yrs)	50%	50%
	Adult (19-64yrs)	25%	25%
	Senior (65+yrs)	50%	50%
	Family	Twice adult rate	Twice adult rate



Investment Framework Groups

Facility Rental Investment for Groups							
Groups		Regular Recurring Activity	Community Non-Ticketed Special Events	Tournament	Community Ticketed Special Events	Private Event	Commercial Use
Users	Non-Profit Minor	50%	50%	50%	50%		
	Non-Profit Adult	25%	25%	25%	25%		
	Private Group					0%	
	Commercial entity: Sport/Rec/Culture	0%	0%	0%	0%	0%	0%
	Commercial other						-25% ²
	School Groups	50%	50%	50%	50%	50%	
2. This indicates that non-sport/recreation or cultural commercial groups will be charged 125% of the cost of providing the service.							

Approach Steps



Calculate unit costs



Assign uses and users based on public benefit



Assign investment rates based on uses and users



Calculate initial fees based on justification for investment



Adjust for practical reasons (e.g. prime vs non-prime)



Adjust further as per implementation strategies (e.g. phase-in significant changes)



Ensure a robust safety net for those who cannot afford fees

Non-Resident Fee



Non-Resident Fee

► Benefits

- Revenue generation
- Decrease to crowding
- Increase in resident cost satisfaction

► Challenges

- Operational challenges with collection
- Lack of consistency with city facilities
- Vacant space
- Reputation and relationships



Key Dates



City of
Kelowna



Questions?

For more information,
Visit kelowna.ca

Report to Council



Date: July 8, 2024
To: Council
From: City Manager
Subject: Transit Supportive Corridors and the Development Application Process
Department: Planning, Climate Sustainability and Development Services

Recommendation:

THAT Council receives, for information, the report from the Divisional Director of Planning, Climate Sustainability and Development Services dated July 8, 2024 related to Transit Supportive Corridors and the development application process.

Purpose:

To update Council on the background rationale for including Transit Supportive Corridors as policy direction in the City’s 2040 Official Community Plan.

Council Priority Alignment:

- Transportation
- Affordable Housing
- Climate and Environment

Background:

After multiple lengthy community engagement processes, Transit Supportive Corridors (TSCs) were designated as part of the 2040 Official Community Plan (OCP). This plan is underpinned and informed by the City’s Transportation Master Plan (TMP) which was completed in tandem with the OCP. Policies contained in the Official Community Plan support a greater density of residential development (and mix of land uses) directly adjacent to the City’s Transit Supportive Corridors.

Discussion:

Staff recently identified Transit Supportive Corridors as topic for information to Council after discussion related to several development applications along these newly identified corridors.

As a key component of the City's 2040 Official Community Plan and Transportation Master Plan multiple significant present and future transportation corridors in Kelowna were designated as Transit Supportive Corridors.

- Supports housing near our primary (best) transit routes.
- Supports more frequent transit service by placing more people and jobs in proximity (easy walking distance).

Additional pre-zoning work related to Transit Supportive Corridors is also identified as one of 7 Federal Government - Housing Accelerator funded initiatives that staff are currently moving forward for Council consideration.

Conclusion:

Transit Supportive Corridors form a key component of both the OCP's future land use plan and the City's Transportation Master Plan. The designation of Transit Supportive Corridors has had an immediate impact on Kelowna's planning and development landscape with multiple applications either in the development application process or contemplated through land assemblies.

As these corridors begin to densify, the transit supporting these corridors will also be improved – providing better and more frequent transit options to the core areas of Kelowna.

Internal Circulation:

Office of the City Clerk

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

Submitted by: Ryan Smith,
Div Dir - Planning, Climate Sustainability and Development Services

Approved for inclusion: Doug Gilchrist
City Manager



City of
Kelowna

Transit Supportive Corridors & the Development Application Process

July 8, 2024

Council: Decision Making Process - Land Use

- ▶ Decisions and considerations
- ▶ Approval process
- ▶ Transportation and land use policies

Overview

Application Type	OCP policies	Land use & density	Financial Plan & Waste Management Plan	Relevant Council policies (e.g., Policy 367)	Other relevant plans (e.g., Urban Centres, Agriculture)	Servicing needs	DP guidelines (form & character, landscaping)	Public input*
OCP	✓	✓	✓	✓	✓	✓**		✓
Rezoning	✓	✓		✓	✓	✓		✓
DP							✓	✓
ALC	✓	✓		✓	✓	✓		✓

* Public input is non-statutory at this stage (e.g., applicant consultation, Mayor & Council correspondence)

** Depends on scale of development

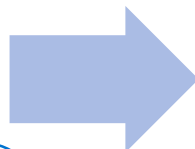
Monday PM Development Decisions

Application	Decision
OCP Amendment	Approve or defeat first reading and send to public hearing
Rezoning	Consistent with OCP: Approve or defeat at initial consideration, supplemental report prior to bylaw readings
	Inconsistent with OCP: Approve or defeat at first reading & send to public hearing (if approved)
Development Permit	Approve or deny issuance based on consistency with DP Guidelines

Rezoning Decision-Making (No Public Hearing)

Initial Consideration

- OCP Policies
- Land Use and Density
- Relevant Council Policies
- Other relevant plans
- Servicing Needs
- Housing needs/supply



First Reading

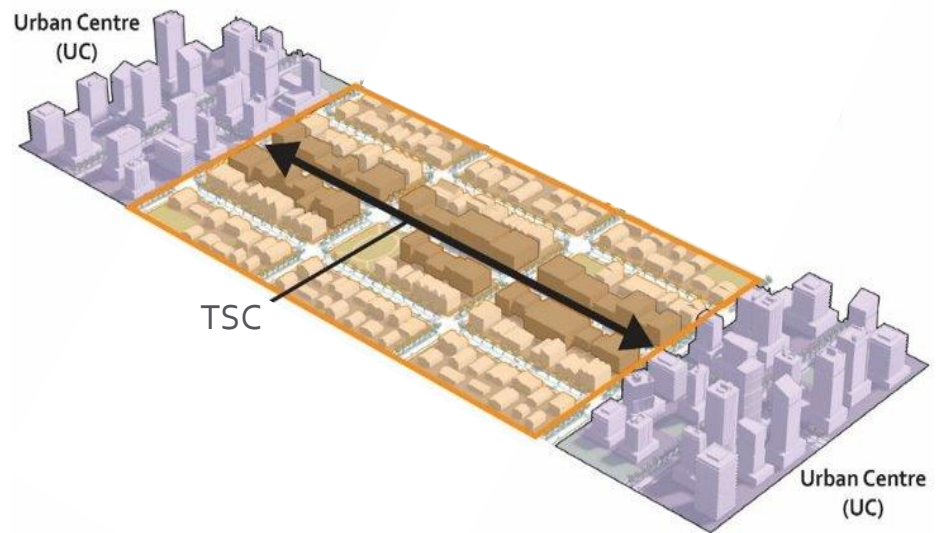
- OCP policies
- Land use & density
- Relevant Council policies
- Servicing needs
- Public input (Council discretion)
- Housing needs/supply

"The best transportation plan is a great land use plan."

- ▶ Getting more people on transit is critical to keeping Kelowna moving (reduce traffic!)
- ▶ Transit works best when it connects lots of people to work, school and other key destinations
- ▶ Our growth strategy focuses more homes and employment around and along our frequent transit routes

What are Transit Supportive Corridors (TSCs)?

- ▶ Streets that support higher density, a greater mix of uses, and increased transit service
- ▶ TSCs connect our Urban and Village Centres



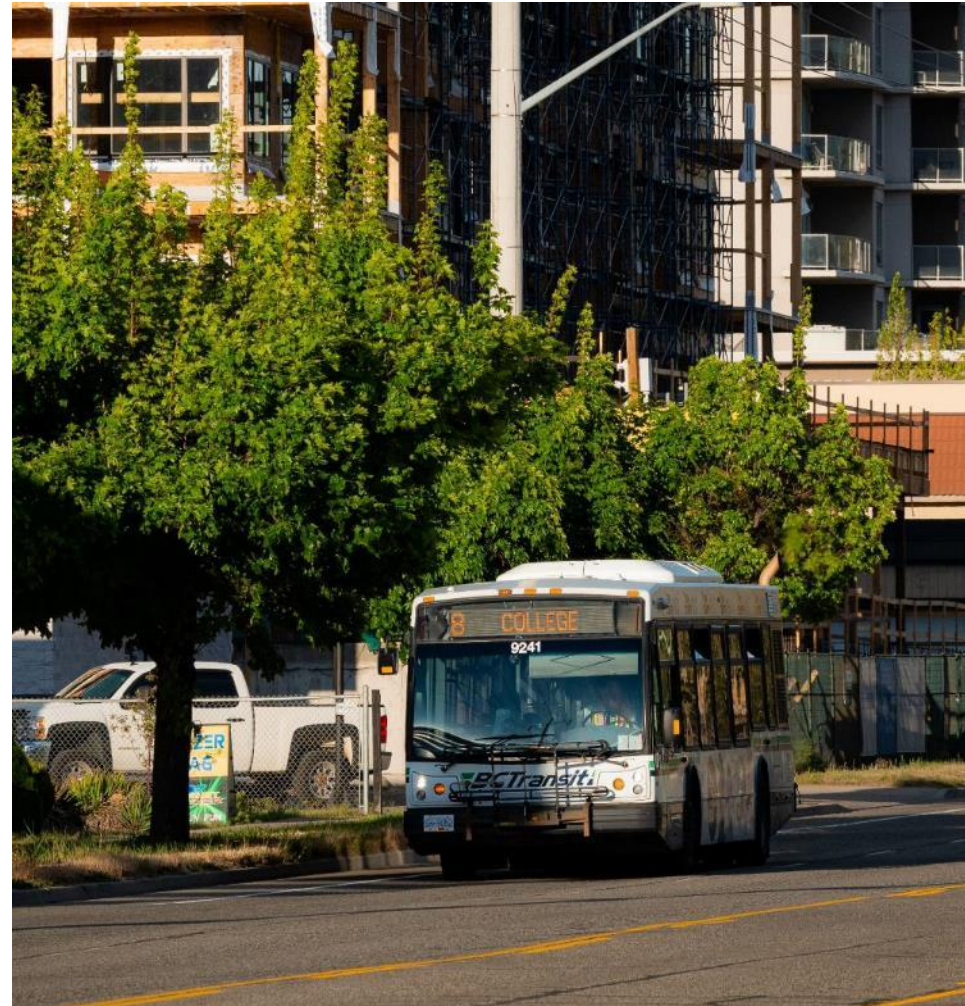


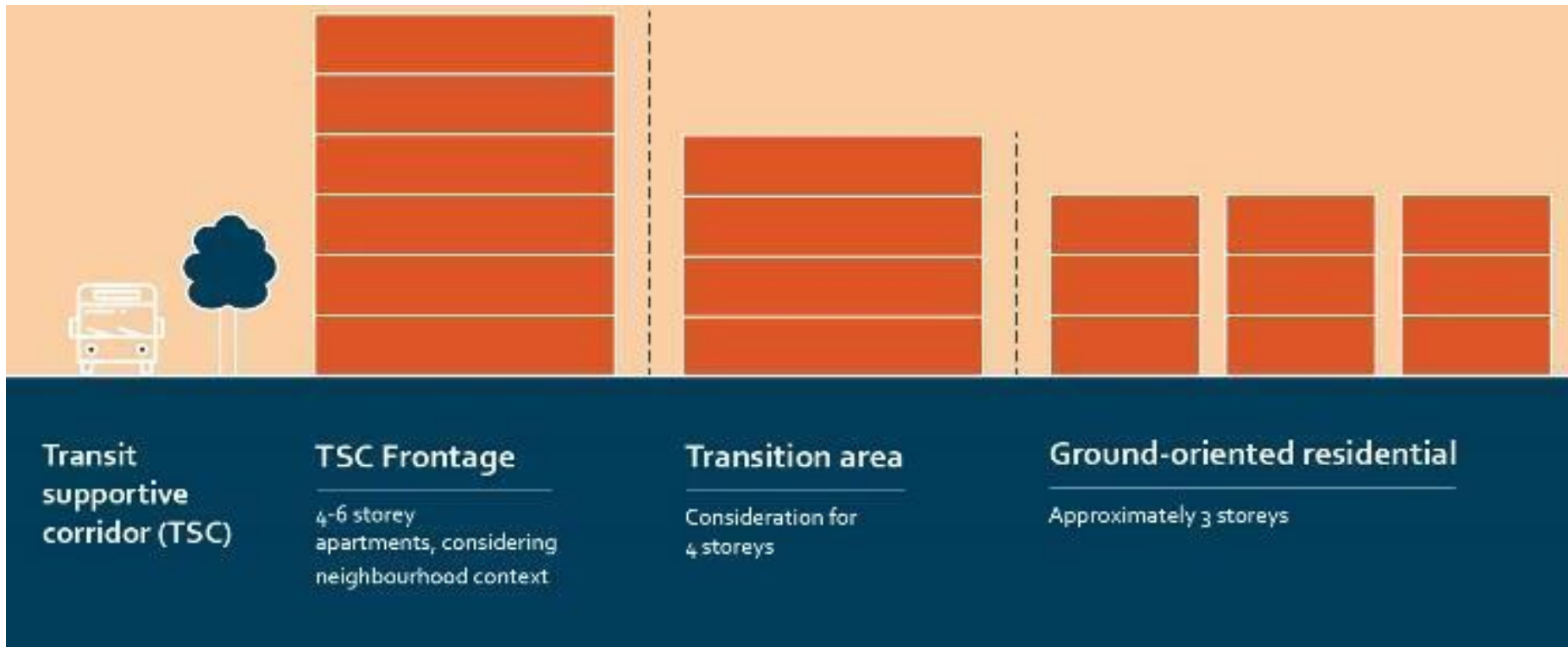
TSC Goals

- ▶ Provide more housing options steps away from our best transit service
- ▶ Increase transit ridership to improve our transit system
- ▶ Focus higher density growth in areas that support a variety of non-car options

How do we implement TSCs?

- ▶ Development process; rezoning and development permit applications
- ▶ Housing Accelerator Fund Initiative; Transit Supportive Corridors
- ▶ Continued investment in frequency and reliability of transit in the Core Area and Urban Centres





Transit supportive corridor (TSC)

TSC Frontage

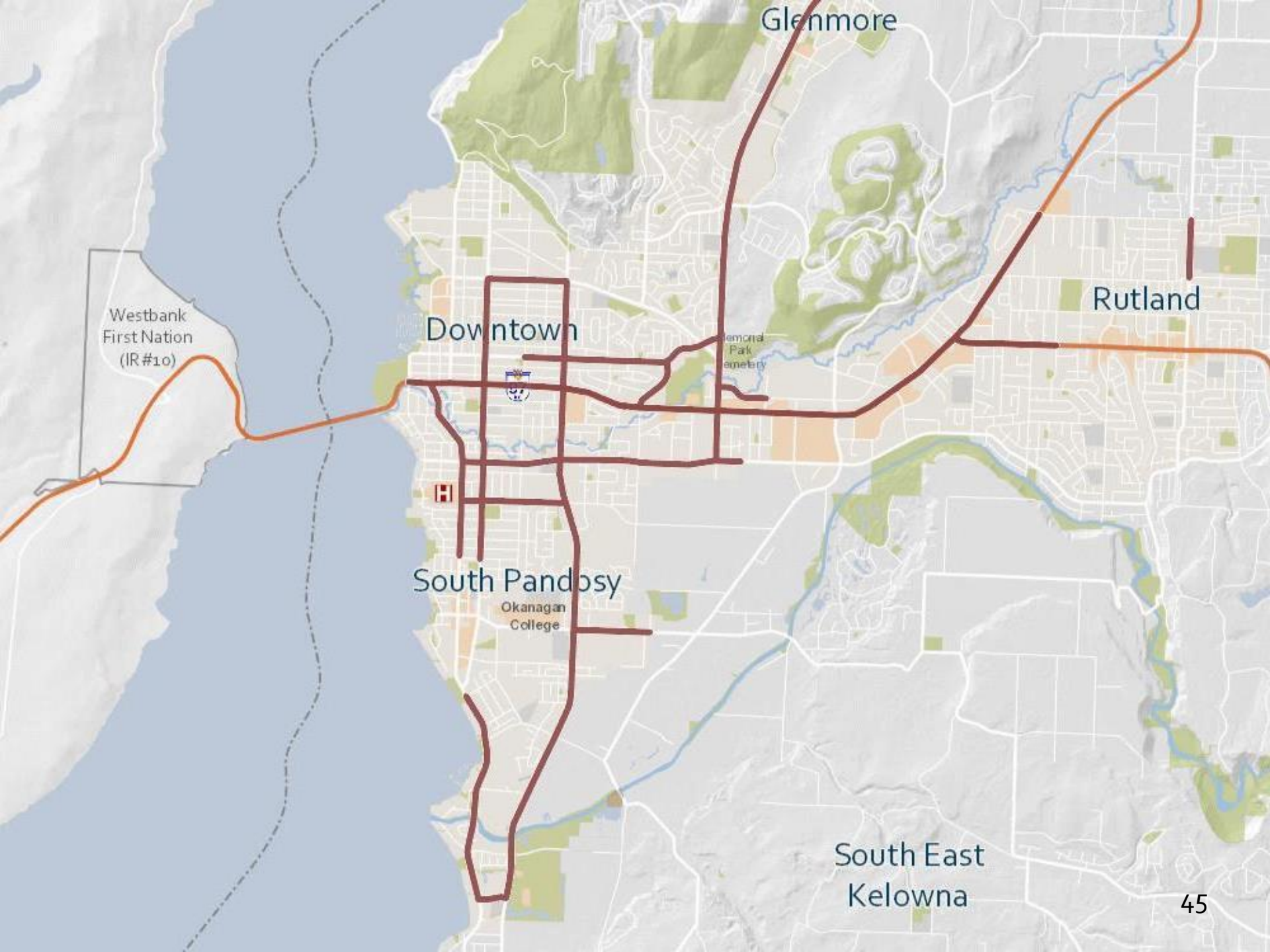
4-6 storey apartments, considering neighbourhood context

Transition area

Consideration for 4 storeys

Ground-oriented residential

Approximately 3 storeys



Glenmore

Rutland

Westbank
First Nation
(IR #10)

Downtown



Memorial Park
Cemetery

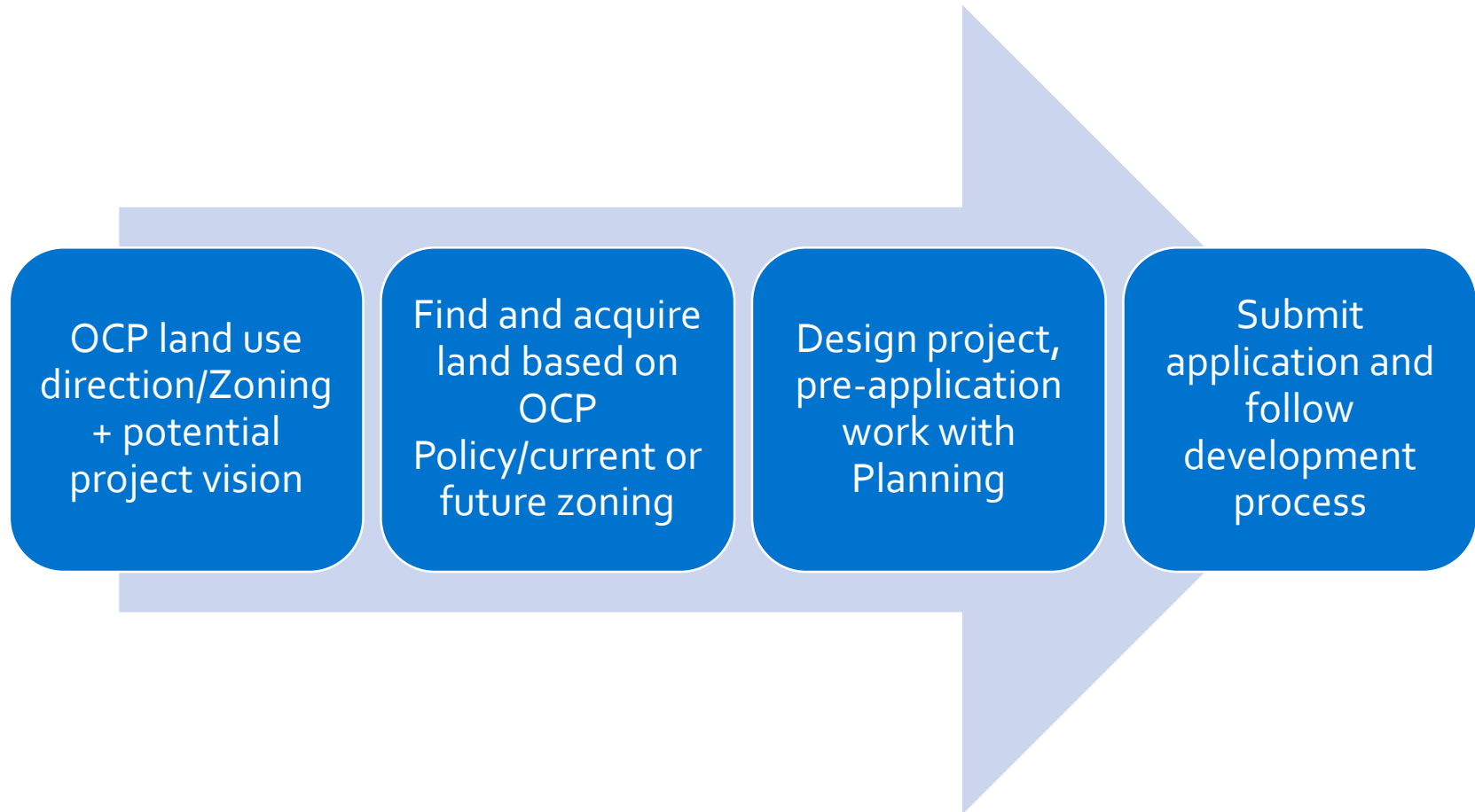


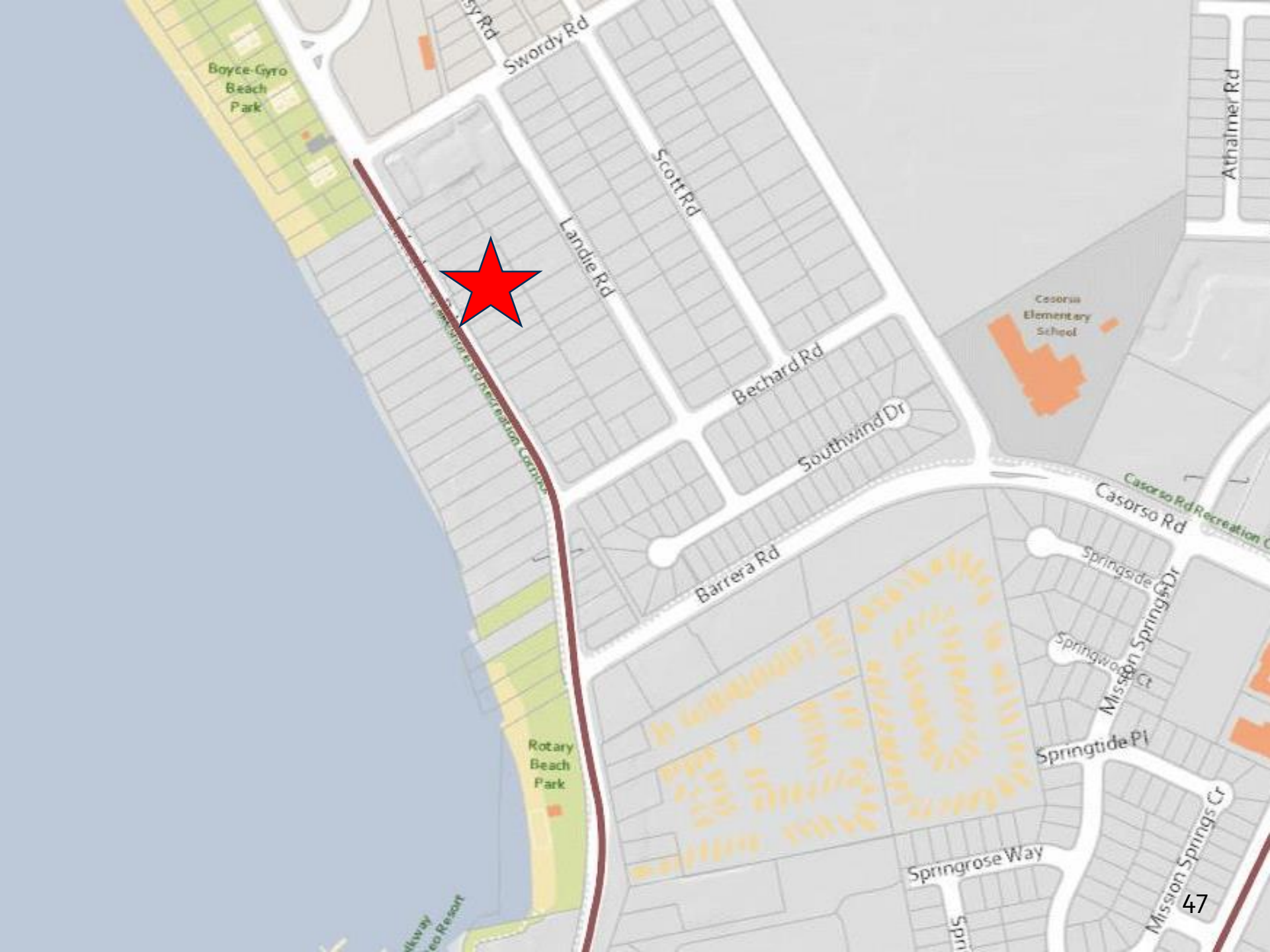
South Pandosy

Okanagan
College

South East
Kelowna

Developer Process





Boyce Gyro Beach Park

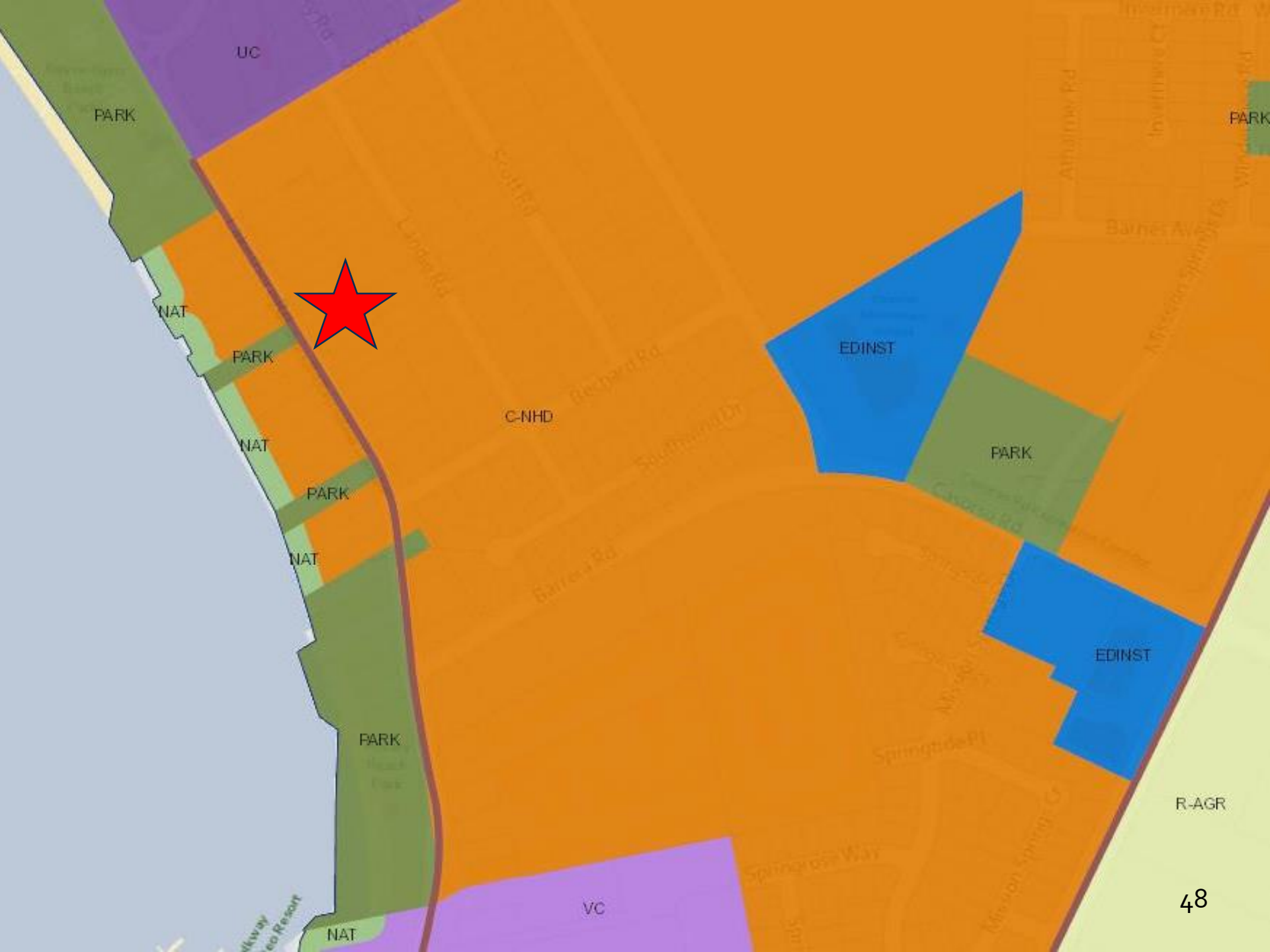


Atholmer Rd

Casoria Elementary School

Casorso Rd Recreation Center

47



UC

PARK

NAT

PARK

NAT

PARK

NAT

PARK

NAT

C-NHD

EDINST

PARK

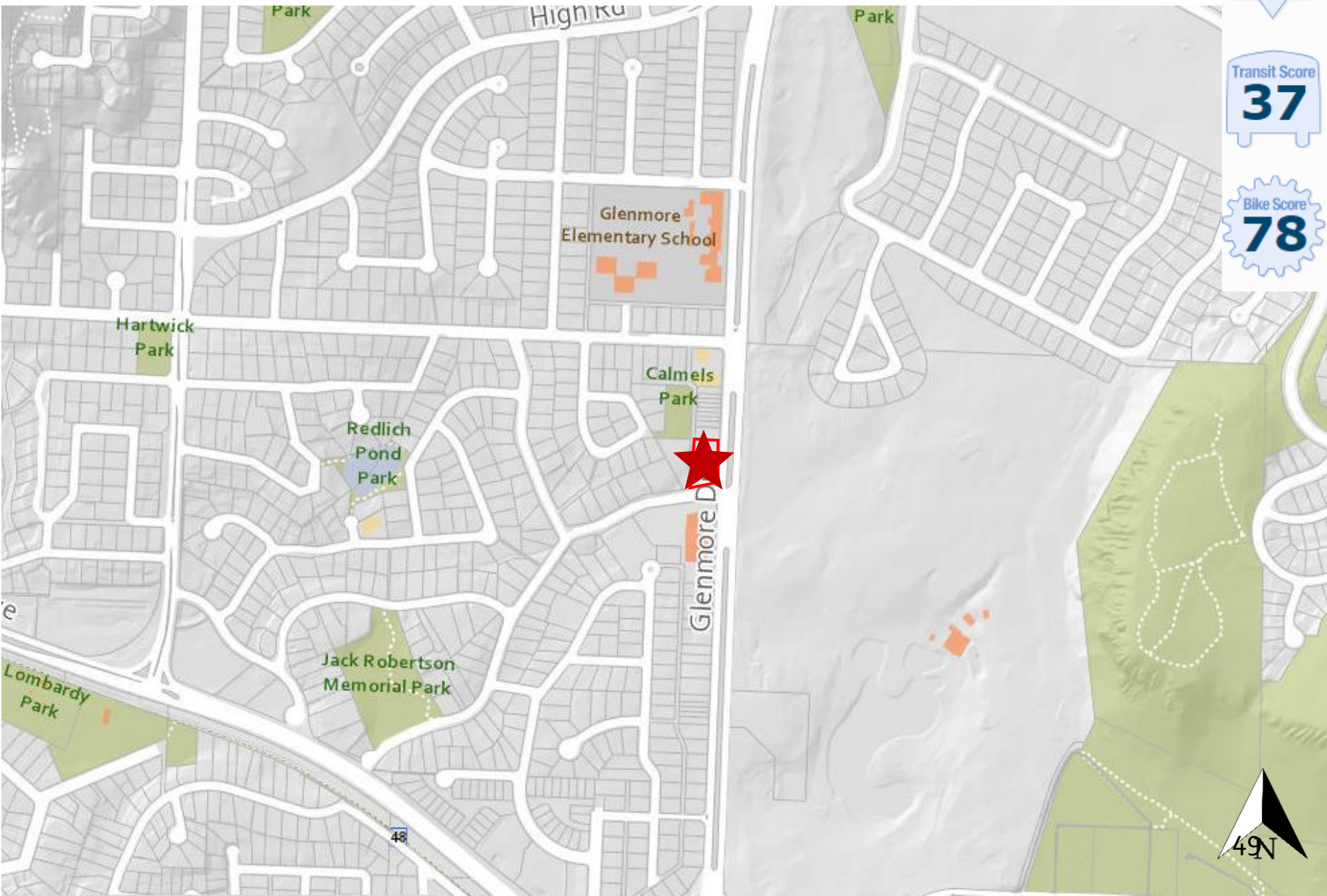
EDINST

VC

R-AGR

48

Context Map



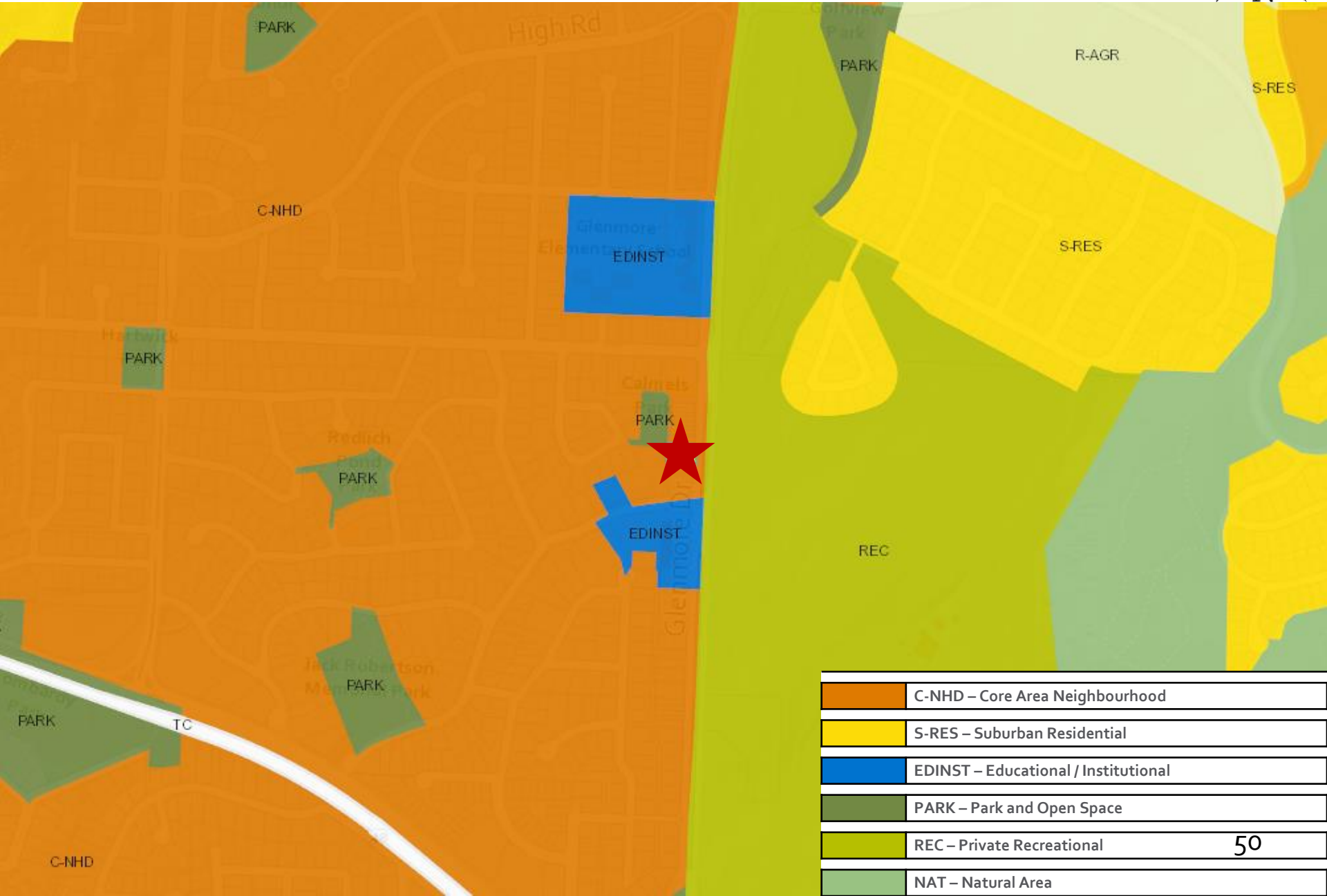
Walk Score
53


Transit Score
37

Bike Score
78

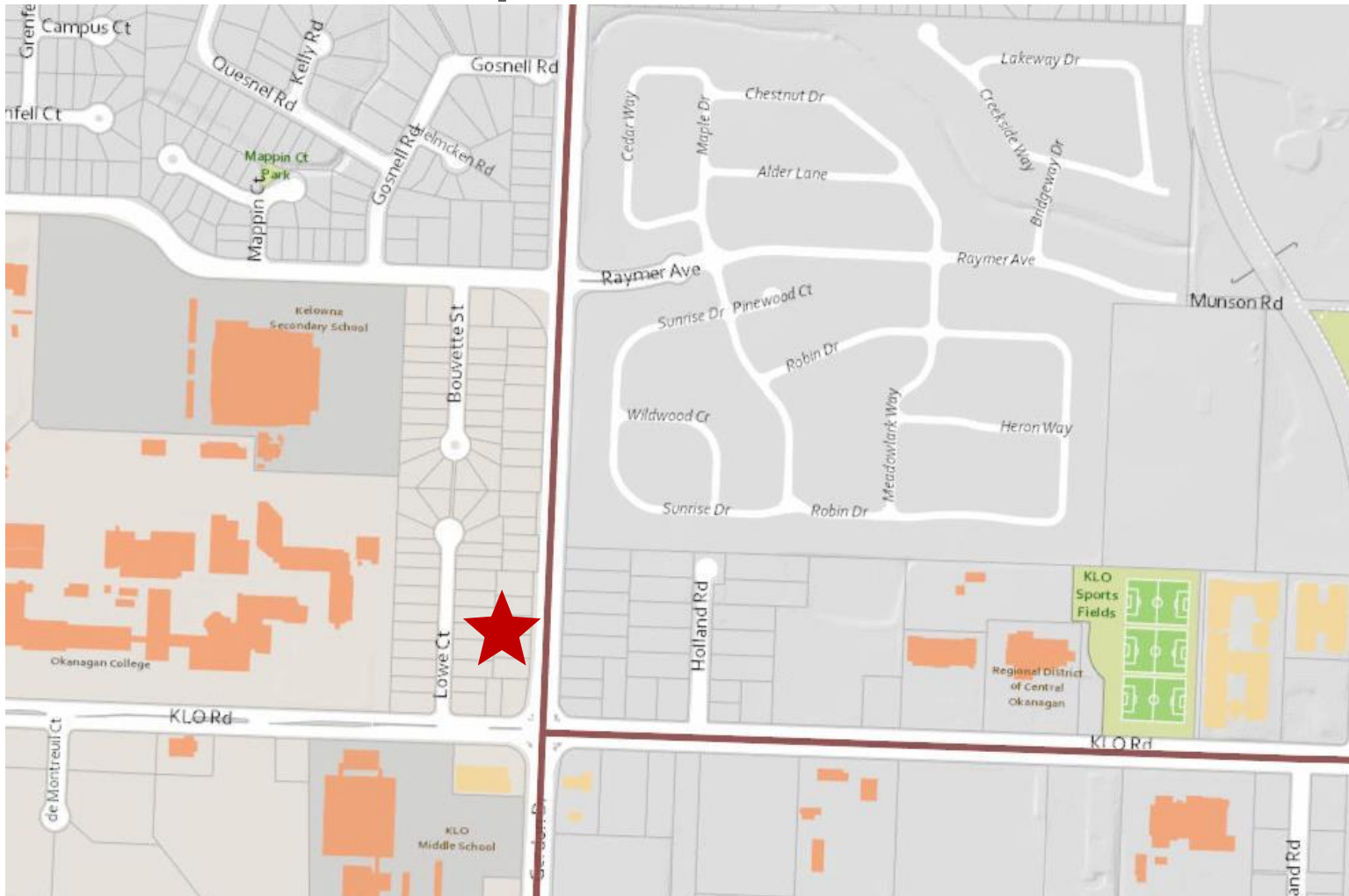


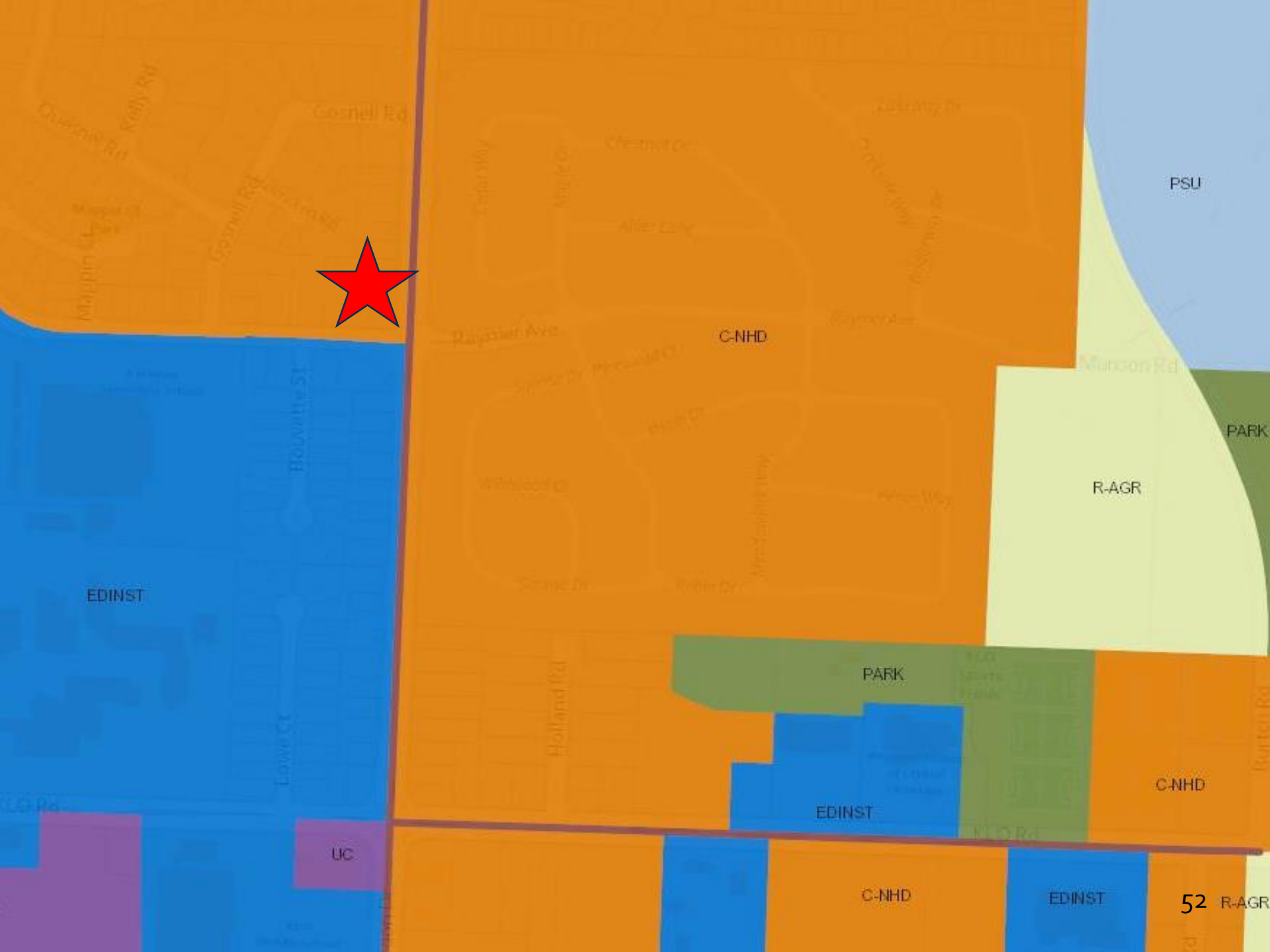
OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area

Context Map





Project Details - MF3

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ Directly fronts onto Transit Supportive Corridor (TSC).
- ▶ MF3 – Apartment Housing 6-storey apartment

OCP Objectives & Policies

- ▶ Policy 5.2.1. Transit Supportive Corridor Densities.
 - ▶ The proposal adds meaningful and important density along a Transit Supportive Corridor
- ▶ Policy 5.2.2. Building Height.
 - ▶ The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.
- ▶ Policy 5.2.5. Corridor Access and Consolidation
 - ▶ The proposal includes the consolidation of properties and access

Summary

- ▶ TSCs are a key component of the City's 2040 OCP and TMP
- ▶ Many future benefits to directing medium density growth along transit
- ▶ Developers report they are unclear about whether other planned projects should proceed along transit corridors (project delays) due to approval risk