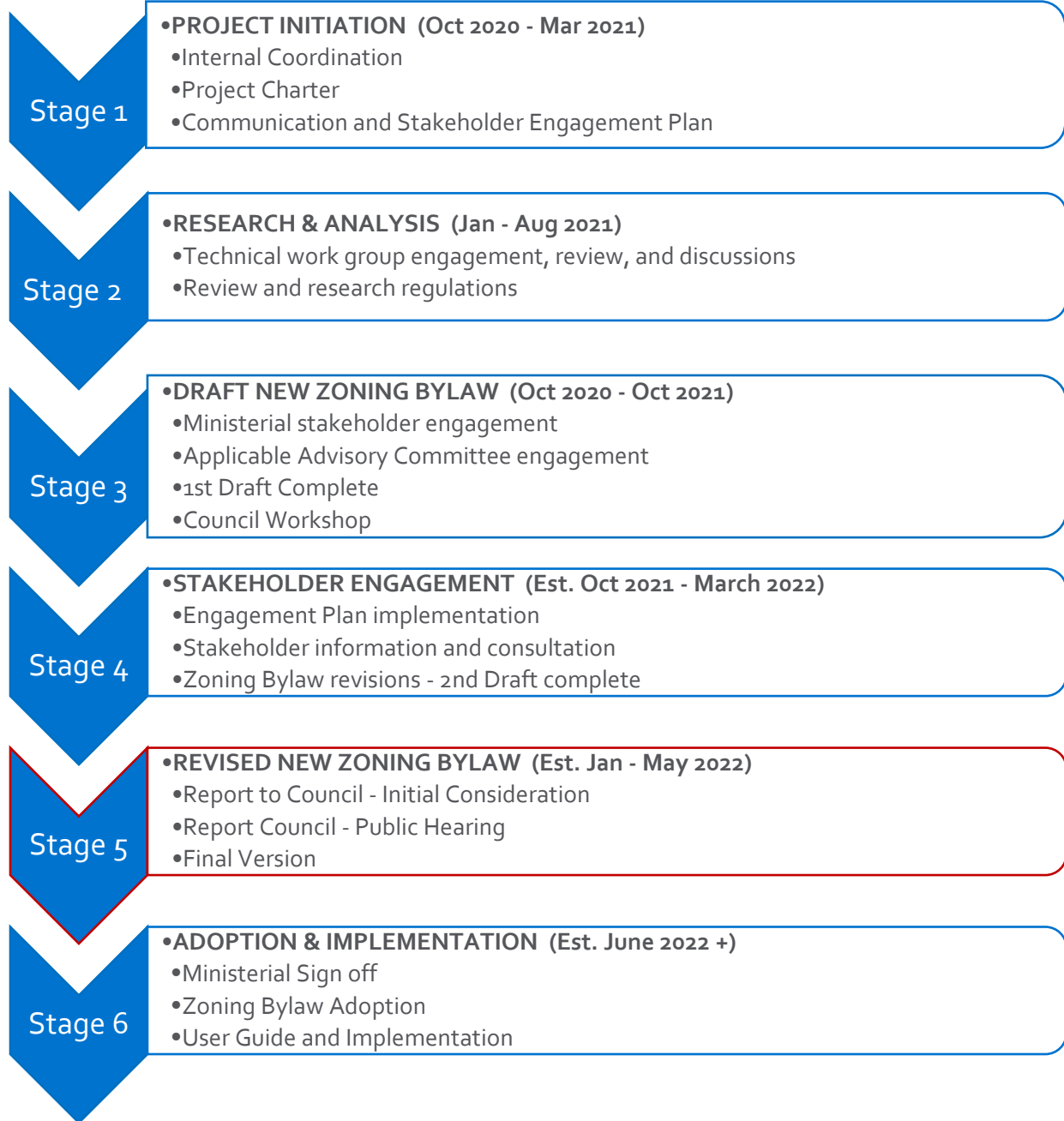


**Attachment A - The New Zoning Bylaw - Project Stages**



ATTACHMENT B  
This forms part of application # \_\_\_\_\_  
Planner Initials BC



# Proposed New Zoning Bylaw: Consultation Summary Report



## Purpose of engagement:

- To inform Kelowna residents about the proposed new Zoning Bylaw and facilitate understanding of the role the document plays in land use and development
- To gather feedback on proposed changes to the new Zoning Bylaw.

Engagement Timeline: October-November 2021 and January-February 2022



# Background

The City of Kelowna Development Planning Department is completing a comprehensive review and rewrite of Zoning Bylaw No. 8000. The new Zoning Bylaw is intended to follow the adoption of the 2040 Official Community Plan (OCP), meet the current Provincial legislative requirements and respond to current development and real estate trends.

The update is guided by the following key objectives:

- Consolidate use categories
- Consolidate zones
- Update building height policy
- Simplify density bonusing structure
- Update interpretation chapter
- Allow for towers in Urban Centres

The recommendations of several previous planning initiatives and projects such as the Healthy Housing Strategies, the Capri-Landmark Urban Centre Plan, the Transportation Master Plan, Kelowna's Agriculture Plan, Kelowna's Urban Centre Roadmap and recent changes to the BC Building Code were also considered when updating the document.

During the final phase of engagement, staff provided residents and stakeholders the opportunities to review and share feedback on the content of the new Zoning Bylaw.

## Project timeline

### 1: Project Initiation

•October 2020 - March 2021

### 2: Research and Analysis

•January - August 2021

### 3: Draft Zoning Bylaw

•October 2020 - October 2021

### 4: Public & Stakeholder Engagement

•October - November 2021 and January - March 2022

### 5: Proposed New Zoning Bylaw

•January - May 2022

### 6: Final Bylaw Adoption & Implementation

•Early summer 2022

# Engagement strategy

Public engagement and stakeholder consultation process as related to the draft Zoning Bylaw builds on initial efforts that was initiated in 2019 in conjunction with 2040 OCP engagement events. This included four public in-person neighbourhood open houses held in September 2019. During this engagement staff provided information to the general public on the key objectives of the proposed new Zoning Bylaw.

Two additional engagement activities took place; first one was one-month long that took place over October and November 2021, and a second round was over late-January to early-February 2022. As the Zoning Bylaw is closely aligned with the OCP, the draft Zoning Bylaw process was built upon the robust public engagement that took place during the development of the 2040 OCP.

During engagement, the Project Team summarized key changes to the draft Zoning Bylaw and sought to understand

- If the proposed consolidated zones were easily understood
- If formatting changes made the draft Bylaw more user-friendly and accessible
- If new illustrations provided greater clarity

# Ways we engaged

Although initial public engagement efforts in 2019 consisted of in-person open house format, due to public health and safety concerns related to Covid-19, ensuing engagement process took place virtually and online.

A GetInvolved poll served as a data collection tool which, along with the Q&A and discussion forum, allowed the Project Team to understand and compile feedback. The City’s map viewing functionality allowed residents to understand changes to the bylaw as it relates to their property or property of interest and share feedback via Get Involved. A project-specific email account and a phone number were set up for the community to reach out to and engage with the Project Team, where the public had the opportunity to submit inquiries, comments, and feedback. Finally, the Project Team also coordinated and held one-on-one virtual information sessions and workshops with internal and external stakeholders to review the draft new Zoning Bylaw and receive feedback on its content.

# Engagement results

Through the engagement process the Project Team achieved the following outcomes:

Table 1: Summary of total number of information sessions or workshops held by stakeholder.

Stakeholder	Process	Number of Information Sessions/Workshops
Industry	Virtual - one-on-one	34 – eight of which were with the UDI
MoTI	Virtual - one-on-one	2
MoA and ALC	Virtual - one-on-one	2
Interdepartmental	Virtual - one-on-one	6

Table 2: Summary of total number of comments and enquiries received by stakeholder.

Stakeholder	Process	Number of Comments/Enquiries Received
External	Formal letters, email account	590
Interdepartmental	Formal letters, email account	175
General Public	GetInvolved	22 comments
		12 enquiries
	Email account and phone calls	175 enquiries

During the initial round of engagements participants were asked to answer four different poll questions. In all, 67 participants responded and provided a total of 134 responses (not all participants answered all questions).

- The majority of respondents (60%) said the consolidated zones in the draft Zoning Bylaw were easy to understand.
- 77% said the addition of supplemental graphics in the draft Zoning Bylaw enhanced their understanding of the Bylaw's content.
- The majority of participants (65%) said formatting changes in the new Zoning Bylaw improved its usability.
- Nearly half of respondents said they use the current Zoning Bylaw regularly or somewhat regularly (at least once a year) while the other half said they use the Bylaw rarely or never.

Based on initial engagement comments and feedback, staff made changes to overall document formatting and table layout, as well added additional illustrations to further improve usability and simplify the document. During the second round of engagements, these additional improvements to the draft Zoning Bylaw were received well and supported by the end users.

*Limitations:*

It should be noted that results from surveys such as this are a collection of opinions and perceptions from interested or potentially affected residents and are not a statistically significant random sample of all Kelowna residents. Due to its opt-in and open methods, results are qualitative in nature.

# Summary of Comments

Through the online platform Get Involved, residents, industry stakeholders, regulatory bodies and internal stakeholders were invited to provide additional comments related to the changes in the draft Zoning Bylaw. Key comments and their outcome are summarized in tables below.

GENERAL PUBLIC		
Stakeholder	Process	Common Themes
<ul style="list-style-type: none"> <li>• General public</li> </ul>	<ul style="list-style-type: none"> <li>• GetInvolved, Social Media, and City of Kelowna website: October- November 2021 and February- March 2022</li> <li>• Ongoing communication through Project email <a href="mailto:zoningbylaw@kelowna.ca">zoningbylaw@kelowna.ca</a></li> </ul>	<p><b>Blanket zoning/Pre-zoning:</b></p> <ul style="list-style-type: none"> <li>• Blanket zoning is disruptive and affects the character of existing neighbourhoods (concerns about additional height and density in established areas).</li> <li>• Concerns about speculation, gentrification, displacement and primarily benefits developers</li> <li>• Need for softer density (by-right duplex and 4 plexiglass) without overreliance on residential towers.</li> </ul> <p><b>Affordable Housing:</b></p> <ul style="list-style-type: none"> <li>• Concerns the new Zoning Bylaw is missing the mark in addressing housing crisis and affordable housing.</li> <li>• Consider planning for tiny home zoning.</li> </ul> <p><b>Parking:</b></p> <ul style="list-style-type: none"> <li>• Parking requirements should be reduced; consider parking maximums – parking minimums are counter to the broader goal of reducing car dependency</li> </ul>

## INDUSTRY STAKEHOLDERS

Stakeholder	Process	Common Themes
<ul style="list-style-type: none"> <li>• Urban Development Institute (UDI)</li> <li>• Home Builders Association</li> <li>• UBCO</li> <li>• Consulting Professionals:                             <ul style="list-style-type: none"> <li>- Architecture/Design</li> <li>- Planning</li> <li>- Engineering</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• One-on-one virtual information sessions and workshops held in October- November 2021 and February- March 2022</li> <li>• Ongoing communication through Project email <a href="mailto:zoningbylaw@kelowna.ca">zoningbylaw@kelowna.ca</a></li> </ul>	<ol style="list-style-type: none"> <li>1. Electric Vehicle ready infrastructure</li> <li>2. Density Bonusing Program</li> <li>3. Technical comments (zone specific development regulations)</li> </ol>

### 1. ELECTRIC VEHICLE READY INFRASTRUCTURE

#### Summary of Comments

- **Infrastructure** - concerns that the electrical infrastructure does not currently exist to support the proposed regulations in the bylaw.
- **Cost** - additional costs associated with EV charging pose challenges to other key initiatives like affordability and energy efficiency.
- Request for clarity on development regulations like visitor parking.

### 2. DENSITY BONUS PROGRAM

#### Summary of Comments

- Proposed density bonusing does not give the opportunity for other types of bonusing such as energy efficient buildings, daycares, affordable housing, and purpose-built rental housing.
- Feedback on proposed payment scenarios, specifically the calculation of payment should be based on lot area, not linear street frontage.
- Request for clarification of what the funds will contribute to.
- Concerns that base densities outlined in the proposed Bylaw do not align with density targets in the 2040 OCP.

### 3. TECHNICAL COMMENTS

#### Summary of Comments

- **Height and grade definition** - clarity requested on the new definition and Zoning Bylaw illustration indicating the definition of height and grade.
- **Building height** - building heights in Urban Centre and multi-family zones are too restrictive.
- **Amenity space in multi-family zones** - more flexibility should be required. Providing both private and common amenity space poses challenges.
- **Landscaping standards** - clarity requested on proposed landscape standards, implementation, and enforcement of bylaw regulations. Request to remove tree requirements in single family development.

## REGULATORY BODIES

Stakeholder	Process
<ul style="list-style-type: none"><li>• Ministry of Agriculture (MoA)</li><li>• Agriculture Land Commission (ALC)</li><li>• Ministry of Transportation and Infrastructure (MoTI)</li></ul>	<ul style="list-style-type: none"><li>• MoA and ALC - one-on-one virtual information sessions and workshops held in February-May 2021</li><li>• MoTI - one-on-one virtual information sessions and workshops held in September 2021 – current</li><li>• Ongoing communication through Project email <a href="mailto:zoningbylaw@kelowna.ca">zoningbylaw@kelowna.ca</a></li></ul>



## INTERNAL DEPARTMENTS

Stakeholder	Process
<ul style="list-style-type: none"><li>• Development Engineering</li><li>• Real Estate Services</li><li>• Building and Permitting</li><li>• Business Licensing</li><li>• Policy and Planning</li><li>• City Clerks &amp; Legal</li><li>• Parks &amp; Building Planning</li><li>• Airport Services</li><li>• Fire Department</li><li>• Infrastructure - Transportation, Utility</li></ul>	<ul style="list-style-type: none"><li>• Interdepartmental work groups comprised of representatives from multiple disciplines.</li><li>• Weekly one-on-one virtual work group meetings held between January – April 2021.</li><li>• One-on-one virtual information sessions and workshops held in November 2021</li><li>• Ongoing communication through Project email <a href="mailto:zoningbylaw@kelowna.ca">zoningbylaw@kelowna.ca</a></li></ul>

## Public outreach, activities, and participation

Channel	Reach		
Get Involved	2,100 visits 1,800 aware visitors 548 informed visitors 78 engaged visitors  Discussion forum: 22 comments received Q&A: 12 questions received 460 downloads of Zoning Bylaw infographic		
Newsletter x1	2665 recipients Open Rate: 57.7% Click Rate: 9.3%		
Public service announcement x2	4182 recipients Open rate: 47.63% Click rate: 4.62%	4155 recipients Opens: 45.22% Click rate: 3.23%	
Newspaper ads x4: Oct 29, Nov 2, Nov 5, Nov 9, 2011	Daily Courier – ~11,000 readers per ad		
Social media (organic) x5	<u>Facebook</u> 23,781 impressions  Avg. engagement 4.3%	<u>Twitter</u> 908 impressions  Avg engagement 3.0%	<u>Linked in</u> 1319 impressions  Engagement 4.3%
Social media (paid)	Reach (ads): 19,048  Reach (boosted posts): 10,091		
Kelowna.ca	3,514 page visits 3,129 unique page views		