

# REPORT TO COUNCIL



**Date:** June 19, 2023  
**To:** Council  
**From:** City Manager  
**Department:** Policy and Planning  
**Application:** OCP23-0006  
**Address:** n/a  
**Subject:** 2040 Official Community Plan – OCP Amendments Application

**Owner:** City of Kelowna  
**Applicant:** City of Kelowna

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## 1.0 Recommendation

THAT Official Community Plan Amendment OCP23-0006 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in the Report from the Policy and Planning Department dated June 19, 2023 be considered by Council;

AND THAT the 2040 Official Community Plan Amending Bylaw be forwarded to a Public Hearing for further consideration.;

AND FURTHER THAT Council considers the Public Hearing to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Policy and Planning Department dated June 19, 2023.

## 2.0 Purpose

To amend the Official Community Plan through a series of amendments that includes updates to various chapters and policy maps.

## 3.0 Development Planning - Background

The 2040 Official Community Plan (OCP) is a high-level policy document used to guide the growth and evolution of Kelowna over the course of a 20-year time frame. The 2040 OCP has been strategically updated in concurrence with the [2040 Transportation Master Plan](#) and the 20 Year Servicing Plan to ensure all long-term plans align.

While major reviews of the OCP are conducted every five years, OCP amendments that are minor in nature are typically provided annually to ensure the document remains relevant and current. Following the adoption of the 2040 Official Community Plan Bylaw No. 12300 on January 10, 2022, a set of amendments was identified by staff to bring forward to Council. The proposed amendments are based on feedback received

regarding user experience from departments across the organization. These amendments range from corrections to spelling and grammar to policy changes to improve clarity and consistency.

Staff have reviewed the amendments associated with this City-initiated application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

#### 4.0 Development Planning – Proposed Content Changes

A number of recommended amendments are being proposed to the 2040 Official Community Plan. For a detailed list of changes and the reasons for recommending these changes please see the attached Schedule 'A'. Table 1 below provides an executive summary of the changes. The executive summary is organized by OCP Chapters.

<b>Table 1 Executive Summary of Schedule 'A' Recommended Content Changes</b>		
<b>Chapter</b>	<b>Section</b>	<b>Reason for change</b>
<b>Chapter 3: Future Land Use</b>	Suburban – Residential (S-RES) Supported Uses and Typologies	Update policy to provide clarity.
	Map 3.1 Future Land Use	Update wording to correct spelling and grammar. Add Transit Supportive Corridor to correct missed section in map.
<b>Chapter 4: Urban Centres</b>	Policy 4.12.1. Diverse Housing Forms.	Update policy to provide clarity.
	Policy 4.12.2. Family-Friendly Housing.	Update policy title and policy to provide clarity.
	Policy 4.12.7. Bedroom Composition.	Add policy to provide clarity.
	Map 4.9. Midtown Building Heights	Update building height colours to provide more contrast.
<b>Chapter 5: The Core Area</b>	Figure 5.2: Clement Avenue Corridor.	Update wording to correct spelling and grammar.
	Policy 5.11.1. Diverse Housing Forms.	Update policy to provide clarity.
	Policy 5.11.3. Family-Friendly Housing.	Update policy title and policy to provide clarity.

	Policy 5.11.8. Bedroom Composition.	Add policy to provide clarity.
<b>Chapter 6: The Gateway</b>	Objective 6.4. Support the continued development of industrial lands.	Add policy to provide clarity.
<b>Chapter 10: Parks</b>	Policy 10.1.13. Synergize Other Infrastructure Opportunities.	Update policy to provide clarity.
	Map 10.1 Linear Corridors and Trails	Update Map title.  Add Trail Classes to provide clarity and transparency.  Add Okanagan Rail Trail and Mission Creek Greenway.  Remove "General Information Only" and replace with "Adding Trail Classes to the existing linear trail corridors to provide clear direction for the planning process."
<b>Chapter 11 : Heritage</b>	Footnote on page 120	Correct footnote on first page of Chapter 11.
<b>Chapter 12 : Climate Resiliency</b>	Footnote on page 123	Correct footnote on first page of Chapter 12.
<b>Chapter 13 : Infrastructure</b>	Footnote on page 129	Correct footnote on first page of Chapter 13.
	Policy 13.1.3. Transportation Infrastructure Investments.	Update policy to be consistent with Subdivision, Development & Servicing Bylaw 7900 Transportation update.
	Map 13.1 Functional Road Classification	Remove "General Information Only" and replace with "Specific alignments for proposed transportation network connections will be determined through a detailed design process."
	Map 13.3 Biking Overlay Functional Road Class	Update map to correct previous data entry errors and to update map based

		on recently completed cycling infrastructure projects.
	Map 13.5 Functional Road Classification – DCC Project Overlay	Remove “General Information Only” and replace with “Specific alignments for proposed transportation network connections will be determined through a detailed design process.”
<b>Chapter 14 : Natural Environment</b>	Footnote on page 143	Correct footnote on first page of Chapter 14.
	Policy 14.5.3. Environmentally Sensitive Area Protection Tools.	Update wording to correct spelling and grammar.
<b>Chapter 15 : Natural Hazard Areas</b>	Footnote on page 150	Correct footnote on first page of Chapter 15.
<b>Chapter 16 : Making the Plan Work</b>	Footnote on page 153	Correct footnote on first page of Chapter 16.
<b>Chapter 17 : Definitions</b>	Low Rise Building.	Update definition to provide clarity.
<b>Chapter 18 : Form and Character</b>	Townhouses and Infill 3.3.6. Building Articulation, Features, and Materials.	Update guideline to provide clarity.
	Townhouses and Infill 3.3.6. Building Articulation, Features, and Materials.	Add guideline to provide clarity.
<b>Chapter 21 : Natural Environment DP Area</b>	Map 21.1 Natural Area – Development Permit Areas	Update wording to map title correct spelling and grammar.

**Report prepared by:**

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**Reviewed by:**

Robert Miles, Long Range Policy Planning Manager

**Reviewed by:**

Danielle Noble-Brandt, Policy & Planning Department Manager

**Approved for Inclusion:**

Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Schedule 'A': Proposed Text Amendments to OCP 2040 Bylaw No. 12300

Map A – Map 3.1 Future Land Use (with lot lines)

Map B – Map 3.1 Future Land Use (without lot lines)

Map C – Map 10.1 Linear Corridor Trail Class Map

Map D – Map 13.3 Biking Overlay Functional Road Class