

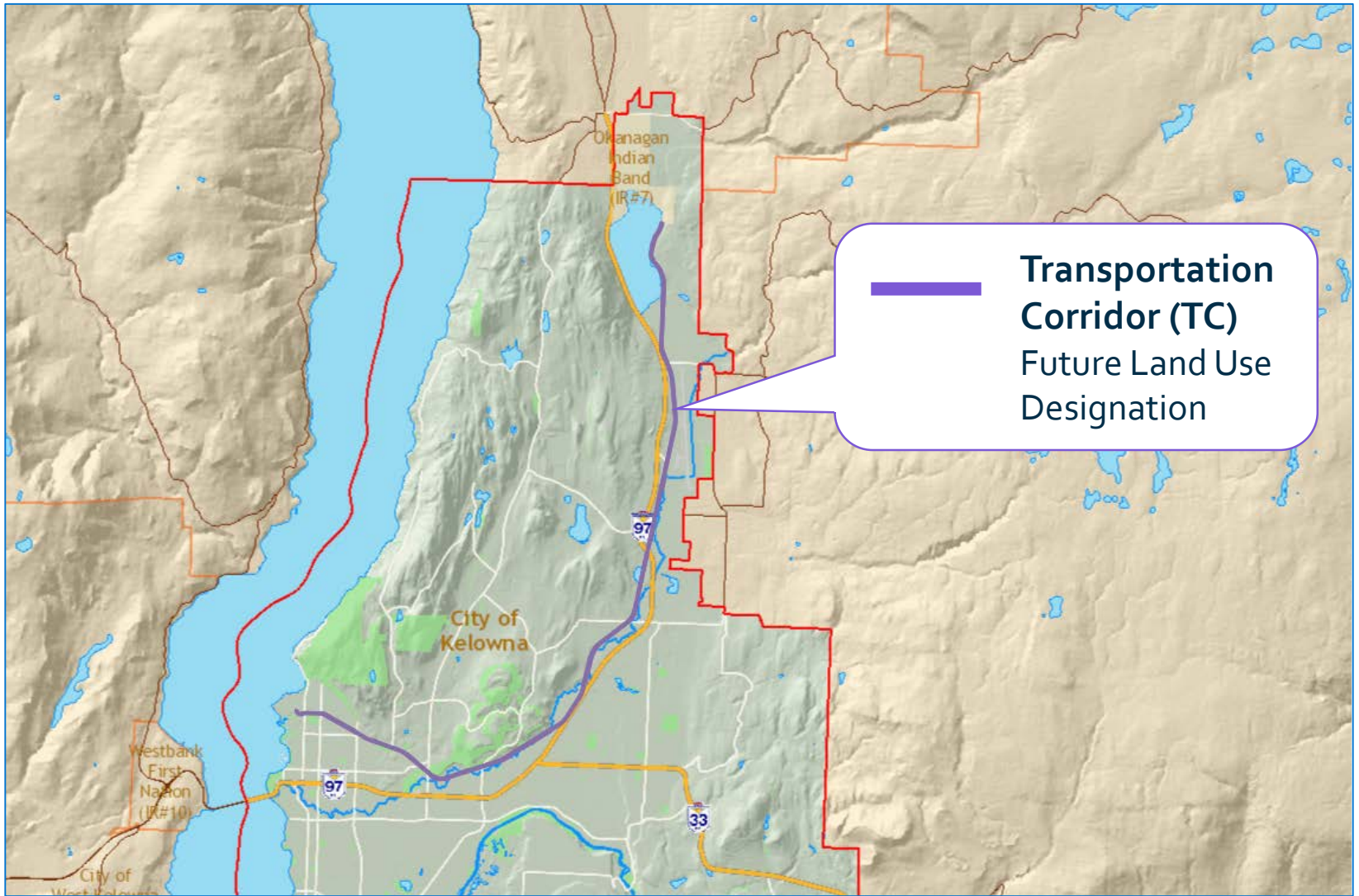
# TA19-0004 Okanagan Rail Trail Landscaping & Screening Regulations

Zoning Bylaw Update

# Purpose

- ▶ To consider an application to amend the Zoning Bylaw to introduce landscape buffering and screening requirements for properties adjacent to the Okanagan Rail Trail and amend the Minimum Landscape Buffer Treatment Level descriptions to further clarify the intended outcomes of the buffers.

# Context Map



City of Kelowna

# Objectives

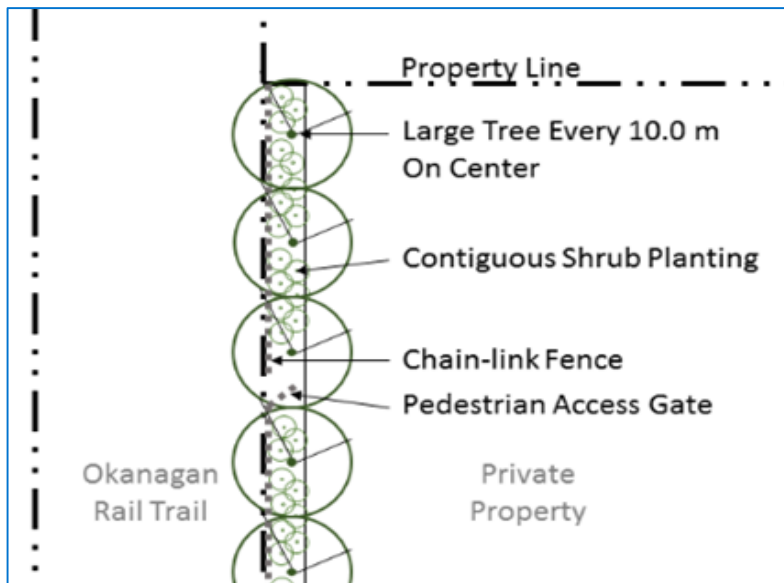
- ▶ Create an appropriate interface between uses on private property and the Okanagan Rail Trail
- ▶ Shade and visual aesthetic
- ▶ Secure access to private property from the Okanagan Rail Trail
- ▶ Clarify minimum buffer treatment levels

# Proposed Amendments

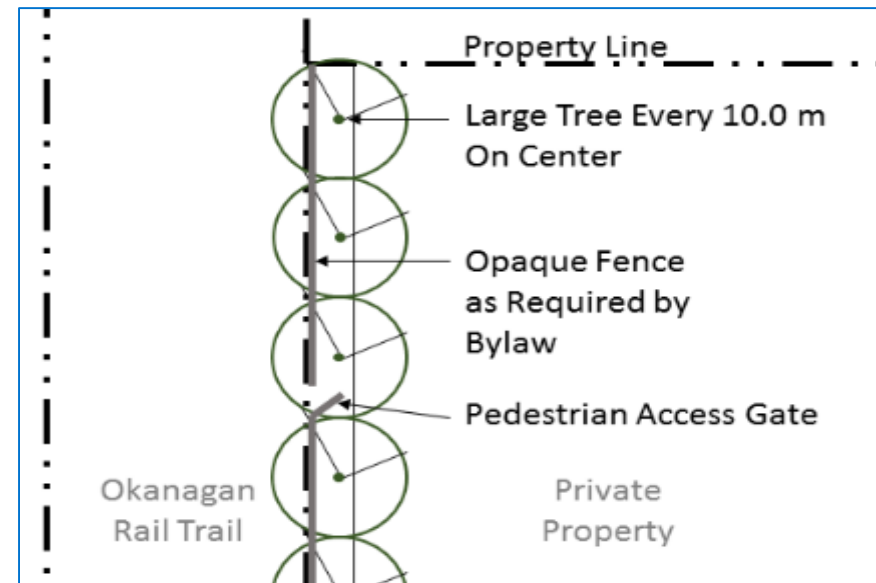
## Minimum Landscape Buffer Treatment - new Level 6:

- ▶ Minimum 3.0 m wide landscaped buffer
- ▶ Trees every 10.0 m on center
- ▶ Any fencing must be:
  - ▶ Black chain link (base standard) or better
  - ▶ Maximum 2.0 m high
  - ▶ Minimum 1 pedestrian/cyclist access gate (1.6m wide)
  - ▶ Can be lockable and controlled by property owner

# Minimum Landscape Buffer Treatments – Level 6



*Figure 1 - Level 6 Minimum 3.0m Landscape Buffer*



*Figure 2- Level 6 Landscape Buffer with Opaque Barrier*

# Proposed Amendments

## Exemptions

- ▶ Properties within the Agricultural Land Reserve (ALR)
- ▶ Properties zoned P<sub>3</sub> – Parks and Open Space

# Proposed Amendments

## Clarification of Treatment Levels

- ▶ Intent of these landscape buffers is to provide a minimum 3.0m width buffer which **must** be planted with vegetation and **may** include a continuous barrier (such as a fence).
- ▶ Remove the diagrams which are outdated and do not contribute to clarifying the intent of the buffers



# Supporting Policy

- ▶ Pedestrian & Bike Master Plan
- ▶ Linear Parks Master Plan
- ▶ OCP Chapter 7: Infrastructure
  - ▶ Objective 7.6 – Place **increased emphasis on sustainable modes of transportation** (walking, cycling, transit) while maintaining automobile, commercial goods and emergency vehicle mobility.
  - ▶ Objective 7.13 – Provide a city-wide linear park and trail network.
    - ▶ Policy 7.13.1 identifies the **ORT as one of the top six linear park priorities**

# Supporting Policy

- ▶ OCP Chapter 14: Urban Design Development Permit Areas
  - ▶ Guideline 7.5 - **Design industrial developments to include** outdoor break areas, green space, bicycle racks, skylights and windows in work areas, and **linkages to recreational opportunities** (e.g. linear parks).
  - ▶ Guideline 14.8.1 - Prioritize the **safe and convenient movement of pedestrians** above all other modes of transportation.
  - ▶ Guideline 14.8.2 - **Promote the use of alternative modes of transportation** in site design.

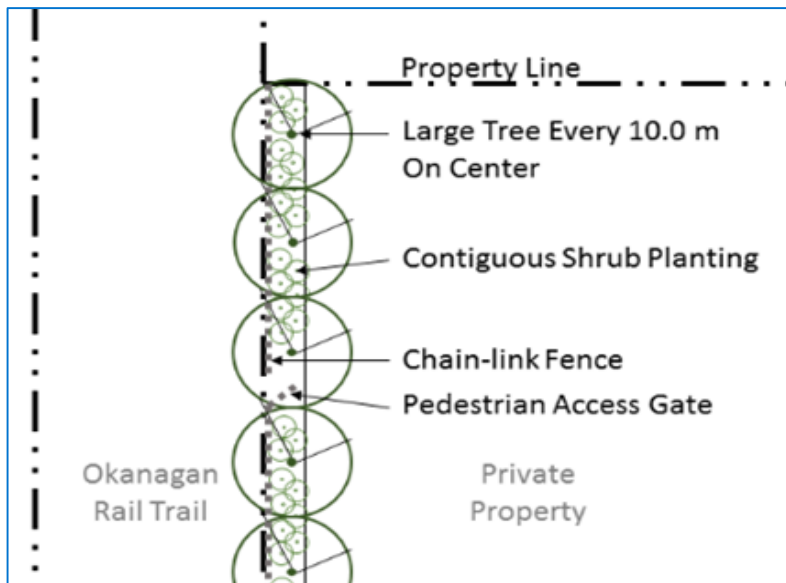
# Staff Recommendation

- ▶ Staff are recommending support for the new minimum landscape buffer treatment Level 6 for properties abutting the Transportation Corridor (TC) Future Land Use designation and amendments to the Minimum Landscape Buffer Treatment Levels.

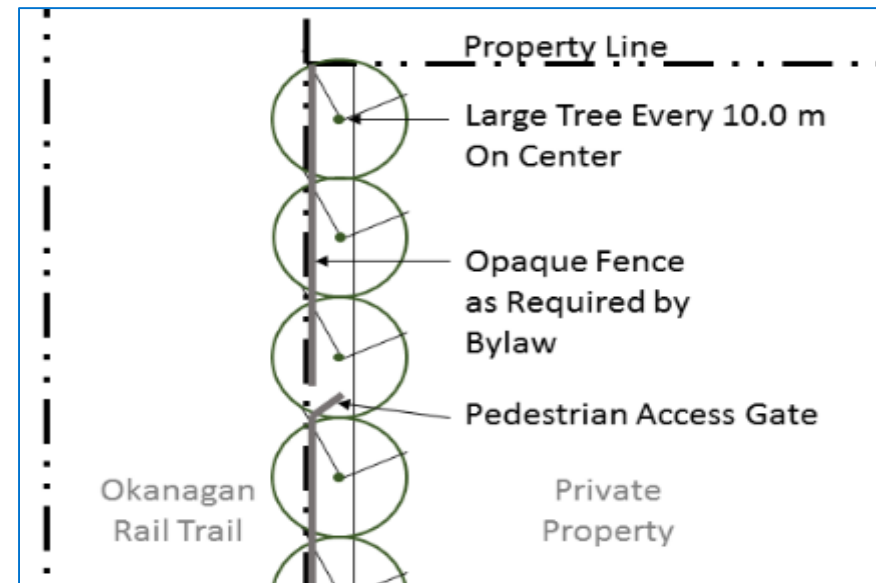


*Conclusion of Staff Remarks*

# Minimum Landscape Buffer Treatments – Level 6



*Figure 1 - Level 6 Minimum 3.0m Landscape Buffer*



*Figure 2- Level 6 Landscape Buffer with Opaque Barrier*