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CITY OF KELOWNA

MEMORANDUM

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**Date:** June 18, 2008  
**File No.:** 6480-30  
**To:** City Manager  
**From:** Planner Specialist  
**Subject:** OCP Review – Project Update

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**RECOMMENDATION:**

That the report from the Planning and Development Services Department dated June 18, 2008 be received for information.

**BACKGROUND:**

Public and Agency/Stakeholder Input

Since the April launch of the Kelowna 2030 OCP review, the City's consultant (HB Lanarc) and City staff have been actively involved in public engagement.

The consultants and city staff have mailed letters and sent emails to individuals, stakeholder groups and agencies to: provide information about the OCP Review process; identify opportunities for input; and encourage participation.

The consultant team and staff have attended numerous community events to promote public and stakeholder involvement. Among the events attended have been the Mayor's Environmental Expo, the Fat Cat Children's Festival, and the Life and Arts Festival.

The Official Community Plan website ([www.kelowna2030.ca](http://www.kelowna2030.ca)) provides background material and information and a stakeholder group discussion guide / workbook. The website also included an on-line survey which closed on May 25<sup>th</sup>. The on-line survey was well-received – with 796 survey responses submitted (see Attachment 1 for an initial summary of feedback). A second on-line survey will be posted on the OCP website later this summer.

A dedicated phone line (469-8856) and email address ([ocp@kelowna.ca](mailto:ocp@kelowna.ca)) have been set up to facilitate further citizen input.

An OCP Open House was held on Wednesday, June 4, 2008 at Firehall # 1 (Enterprise Way) from 3:00 pm to 8:00 pm. The Open House displayed material on the OCP process, provided background information, and shared a summary of public feedback received from the on-line survey. Those



attending the Open House were invited to provide input by completing feedback sheets, by joining discussion groups and by placing comments on the display panels. The event was attended by between 125 and 140 people. (The display material presented at the Open House is available on the OCP website.) Some of the feedback received from the Open House is summarized in Attachment 2.

In order to ensure representative feedback, planning staff also prepared a survey which was recently mailed to 2500 randomly selected households. The deadline for responses to the household survey is June 20, 2008. Responses will be tabulated and analyzed over the course of the summer.

Further to the random-sample mail-out survey, staff are also in the process of undertaking 200 'intercept' interviews. These interviews are taking place on the City's streets, parks and other public places. Through these interviews, it is hoped that the City will hear from individuals who would not necessarily provide input through other means (the online survey, Open Houses, or mail-in surveys).

It is hoped that the varied opportunities for input will result in comprehensive and representative feedback. The process has been designed to ensure that all who wish to participate will have an opportunity to do so -- in as meaningful and convenient a manner as possible.

The public and stakeholder input received through survey responses, letters, emails, voice mail and Open House feedback will inform development of draft policies which will then be subject to further review and input in the early fall.

#### Staff Input

City staff have provided input through a "Community of Interest" (COI) website whereat selected staff have access to review posted information or provide information or comments for the consultants' on-going use in the policy review. The COI website also provides the ability for staff to review and comment on information / comments provided by other staff as an iterative process toward revised policy language.

#### Council Input

A working session with Council has been tentatively scheduled for Monday, July 21, 2008 at which time the consultant will be in attendance to provide information on public input received to that point and to facilitate a discussion on policy options.

### **EXTERNAL AGENCY/PUBLIC COMMENTS:**

As per above-noted references, please see Attachments 1 and 2 for summaries of recently-received public comments. Tabulation and analysis of additional input will continue throughout the summer months.

### **LEGAL/STATUTORY AUTHORITY:**

*Local Government Act* – Division 2, Part 26, Section 879.

## LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

During the development of an official community plan, or the repeal or amendment of an official community plan the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

This consultation is in addition to the public hearing required under *Local Government Act* – Section 882(3)(d).

## EXISTING POLICY:

Council Policy 296 (Official Community Plan Consultation).

## FINANCIAL/BUDGETARY CONSIDERATIONS:

The OCP Policy Review and associated consultation initiatives are being funded as per 2008 budget allocations.

## CONSIDERATIONS NOT APPLICABLE TO THIS REPORT:

INTERNAL CIRCULATION TO:

PERSONNEL IMPLICATIONS:

COMMUNICATIONS CONSIDERATIONS:

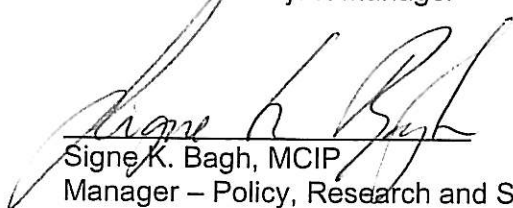
TECHNICAL REQUIREMENTS:

ALTERNATE RECOMMENDATION:

Submitted by:

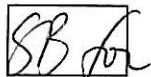


G. Stephen, Planner Specialist  
OCP Review Project Manager



Signe K. Bagh, MCIP  
Manager – Policy, Research and Strategic Planning

Approved for inclusion



Paul Macklem  
Acting Director of Planning and Development Services

## Attachment 1: Website Survey Results Summary (796)

An on-line survey was posted on the City's OCP website ([www.kelowna2030.ca](http://www.kelowna2030.ca)) from April 23 to May 25<sup>th</sup>, 2008. During that time, 1100 individuals began completion of the survey and 796 completed and submitted the survey.

Data from the on-line survey indicates all **age groups** responded:

0 – 19	= 7 % of the total responses
20 – 24	= 6 %
25 – 39	= 29 %
40 – 54	= 32 %
55 +	= 26%

Survey responses came from all **areas of the City** as well as a few from the Westside:

McKinley Landing	= 1 % of total responses
Quail Ridge	= 1 %
Dilworth	= 3 %
North Glenmore	= 10 %
South Glenmore	= 9 %
Clifton	= 3 %
Central Kelowna	= 21 %
South Pandosy	= 6 %
Black Mountain	= 3 %
Rutland	= 17 %
SE Kelowna	= 6 %
Upper Mission	= 7 %
Lower Mission	= 14 %

### Length of time living in Kelowna:

Less than 1 year	= 6 % of total responses
1 – 5 years	= 20 %
6 – 10 years	= 16 %
More than 11 years	= 59 %

### City of Kelowna Vision Statement:

"Kelowna is a vibrant city where the agricultural and beautiful natural setting, community spirit, economic stability, and stewardship of the environment enhance the quality of life for residents."

*(Source: City of Kelowna Strategic Plan 2004)*

306 respondents indicated that something was missing from the vision statement. The top issues were:

Affordability	Environmental stewardship	Wildlife preservation
Diversity	Transportation initiatives	Alternate energy
Inclusive to all	Small city feel / growth limits	Safety
Health	Family oriented	Arts and Culture
Recreation	Sustainability	

Residents were asked to identify what three characteristics would be associated with their "ideal" city. They were then asked to indicate whether they felt that Kelowna encompassed their stated 'ideals'. The open-ended responses were categorized and the following table summarizes input:

What three characteristics define your ideal city?	Does Kelowna embody these characteristics?	Number of responses
<b>General Agreement that Kelowna Encompasses these Ideals:</b>		
Natural Setting/Beauty	Yes	42
Friendly	Yes	14
Recreation	Yes	12
Culture	Yes	11
<b>Mixed Opinions on whether Kelowna Encompasses these Ideals:</b>		
Parks/Green Space	Yes	33
Parks/Green Space	No	27
Safe/low crime	No	30
Safe/low crime	Yes	17
Clean	Yes	22
Clean	No	12
Community Spirit/ Sense of Community	Yes	20
Community Spirit/ Sense of Community	No	17
Bicycle Friendly	No	17
Bicycle Friendly	Yes	12
Sustainable	No	17
Sustainable	Yes	5
<b>General Agreement that Kelowna Doesn't Encompass the Following "Ideals"</b>		
Affordable	No	33

Effective Transportation System	No	21
Good Traffic Flow	No	19
Environmentally Friendly/Responsible	No	18
Pedestrian Friendly	No	5
Public Access to Waterfront	No	4
Family Friendly	No	4

When it comes to land use, development and transportation matters in Kelowna, what is **one big, bold change** that you would recommend to create a more sustainable city?

#### Top Issues

- Support for Increased Density
- Slow the Rate of Growth / Development
- Locate Density Downtown
- Limit and/or Monitor High-rise Development
- Limit Green Space / ALR / Hillside Development
- Improvements to Transportation System
- Roads - Increased Capacity / Improved Design / Bypass
- Improvements to Pedestrian and Bicycle Network
- Access to Affordable Housing
- Preservation of Green Space
- Preserve Public Lake Access
- Address governance concerns

#### How important are the following goals:

Goals:	Very Important		Neutral		Least Important
Water	79%	18%	3%	1%	0%
Natural Environment	79%	16%	4%	1%	1%
Energy / Climate / Air Quality	73%	19%	5%	1%	1%
Health & Wellness	69%	22%	6%	2%	1%
Resource Use & Disposal	68%	24%	7%	1%	1%
Community	56%	26%	10%	5%	3%
Economy	52%	34%	10%	3%	2%
Culture	41%	33%	18%	5%	3%

Do you think that the **way development has occurred** over the past 10 years is sustainable?

Yes - 20 %      No - 80 %

**Top Issues (from comments)**

- Urban Sprawl
- Rapid Growth
- Unaffordable
- "Too much, too fast"

Do you think that the **City should do more** to ensure that future development is sustainable?

Yes - 92 %      No - 8 %

**Top Issues (from comments)**

- Slow the Rate of Growth / Development
- Preservation of Green Space & ALR
- Preserve agricultural land
- Transportation Improvements
- Public Input
- Incentives & Regulations
- Long-term Planning
- Increase Density
- Green Development
- Affordability

Do you think that the way **transportation infrastructure** has been provided over the past 10 years is sustainable?

Yes - 22 %      No - 79 %

## Attachment 2: Open House Summary

An OCP Open House was held on Wednesday, June 4, 2008 at Firehall # 1 (Enterprise Way) from 3:00 pm to 8:00 pm. The Open House displayed material on the OCP process, provided background information, and shared a summary of public feedback received from the on-line survey. Those attending the Open House were invited to provide input through feedback sheets, discussion groups and by placing comments on the display panels. The event was attended by between 125 and 140 people.

There were 118 people who identified where they live:

North Glenmore / McKinley	- 0
Hwy 97 North	- 8
Glenmore / Clifton / Dilworth	- 18
Central City	- 27
South Pandosy / KLO	- 21
North Mission / Crawford	- 13
SW Mission	- 4
Rutland	- 8
Black Mountain	- 3
SE Kelowna	- 8
Outside the City	- 8

**Outcome of the voting on the Sustainability Goals** – the public was asked to vote by distributing 5 poker chips amongst the 8 Sustainability Goals:

Natural Environment	Protect, maintain, or enhance natural areas, biodiversity, and ecosystem values.	141
Water	Maintain water quality and ensure long-term water supply.	128
Economy	Promote and maintain a strong, stable economy that supports local, sustainable business opportunities and growth.	70
Health & Wellness	Promote health, safety, and wellness for residents and visitors.	64
Community	Promote a fair and caring community through equal opportunity, honouring diversity, and accessibility of basic needs.	46
Culture	Create a sense of place through celebrating Kelowna's unique history, culture, identity, and arts.	27



## Open House Feedback Form Comments:

What do you see as the most "critical issues" the OCP Review must address?

### Growth/Development (32 comments)

- \* Catch infrastructure up to development
- \* Controlled development.
- \* Density. Growth is coming, plan for it.
- \* Ensuring infrastructure (esp. roads) keeps pace with growth.
- \* Explosion of everything – traffic, gridlock, poor bus service, water supply critical already – we have been warned already by an emission scientist whose name evades me.
- \* Growth that is too fast to sustain. Infrastructure needs to be kept in mind at all times.
- \* I remember when Kelowna did not allow building higher than 4 storeys (lived here for 62 years). We do not like very tall high rises, anything above 12 storeys. Tall structures take away from the openness of our area.
- \* Increasing density downtown.
- \* Infrastructure not keeping up with the proposed growth, i.e. roads, parking, truck routes, by-pass routes, public transportation options, alternate bridge route, traffic patterns and congestion.
- \* Input the hillside development audit.
- \* It should be an overall comprehensive plan not little individual plans (i.e., the 4 block area downtown) stuck together.
- \* Keep high rises far enough away from water and then build to max height.
- \* Limiting urban sprawl.
- \* Long term development 100+ year building life.
- \* Loss of character.
- \* Manage growth and reduce sprawl.
- \* Not against towers downtown, but not so close to the lake. In the present plan there are too many in that space.
- \* Our development.
- \* Please slow the growth of our area.
- \* Population growth/our water supply.
- \* Prevent further sprawl.
- \* Properly planned density downtown, whole area planned for density.
- \* Remember the other communities in the valley are growing too.
- \* Rezoning properties that have been severely affected by different zoning (changes).
- \* The downtown core. Protect the parks and the downtown heritage sites. No high rises near the parks or lake.
- \* Too fast growth, crime and air and water quality.
- \* Unsustainable growth.
- \* Upwards or outwards.
- \* Urban sprawl into natural areas.
- \* Urban Sprawl.
- \* Utility services – roads, water, sewer, electricity.
- \* We should establish a plan and stick with it, not have developers tell us what our plan should be.

Transportation (11 comments)

- \* Better pedestrian experience.
- \* Better planning for pedestrian and bike lanes.
- \* Better public transit.
- \* Our traffic
- \* Raise parking costs everywhere including at the malls.
- \* Roads, sustainability, build up Vs out.
- \* Side walks and bike paths – safety, environment, sense of community. Encouraging urban agriculture – tax incentives for background and small scale gardening. For waste; introduce composting as part of the municipal system so commercial/residential participate.
- \* Traffic and transit.
- \* Traffic flow and transit alternatives.
- \* Transportation – safer bicycle paths and light rail transit.
- \* Vehicles Vs cycles and walk ways.

Water (10 comments)

- \* Drip system only in valley – water supply.
- \* Preservation of the Kelowna qualities that are sustaining growth of us humans:
- \* Preserve the water.
- \* Quality of water, slow down our growth, find some industry to keep families solvent, provide affordable housing – especially rentals.
- \* Water and specifically, focus on the ground real world action and enforcing the principals of the OCP.
- \* Water quality and quantity.
- \* Water, agriculture and transportation.
- \* Water, Pine Beetle kill, replanting and the economy.
- \* Water.
- \* Watershed conservation.

Energy/Climate/Air Quality (8 comments)

- \* Adopting LEED practices for new development.
- \* Air – clean
- \* Air pollution – control it.
- \* Clean air and water.
- \* Energy conservation.
- \* Energy usage (fuel, electricity)
- \* Sustainability.
- \* Too much emphasis on sustainability. Too much emphasis on increasing density without considering the negative affect on stable existing neighbourhoods that get destroyed in the process.

Natural Environment (7 comments)

- \* Carney pond is in jeopardy.
- \* Enhance Shoreline areas.
- \* Green space is depleted at an alarming rate. North end route at the bottom of Dilworth will cut any access for deer to walk.
- \* More green space.
- \* Preservation of existing quality of natural spaces.
- \* Protect wildlife habitat.
- \* Protection for natural environments.

Other (7 comments)

- \* Affordable housing definitely. Also, I am very concerned with high rises in the downtown core. Traffic is so clogged downtown as it is. With more people living there, it will only get worse. As well, Rutland and the mission could support high rises. Leave downtown to the parks and natural beauty.
- \* Affordable housing.
- \* I think that you are just doing it to "please" the public. I think you have already decided to change OCP.
- \* Urban agriculture, including community gardens, instead of grass, edible landscape, xeriscape boulevards (programme like Vancouver Green Streets).
- \* Health – stop obesity – more sidewalks and bike paths.
- \* Encourage downtown shops to clean up and paint up.
- \* Local business and economy must drive growth.