

Report to Council



Date: February 28, 2022

To: Council

From: City Manager

Subject: 2040 Official Community Plan Form and Character Development Permit Guidelines

Department: Policy and Planning

Recommendation:

THAT Council receives, for information, the report from the Policy & Planning Department dated February 28, 2022 regarding the 2040 Official Community Plan Form and Character Development Permit Guidelines.

Purpose:

For Council to receive a presentation regarding the new Form and Character Development Permit Guidelines that form part of the 2040 Official Community Plan.

Background:

The 2040 Official Community Plan (OCP) was adopted on January 10, 2022 and includes a new set of Form and Character Development Permit Guidelines to guide development in Kelowna that meet specific criteria. During the development of the OCP, Council resolved that a workshop be held on these new guidelines to assist in future consideration of Development Permit applications. This report and the associated presentation aim to deliver on that Council Resolution.

Previous Council Resolution

Resolution	Date
THAT Council direct staff to provide an Official Community Plan 2040 Workshop on Development Permit Form and Character Guidelines at an appropriate time.	December 7, 2020

Discussion:

As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. The recently adopted OCP provides a vision for how Kelowna will grow between now and 2040 and includes a new and comprehensive approach to Form and Character Development Permit Guidelines to guide development in the city. These new guidelines can be found in Chapter 18 of the Plan.

The 2040 OCP directs nearly half of all future residential development into the city's five Urban Centres and approximately another quarter into surrounding Core Area, charting a much more urban future for Kelowna. The form and character of that development will be a significant factor in the vibrancy, comfort, and overall quality of life for people that live, work and visit those neighbourhoods. This means that achieving urban design excellence is critical to the creation and evolution of great neighbourhoods and a cornerstone of successful OCP implementation.

The new Form and Character Development Permit Guidelines include but are not limited to the following:

- A layered hierarchical structure, with clear design foundations, key guidelines and rationale to frame specific guideline sections;
- A form-based approach to the guidelines, with different guidelines to reflect different forms and uses (i.e. townhouses, low/mid-rise, high-rise and boutique commercial, for example);
- Area-based guidelines for select comprehensive development zones;
- A more descriptive than prescriptive approach to the design guidelines; and
- An "Achieving High Performance" section that speaks to design solutions to address ongoing BC Step Code implementation.

Application of these design guidelines is not always a one-size-fits all process and requires discretion and balancing many factors to come to a decision. However, an understanding of the core objectives – those design foundations and key guidelines – is critical to achieving positive design outcomes and ultimately building great neighbourhoods. To assist Council with consideration for applications that must adhere to the new Form and Character Development Permit Guidelines, this report includes a copy of these guidelines alongside a presentation to Council from staff and the consultant that lead their development.

Conclusion:

The city is experiencing rapid growth and is anticipated to accommodate an additional 45,000 residents over the next 20 years. This, along with the introduction of new infill typologies to address redevelopment pressures and an increased focus from the City and community on design excellence and climate change resiliency, have underscored the importance of new and modernized guidelines. These guidelines aim to foster design excellence and enhance the built form by promoting high quality, safe, functional and attractive developments that contribute to the experience and quality of life of our residents.

The information included in this report and the associated presentation aims to provide Council with an understanding of the core elements of the new Form and Character guidelines, and equip Council to put them into practice when reviewing Development Permit applications.

Internal Circulation:

Divisional Director, Planning & Development Services
Department Manager, Development Planning
City Clerk
Communications Manager

Legal/Statutory Authority:

Local Government Act, Section 488

Existing Policy:

[2040 Official Community Plan: Chapter 18 – Form and Character Development Permit Guidelines.](#)

Submitted by:

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Approved for inclusion:



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