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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** May 5, 2004  
**File No.:** B/L 9236, 6480-30  
OCP04-0010

**To:** City Manager

**From:** Corporate and Planning Services Department

**Subject:** Bylaw 7600 Official Community Plan - Amendment Bylaw 9236

Report prepared by: Gary L. Stephen

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### RECOMMENDATION

THAT OCP Bylaw Text Amendment Bylaw No. 9236 to amend Kelowna Official Community Plan (2000 – 2020) Bylaw No. 7600 as outlined in Schedule 1 attached to the report of the Planning and Corporate Services Department dated May 5, 2004 be considered by Council;

AND THAT OCP Bylaw Text Amendment No. 9236 be forwarded to a Public Hearing for further consideration.

### BACKGROUND

On March 5, 2002 Council adopted a major revision to the Official Community Plan (OCP) in the form of substantial text and map amendments and on January 19, 2004 Council adopted another major revision that updated the OCP time frame to 2020, including amendments to the growth strategy, 20 Year Major Road Network & Road Classification Plan, Future Land Use Chapter and Generalized Future Land Use Map.

In working with the revised OCP for the past years, staff has identified a number of housekeeping items that need to be updated, minor wording changes for clarification, and mapping updates based on recent subdivision approvals. There is also a need to clarify the OCP provisions with respect to Development Permit (DP) requirements for institutional uses within Urban Centres and institutional uses containing a residential, commercial or industrial component.

Items 1, 2, 3, 5, 6a, 10, 12, 13 and 14 noted in the attached Schedule 1 are intended to address housekeeping items and minor wording changes. Items 4, 7, 8a and 9 are intended to address DP requirements for institutional uses. Other text amendments are noted in Items 6b, 8b and 11. Items 15, 16, 17, 18, 19, and 20 are intended to address mapping updates to reflect recent information and to be consistent with text amendments.

## **DISCUSSION**

### **Housekeeping Amendments**

#### Item 1

The OCP contains definitions, policies and development permit areas with respect to Urban Centres. It is not clear in the OCP that the definitions and policies are intended to refer to the same areas identified as Development Permit areas on Map 6.2. It is suggested that the Urban Centre definitions be amended to include a statement to that effect as indicated in Schedule 1 (Item 1).

#### Item 2

The introduction of the OCP includes a statement on the time frame of the OCP. When the most recent OCP amendment to include the revised timeline of 2000 – 2020 was approved this section was inadvertently missed, and should be amended to reflect the current OCP time horizon of 2000 – 2020 as indicated in Schedule 1 (item 2)

#### Item 3

The last OCP update in January 2004 included amendments to the growth strategy, housing distribution and OCP timeframe. At that time one policy reference to the 1995 OCP housing split and timeframe was inadvertently missed. Policy 5.1.9 should be amended to reflect the revised housing split and new timeframe as indicated in Schedule 1 (Item 3).

#### Item 5

Section 7-11 Development Permit Guidelines for the Protection of the Natural Environment, its Ecosystems and Biological Diversity and Section 7-12 Development Permit Guidelines for the Protection of Development from Hazardous Conditions require minor wording changes to recognize other agencies and recent legislative changes as indicated in Schedule 1 (Item 5).

In addition, Table 7.1 of Section 7-11 needs to be amended to reflect the addition of the north arm of Fascieux Creek to the list of watercourses requiring a Riparian Management Area setback of 10m and the existing reference to Fascieux Creek should be amended to indicate the south arm. This change will maintain consistency between the map and text.

#### Item 6a

There are a number of policies in Chapter 8 – Housing that refer to the Community Housing Needs Committee. This committee name has been changed to Social Planning and Housing Committee and the references in Policies 8.1.3, 8.1.9 and 8.1.24 should be updated accordingly as indicated in Schedule 1 (Item 6a).

#### Item 10

Chapter 14 – Parks and Leisure includes a policy on linear park dedications that refers to Map 14.2 to indicate the creek corridors on which we would be seeking public routes of access. This policy should also refer to a table that itemizes each creek, including which side of the creek and the area in which a public route of access would be sought.

Accordingly, Policy 14.1.32 should be updated to refer to Table 14.1 and the OCP should be amended to insert Table 14.1 Creek Corridor Public Routes of Access as indicated in Schedule 1 (Item 10).

#### Item 12

Chapter 17 Social Environment: Section 17.6 Related Policies in Other Chapters outlines a number of policies throughout the OCP that have some social significance. These policies are used by grant applicants and by staff to evaluate community social development grant applications. There are a number of minor revisions or additions to this list that were inadvertently missed in the May 2002 amendment package. It is suggested that these minor amendments, as indicated in Schedule 1 (Item 12), be included.

#### Item 13

Chapter 19 – Future Land Use contains wording that defines the Land Use Designations, including language that describes typical building form and other conditions of development. The Rural / Agricultural designation indicates that “non-ALR lands will not be supported for development or parcel sizes less than 4.0 ha (10 acres)”. This is direction that supports growth management principles, however, there may be circumstances where the City may choose to support smaller parcel sizes. To allow for such, this statement could be amended to include the word “generally” as indicated in Schedule 1 (Item 13). The word “generally” has been underlined in Schedule 1 to indicate the appropriate place for this change.

#### Item 14

Throughout the OCP there are general policy and other text references to specific Provincial Ministries, other provincial agencies or other agencies. From time to time the name of these ministries and agencies may change, thereby making our OCP out of step. Rather than processing an OCP amendment to update these name changes it is suggested that it would be more appropriate to generalize the references to a specific ministry or agency by replacing the ministry or agency name with wording such as “appropriate provincial ministry or agency”. A list of policies and other text with such references is listed in Schedule 1 (Item 14).

### **Institutional DP Amendments:**

Based on previous Council discussion and a legal opinion with respect to local government ability to require a Development Permit (DP) for certain types of uses within an institutional zone, it has been determined that the City can require a DP for any institutional use within an area intended to revitalize an area where commercial use is permitted. The City can also require a DP for a multiple unit residential component of an institutional project, a commercial component of an institutional project, or an industrial component of an institutional project. The list of properties affected by various land use categories requiring a DP should be separated to avoid confusion.

#### Item 4

The OCP currently includes DP guidelines to encourage revitalization within all urban centres. Consequently, any institutional development project within an Urban Centre identified in the OCP can be required to obtain a DP. Section 6.2 – DP Guidelines to Encourage Revitalization within All Urban Centres should be amended to include Institutional as a category for which a DP will be required, as indicated in Schedule 1 (Item 4).

#### Item 7

The OCP currently includes DP guidelines for the form and character of multiple unit development. There may be a component of an institutional project that includes multiple unit residential development for which a DP could be required. Section 8.2 DP Guidelines for Form and Character of Multiple Unit Development should be amended to include Institutional containing multiple unit residential uses as a category for which a DP will be required, as indicated in Schedule 1 (Item 7).

#### Item 8a

The OCP currently includes DP guidelines for the form and character of commercial development. There may be a component of an institutional project that includes commercial development for which a DP could be required. Section 9.2 DP Guidelines for Form and Character of Commercial Development should be amended to include Institutional containing commercial uses as a category for which a DP will be required, as indicated in Schedule 1 (Item 8a).

#### Item 9

The OCP currently includes DP guidelines for the form and character of industrial development. There may be a component of an institutional project that includes industrial development for which a DP could be required. Section 10.2 DP Guidelines for Form and Character of Industrial Development should be amended to include Institutional containing Industrial uses as a category for which a DP will be required, as indicated in Schedule 1 (Item 9).

### **Other Text Amendments**

#### Item 6b

There has been some discussion toward clarifying how density calculations for cluster housing projects should be determined. It is suggested that Policy 8.1.45 – Cluster Housing be amended to indicate that the overall site density would be calculated on the developable portions of the site only, excluding riparian areas and steep sloped areas, as outlined in Schedule 1 (Item 6b).

#### Item 8b

In some cases commercial development may not be located within a designated Urban Centre or along a designated corridor, as shown on Map 6.2, for which a DP would be required. It is suggested that any commercial development throughout the City located in or adjacent to a residential neighbourhood be required to obtain a DP, as indicated in Schedule 1 (Item 8b).

#### Item 11

Chapter 14 – Parks and Leisure includes a policy on Shore Zone Route of Access that provides for a 10 metre public route of access along Lake Okanagan on all pending applications for subdivision and rezoning to multiple unit housing, commercial, industrial and institutional developments. There has been some Council discussion on requiring a public route of access for all developments (including single / two unit housing) and on August 12, 2002 staff was directed to bring such an amendment forward for Council consideration. Policy 14.1.40 Shore Zone Route of Access could be updated as indicated in Schedule 1 (Item 11).

### **Mapping Amendments:**

#### Item 15

To provide consistency with the DP Guidelines text amendment (Schedule 1, Item 4), Map 6.2 Urban Development Permit Area Designation legend should be amended to indicate that the Urban and Village Centre DP areas apply only to congregate care facilities, commercial, industrial and institutional development, and comprehensive development projects containing commercial and industrial uses. This amendment would provide consistency between the text and map.

To provide consistency with the DP Guidelines text amendment (Schedule 1, Item 8b), Map 6.2 Urban Development Permit Area Designation should also be amended to include a boundary around the whole city identified as a DP area for commercial uses in or adjacent to a residential neighbourhood. This amendment would provide consistency between the text and map. All multiple unit residential developments are already identified in this way.

Map 6.2 should also be updated to reflect the current GIS lots layer to acknowledge recent subdivisions. There have been new subdivisions that impact the boundaries of Urban Centres. A subdivision at the Canada Lands development has necessitated changes to the City Centre boundary, dedications for the extension of Dilworth Drive has necessitated changes to the Highway Centre boundary and on-going subdivisions have necessitated changes to the Kettle Valley Urban Village boundary. In addition, the recent extension of Enterprise Way to Leathead Road provides a need to extend the General Commercial / Industrial designation along this road corridor between the Highway Centre DP Area and Leathead Road and pending development along Hollywood Road North (Pier Mac) will require a similar DP designation.

To reflect the above points, Map 6.2 Urban Development Permit Area Designation should be replaced with a new Map 6.2 that includes the appropriate changes as noted in Schedule 1 (Item 15).

#### Item 16

Map 7.1 Natural Environment / Hazardous Condition Development Permit Area Designation needs to be updated to reflect that new subdivisions change the specific lots that may be included or excluded from the respective DP areas for Natural Environment or Hazardous Conditions. Map 7.1 Natural Environment / Hazardous Condition Development Permit Area Designation should be replaced with a new Map 7.1 that includes the current GIS lots layer to acknowledge new subdivisions as noted in Schedule 1 (Item 16).

#### Item 17

The Agricultural Land Commission has identified mapping changes required to ensure that Map 11.2 Urban – Rural Agricultural Boundaries as noted in Schedule 1 (Item 17) accurately reflects the ALR status of lands within the City.

#### Item 18

As part of the consideration for the OCP update in January 2004 a revised 20 Year Major Road Network Plan was brought forward. The discussion at the Public Hearing and through final adoption focused largely on the one-way couplet issue. Council decided to remove the one-way couplet from the OCP, but there was additional discussion about identifying new road network projects to retain the money allocated in the 20 Year Servicing Plan and Financing Strategy. The Finance and Transportation departments have identified a number of smaller projects, in addition to intersection improvements along Harvey Avenue, to account for this money. The DCC Bylaw was amended to include these road projects prior to approval by the Province and Council. Therefore it is necessary to amend the OCP 20 Year Major Road Network Plan to maintain consistency with the DCC Bylaw. It should be noted that these projects may ultimately be replaced with others upon resolution of any east approach improvements related to the bridge replacement.

There is also another minor amendment to rectify an incorrect designation for a portion of Chute Lake Road between Barnaby and Frost Roads.

Map 12.1 - 20 Year Major Road Network Plan should be replaced with a new Map 12.1 that includes the appropriate changes as noted in Schedule 1 (Item 18).

#### Item 19

Fascieux Creek between Okanagan Lake and Lakeshore Road is identified in Table 14.1 as a creek corridor for future public access and is also identified on Map 19.1 Generalized Future Land Use as Major Park / Open Space, however this same creek corridor is not identified on Map 14.2 Linear Park Concept Plan. Adding this portion of Fascieux Creek to Map 14.2 would provide consistency between the text and map.

As noted previously, there has been recent consultation with the Agricultural Land Commission to more accurately reflect the current boundary of the ALR. Map 14.2 also includes the ALR boundary and should be updated to reflect this recent work.

Map 14.2 - Linear Park Concept Plan should be replaced with a new Map 14.2 that includes the appropriate changes as noted in Schedule 1 (Item 19).

## Item 20

A revised Generalized Future Land Use Map was also included in the recent 2004 OCP amendment. However, some of the designations on the Future Land Use map are very general in nature because the boundaries of future developments are not yet finalized by approval of a registered survey plan. Since that time there have been subdivisions approved that will have some minor impact on future land use designations. It is suggested that the Future Land Use Map be updated with the current GIS lots layer, with minor adjustments to reflect the new information.

Map 19.1 Generalized Future Land Use Map should be replaced with a new Map 19.1 that incorporates minor updates based on the current lots layer as indicated in Schedule 1 (Item 20).

## **CONCLUSION**

It is recommended that the clarification, housekeeping and mapping amendments to OCP Bylaw 7600 - Amendment Bylaw 9236 proposed in the Planning and Corporate Services report of May 5, 2004 be given favourable consideration and that the amending Bylaw be forwarded to a Public Hearing.

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Signe K. Bagh  
Manager, Policy / Research / Strategic Planning

Approved for inclusion

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

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Attachment

# Schedule 1

## Text Amendments

### 1. Definitions of Urban Centres

Within the Definitions section of the OCP, the reference to Urban Centres should be amended to refer to the Development Permit areas indicated on Map 6.2 as the areas to which Urban Centre policies also apply. This text should read as follows:

**Urban Centre** (Urban Centre definitions and policies apply to those areas identified as Urban and Village Centre Development Permit areas on Map 6.2):

### 2. Introduction

Within the Introduction section of the OCP, the reference to the OCP time frame (Page 1-1, Paragraph 3) should be replaced with the following:

The Official Community Plan (OCP) is based on population projections with a base year of 2000. The Plan will guide development activity and provide both short and long-term directions from the date of adoption in 2004 until 2020. The Plan will be re-evaluated every five years to ensure that it continues to reflect community needs and desires.

### 3. Section 5.1 Growth Management Policies

Replace Policy 5.1.9, to reflect the current OCP growth strategy and time frame, with the following:

**.9 Support an Increase in Multiple Units.** Support a gradual increase in multiple unit development toward a 47% single detached / duplex and 53% apartment / townhouse share of new residential development by 2020, with a multiple unit emphasis on ground-oriented housing;

### 4. Section 6. 2 - DP Guidelines to Encourage Revitalization within all Urban Centres

Replace the Section entitled "Properties Affected" with the following:

Unless a Development Permit waiver has been issued, properties within Urban and Village Centre Development Permit areas indicated on **Map 6.2** that are currently, or become, zoned for Commercial, Industrial, Institutional, Comprehensive Development containing commercial or industrial uses, or Congregate Care Facilities, will require an "Urban Centre" Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.



## **5. Section 7.11 - DP Guidelines for the Protection of the Natural Environment, its Ecosystems and Biological Diversity**

- Page 7-16, 3<sup>rd</sup> bullet – Replace “DFO” with “appropriate federal department”
- Page 7-17, Table 7-1. Add north arm of Fascieux Creek (10 metre RMA setback)
- Page 7-17, Table 7-1. Amend the existing reference to Fascieux Creek to refer to the south arm

## **Section 7.12 - DP Guidelines for the Protection of Development from Hazardous Conditions**

- Page 7 – 22, Flooding – 2<sup>nd</sup> bullet – add reference to “the province” in the save harmless provision
- Page 7-23, Development Permit Conditions – 6<sup>th</sup> bullet – Amend to reflect current Local Government Act wording from January 2004. This statement should read as follows:

“in relation to wildfire hazard, include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.”

## **6a. Chapter 8 – Housing**

- Amend Policies 8.1.3, 8.1.9 and 8.1 24 to change the name of the Community Housing Needs Committee to Social Planning and Housing Committee.

## **6b. Chapter 8 – Housing**

- Replace Policy 8.1.45 Cluster Housing, to provide more specifics on the overall density calculations, with the following:

**.45 Cluster Housing.** Encourage, especially in environmentally sensitive areas (see Map 7.1), the creation of cluster housing with the aim of maximizing amenity space and lessening environmental impact, including retention of natural open space, public or private (e.g. Clifton Road area, Glenmore Highlands etc.). In the absence of an OCP amendment providing for higher densities, the unit yield achieved as a result of clustering should not exceed that which would be available if developable portions of the site were built out as per the prevailing OCP Future Land Use designation. The intent of the clustering would be to preserve features that otherwise could be developed.

## **7. Section 8. 2 - DP Guidelines for Form and Character of Multiple Unit Development**

Replace the Section entitled “Properties Affected” with the following:

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Multiple Unit Residential uses will require a “Multiple Unit” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Institutional or Comprehensive Development containing multiple unit residential uses will require a “Multiple Unit” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

#### **8a. Section 9.2 - DP Guidelines for Form and Character of Commercial Development**

Replace the Section entitled “Properties Affected” with the following:

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Commercial uses along designated corridors shown on **Map 6.2** will require a “Commercial” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Institutional or Comprehensive Development containing commercial uses along designated corridors shown on **Map 6.2** will require an “Commercial” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

#### **8b. Section 9.2 - DP Guidelines for Form and Character of Commercial Development**

Amend the Section entitled “Properties Affected” by adding the following:

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Commercial uses in or adjacent to a residential neighbourhood as shown on **Map 6.2** will require a “Commercial” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

#### **9. Section 10.2 - DP Guidelines for Industrial Development**

Replace the Section entitled “Properties Affected” with the following:

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Industrial uses along designated corridors shown on **Map 6.2** will require an “Industrial” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

Unless a Development Permit waiver has been issued, all properties that are currently, or become, zoned for Institutional or Comprehensive Development containing industrial uses

along designated corridors shown on **Map 6.2** will require an “Industrial” Development Permit prior to one, or both, of:

- subdivision; or
- construction of, addition to or alteration of a building or structure.

## 10. Chapter 14 – Parks and Leisure

- Replace existing Parks and Leisure Policy 14.1.32 with the following:

**.32 Linear Park Dedications.** At subdivision for all development types and at rezoning for multiple unit housing, commercial, industrial and institutional developments, secure a 10-metre statutory right-of-way for public access where trails are included in Table 14.1 and / or shown on Map 14.2. The 10-metre access corridor may be in addition to, and outside, any riparian reserve zone requirements imposed through the Environment Chapter of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy;

- Insert Table 14.1 Creek Corridor Public Routes of Access at the end of Chapter 14 policy section:

**Table 14.1 – Creek Corridor Public Routes of Access**

<b>Creek</b>	<b>Location</b>	<b>Creek Reach</b>
Bellevue Creek	Both sides	South arm – Lake Okanagan to City boundary
Bertram Creek	Both sides	Lake Okanagan to City Boundary
Brandt’s Creek	Both sides	West arm – Drake Road to Summit Drive
Brandt’s Creek	Both sides	Ellis Street to Lake Okanagan
Cedar Creek	Both sides	Lake Okanagan to City Boundary
Fascieux Creek	Both sides	Lake Okanagan to Lakeshore Road
Francis Brook	Both sides	Sumac Road to Highway 97 North
Gopher Creek	Both sides	Springfield Road to northeast of Old Joe Rich Road
KLO Creek	Both sides	Mission Creek to City Boundary
Lebanon Creek	Both sides	Cedar Creek to City Boundary
Mill Creek	Both sides	Lake Okanagan to City Boundary
Mission Creek	Both sides	Lake Okanagan to City Boundary
Priest Creek	Both sides	South of Balldock Road to City Boundary
Wilson Creek	North side	Lake Okanagan to Gordon Drive

## 11. Chapter 14 – Parks and Leisure

- Replace existing Parks and Leisure Policy 14.1.40 with the following:

**.40 Shore Zone Route of Access.** Pursue the establishment of a 10-metre route of access by way of a road right-of-way dedication, from the natural boundary, along the Lake Okanagan shore zone for the purposes of flood control, lake conservation, lake maintenance, and public access. Provision of the route of access shall be pursued on all pending and future applications for subdivision and rezoning;

## 12. Chapter 17 – Social Environment (Section 17.6 - Related Policies in Other Chapters)

- Add new references to policies missed in the original bylaw
  - 4<sup>th</sup> bullet – add 8.1.22 Implementation Indicators in the appropriate sequence
  - New 7<sup>th</sup> bullet – 14.1.35 Accessibility
  - Revised 8<sup>th</sup> bullet – add 15.1.2 Urban Centre Focus in the appropriate sequence

## 13. Chapter 19 – Future Land Use

- Replace the text for the designation of Rural / Agricultural with the following:

Land within the Agricultural Land Reserve and other rural farm and non-farm lands where natural physical constraints or lack of services and utilities limit land use intensification. Generally land areas within this designation will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of industrial or park/recreation uses. Non-ALR lands will generally not be supported for development to parcel sizes less than 4.0 ha (10 acres).

## 14. General Policy and Text References to Provincial or other agencies where the names have changed:

References to specific Provincial ministries or other agency in any Policy or Guideline to be replaced with the words “appropriate provincial ministry or agency”.

- |                         |                        |                              |
|-------------------------|------------------------|------------------------------|
| • Policy 7.3.12 (MWLAP) | • Policy 7.5.1 (MoF)   | • Policy 7.9.5 (LRC / MAF)   |
| • Policy 10.1.6 (LRC)   | • Policy 10.1.7 (LRC)  | • Policy 10.1.8 (MoEM/ LRC)  |
| • Policy 11.1.2 (MAFF)  | • Policy 11.1.5 (LRC)  | • Policy 11.1.6 (MAFF / LRC) |
| • Policy 11.1.7 (MAFF)  | • Policy 11.1.20 (LRC) | • Policy 12.1.4 (MoT)        |
| • Policy 12.1.9 (MoT)   | • Policy 12.1.10 (MoT) | • Policy 12.1.11 (LRC)       |
| • Policy 13.2.7 (LRC)   | • Policy 14.1.21 (LRC) | • Policy 17.2.2 (MCAWS)      |
| • Policy 17.3.3 (MoHS)  |                        |                              |

### Other References:

- Policy 17.5.3 – replace Multi-cultural Society with Intercultural Society of Central Okanagan
- Page 7-13 – replace 2 references to MWLAP
- Page 7-14 – replace 3 references to MWLAP
- Page 7-15 – replace 1 reference to MWLAP
- Page 7-16 – replace 3 references to MWLAP
- Page 7-18 – replace 1 reference to MWLAP
- Page 7-22 – replace 4 references to MWLAP
- Page 19-3 – replace 1 reference to LRC

## Map Amendments

**15. Replace Map 6.2 Urban Development Permit Area Designation with a new Map 6.2 that includes the following:**

- Add the following note to Map 6.2 below the legend: “Urban / Village Centre DP requirements apply only to Commercial, Industrial, and Institutional development, Comprehensive Development projects containing commercial and industrial uses, and Congregate Care Facilities”.
- Amend Map 6.2 with a boundary around the whole city and amend the legend to refer to Commercial DP area for commercial projects in or adjacent to a residential neighbourhood.
- Update Map 6.2 with the new lots layer to reflect recent subdivisions. This may necessitate some Urban Centre boundary adjustments to reflect the new information.
- Amend the boundary of the City Centre Urban Centre DP area of Map 6.2 to reflect new the lots layer re: Canada Lands development.
- Amend the boundary of Highway Centre Urban Centre DP area of Map 6.2 to reflect new lots layer re: Dilworth Drive extension.
- Amend the boundary of the Kettle Valley Village Centre DP area of Map 6.2 to reflect the new lots layer.
- Add the following to Map 6.2 as General Commercial / Industrial DP Area Designation: along Enterprise Way between the Highway Centre and Leathead Road; along Hollywood Road North (Pier Mac) property.

**16. Replace Map 7.1 Natural Environment / Hazardous Condition DP Areas with a new Map 7.1 that includes the following:**

- Update Map 7.1 with the new lots layer to reflect recent subdivisions. This may necessitate some DP boundary adjustments to reflect the new information.

**17. Replace Map 11.2 Urban – Rural Agricultural Boundaries with a new Map 11.2 that includes the following:**

- Update Map 11.2 to reflect current information with respect to the ALR boundary.

**18. Replace Map 12.1 20 Year Major Road Network Plan with a new map 12.1 that includes the following:**

- Add as 2 lane major collector that section of Ellis Street between Buckland Avenue and Harvey Avenue
- Add as a 2 lane major collector that section of Buckland Avenue between Ellis Street and Pandosy Street
- Add as a 2 lane major collector that section of Water Street between Lake Avenue and Harvey Avenue
- Add as a 2 lane major collector that section of Lake Avenue between Water Street and Pandosy Street
- Change the designation of that portion of Chute Lake Road between Barnaby Road and Frost Road from 4 lane arterial to 2 lane arterial

**19. Replace Map 14.2 Linear Park Concept Plan with a new Map 14.2 that includes the following:**

- Add Fascieux Creek (Lake Okanagan to Lakeshore Road) as a creek trail.
- Update the map to reflect current information with respect to the ALR boundary.

**20. Replace Map 19.1 Generalized Future Land Use with a new Map 19.1 that includes the following:**

- Update the map with the new lots layer to reflect recent subdivisions. This may necessitate some land use boundary adjustments to reflect the new information.