

CITY OF KELOWNA

BYLAW NO. 10621

Official Community Plan Text Amendment No. OCP11-0016 - Amendments to Chapter 5 - Development Process

WHEREAS Council wishes to adopt certain text amendments to Bylaw No. 10500 - *Kelowna 2030 - Official Community Plan*;

AND WHEREAS Council may adopt an official community plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all members of Council;

AND WHEREAS after first reading of the bylaw and before third reading of the bylaw, Council held a public hearing on the proposed amendments to the official community plan in accordance with Sections 890 through 894 of the *Local Government Act*;

NOW THEREFORE the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Chapter 4 - Future Land Use, Land Use Designation Definitions, Resource Protection Area be amended by adding to the end of the paragraph the following:

“Notwithstanding the foregoing, it is recognized that UBC’s campus lands in the Resource Protection Area are for future institutional uses consistent with the CD-20 Zone and upon such rezoning the boundary of the Resource Protection Area will be adjusted to exclude the affected campus lands. Future university planning, consistent with UBC’s academic mission, will be undertaken prior to rezoning.”

2. AND THAT Map 4.1 - Generalized Future Land Use map be deleted in its entirety and replaced with a new Map 4.1 - Generalized Future Land Use map as attached to and forming part of this bylaw;

3. AND THAT Chapter 5 - Development Process, GENERAL, Objective 5.3 Focus development to designated growth areas, Policy .1 Permanent Growth Boundary be deleted in its entirety and replaced with the following:

“**Permanent Growth Boundary.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council’s specific amendment of this policy. Notwithstanding the foregoing, it is recognized that UBC’s campus lands outside the Permanent Growth Boundary are for future institutional uses consistent with the CD-20 zone and, upon rezoning to CD-20, the Permanent Growth Boundary will be adjusted to show all UBC lands not designated for Resource Protection as being inside the Permanent Growth Boundary. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.”

4. AND THAT **Map 5.3 - Urban and Village Centres** legend be amended by deleting the word "Centre" from Urban Centre Areas, E. Capri/Landmark Centre;
5. AND THAT **Chapter 5 - Development Process, GENERAL, Objective 5.5 Ensure appropriate and context sensitive built form, Policy .1 South Pandosy**, be deleted and replaced with the following:

"**South Pandosy:** Generally 4 storeys. Six storeys within C4 or C9 zoned areas. Potential for 8 storeys where an architecturally distinct and significant buildings is placed at a corner, gateway or view terminus locations that is of significance to the community or where a buildings is of cultural significance to the community."
6. AND THAT **Chapter 5 - Development Process, GENERAL, Objective 5.11 Support parking management programs that promote reduced car ownership, reduced car trips and increased use of active modes of transportation** title be deleted in its entirety and replaced with the following:

"**Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.**"
7. AND THAT **Chapter 5 - Development Process, GENERAL, Objective 5.11 Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation, Policy .3 Preferred Parking** be deleted in its entirety and replaced with the following:

"**Preferred Parking.** Encourage preferred (e.g. close to entrances) or dedicated parking stalls for electric vehicles, share cars and / or hybrid vehicles and small vehicles for all developments.";
8. AND THAT **Chapter 5 - Development Process, RESIDENTIAL LAND USE POLICIES, Objective 5.22, Ensure context sensitive housing development, Policy .5 Multi Family in Character Areas**, be deleted in its entirety and replaced with the following:

"**Multi Unit in Character Areas.** Consider multiple unit development and the conversion of existing single-unit housing to multiple unit use in Character Areas provided that the use is supported on the Future Land Use map and the proposed design is consistent in architectural style and scale with the original development or the dominant style of the block and parking is screened from public view or contained within the structure. The renovation of existing single-unit structures to accommodate multiple housing units, should maintain the exterior appearance of a single-unit structure.";
9. AND THAT **Chapter 5 - Development Process, RESIDENTIAL LAND USE POLICIES, Objective 5.22, Ensure context sensitive housing development**, be amended by adding Economic Sustainability and Social Sustainability icons under the a new Policy **.6 Sensitive Infill** as follows:

"**Sensitive Infill.** Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting."

10. AND THAT Chapter 5 - Development Process, **COMMERCIAL LAND USE POLICIES, Objective 5.27, Increase supply of greenoffice space**, Policy .1 be amended by deleting the words "(see Map 5.11 Urban/Village Centres.)" and replacing it with "(see Map 5.3 Urban/Village Centres.)";
11. AND THAT Chapter 5 - Development Process, **AGRICULTURAL LAND USE POLICIES, Objective 5.33, Protect and enhance local agriculture**, Policy .7 Non-farm Uses, be amended by deleting the word "where" before the words "approved by the ALC and where the proposed uses:";
12. AND THAT Chapter 5 - Development Process, **OCP AMENDMENT APPLICATIONS, Objective 5.40 Ensure all development is consistent with the vision, goals and objectives of the OCP**, Policy .1 be amended by:
 - a) deleting the second bullet that reads:
 - "Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1)?" and replace it with:
 - "Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)?" ; and
 - b) deleting the sixteenth bullet that reads:
 - "Would approval of the project enhance the surrounding neighbourhood?" and replace with the following:
 - "Would the additional density or new land use designation enhance the surrounding neighbourhood in a way that the current land use designation does not?"
13. AND THAT Chapter 6 - Environment, **Objective 6.2 , Improve energy efficiency and reduce community greenhouse gas emissions**, Policy .1, be amended by deleting the first paragraph that reads:

"GHG Reduction Target and Actions. The City of Kelowna will, in partnership with: senior governments; local residents and businesses; NGOs; external agencies; and utility providers, work towards reducing community greenhouse gas emissions by 33% (from 2007 levels) by 2020." And replacing it with:

"GHG Reduction Target and Actions. In partnership with: senior governments; local residents and businesses; NGOs; external agencies; and utility providers, work towards reducing community greenhouse gas emissions by 33% (from 2007 levels) by 2020."
14. AND THAT Chapter 7 - Infrastructure, **GENERAL TRANSPORTATION POLICIES, Objective 7.6 Place increased emphasis on sustainable modes of transportation (walking, cycling, transit) while maintaining automobile, commercial goods and emergency vehicle mobility.**, Policy .4 Rail Corridor be deleted and replaced with the following:

"Rail Corridor. Only support use of the rail corridor as a transportation corridor for trains, buses, cycling, pedestrians and other uses that complement the primary alternative transportation function. Pursue approval for joint use of the corridor for active forms of transportation while the corridor is still being used for rail transportation."

15. AND THAT Chapter 7 - Infrastructure, TRANSPORTATION DEMAND MANAGEMENT POLICIES, Objective 7.7 Reduce peak hour trips and the percentage of trips undertaken by single occupant vehicles, particularly in Urban Centres, in order to reduce or eliminate the expansion of the transportation network and capacity. Policy .1 Motorized Trips be amended by deleting the first words of the paragraph that read: "The City will provide" and replace it with the word, "Provide";
16. AND THAT Chapter 7 - Infrastructure, PARKS POLICIES, Objective 7.12 Provide active and passive parks for a diversity of people and a variety of uses, Policy .5 Walking Radius be amended by deleting "(See 5.3 Urban Core / Suburban Areas)" after the words, "Strive to provide all residents in the urban core" and replacing it with "(Map 5.1 Core Area)";
17. AND THAT Chapter 8 - Economic Development, Objective 8.9 Portray a positive image of Kelowna, Policy .2 Downtown be amended by deleting the words "The City of Kelowna recognizes" at the beginning of the paragraph and replace it with the word "Recognize";
18. AND THAT Chapter 12 - Natural Environment DP Guidelines, GUIDELINES, 9.0 Groundwater, 9.1 that reads, "Require that private wells be closed when a parcel is connected to a community water system." be deleted and replaced with a new 9.1 as follows:

"9.1 Encourage private wells to be closed when a parcel is connected to a community water system."

19. AND THAT Chapter 14 - Urban Design DP Guidelines, title page be amended by deleting the section of the title page that reads:

<p>Comprehensive Development Permit Area (Multiple Unit Residential, Commercial and Industrial Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines 	<p>Revitalization Design Guidelines</p> <ul style="list-style-type: none"> • Properties Affected • Justification • Objectives • Exemptions • Guidelines • Downtown Considerations 	<p>Intensive Residential - Character Neighbourhood Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines
	<p>Intensive Residential - Secondary Suite Two Dwelling Housing Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines 	<p>Intensive Residential - Hillside Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines

And replace with a new title page that reads:

<p>A. Comprehensive Development Permit Area (Multiple Unit Residential, Commercial and Industrial Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines 	<p>B. Revitalization Design Guidelines</p> <ul style="list-style-type: none"> • Properties Affected • Justification • Objectives • Exemptions • Guidelines • Downtown Considerations 	<p>D. Intensive Residential - Character Neighbourhood Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines
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	<p>C. Intensive Residential - Secondary Suite Two Dwelling Housing Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions • Guidelines 	<p>E. Intensive Residential- Hillside Design Guidelines</p> <ul style="list-style-type: none"> • Category • Properties Affected • Justification • Objectives • Exemptions Guidelines
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20. AND THAT Chapter 14 - Urban Design DP Guidelines, chapter be amended by renaming each section throughout the chapter as follows:
- A. Comprehensive Development Permit Area (Multiple Unit Residential, Commercial and Industrial Design Guidelines);
 - B. Revitalization Design Guidelines;
 - C. Intensive Residential - Secondary Suite Two Dwelling Housing Design Guidelines;
 - D. Intensive Residential - Character Neighbourhood Design Guidelines; and
 - E. Intensive Residential- Hillside Design Guidelines”
21. AND THAT Chapter 14 - Urban Design DP Guidelines, A. Comprehensive Development Permit Area (Multiple Unit Residential, Commercial and Industrial Design Guidelines); GUIDELINES, 12.0 Landscape Development and Irrigation Water Conservation be amended by deleting the heading “Landscape Development and Irrigation Water Conservation” and replace with “Landscape development and irrigation water conservation”;
21. AND THAT Chapter 14 - Urban Design DP Guidelines, C. Intensive Residential - Secondary Suite Two Dwelling Housing Design Guidelines, GUIDELINES, 1.0 General Considerations, be amended by deleting the reference to subsection “1.1” after subsection “1.9” and renumbering subsection “1.1” to read as “1.10”;
22. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Amended at first reading by the Municipal Council this

Further amended at first reading by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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 Map 4.1 - Generalized Future Land Use

Legend

-  Permanent Growth Boundary
- Land Use Designations**
-  Commercial
-  Education / Institutional
-  First Nations Reserve
-  Future Urban Reserve
-  Health District
-  Industrial
-  Industrial - Limited
-  Industrial - Transition
-  Major Park and Open Space
-  Mixed Use (Residential / Commercial)
-  Mixed Use (Tourism)
-  Multiple Unit Residential (Cluster Housing)
(Residential use, new services, minor public amenities, & neighbourhood park)
-  Multiple Unit Residential (Low Density)
(Residential use, new services, minor public amenities, & neighbourhood park)
-  Multiple Unit Residential (Medium Density)
(Residential use, new services, minor public amenities, & neighbourhood park)
-  Multiple Unit Residential (High Density)
(Residential use, new services, minor public amenities, & neighbourhood park)
-  Private Recreational
-  Public Service Utilities
-  Transportation Corridor
-  Resource Protection Area
-  Service Commercial
-  Single / Two Unit Residential
(Residential use, new services, minor public amenities, & neighbourhood park)
-  Single / Two Unit Residential - Historic
(Residential use, new services, minor public amenities, & neighbourhood park)

Future Land Use Boundaries on lots with more than one Land Use Designation are conceptual only and may change based on Development Proposals.

NOTES

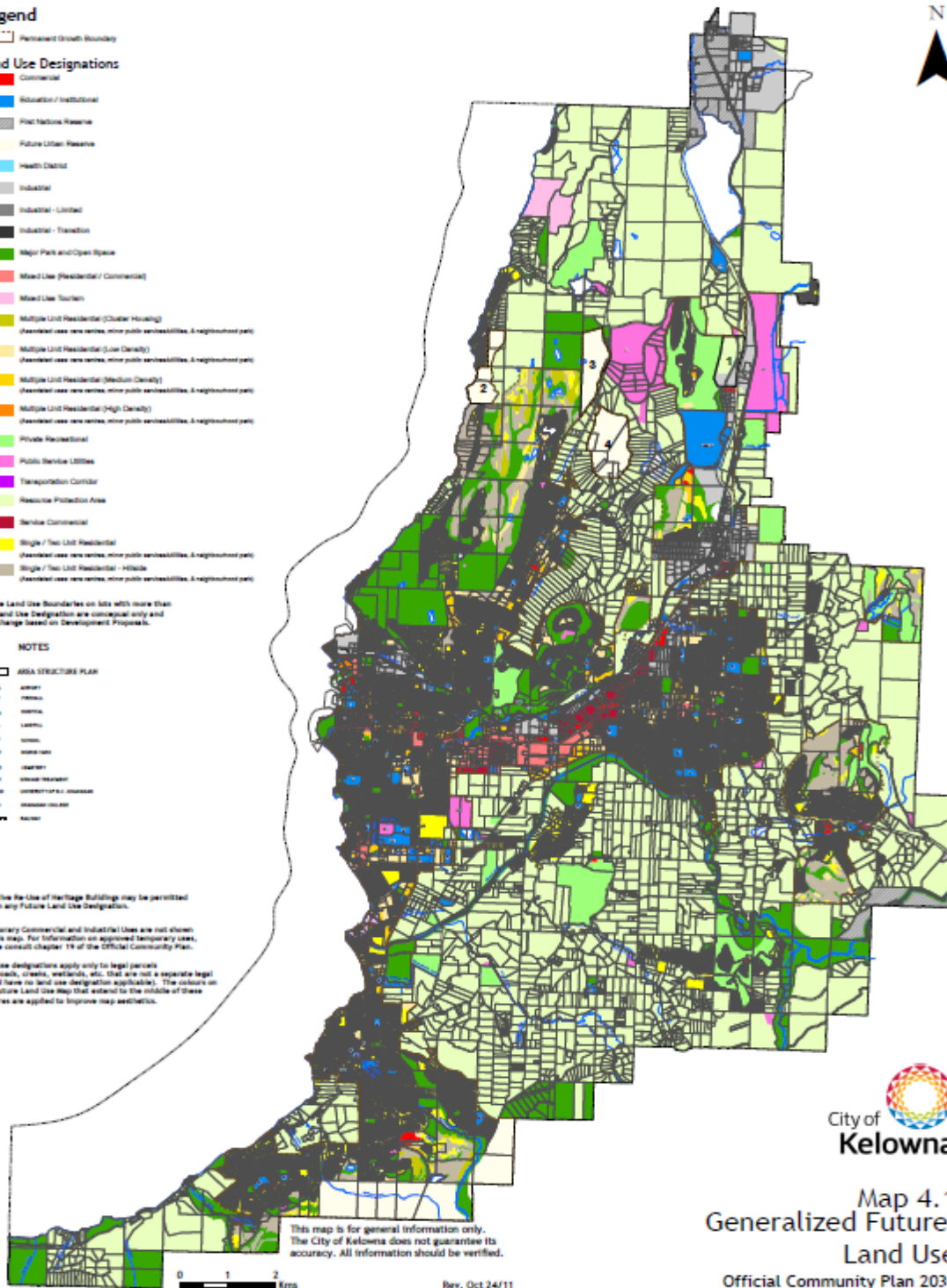
AREA STRUCTURE PLAN

-  amenity
-  arena
-  arts
-  library
-  office
-  recreation
-  school
-  senior housing
-  commercial or industrial
-  residential
-  transit

Adaptive Re-use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Use are not shown on this map. For information on approved temporary uses, please consult chapter 19 of the Official Community Plan.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use map that extend to the outside of these features are applied to improve map aesthetics.



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Oct 24/11



Map 4.1
 Generalized Future
 Land Use
 Official Community Plan 2030

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Map 5.3 - Urban and Village Centre

