

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

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.¹

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

¹ Some parks properties were omitted in error on the Future Land Use map provided to Council at its November 23rd 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