
CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2001
File No.: File #: 6480-30

To: City Manager

From: Planning and Development Services Department

Subject: Official Community Plan – Introduction of Bylaw 8600

Report prepared by: Gary L. Stephen

1.0 Recommendation

THAT OCP Bylaw 8600, as outlined in the report of the Planning and Development Services Department dated November 28, 2001, be received for information and forwarded for initial consideration by Council.

2.0 Background

An Official Community Plan (OCP) is a general statement of the broad objectives and policies of a local government respecting the form and character of existing and proposed land use and servicing requirements. Typically, OCPs are reviewed every five years. Each review of the OCP must comply with the Local Government Act (LGA), which stipulates content and process requirements. On February 1st, 1999 Council gave formal direction for staff to initiate the most recent review and update of the City's Official Community Plan (OCP).

3.0 Process

The review of the OCP involved significant public and agency consultation, in accordance with Council's OCP Consultation Policy No. 296.

In the summer and fall of 1999 a series of focus groups met to discuss the major OCP topics. The input of the focus groups was reflected in subsequent Discussion Papers, which were presented to the public at an Open House in November 1999. Open Houses were held as follows:

- June 5, 1999 – initial data presentation and information gathering.
- November 27, 1999 – display of information assembled in Discussion Papers.
- May 18 / May 25 / June 1 / June 8, 2000 – display of growth strategy, land use and transportation plan information.
- June 22, 2000 – display of first draft OCP (June 12, 2000 version).
- Jan. 17, 24 and 31, 2001 – display of second draft OCP (Dec. 8, 2000 version).

Exit surveys were used at each session to gather public comment.

Following the preparation of each of the draft OCP versions the document was circulated to a lengthy list of provincial agencies, utility agencies, first nations, and residents associations. Attached is a list of the agencies and groups to which the draft OCP has been referred for comment (Attachment # 1).

In addition to external agencies and stakeholders the draft OCP was also vetted through several Council committees. Presentations to the Social Planning Board (October 10, 2000) and Advisory Planning Commission (May 15, 2001) were well received and resulted in the Committees' concurrence with the overall OCP direction. A presentation to the Agricultural Advisory Committee (AAC) on June 6, 2001 resulted in a minor policy amendment and AAC endorsement of the overall agricultural policy direction, including recent amendments based on Land Reserve Commission comments. Presentation to the Town Centre Implementation Committee on March 8 and May 9, 2001 resulted in minor policy amendments based on Committee suggestions and at the June 8, 2001 meeting the Committee supported the OCP Urban Centres policies moving on to first reading.

Council undertook a major review of the first draft throughout September, October and November 2000. That review, plus continued consultation and discussion with staff, outside agencies and the public, resulted in revisions that were reflected in the second draft (December 8, 2000). Attached to this report is a summary of the text and mapping changes made as a result of the fall 2000 Council review and agency / public input (Attachment # 2).

Summaries of all the Open House, agency and public input have been placed in the Council Reader file. This material has been edited to remove all reference to the 20-Year Major Road Network and Future Land Use designations, which Council cannot consider at this time (for the reasons noted below). In addition, all of this material has been placed in an OCP binder, available in the Clerks Department, for perusal by any interested members of the public.

On March 26, 2001 Council directed that No. 3 of the Official Community Plan Consultation Policy No. 296 attached to the Planning and Development Services report of March 21, 2001 be amended to add "(d) Holding a workshop to discuss the Pandosy / Richter one-way couplet with affected business stakeholder groups". Required consultation on the Pandosy / Richter Street one-way couplet system has not yet been completed. Staff are seeking additional information to facilitate discussion of this topic and that information is not expected for several months. Unfortunately, the unresolved transportation questions are closely related to other components of the OCP (Future Land Use and Financing provisions). Until the transportation questions are resolved it will not be possible, under Local Government Act provisions, to forward affected OCP portions for Council's consideration.

Rather than holding off on the OCP in its entirety, it is proposed that the policy content of the draft OCP (those portions not affecting the transportation network and therefore the financing strategy) be brought forward for Council's consideration at this time, as a new bylaw 8600.

4.0 Content

The proposed Bylaw 8600 dated November 1, 2001 provides updated policies for the 1994 – 2013 timeframe. The 20-Year Major Road Network Plan, the Future Land Use Chapter and Map, and the Financing Chapter remain as they are in the current OCP but are incorporated into the new bylaw (the original chapters and maps have been renumbered to fit with the new format). The proposed Bylaw 8600 is attached to this report (Attachment # 3).

The new 20-Year Major Road Network Map, Future Land Use Chapter / Map and Financing Chapter of the draft OCP have been set aside in order to proceed with the adoption of the remainder of the OCP. The draft OCP material on the 20-year road network, future land uses and financing, as well as an expansion of the timeframe to 2020, will be brought forward at a later date when the related consultation and financial plan work has been completed.

This OCP is not intended as a complete rewrite of the 1995 OCP, but rather, as an update and revision based on new information, but still embodying the goals and objectives of the 1992 Strategic Plan and the 1995 OCP. The major differences between the 1995 OCP and the proposed OCP Bylaw 8600 are:

- Removal of all of the background material and mapping not required by the Local Government Act, and retaining the policy statements, development permit guidelines, and relevant mapping.
- Cross-referencing, removal of duplication and re-organization to make the document more user friendly, and ultimately web friendly (e.g. locating relevant Development Permit Guidelines within each chapter rather than in a separate chapter).
- Addition of a definitions section.
- Provision, as per legislative requirements, of a Regional Context Statement, which indicates how the OCP complies with and implements the Regional Growth Strategy Bylaw.
- Addition of a new chapter on Growth Management, which outlines the overall principles of managing growth.
- Modifications to the Urban Centre / Urban Village boundaries, including changes in terminology (now Urban Centres / Village Centres as opposed to Town Centres / Residential Urban Villages).
- Removal of Environmental policies covered by provincial statute or other City bylaws.
- Change in terminology regarding watercourse protection (now Riparian Management Areas as opposed to Stream Protection Corridors).
- Separation, as per legislative requirements, of the Natural Environment and Hazardous Condition Development Permit areas, including Wildland Fire Hazard.
- Re-organization of the Environment Chapter, including relocation of Public Routes of Access and Shore Zone policies to the Parks and Leisure Chapter.
- Incorporation, as per legislative requirements, of policy statements on Affordable, Special Needs and Rental Housing.
- Re-organization of the Social Environment Chapter to focus on Accessibility, Child Care, Community Development, Crime Prevention and Human Rights. Social policy statements on Arts and Culture, Education, Employment, Health and Housing have been relocated to other chapters.

5.0 Referrals

The Local Government Act (LGA) requires that OCP Bylaws, including major amendments, must be referred to the Land Reserve Commission (LRC) for approval prior to the Public Hearing. The LGA also requires that an OCP include a Regional Context Statement where a Regional Growth Strategy has been adopted by the Regional Board and that the Regional Context Statement be referred to the Regional Board for their consideration and acceptance.

OCP Bylaw 8600 has been tentatively scheduled for Public Hearing on March 5, 2002 in order to provide time for both the LRC and Regional Board to review and approve the Official Community Plan.

6.0 Conclusion

The proposed Bylaw 8600 and related background material are being introduced now to give Council time to become familiar with the large volume of information. It is suggested that First Reading of Bylaw 8600 occur in two weeks. It is recommended that OCP Bylaw 8600, as outlined in the report of the Planning and Development Services Department dated November 21, 2001, be received for information and forwarded for initial consideration by Council (tentatively scheduled for Dec. 17, 2001).

Signe K. Bagh
Long Range Planning Manager

Approved for inclusion

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R.L. Mattiussi, ACP, MCIP
Director of Planning and Development Services

GLS

Attachments

Attachment #1

OCP Review / Update

List of Referral Agencies for the first Draft of June 12, 2000:

Agency	Date of Referral	Date of Response
District of Lake Country	July 17, 2000	
Land Reserve Commission	July 17, 2000	
Ministry of Agriculture and Food	July 17, 2000	
Ministry of Environment, Land and Parks (Water Mgmt.)	July 17, 2000	
Ministry of Environment, Land and Parks (Fish & Wildlife)	July 17, 2000	
Ministry of Transportation and Highways	July 17, 2000	Nov. 28, 2000
Regional District of Central Okanagan	July 17, 2000	Jan. 8, 2001

List of Referral Agencies for the second Draft of December 8, 2000:

Agency	Date of Referral	Date of Response
School District # 23	Jan. 18, 2001	
District of Lake Country	Jan. 23, 2001	
Land Reserve Commission	Jan. 23, 2001	Feb. 26, 28 & May 1, 2001
Ministry of Agriculture and Food	Jan. 23, 2001	Mar. 19, 2001
Ministry of Environment, Land and Parks (Water Mgmt.)	Jan. 23, 2001	Feb. 22, 2001
Ministry of Environment, Land and Parks (Fish & Wildlife)	Jan. 23, 2001	April 26, 2001
Ministry of Transportation and Highways	Jan. 23, 2001	
Okanagan Indian Band	Jan. 23, 2001	
Regional District of Central Okanagan	Jan. 23, 2001	May 14, 2001
Westbank First Nations	Jan. 23, 2001	
Rutland Residents Association	Jan. 29, 2001	
Black Mountain Residents Association	Feb. 1, 2001	
Boundary Southeast Kelowna Residents Association	Feb. 1, 2001	
Clifton Heights Community Association	Feb. 1, 2001	Mar. 14, 2001
KLO Central Residents Association	Feb. 1, 2001	
Kelowna South Central Association of Neighbourhoods	Feb. 1, 2001	
Mission South Slopes Residents Association	Feb. 1, 2001	
North End Residents Association	Feb. 1, 2001	
Okanagan Mission Residents Association	Feb. 1, 2001	
South and East Kelowna Residents Association	Feb. 1, 2001	
South Glenmore Neighbourhood Association	Feb. 1, 2001	
B.C. Gas	Feb. 19, 2001	
Black Mountain Irrigation District	Feb. 19, 2001	
Glenmore-Ellison Improvement District	Feb. 19, 2001	April 3, 2001
Rutland Waterworks District	Feb. 19, 2001	Feb. 22, 2001
South East Kelowna Irrigation District	Feb. 19, 2001	
Shaw Cable	Feb. 19, 2001	
Telus Communications B.C.	Feb. 19, 2001	
West Kootenay Power	Feb. 19, 2001	

Attachment #2

Changes to Draft OCP for Council Reference

Staff have continued to edit and revise the Draft OCP to clarify, remove duplication etc., based on Council input, public and referral agency input, as well as legislative services review based on the new Local Government Act (LGA). There have been minor wording changes to clarify policies throughout the document. The wording has also been updated to reflect the recent name changes for several provincial ministries.

Most of that draft material has been brought forward as a new Bylaw 8600. Only the 20-Year Major Road Network Plan, the Future Land Use Chapter and Generalized Future Land Use Map, and the Financing Chapter, have been retained from the current OCP. All page numbers refer to the consolidated Schedule A for Bylaw 8600.

The most significant change has been to remove all of the background text and mapping so that the proposed Bylaw contains only chapter by chapter policy statements, applicable development permit guidelines and relevant mapping.

Addition of **Definitions** - pages 4 – 7

Chapter 1 - Introduction – Section on Relationship to Other Plans - pages 9 & 11

- Indicate Sector Plans, Neighbourhood and Area Structure Plans as “non-statutory documents” (not required by the LGA).
- Only specific “OCP related policies and Future Land Use designations” will be brought forward as an OCP amendment.

Chapter 1 – Introduction – Section on Development Permits - page 12

- Development Permits refer to “general” form and character only
- All design guideline documents previously adopted into the OCP are too specific under the Local Government Act and should be removed and adopted by resolution in a separate Council policy, with direction to staff to continue to use them as tools to evaluate applications.

Chapter 1 – Introduction – Removed sections on Enabling Legislation, Transitional Provisions, Natural and Urban Setting, including maps not required by the LGA for Slope Classification, Streams and Waterbodies, Generalized Current Zoning, and Sector Divisions.

Chapter 2 – Regional Considerations

- Incorporated formatting changes (*suggested by RDCO Planning staff*)
- Regional Context Statement – regional policy # 7 - Added references to two new policies: **2.1.3 Transit Centres** to support transit malls in Urban Centres outside the City and **12.1.3 Regional TDM** to co-operate in the development and implementation of TDM policies and initiatives – page 17

Chapter 2 – Regional Policies - page 19

- New policy **2.1.3 Transit Centres** to support transit malls in Urban Centres outside the City (*suggested by Town Centre Implementation Committee – June 8, 2001*)

Chapter 4 – Employment Policies - pages 21 - 22

- Very minor wording changes suggested by the Social Planning Board

Chapter 5 – Growth Management Policies - pages 23 – 24

- Reorganized order to fit document formatting
- Removed Current Land Use map

Chapter 6 – Urban Centres Policies (*Policies and Map supported to move forward to First Reading by the Town Centre Implementation Committee – June 8, 2001*)

- Policy **6.1.13 Sidewalk Width** amended to reduce the minimum width to 2.4 m (*from 3.6 m*) - page 26
- New policy **6.1.20 Development Incentives** for additional density bonuses for appropriate Urban Centre development (*suggested by Town Centre Implementation Committee – June 8, 2001*) - page 27
- Inserted additional cross-references to policies in Chapter 18 – Institutional Services that focus services on Urban Centres – page 29
- Minor amendments to **Map 6.2 Urban Development Permit Areas** – extend red lines along major routes to compensate for reduction in size of urban centres.

Chapter 6 – Urban Centre Development Permit Guidelines – revised to conform to legislative requirements

- Changed title from “Requirements” to “Guidelines” - page 30
- Elaborate on **Purpose** – page 30
- Include **Objectives** – page 31

Chapter 7 – Environment Policies – major re-organization and editing based on Legislative Services review to clarify, remove duplication and remove policies not within our jurisdiction or covered by other City bylaws.

- Hillside Policies added – consistent with recent amendments to OCP regarding hillside guidelines and alternative hillside standards – page 35
- Addition of cross-reference to Growth Management Policy **5.1.6 Protect Steep Sloped Areas**.
- Shore Zone Policies relocated to Parks and Leisure chapter – primarily related to public access
- Contaminated Sites Policies removed – provincial jurisdiction
- Noise Pollution Policies removed – covered by City Noise Bylaw
- Watershed Policies – inserted new cross-reference to Storm Water Management Policy **13.1.6 Impervious Surfaces** - page 37.
- Amended Policy **7.3.12 Varying Requirements** to refer to Table 7.1 – page 38
- New Policy **7.4.4 Air Care** on encouraging province to expand vehicle emissions program (*Council direction from Council meeting of October 16, 2000 incorporated into the December 8, 2000 version*) – page 38
- Removed policy on Regulation of Wood Smoke Production - the incentive program to remove old wood burning appliances is established – page 39
- Amend Policy **7.5.3 Loss of Vegetation** to include encouragement for planting trees in general throughout the City (*Council direction from Council meeting of June 19, 2000 incorporated into the December 8, 2000 version*) – page 40
- Amend Policy **7.7.2 Energy Management Committee** to indicate that the City encourages energy conservation (*Council direction from Council meeting of October 16, 2000 incorporated into the December 8, 2000 version*) – page 40

- Natural Environment and Hazardous Condition Policies relocated to end of chapter to better relate to Development Permit Guidelines sections.
- Previous policy on “No Net Loss of Fish Habitat” split into two policies – **7.9.4 Fish Habitat Awareness** – page 42 – **7.9.19 Fish Habitat Protection** – page 44 (*liaison vs. development processing*)
- Minor rewording of Policy **7.10.3 Hazardous Condition Development Permit** to include a reference to Map 7.2 Wildland Fire Hazard Areas – page 45
- Rewording of Policy **7.10.4 Wildland Fire Hazard Protection** to include registration of a 219 Restrictive Covenant as an exemption to the Development Permit requirements – page 45

Chapter 7 – Natural Environment Development Permit Guidelines

- Changed title from “Requirements” to “Guidelines” – page 46
- Re-organized and edited some material not considered as guidelines, but administrative or interpretive, to be consistent with legislative requirements – part of review by Legislative Services
- Added section on **Objectives** – page 46
- Added reference to definitions section for Riparian Management Area, Riparian Management Zone and Riparian Reserve Zone – page 46
- Added diagram to illustrate Riparian Management Area concept – page 46
- Amended exemption clause to clarify that interior or exterior renovations or alterations would be exempt, unless the work would disturb the feature being protected – page 48
- Addition of guidelines for development on slopes – consistent with recent amendments to OCP – page 49
- Re-organized and simplified notes for Table 7.1 – removed duplication of guidelines – relocated some text as legitimate guidelines – page 52

Chapter 7 – Hazardous Condition Development Permit Guidelines

- Changed title from “Requirements” to “Guidelines” – page 54
- Clarified the **Areas Designated** and amended language to include Wildland Fire Hazard Areas on Map 7.2 as part of the Hazardous Condition designation – page 54
- Added section on **Objectives** – page 54
- Clarified section on **Activities Requiring a Permit** – page 54
- Amended exemption clause to clarify that interior or exterior renovations or alterations would be exempt, unless the work would disturb the feature being protected – page 55
- Added exemption clause to refer to registration of a 219 Restrictive Covenant for Wildland Fire Hazard protection – page 55
- Addition of Wildland Fire Hazard section to guidelines – page 56
- Addition of guideline to refer to minimum horizontal flooding setback requirement of 15 m (*input from the Ministry of Water, Land and Air Protection*) – page 56
- Addition of guidelines for development on slopes – consistent with recent amendments to OCP – page 56

Chapter 8 – Housing Policies

- Very minor wording changes for clarification
- Removed policy on Starter Home and amalgamated with Policy **8.1.16 Affordability Benchmarks** – page 60/61
- Amended Policy **8.1.46 Manufactured Homes** to refer to consistency with growth management objectives and policies – page 64
- Amended Policy **8.1.54 Multiple Unit Development Permits** to refer to all zones in the Zoning Bylaw where multiple unit development would be permitted – page 65

Chapter 8 – Multiple Unit Development Permit Guidelines

- Clarified section on **Purpose** – page 66
- Added section on **Objectives** to be consistent with legislative requirements – page 67

Chapter 9 – Commercial Policies

- Amended Policy **9.1.18 Re-development of Parking Lots** to refer to infill development on excess parking areas – page 72

Chapter 9 – Commercial Development Permit Guidelines

- Changed title from “Requirements” to “Guidelines” – page 74
- Clarified section on **Purpose** – page 74
- Added section on **Objectives** to be consistent with legislative requirements – page 75

Chapter 10 – Industrial Policies

- New Policy **10.1.9 Regional Co-operation** regarding achieving the objectives of the Aggregate Supply and Demand Study – page 79
- Amended Policy **10.1.12 Regulations Review** to refer to “municipal” regulations – page 79
- New **Map 10.1 Sand and Gravel Deposits** – legislative requirement – page 82

Chapter 10 – Industrial Development Permit Guidelines

- Changed title from “Requirements” to “Guidelines” – page 83
- Clarified section on **Purpose** – page 83
- Added section on **Objectives** to be consistent with legislative requirements – page 84

Chapter 11 – Agriculture Policies

- Removal of policy on Secondary Uses – reiterates Land Reserve Commission (LRC) policies or regulations (*based on input from LRC*)
- Removal of policy on Taxation (*based on input from LRC*)
- Reword Policy **11.1. 6 Intensive Agriculture** - now refers to commitment to amend our bylaws to allow intensive agriculture (*based on input from LRC*)– page 87
- Reword Policy **11.1. 9 Agricultural Land Reserve** – now refers to Agriculture Plan rather than a specific list of issues (*based on input from LRC*) – page 88
- Amendment to Policy **11.1.10 Non - Active Farms** to remove reference to “active orchards and organic operations” (*based on Agricultural Advisory Committee input – June 6, 2001*) – page 88

- Reword Policy **11.1.11 Riparian Management Area Protection** (*was Intensive Agriculture*) – recommendation to prepare an amendment to the Farm Bylaw, regulations to address protection of riparian areas on farmland – page 88
- Remove Map 11.1 – Agricultural Land Reserve – not required by the LGA

Chapter 12 – Transportation Policies

- Re-organization of policy order and minor rewording of many policies for clarification.
- Removal of Map 12.1 - 2000 Road Network Classification and Map 12.2 – 2020 Road Network Classification – not required by the LGA
- New Policy **12.1.3 Regional TDM** on co-operation to develop and implement TDM policies and initiatives – page 91
- Reword Policy **12.1.9 MoT and Pedestrian / Bicyclist Environment** to enhance movement along and across Ministry regulated roads – page 92
- Renamed Policy on Traffic Calming (now **12.1.80 Neighbourhood Traffic Management**) and relocated to the section on Special Requirements as a neighbourhood traffic management policy has been established – page 98
- New Policies under Further Studies/Review – **12.1.19 Pedestrian Design Standards**; **12.1.20 Sidewalk Widths**; **12.1.21 Noise Attenuation** (from current OCP); **12.1.24 Parking Management Plans**; **12.1.25 Access Management Implementation Plans** – page 93
- Policy **12.1.26 Traffic Reduction Target** – reworded to be less specific, but to focus on single occupant vehicles – page 94
- New Policy **12.1.30 Pedestrian Goal** – encourage walking and doubling of commuter walking trips – page 94
- Replace policy on Pedestrian Master Plan Implementation with new Policy **12.1.34 Pedestrian Priority** for signal timing at intersections with significant pedestrian demand – page 94
- Replace policy on Pedestrian Restrictions with new Policy **12.1.35 Pedestrian Accessibility** at all four legs of intersections in Urban Centres – page 94
- Reword Policy **12.1.37 Bicycling Goal** to be more specific and account for 10 % of commuting trips – page 95
- Reword Policy **12.1.39 Bicycle Paths** to clarify and refer to the Bicycle Network Master Plan – page 95
- Expand Policy **12.1.44 Off Road Shared Use Pedestrian / Cyclist Facility** – outlined circumstances where off road shared use facilities would be appropriate – page 95
- New Policy **12.1.58 Noise Attenuation Features** – carried forward from existing OCP – page 96
- New section on **Carpooling Initiatives** – page 97
 - New Policy **12.1.68 Ride Matching** – regional ride share matching
 - New Policy **12.1.69 Municipal Carpooling Program** – City Hall employees
 - New Policy **12.1.70 Employer Support** – support for other employers
 - New Policy **12.1.71 Parking Policy** – preferential treatment at parkades for car / van pools
 - New Policy **12.1.72 Carpool Promotion** – carpooling for major events
 - New Policy **12.1.73 Infrastructure Enhancements** – potential HOV lanes
- Amended Policy **12.1.87 Cash-in-Lieu Parking Provision** to indicate that funds collected will be used to expand or build parking facilities – page 99
- Retention of existing OCP **Map 5.2 - 20 Year Major Road Network Plan**, but renumbered as **Map 12.1**.

Chapter 13 – Services and Utilities Policies

- New Policy **13.1.6 Impervious Surfaces** to investigate strategies to reduce development related storm water run-off impacts on infrastructure – page 100
- Added cross-reference to Watershed Policy **7.3.6 Impervious Surface Coverage** – page 100
- New Policy **13.1.9 Natural Wetlands** reference to natural wetlands for water quality improvements (*Council direction from Council meeting of June 19, 2000 incorporated into the December 8, 2000 version*) – page 101
- New Policy **13.1.12 Urban Run Off Impacts** reference to treatment facilities before discharging storm water to receiving waters (*Council direction from Council meeting of June 19, 2000 incorporated into the December 8, 2000 version*) – page 101
- Removed Map 13.1 – Drainage Basins – not required by the LGA
- New Policy **13.2.3 Septic System Maintenance** reference to encouraging proper maintenance of septic systems (*Council direction from Council meeting of October 2, 2000 incorporated into the December 8, 2000 version*) – page 102
- Amended Policy **13.3.1 Irrigation District Boundaries and Standards** to include reference to “overall OCP objectives and development phasing” (*Council direction from Council meeting of June 19, 2000 incorporated into the December 8, 2000 version*) - page 105
- New Policy **13.4.4 Future Landfill Site** reference to seeking appropriate location for a reserve over Crown Land for future regional landfill site (*Council direction from Council meeting of October 2, 2000 incorporated into the December 8, 2000 version*) – page 108

Chapter 14 – Parks and Leisure Policies

- Amended Policy **14.1.3 Park Priorities** to refer to identification of “property specific” acquisitions on the Future Land Use Map – page 110
- Amended Policy **14.1.9 Facilities Investments** to give examples of speciality facilities – page 111
- Added Shore Zone policies from Environment Chapter – page 114 / 115
- Removed Map 14.1 – Parks and Schools – not required by the LGA
- **Map 14.2 – Linear Park Concept Plan** amended to include trailhead at Stewart Road East (*Council direction from Council meeting of June 19, 2000 incorporated into the December 8, 2000 version*)

Chapter 15 – Arts and Culture Policies

- Addition of new Policy **15.1.2 Urban Centre Focus** as primary location for public art (*suggested by Town Centre Implementation Committee – June 8, 2001*) - page 117
- Amendment to Policy **15.1.3 Public Art Committee** to include reference to 1 % of the annual capital budget for the Public Art Reserve (*Council direction from Council meeting of June 19, 2000 and November 6, 2000 incorporated into the December 8, 2000 version*) – page 117

Chapter 16 – Heritage Policies

- Renamed and reworded Policy **16.1.3 City Owned Heritage Properties** to focus on maintenance of City owned properties, especially in Heritage Conservation Areas – page 119
- Amended Policy **16.1.11 Conservation** areas to consider additional Heritage Conservation Areas (*Council direction from Council meeting of November 6, 2000 incorporated into the December 8, 2000 version*) – page 120
- Added cross reference to Policy **7.5.4 Heritage Trees** on page 40 (*Council direction from Council meeting of November 6, 2000 incorporated into the December 8, 2000 version*) – page 120

Chapter 17 – Social Environment Policies

- Removed policy on preparation of Design Guidelines as the CPTED Guidelines are now complete.
- Expanded policy on Crime Stoppers to become **17.4.8 Crime Prevention Initiatives** to reference crime stoppers, graffiti removal and restorative justice programs (*Council direction from Council meeting of November 6, 2000 incorporated into the December 8, 2000 version*) – page 128
- Amended Policy **17.4.13 Crime Prevention Through Environmental Design** to refer to new CPTED guidelines – page 129

Chapter 18 – Institutional Policies

- Removed policy on removal of old Law Courts building as the building has been demolished.
- Amended Policy **18.1.5 Surplus Schools** to include reference to “Agreement to Purchase” arrangement in addition to Right of First Refusal – page 131
- Removed policy on Human Relations – duplicated by Policy **17.5.1 School Programs** in Social Environment Chapter – Human Rights section
- New Policy **18.1.7 Post Secondary Education** to encourage a full range of post secondary education opportunities (*Council direction from Council meeting of October 2, 2000 – without mentioning the word “university” - incorporated into the December 8, 2000 version*) – page 132
- Removed Map 18.1 – Noise Planning Contours – not required by the LGA

Chapter 19 – Future Land Uses

- Retained Designations and mapping from current OCP, but renumbered the Chapter from 15 to 19 – page 135
- Amended designation references to single / two family or multiple family to be single / two unit or multiple unit – pages 135 / 136
- Removed reference to correctional centre in Educational/Major Institutional designation as the site has now been identified – page 137
- Amended text of First Nations Reserve to include recently designated reserve for Westbank First Nations east of Gallagher Canyon north of Mission Creek - page 137
- Removed reference to Area Structure Plan # 19 as a duplication of footnotes to Table 19.1.
- Amended text to refer to remaining “eleven” ASPs. – page 139
- Removed unnecessary text regarding adopted ASPs as appendices.
- Updated and renumbered ASP Table 19.1 to reflect uncompleted ASP or Mixed Use projects – page 139

Attachment # 2

- Amended footnotes to refer to single / two unit and multiple unit residential – page 139
- Removed reference to Phasing of Development – no longer required under the *Local Government Act*
- Removed description of Neighbourhood and Sector Plans - not required by the LGA
- Retention of Map 15.1 Generalized Future Land Use 1994 – 2013, but renumbered to 19.1.
- Amended legend of Map 19.1 to refer to Single / Two Unit and Multiple Unit Residential
- Amended Map 19.1 to indicate new IR # 12 east of Gallaghers Canyon and north of Mission Creek.

Chapter 20 – Financing the Plan

- Retained Financing Chapter from the current OCP, but renumbered the Chapter from 17 to 20 – page 142
- Amended references to single family or multiple family to be single unit or multiple unit – page 144

Attachment # 3

Proposed Schedule “A” to Bylaw 8600 (OCP text and mapping) is not attached to this electronic copy of the report due to the very large file size of the text and mapping.

You may view a copy of the proposed Bylaw at the Planning and Development Services Department (2nd Floor) in City Hall.