

Attachment 5: Summary of Phase 4 Public Engagement Themes and Refinements

Excitement about draft OCP	Concerns about draft OCP	Considerations for OCP Refinement	Refinements Undertaken
Overall Document Structure & Implementation			
The OCP Pillars have a high level of support.	The OCP Pillars rely too much on technical language, and at times their intent is unclear.	Develop refined wording to better articulate the intent of each pillar.	Refined language to more clearly articulate intent of each pillar.
Support for the draft Plan's foundations (Pillars, key directions) remains strong.	There needs to be a stronger commitment by the City to follow the Plan. Currently, there are too many OCP amendments.	Provide more clarity on the role of the OCP as a guiding document as well as the role of implementation actions to follow its adoption.	Refinements to "How to Use This Plan" in Chapter 1 to better clarify the OCP's role.
Positive comments/sentiment on the scope and comprehensive nature of the draft Plan.	The document is very long and at times it can be difficult to find and understand relevant policies.	Seek opportunities to reduce and consolidate policies where possible. Continue to develop online version of the document in keeping with "Online First" approach that will improve searchability to find relevant policies.	Some policies consolidated throughout the document.
Urban Centre Development			
There is high level of support for key directions to focus employment and higher density housing forms in Urban Centres.	There are concerns about the proposed height policies, particularly in Pandosy and Downtown.	Re-examine height policies and maps for Urban Centres.	Revised building height maps and policies. Refinements to Urban Centre Street Character maps , along with Street Character maps for Capri-Landmark and Midtown.
There is high level of support for key directions to reinforce Urban Centres as the city's largest activity hubs.	Public safety remains a concern, particularly Downtown and in parks.	Explore opportunities for broad policy direction regarding public safety. Feedback to be provided to other city departments for consideration in future planning work as part of OCP implementation	Additional policy direction provided in Chapter 9: Equitable Communities.
There is support for aligning density along key transit corridors, with Urban and Village Centres as hubs.	Consider allowing for more commercial uses along Transit Supportive Corridors.	Review Future Land Use and Core Area policies related to Transit Supportive Corridors.	Small refinements to policies in Chapter 5: Core Area to allow for more flexibility for commercial uses along corridors. Additional policy to provide clearer guidance for development along Transit Supportive Corridors.

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Housing and Residential Infill			
There is a high level of support for approach to providing greater housing variety in Core Area and Urban Centres.	More emphasis is needed on housing affordability, particularly housing that meets the needs of existing residents and families.	Seek opportunities for greater emphasis on affordability in OCP and future implementation actions. Prioritize residential infill strategy as an implementation action.	Small changes to document text and policies speaking to affordability. Housing implementation actions will continue to be prioritized.
The provision of more context sensitive infill is supported.	There needs to more attention paid to the design of infill (form and character), the retention of trees and greenery, and parking.	Review the Form and Character Design Guidelines in the draft plan. Use feedback to guide more detailed implementation actions.	Minor edits made to Form and Character Design Guidelines. Feedback will be used for implementation actions.
Support for residential infill that is sensitive to heritage contexts.	Future land use and policies needed to be stronger to adequately protect Heritage Conservation Areas.	Review Core Area and Heritage policies and land use in the draft plan. Use feedback to guide future heritage planning.	Minor edits made to Core Area Neighbourhood Future Land Use description and policies in Chapter 5: Core Area to further emphasize heritage components.
Suburban Neighbourhoods and Rural Lands			
There is a high level of support for the approach to slowing growth in the suburban neighbourhoods and protecting agricultural lands.	Some residents were concerned that this approach would create more housing affordability challenges, while others wanted the City to take a harder stance on slowing suburban growth.	Clarify the intent of the "Stop Planning New Suburban Neighbourhoods" Pillar (including associated policy language and implementation actions). Do not modify the Growth Strategy.	Revised language for "Stop Planning New Suburban Neighbourhoods" Pillar provided in Chapter 1.
There is support for completing the remaining suburban neighbourhoods and improving livability.	There is a desire for more clarity on the role of suburban Village Centres and flexibility for housing types in those neighbourhoods.	Review the Suburban Neighbourhoods chapter to provide greater clarity for the plan's vision for suburban communities.	Revisions to Chapter 7: Suburban Neighbourhoods to clarify vision for this Growth Strategy district.
Equity and Inclusion			
There is a high level of support for key directions that address equity and inclusion.	The draft Plan's policies seem vague and are lacking in specifics.	Explore opportunities for additional policy and greater emphasis for the role of implementation actions.	Additional policy direction provided in Chapter 9: Equitable Communities and activities for implementation in Chapter 16.
Transportation, Parks and Infrastructure			
Residents are eager for greater emphasis on active transportation and transit options.	Investments in corresponding infrastructure needs to keep pace with growth.	Provide feedback to inform finalization of the Transportation Master Plan.	Additional policy and mapping included in Chapter 13: Infrastructure. Feedback provided to TMP team.

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The emphasis on providing more parks and public spaces in high-growth areas/urban locations was widely supported.	Greenspace in general needs to be better protected, especially in the Urban Centres, the Core Area and along the lake. Tree canopy retention is vital.	Continue to emphasize new parks in high growth areas. Clarify how other issues like tree protection will be addressed as part of the implementation plan.	Many policies related to tree protection are consolidated for greater ease of use. Tree canopy targets identified as OCP indicator.
Climate Change and Natural Environment			
General sentiment of climate action and community responsibility is valued in the draft Plan's approach.	Targets need to be more aggressive, and the City needs to start taking more decisive action.	Explore refinements to climate related policies. Examine the climate action implementation activities to ensure high impact.	Minor refinements to Chapter 12: Climate Resilience. Implementation actions for climate action are prioritized.
Environmental protection is a strong focus area of the community, and strong agreement to protect and maintain environmental systems integrity.	Concern about the City's commitment to take the necessary steps to have meaningful impact on environmental protection and climate resiliency.	Clarify the role of implementation actions related to environmental protection. Ensure OCP environmental indicators are selected to carefully monitor progress.	Minor refinements to Chapter 14: Natural Environment. New implementation action to identify more robust environmental indicators included in Chapter 16: Making the Plan Work.

Other refinements not cited in engagement summary

OCP Chapter	Text / Policy Refinements	Mapping Refinements
Chapter 1: The Big Picture	<ul style="list-style-type: none"> Plan introduction language Pillar descriptions New Growth Strategy imagery Greater clarity for "How to Use this Plan" subsection 	<ul style="list-style-type: none"> Map 1.1: Updated to reflect Council direction for Thomson Flats and ALC feedback, as well as refinements to Urban Centre boundaries
Chapter 2: Planning Context	<ul style="list-style-type: none"> Source cited for Shared History subsection Additional emphasis on regional housing needs Additional emphasis on COVID impacts Minor refinements to Regional Context Statement to reflect other OCP refinements 	<ul style="list-style-type: none"> Map 2.1: Regional Context map included Map 2.2: Residential Unit Distribution (Growth Scenario) revised to be more conceptual
Chapter 3: Future Land Use	<ul style="list-style-type: none"> Minor refinements to chapter preamble Minor refinements to Future Land Use descriptions More direction for Abbott Street and Marshall Street Heritage Conservation Areas in Core Area - Neighbourhood (C-NHD) description 	<ul style="list-style-type: none"> Map 3.1: Amendments to Future Land Use Designations, with major changes outlined below. Thomson Flats lands removed from Permanent Growth Boundary

	<ul style="list-style-type: none"> • Additional language regarding hillside context in Suburban – Residential (S-RES) description 	<ul style="list-style-type: none"> • Redesignation of selected parks properties from PARK to Rural – Agricultural and Resource (R-AGR) to reflect Council and ALC direction • Adjustments to selected Urban Centre and Village Centre boundaries • Retraction of Permanent Growth Boundary from City-owned properties in John Hindle Drive / Robert Lake Area to reflect ALC direction • Refinements to properties designated Rural Residential (R-RES) • Updated Future Land Use for future wastewater treatment site • Redesignation of selected Reid’s Corner properties from Regional Commercial (RCOM) to Industrial (IND) • Redesignation of 1097 Dilworth Drive and 2755 McCurdy Road from Rural – Agricultural and Resource (R-AGR) to Suburban Multiple Unit (S-MU) in support of in stream applications • Redesignation of 1313 from Educational / Institutional (EDINST) to Industrial (IND) • Other minor Future Land Use changes
Chapter 4: Urban Centres	<ul style="list-style-type: none"> • Refinements to chapter preamble • Elimination of Public Realm subsection, consolidation of policies into other subsections • New policy direction for building heights • Updated policy direction for street character • New policy language for Bernard Avenue character • Refinements for development sequencing policy • New policy direction for Highway 33 through the Rutland Urban Centre • Consolidation and refinement of streetscape policies 	<ul style="list-style-type: none"> • Maps 4.1, 4.3, 4.5, 4.7 and 4.9: Revised building heights • Maps 4.2, 4.6, 4.8: Revised street character mapping • New maps: 4.4 and 4.10: New street character maps for Capri-Landmark and Midtown
Chapter 5: The Core Area	<ul style="list-style-type: none"> • Refinements to chapter preamble • Elimination of Public Realm subsection, consolidation of policies into other subsections • Clarification of policies guiding development along and in close proximity to Transit Supportive Corridors 	<ul style="list-style-type: none"> • N/A

	<ul style="list-style-type: none"> • Additional figures to clarify Transit Supportive Corridors • Addition of new “Burtch/Harvey Area Redevelopment Plan” policy for additional planning consideration • Refinements to Heritage Conservation Area policy • Additional policy guidance for the Hospital area and Health District. • Additional policy mixed use node at Highways 97 and 33 • Refinements to policy direction for Cook Truswell Village Centre. • Consolidation and refinement of streetscape policies 	
Chapter 6: Gateway	<ul style="list-style-type: none"> • Refinements to chapter preamble • Elimination of Public Realm subsection, consolidation of policies into other subsections • Refinements to policies that speak to agricultural lands and ALR following ALC feedback • Minor refinements to policies guiding UBCO development • Change of name from “North Kelowna Industrial Lands” to “Jim Bailey / Beaver Lake Industrial Lands” to distinguish lands from North End Area • New policy direction for Reid’s Corner 	<ul style="list-style-type: none"> • Map 6.1: Minor refinements for ease of reference • Map 6.2: Minor refinements for ease of reference
Chapter 7: Suburban Neighbourhoods	<ul style="list-style-type: none"> • Refinements to chapter preamble, emphasizing role of Village Centres • Elimination of Public Realm subsection, consolidation of policies into other subsections • Removal of specific unit targets in policy, and replaced with reference to Area Structure Plans as key guiding documents • Greater clarity for hillside development policy • Minor policy refinements. 	<ul style="list-style-type: none"> • Map 7.1: Removed due to refinements to related policy
Chapter 8: Rural Lands	<ul style="list-style-type: none"> • Refinements to chapter preamble • Refinements to policies that speak to agricultural lands and ALR following ALC feedback • Minor policy refinements. 	<ul style="list-style-type: none"> • N/A

Chapter 9: Equitable Community	<ul style="list-style-type: none"> • Refreshed chapter preamble, highlighting role of Equity Analysis and Equity Strategy • Additional policy regarding public safety • Additional policy regarding systemic racism and embracing diversity 	<ul style="list-style-type: none"> • N/A
Chapter 10: Parks	<ul style="list-style-type: none"> • Refinements to park acquisition policies • Minor refinements to preamble and policy 	<ul style="list-style-type: none"> • Map 10.1: Minor refinements for ease of reference
Chapter 11: Heritage	<ul style="list-style-type: none"> • Minor refinements to preamble and policy 	<ul style="list-style-type: none"> • N/A
Chapter 12: Climate Resiliency	<ul style="list-style-type: none"> • Refinements to chapter preamble emphasizing connection between growth strategy and climate resiliency • Chapter title change from Climate Change Mitigation and Adaptation to Climate Resiliency 	<ul style="list-style-type: none"> • N/A
Chapter 13: Infrastructure	<ul style="list-style-type: none"> • Additional policy direction regarding transportation networks, reflecting the draft Transportation Master Plan • Additional policy direction regarding transportation network safety • Minor refinements to other policies 	<ul style="list-style-type: none"> • Updated transportation network mapping, reflecting draft Transportation Master Plan directions • Inclusion of all water infrastructure in Map 13.6 • Minor refinements to all maps for ease of reference
Chapter 14: Natural Environment	<ul style="list-style-type: none"> • New policy regarding pesticide use • New policy to protect natural viewscapes • New policy to reduce noise and light pollution near sensitive areas • 	<ul style="list-style-type: none"> • No refinements to Map 14.1
Chapter 15: Natural Hazard Areas	<ul style="list-style-type: none"> • New policy to improve flood resiliency • Minor refinements to preamble and policy 	<ul style="list-style-type: none"> • N/A
Chapter 16: Making the Plan Work	<ul style="list-style-type: none"> • More detailed policy guidance for OCP Amendment process and supplementary plan review • New policy regarding Development Approval Information • Additional policy regarding Development Permit approach • Simplified policy regarding neighbourhood planning processes • Minor policy refinements reflecting legal review <p>Additional Implementation Actions:</p>	<ul style="list-style-type: none"> • Map 16.1: Addition of Burtch / Harvey area • Map 16.1: Refinements to Urban Centre and North End boundaries

	<ul style="list-style-type: none"> ○ Housing needs assessments for future OCP updates ○ Strategies to monitor changes in tree canopy coverage and sensitive ecosystems ○ Continued Agriculture Plan implementation ○ Explore options for on-site green infrastructure in development ● Additional policy for regular Housing Needs Assessments 	
Chapter 17: Definitions	<ul style="list-style-type: none"> ● Updates and clarification on key defined terms throughout OCP 	<ul style="list-style-type: none"> ● N/A
Chapter 18: Form and Character DPA	<ul style="list-style-type: none"> ● Addition of DPA exemptions ● Refinements to Achieving High Performance guidelines to for greater clarity and consistency with design guidelines in other sections ● Addition of design guidelines for Comprehensive Development Zones (CD24 and CD26), providing guidance for those areas ● Minor refinements to guidelines 	<ul style="list-style-type: none"> ● Map 18.1: Minor refinements and exclusion of First Nations Reserve lands from DPA
Chapter 19: Hillside Development DPA	<ul style="list-style-type: none"> ● Minor refinements to guidelines 	<ul style="list-style-type: none"> ● Map 19.1: Minor refinements for ease of reference
Chapter 20: Hazardous Conditions DPA	<ul style="list-style-type: none"> ● Minor refinements to guidelines 	<ul style="list-style-type: none"> ● Map 20.1: Omitted from draft OCP – now included ● Map 20.2: Minor refinements for ease of reference
Chapter 21: Natural Environment DPA	<ul style="list-style-type: none"> ● Refinements to language for City acceptance or qualified professional reports ● Refreshed imagery as part of guidelines ● Minor refinements to guidelines 	<ul style="list-style-type: none"> ● Map 21.1: Minor refinements for ease of reference
Chapter 22: Farm Protection DPA	<ul style="list-style-type: none"> ● Refined language for guidelines for new subdivisions ● Simplification of site and building design and layout for existing lots ● Consolidation of temporary farm worker housing and farm help dwelling guidelines ● Refreshed imagery as part of guidelines ● Minor refinements to guidelines 	<ul style="list-style-type: none"> ● Map 22.1: Minor refinements for ease of reference
Chapter 23: Heritage Conservation Area DPA	<ul style="list-style-type: none"> ● Refreshed labeling for figures 	<ul style="list-style-type: none"> ● Map 23.1: No refinements required