
CITY OF KELOWNA

MEMORANDUM

Date: August 13, 2008
File No.: 6480-30
To: City Manager
From: Planner Specialist
Subject: OCP Review – Public Consultation

RECOMMENDATION:

That the report from the Planning and Development Services Department dated August 13, 2008 be received for information.

BACKGROUND:

The OCP consultation 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 so that feedback will be as comprehensive and representative as possible.

During the past three months, staff have received almost 2000 responses to invitations for public input. The feedback received has been documented and will inform development of draft policies. Once developed, draft policies will be available for stakeholder feedback. The public and other stakeholders will be invited to provide comment through on-line surveys, letters, emails, voicemails and an Open House.

The second on-line survey is expected to be available on the OCP website (www.kelowna2030.ca) by August 18, 2008. The results of this survey will be used to further define the potential policy direction for discussion with Council, staff and the public.

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).

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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.

EXTERNAL AGENCY / PUBLIC COMMENTS:

See Attachment 1 for a summary of the comments received to date.

COMMUNICATIONS CONSIDERATIONS:

A second on-line survey is now available on the OCP website (www.kelowna2030.ca). The intent of the survey is to gather input on possible responses to issues raised through earlier feedback.

A second Open House will be held on September 17, 2008.

Considerations not applicable to this report:

INTERNAL CIRCULATION TO:

PERSONNEL IMPLICATIONS:

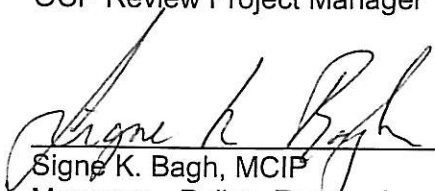
TECHNICAL REQUIREMENTS:

ALTERNATE RECOMMENDATION:

Submitted by:

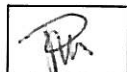


G. Stephen, Planner Specialist
OCP Review Project Manager



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

Approved for inclusion



Paul Macklem

Acting Director of Planning and Development Services

Attachment 1

Overview Summary Document OCP Review, Public Input to July 2008

Background

The public was, during April-July 2008, given four opportunities to provide input into the Official Community Plan Review:

1. On-line survey – launched April 22, closed May 25 (799 completed surveys)
2. Open House – Firehall #1, 3-8pm, June 4 (approx. 125-140 attendees)
3. Random-Sample Mail Survey – sent May 29, closed June 20 (699 respondents)
4. In-person Interviews – between May 26 - June 13 (200 respondents)

In total, more than 1830 responses were gathered.

Findings

Those surveyed indicated that Kelowna is a desirable place to live due to the climate, natural environment, friendliness, amenities and recreational opportunities.

Input indicated four main areas of concern: Affordability; Development & Growth; Green/Public Space; Transportation.

Affordability

*"Development desperately needs more affordable housing so we can keep our young people here. With the leaning toward 'luxury living' units being built, no young person starting out or young family can afford to buy their first home."**

- Affordability appeared in this round of public input in a significant way (not seen in the 1999 OCP Review)
- Affordability was cited as the primary reason respondents would move away from Kelowna
- Affordability was a significant issue especially for those new to Kelowna and among those younger than 40
- Respondents supported affordable housing in new developments
- Respondents supported affordable housing being equally distributed across the city

Development and Growth

"Do a better job of getting higher density within existing city limits."

- Unpredictable nature of development and the subsequent negative effects (loss of community, natural environment and ALR lands) noted throughout
- Respondents generally dissatisfied with how development has occurred on the hillsides over the past 10 years
- Respondents expressed concern that infrastructure is not able to keep up with development

* all quotes taken from on-line survey

- Respondents supported developing higher density within existing urban areas
- Responses, in many areas of the city indicated support for more density than currently in the plans

Green/Public Space

"The City needs to be brave and preserve public access to the water and public lands for our future."

- Green/public space identified as an element that respondents value highly
- Respondents identified access to the lake as an issue of high priority
- Respondents indicated ambivalence as to how well Kelowna is doing in regards to creating and preserving green/public space
- Responses indicated a strong desire for more green space, especially in new developments, with developers taking financial responsibility for providing green space
- Green space is an amenity that respondents were wanting in return for density bonusing

Transportation

"Road and traffic flow systems have not kept pace with population growth."

- Respondents indicated an overwhelming concern about Highway 97 as a main transportation route bisecting the city
- Response indicated strong support for an alternative crossing and/or bypass to reduce traffic volume on Highway 97
- Generally, biking/pedestrian routes were seen as inadequate and unsafe
- Transit seen as a viable alternative if frequency and efficiency of bus routes were addressed
- Current transportation infrastructure is not seen as sustainable

Greening Our Future & Sustainability

"Kelowna works toward sustainability to maintain its high quality of life for future generations."

- Maintaining water quality and ensuring long term supply very important
- Strong support for the City to take initiative on sustainability measures through policy and public education
- Green development and guidelines were identified as ways to address "greening our future"; extending recycling programs was also identified
- There is a greater awareness of "green" issues among younger populations than those 55+
- Despite the use of the word "sustainability," response suggests that the term is not well understood, and that concrete examples are most valuable to explain sustainability.

