

▶▶ DEVELOPMENT PLANNING

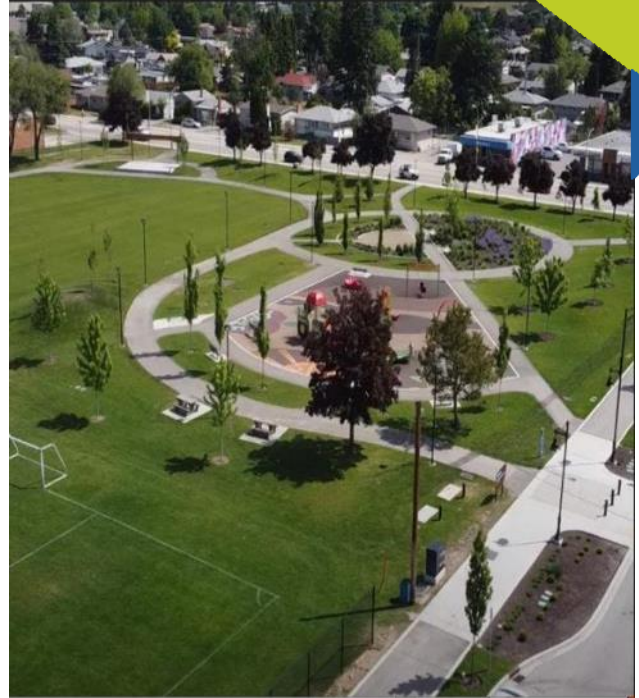
LED BY: DIVISIONAL DIRECTOR, PLANNING & DEVELOPMENT SERVICES

Our goal & community benefit:

Our goal is to provide land use planning and growth-related direction to our community. The Official Community Plan (OCP) focuses on slowing the outward growth of Suburban Neighbourhoods, this protects our rural/agricultural lands and environmentally sensitive areas while reducing the amount of new infrastructure that is needed to service growth. Urban Centres are prioritized for residential and mixed-use growth.

Our customers:

- Developers, Architects, Engineers, and Planners
- Builders and contractors
- Property owners
- Residents



Our partners:

We partner with internal City departments including Development Services, Real Estate Services, Parks Planning. We partner with external partners including the Urban Development Institute, Canadian Home Builders Associations, Utility Providers, and residents' associations.

What we deliver:

We review and process land use and development permit applications and provide advice and information on planning processes to Council and the public. We also promote, implement and advocate for change that moves the City towards the Kelowna envisioned by Imagine Kelowna and the policy direction of the OCP.

Our key objectives:

- Review various applications related to land use change and form and character analysis against Council endorsed regulations and policies.
- Maintain and update regulations, policies, and processes to ensure a streamlined and efficient development application process.
- Prioritize Council, Corporate and Divisional such as Affordable Housing, Protecting Agriculture and Climate/Environment.

Our guiding plans:

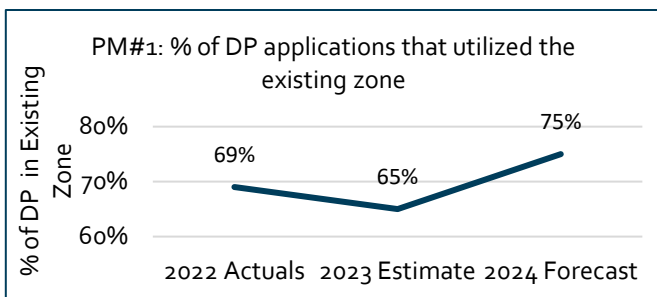
- Official Community Plan
- Zoning Bylaw
- Subdivision and Development Servicing Bylaw
- Development Cost Charge Bylaw
- Development Application Fees Bylaw
- Development Application and Heritage Procedures Bylaw

Measuring Performance:

Performance Measure 1

% of DP applications that utilized the existing zone

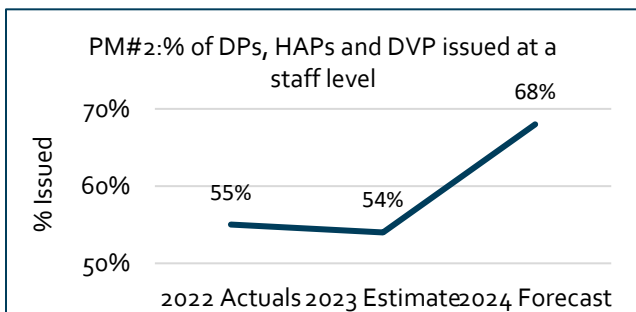
The planning, permitting and construction of buildings require us to balance efficient process and growth management. Development planning pre-zones areas of the city which decreases the process for applicants and directs growth and higher density to areas that support the vision in the Official Community Plan.



Performance Measure 2

% of DPs, HAPs and DVP issued at a staff level

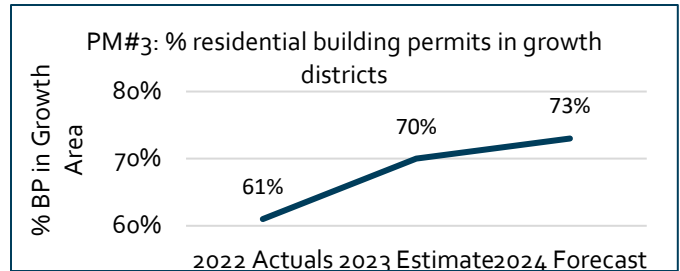
To promote efficient operations and timely permit issuance we regularly review that decisions are made at the appropriate level. Permits issued at a staff level are made for more routine and less complex decisions so that higher complexity and impact decisions can be scheduled for Council decisions more quickly.



Performance Measure 3

% residential building permits in growth districts

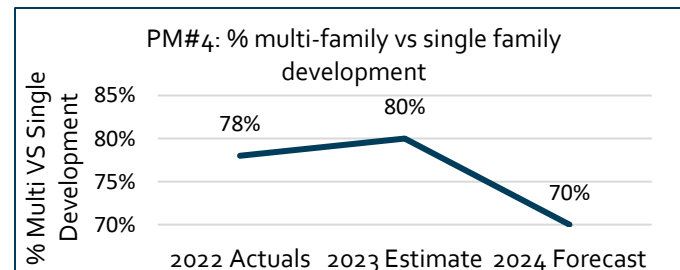
While the OCP provides growth estimates in different areas of the city, development can take place faster or slower than expected based on market trends. Monitoring this rate of growth in our Urban Center helps to make informed decisions about investments in things like transportation and utility servicing, as well as when to initiate Urban Centre Plans.



Performance Measure 4

% multi-family vs single family development

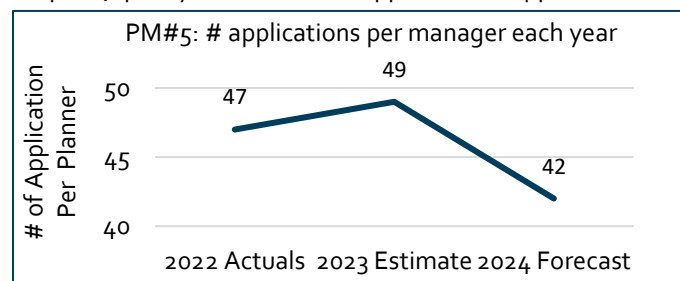
A resilient community has a wide variety of housing options available to meet the needs of residents at different price points and different life stages.



Performance Measure 5

applications per urban planner/file manager yearly

The city must balance efficient processes with outcomes that are important such as alignment with growth plans, building codes and safety. Urban planning applications per planner provides insight into our ability to balance speed, quality of review and support to the applicant.



2024 Activities: by priority

Crime & Safety

- Not applicable.

Affordable Housing

- Implement Infill Options housing program.
- Implement provincial legislation related to housing.

Homelessness

- Support City/Community sheltering initiatives

Transportation

- Support the review of Transit Supportive corridors for additional land use density.

Agriculture

- Prioritize enforcement efforts for non-farm uses on agricultural lands.
- Explore opportunities to support and house farm labor.

Climate & Environment

- Implement EV charging regulations.
- Support the development of a "Climate Lens" to review land use change applications.

Our People

- Implement projects related to Divisional Strategic Plan and Council/Corporate Priorities.

Digital Transformation

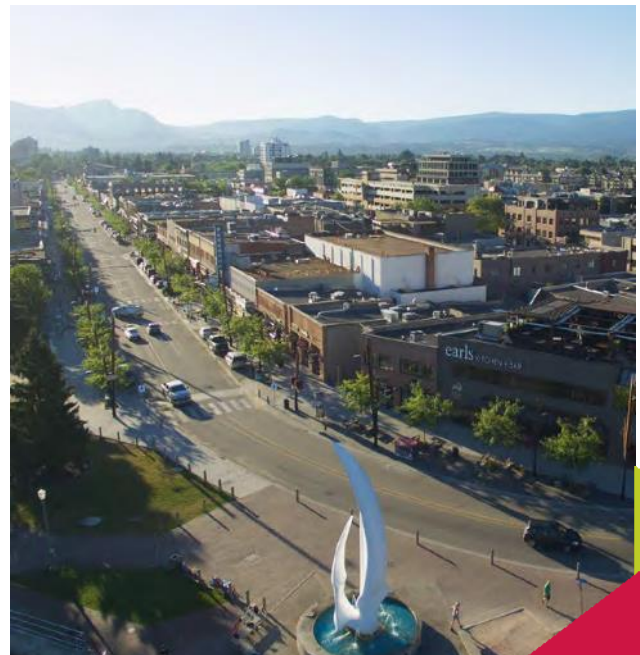
- Continue implementation and business expansion of KAI chatbot to Planning applications.
- Implement Cityworks LLP.

Active Financial Management

- Monitor Development Application Fee bylaw to ensure updated bylaw is functioning as intended.
- Monitor density bonus programs and fine tune as necessary.
- Review financial impact of Business License Bylaw update.

Base Business

- Continue to identify and act on opportunities to streamline the development application process for housing delivery.



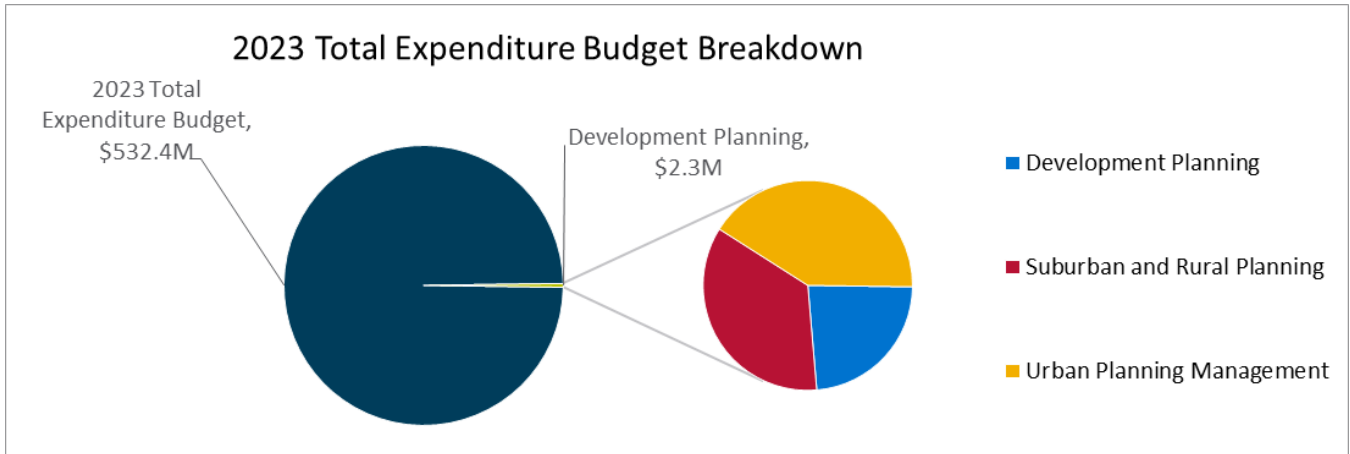
2023 Key accomplishments:

- Housing approvals met or exceeded projected housing needs for gross number of units.
- Reviewed and updated Development Application Fees Bylaw.
- Completed Zoning Bylaw amendment package aimed at fine-tuning Zoning Bylaw.
- Reduced number of amendments to Official Community Plan.
- Implemented density bonus program leading to significant contributions to both the Housing Opportunities Reserve Fund and the Streetscape Improvement Fund.
- Supported work on the Infill Options project.
- Implemented Development Variance Permit delegation process.

Continuous Improvements:

- Updated/streamlined Council reporting template.
- Implemented a delegated DVP program to speed up some development application types.
- Supported the creation of the KAI Chatbot.
- Supported work on City Works PLL project.
- Improved/updated landscape enhancement standards.

Budget overview: Net operating budget



2023 Service level objectives

Description of the specific objectives for the current year

Operating budget needed to achieve results:

	Actual 2021	Revised 2022	Annualized Budgets	Maintaining Service	Enhancing Service	Preliminary 2023
Revenue budget:						
Property tax	1,263	1,626		(105)		1,521
Fees and charges	877	798	20			818
Grant						0
Other revenue	300					0
Transfers from reserve		250	(250)			0
Total revenue budget	2,441	2,674	(230)	(105)	0	2,339
Expenditure budget:						
Salaries and wages	2,004	2,486	(230)	(103)		2,152
Material and other	160	189	(0)	(2)		187
Contract services						0
Debt service						0
Transfers to reserve	277					0
Enabling allocation						0
Total Expenditure budget	2,441	2,674	(230)	(105)	0	2,339

	Actual 2021	Revised 2022	Annualized Budgets	Maintaining Service	Enhancing Service	Preliminary 2023
Operating FTE positions:						
Management	3.0	3.0				3.0
Union hourly	-	-				-
Union salary	12.3	17.0	-2.0	-1.0		14.0
Total operating FTE positions	15.3	20.0	(2.0)	(1.0)	-	17.0

