CITY OF KELOWNA

BYLAW NO. 11205

OCP16-0002 – Amendments to Chapter 2 – Regional Context

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Official Community Plan Bylaw No. 10500 be amended as follows:

1. THAT **Chapter 2 – Regional Context** be deleted as follows:

The Regional Growth Strategy (RGS) Bylaw was adopted in June 2000 (currently under review) by the Regional Board. The City of Kelowna Official Community Plan (Bylaw 10500) reflects and implements the RGS as equired in the Local Government Act (LGA) Section 850 (2) & (3) as related to population and employment projections, housing, transportation, regional district services, parks and natural areas, economic development and reduction of greenhouse gas emissions.

Population and Employment Projections

Population projections for the City of Kelowna to 2030 were derived from BC Stats data (PEOPLE 2008) for the Central Okanagan. Using BC Stats regional population numbers and projected growth rates plus the historical City of Kelowna share of RDCO population it is projected that the regional population of 243,579 and traditional City share of regional population of 66.5% would generate a Kelowna 2030 projected population of 161,701 at an average annual growth rate of 1.51 %. The 2008 BC Stats data was used in order to establish a calibration date for the Regional Traffic Model. Therefore it has also been assumed that other municipalities, electoral areas and First Nations will need to provide growth projections that fit the 2008 BC Stats data at their historical share of regional population.

The City of Kelowna OCP developed a projected growth pattern, including housing units, commercial, industrial and institutional floor space projections (and associated employment projections) that were assigned in the Regional Traffic Model. That data was also used in sanitary sewer and water servicing models, which then became the base for the 20 Year Servicing Plan to establish servicing requirements (including transportation, sanitary sewer, sewer treatment, water and parks) to service the amount and distribution of that growth throughout Kelowna.

Housing

From a housing perspective the City of Kelowna projects the need for approximately 20,100 units by the year 2030 to accommodate the projected growth within the City. Those housing units encompass a range of housing
options from low density traditional single detached neighbourhoods to secondary suites/carriage houses, attached homes, town housing as infill and apartments from traditional 4 storey walk-ups to high rise condominiums, including mixed use commercial – residential development in urban centres.

Kelowna 2030 includes policy direction that promotes higher density housing development in general, especially as infill or redevelopment in core areas. Approximately 57% of all new housing would be in the form of apartments and townhouses in support of compact urban form and complete communities objectives, as well as reduced servicing costs. Kelowna 2030 also includes policy direction in support of affordable and safe rental housing, non-market and/or special needs housing.

Transportation

City of Kelowna transportation objectives are focused on generating greater use of sustainable modes - active transportation (cycling / walking) and transit – as well as TDM programs that promote reduced car ownership, reduced vehicle trips, reduced peak hour trips and managing parking supply toward reduction of the need to expand the road network or capacity. Roadway planning will support sustainability goals.

Policy direction focuses on maximizing connectivity for pedestrians and cyclists and priortizing funding on active transportation. Policy does not provide for roadway modifications that increase capacity until failure is imminent, unless there are safety issues.

Regional District Services

With respect to services, it is the City's objective to ensure a high quality water supply, including groundwater protection, and minimize unnecessary water consumption. Urban development will be connected to the sanitary sewer system. The Regional landfill will be maintained in the long term through diversion of solid waste wherever possible through recycling programs.

Parks and Natural Areas

It is the City of Kelowna's objective to protect and enhance natural areas and provide a variety of parks for people to pursue active, creative and healthy lifestyles. The objective includes creating an open space network that protects
sensitive ecosystems and links important habitat areas.

Policy direction includes maintaining a standard of parks at 2.2 ha per 1000 new people, providing active and passive parks as well as a city-wide linear park and trail network, particularly along Okanagan Lake shoreline. The acquisition of regionally significant natural areas is also supported.

Economic Development

Economic development objectives are focussed on a sustainable prosperity thatharnesses the skills and talents within the business community, maintains a positive business climate and ensures an adequate supply of serviced commercial and industrial land. Mixed use development and vibrant Urban Centres are the priority along with retention of the tourism industry. Maintaining and attracting a skilled and talented workforce that meets the needs of economic drivers is
essential.

The need to ensure a range of housing options, particularly affordable housing, is key to attracting new employees to the community.

Greenhouse Gas Emissions

The City has adopted a GHG reduction target of 33% from 2007 levels by 2020. Achieving this target will involve community effort. From the City of Kelowna's perspective the OCP objectives are focussed on compact urban form (mixed use neighbourhoods and higher density in core areas) that promotes travel by bus, foot or bicycle and other forms of active transportation. It is also the objective to encourage renewable energy supplies and work towards district energy systems and energy efficient technology in new and existing buildings.

In addition, the Kelowna 2030 OCP fulfills the following Regional Growth Strategy (2000) polices:
1. Containing urban growth and supporting growth and redevelopment in existing settlement areas with full urban services.
2. Residential development should include a range of housing types, densities and affordability options.
3. Provision of adequate and appropriate urban services before development is permitted to occur.
4. Impact assessments for major OCP amendments and infrastructure projects, including fiscal impacts to the community.
5. Require an environmental review of developments deemed to impact the land, watershed and other natural resources.
6. Urban development is to be directed away from hazardous areas, sensitive environmental areas, resource extraction areas, and farmland.
7. M aximize the efficiency of the transportation system.
8. Co-ordinated approach to expansion and diversification of the economic base.
9. Consideration for benefits of arts and culture, tourism, and recreation amenities in decision making.
10. Work co-operatively to establish regional governance."

2. AND THAT all quotes in **Chapter 2 – Regional Context** be deleted in their entirety and replaced with the following:

"Both the City of Kelowna and the Regional District of Central Okanagan have traditionally experienced relatively high rates of growth compared to provincial and national averages."

"Policies and objectives in both the RGS and the OCP are consistent with the provincial target to reduce greenhouse gas emissions by 33% by 2020…"

3. AND THAT **Chapter 2 – Regional Context** be amended by adding the following to the beginning of the Chapter:

"In accordance with Section 446 of the Local Government Act, an OCP must include a Regional Context Statement where a Regional Growth Strategy (RGS) applies to the same area as the OCP. Kelowna is within the jurisdictional boundary of the Regional District of Central Okanagan. The Regional District of Central Okanagan Regional Growth Strategy Bylaw No. 1336, 2013 was adopted on June 23, 2014.

The RGS establishes a vision for the region to grow in a manner that promotes economic, environmental and social health. The policy direction of the City of Kelowna OCP is consistent with the intent of the RGS. Table 2.1 below demonstrates the connection between the RGS issue areas and goals and relevant OCP objectives and policies.

Table 2.1 Relationship between Regional Issue Areas and the OCP

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
Our Land To manage the land base effectively to protect natural resources and limit urban sprawl	5. Development Process	5.1 Ensure New Development is Consistent with OCP Goals	5.1.3 Rutland & Downtown Revitalization Tax Exemption
		5.2 Develop Sustainably	5.2.3 Complete Suburbs 5.2.4 Complete Communities 5.2.5 Integrated Land Use
		5.3 Focus Development to Designated Growth Areas	5.3.1 Permanent Growth Boundary 5.3.2 Compact Urban Form
		5.33 Protect and Enhance Local Agriculture	5.33.3 Urban Uses
	7. Infrastructure	7.3 Invest Infrastructure Funds to Deliver on Community Goals	7.3.2 DCC Framework
		7.4 Ensure that Densification of Existing Neighbourhoods Happens in a Context of Directly Contributing to Enhanced Livability	7.4.1 Urban Centres and Densifying Neighbourhoods
Our Economy To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	5. Development Process	5.19 Ensure Development is Compatible with Surrounding Land Uses	5.19.6 North End Industrial (High Tech and Incubator)
		5.30 Ensure Adequate Industrial Land Supply	5.30.1 Industrial Supply Protection
	8. Economic Development	8.1 Focus on Economic Drivers that Generate New and Sustainable Wealth	8.1.1 Sustainable Prosperity 8.1.2 Economic Development Commission
		8.4 Encourage a Positive Investment Climate	8.4.2 Communication 8.4.4 Business Improvement Areas 8.4.5 Entrepreneurial Initiatives
		8.5 Ensure Kelowna is Competitive Relative to Other Jurisdictions	8.5.1 Monitor Costs
		8.7 Provide a Physical Infrastructure that Connects Businesses to their Markets	8.7.1 Highway 97 8.7.2 Transportation Networks 8.7.3 Mobility and Servicing 8.7.4 Communications Infrastructure 8.7.5 Airport

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
		8.9 Portray a Positive Image of Kelowna	8.9.1 Positive Image 8.9.2 Downtown
Our Water Resources To manage and protect water resources	5. Development Process	5.19 Ensure Development is Compatible with Surrounding Land Uses	5.19.1 Development Over Lake Surface
		5.36 Ensure Subdivisions are Consistent with Sustainability Goals	5.36.1 Hydro-Geologically Sensitive Areas
	7. Infrastructure	7.17 Minimize Environmental Impacts of Parks	7.17.2 Water Conservation
		7.20 Ensure an Adequate Supply of High Quality Water	7.20.1 Water Availability for Agriculture 7.202. Irrigation District Boundaries and Standards 7.20.3 Groundwater Protection
		7.21 Minimize Unnecessary Water Consumption	7.21.1 Best Practices
		7.23 Manage Stormwater and Run-off to Reduce Risk of Flooding and Erosion	7.23.1 Run-off Volumes 7.23.2 Re-use of Stormwater 7.23.3 Urban Run-off Impacts 7.23.4 Surface Drainage / Detention Areas as Amenity Space
	12. Natural Environment DP Guidelines	The objective of Natural Environment Development Permit Areas is to ensure that negative impacts (disturbance) on environmentally sensitive areas are minimized.	Guidelines 7.0 Erosion Control 8.0 Water and Drainage 9.0 Groundwater
Our Health To contribute to the improvement of community health, safety and social well-being	5. Development Process	5.5 Ensure Appropriate and Context Sensitive Built Form	5.5.3 CPTED Guidelines
		5.6 Promote Social Well-being and Quality of Life by Providing Facilities that Serve All Community Members	5.6.1 Accessibility Measures
		5.14 Provide Parks for a Diversity of People and a Variety of Uses	5.14.2 Dedication of Linear Parks 5.14.6 Beach Access Dedications
		5.32 Ensure the Development of Institutional Facilities Meets the Needs of Residents	5.32.10 Health Care Facilities 5.32.13 Recreational Facilities
		5.36 Ensure Subdivisions are Consistent with Sustainability Goals	5.36.3 Design for People and Nature

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
	7. Infrastructure	7.2 Design Infrastructure to Deliver Maximum Benefit	7.2.4 Design Guidelines
		7.8 Provide more Active Transportation Infrastructure to: Increase Resilience in the Face of Higher Energy Prices; Improve Community Health; and Reduce Greenhouse Gas Emissions	7.8.2 Active Transportation 7.8.6 Signal Length / Wait Time 7.8.7 Pathway Configuration
		7.12 Provide Active and Passive Parks for a Diversity of People and a Variety of Uses	7.12.2 Natural Area Parks and Open Space 7.12.3 Regional Parks 7.12.5 Walking Radius 7.12.6 Glenmore Recreation Park 7.12.7 Alternative Park Space
		7.16 Develop Parkland to Respond to User Needs	7.16.1 Design to Context 7.16.2 Park Accessibility
	10. Social Sustainability	10.1 Promote Social Well-being and Quality of Life by Providing Facilities and Services for all Community Members	10.1.1 Distribution of Community Resources
Our Food To support a regional food system that is healthy, resilient and sustainable	5. Development Process	5.2 Develop Sustainably	5.2.5 Integrated Land Use
		5.13 Increase Local Food Production	5.13.1 Farmer's Markets 5.13.2 Edible Landscapes 5.13.3 Community Gardens 5.13.4 Multi-residential Shared Garden
		5.33 Protect and Enhance Local Agriculture	5.33.1 Protect Agricultural Land 5.33.2 ALR Exclusions 5.33.7 Subdivision
		5.34 Preserve Productive Agricultural Land	5.34.1 Secondary Suites 5.34.2 Farm Help Housing 5.34.3 Homeplating
	7. Infrastructure	7.5 Minimize Impacts on Agricultural Land	7.5.1 Service Corridors

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
Our Housing To improve the range of housing types and tenures to meet the social and economic needs of the region	5. Development Process	5.9 Support the Creation of Affordable and Safe Rental, Non-market and / or Special Needs Housing	5.9.1 Conversion of Rental Dwellings
		5.22 Ensure Context Sensitive Housing Development	5.22.7 Healthy Communities 5.22.8 Embracing Diversity 5.22.10 Adaptable Housing 5.22.11 Housing Mix 5.22.12 Carriage Houses & Accessory Apartments 5.22.13 Family Housing
		5.23 Address the Needs of Families with Children through the Provision of Appropriate Family-oriented Housing	5.23.1 Ground-oriented Housing
	7. Infrastructure	7.3 Invest Infrastructure Funds to Deliver on Community Goals	7.3.1 Housing Mix
	10. Social Sustainability	10.3 Support the Creation of Affordable and Safe Rental, Non-market and / or Special Needs Housing	10.3.1 Housing Availability 10.3.2 City-owned Land 10.3.4 Use of the Housing Opportunities Reserve Fund
Our Climate To minimize regional greenhouse gas emissions and respond to the impacts of climate change	5. Development Process	5.2 Develop Sustainably	5.2.2 Sustainability Incentives
		5.16 Improve the Energy Efficiency and Environmental Performance of New Buildings	5.16.1 Heat Recovery 5.16.2 Eco-industrial Network 5.16.3 Variances for "Green" Features
	6. Environment	6.2 Improve Energy Efficiency and Reduce Community Greenhouse Gas Emissions	6.2.1 GHG Reduction Target and Actions
	7. Infrastructure	7.1 Apply Sustainable Decision-making Approaches in Infrastructure Planning and Procurement	7.1.3 Greenhouse Gas Reduction Criteria

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
		7.8 Provide more Active Transportation Infrastructure to: Increase Resilience in the Face of Higher Energy Prices; Improve Community Health; and Reduce Greenhouse Gas Emissions	7.8.1 Sidewalk Funding 7.8.2 Active Transportation 7.8.5 Walkability 7.8.8 Bicycle Parking 7.8.9 Utility and ROW Corridors
		7.19 Ensure Efficient, Sustainable and Context Sensitive Implementation of Utilities	7.19.2 Energy Reduction Priorities 7.19.3 Renewable Energy
Our Ecosystems Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	5. Development Process	5.2 Develop Sustainably	5.2.5 Integrated Land Use
		5.15 Ensure Environmentally Sustainable Development	5.15.1 No Net Loss of Aquatic Habitat Productivity 5.15.2 No Net Loss of Terrestrial Habitat 5.15.3 Environmentally Sensitive Area Linkages 5.15.7 Protection Measures 5.15.11 Habitat Protection 5.15.12 Steep Slopes
		5.22 Ensure Context Sensitive Housing Development	5.22.1 Cluster Housing
		5.35 Maintain Biodiversity and Connectivity in Agricultural Environments	5.35.1 Biodiversity
	6. Environment	6.1 Protect and Enhance Kelowna's Biodiversity	6.1.1 Natural Ecosystem Management 6.1.2 Species at Risk
		6.3 Maintain and Enhance Kelowna's Natural Resources	6.3.1 Tree Canopy Coverage 6.3.2 Preferred Plant Species
	7. Infrastructure	7.12 Provide Active and Passive Parks for a Diversity of People and a Variety of Uses	7.12.2 Natural Area Parks and Open Space 7.12.3 Regional Parks

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
	12. Natural Environment DP Guidelines	The objective of Natural Environment Development Permit Areas is to ensure that negative impacts (disturbance) on environmentally sensitive areas are minimized.	Guidelines 1.0 Biodiversity 2.0 Habitat Protection 3.0 Buffers 4.0 Vegetation 8.0 Water and Drainage 11.0 Use of Environmentally Sensitive Areas 12.0 Riparian Management Areas
Our Transportation To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient	5. Development Process	5.10 Ensure Opportunities are Available for Greater Use of Active Transportation and Transit to: Improve Community Health; Reduce Greenhouse Gas Emissions; and Increase Resilience in the Face of Higher Energy Prices	5.10.1 Maximize Pedestrian / Cycling Connectivity 5.10.2 Transit Infrastructure
		5.11 Support Parking Management Programs that Promote Reduced Vehicle Ownerships, Reduced Vehicle Trips and Increased Use of Active Modes of Transportation	5.11.1 Parking Relaxations 5.11.3 Preferred Parking
	7. Infrastructure	7.6 Place Increased Emphasis on Sustainable Modes of Transportation (Walking, Cycling, Transit) while Maintaining Automobile, Commercial Goods and Emergency Vehicle Mobility	7.6.1 Transportation Infrastructure Priority 7.6.2 Complete Streets
		7.7 Reduce Peak Hour Trips and the Percentage of Trips Undertaken by Single Occupant Vehicles, Particularly in Urban Centres, in order to Reduce or Eliminate the Expansion of the Transportation Network and Capacity	7.7.2 Ease of Movement
		7.9 Ensure Efficient and Effective Transit Infrastructure and Facilities	7.9.1 Transit Priority 7.9.2 Transit Expansions 7.9.3 Transit Service 7.9.4 Base Level Transit Service

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	**Objective**	**Policy**
		7.10 Ensure Roadway Planning Supports Sustainability Goals	7.10.1 Roadway Modifications
Our Governance To respond to the needs of the region with an effective and efficient governance service model	2. Regional Context	2.1 Deliver Sustainable Services	2.1.1 Inter-municipal Co-operation
	7. Infrastructure	7.15 Develop Park Partnerships	7.15.1 Partnerships

Population Projections

Both the City of Kelowna and the Regional District of Central Okanagan have traditionally experienced relatively high rates of growth compared to provincial and national averages. From 2000 to 2011, the region's population grew an average of 2.1% annually. The majority of this growth was driven by intra-provincial migration, with an increase in interprovincial migration in recent years. The RGS anticipates population growth to continue to 2036, although the average annual rate of growth is expected to slow to 1.8%. The region's total population is projected to be 270,393 in 2036. These estimates are based on the 2011 Census and BC Stats data.

Chapter 3: Growth Projections of the OCP describes the expected population growth for the City of Kelowna until 2030. The OCP identifies an expected annual growth rate of 1.51% for the City of Kelowna with a total population of 161,701 by 2030. These estimates are based on 2008 BC Stats data; 2011 Census data was not available at the time the OCP was prepared and adopted.

The OCP growth projections are generally consistent with the RGS estimates given the available data. Other municipalities within the Regional District of Central Okanagan are expected to experience a somewhat higher rate of growth than the City of Kelowna.

Employment Projections

The RGS indicates that traditional employment generators will continue to be significant for the region's economy. Growth in other sectors such as health care, education, research and development, tourism, aerospace and high tech are expected to diversify and strengthen the economy and to support job creation.

The OCP contains several policies that encourage diverse economic opportunities through support for new and existing businesses, specifically focusing on agricultural resources and the creative economy. Chapter 8: Economic Development also speaks to retaining and attracting a talented workforce that is innovative and entrepreneurial, supporting employment in the growing sectors identified in the RGS.

Other policies outline development processes and objectives for commercial and industrial land, supporting development that leads to job creation in well-positioned areas of the city. Commercial growth is expected to occur through new development on designated land as well as more intensive re-development of existing sites. There is a strong supply of designated industrial land to support development in that area.

The OCP is generally consistent with the direction of the RGS, promoting continued support for traditional employment sectors and encouraging growth in new sectors that create strong employment opportunities.

Greenhouse Gas Emissions

Policies and objectives in both the RGS and the OCP are consistent with the provincial target to reduce greenhouse gas emissions by 33% by 2020, and the RGS includes an additional target to reduce emissions by 80% by 2050 (from 2007 levels). OCP Policy 6.2.1: Greenhouse Gas Reduction Target and Actions identifies several means of reducing emissions, including forming strategic partnerships, supporting more mixed-use neighbourhoods, encouraging active transportation, promoting new building technologies, and incorporating corporate initiatives to reduce greenhouse gas emissions. Policies in Chapter 5: Development Process and Chapter 7: Infrastructure also support these goals as they relate to forms of development and transportation infrastructure."

4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 29th day of February, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

_____
City Clerk