

REPORT TO COUNCIL



Date: May 2, 2012
File: 1200-30
OCP11-0016 / BL 10621
To: City Manager
From: Long Range Planning Manager
Subject: OCP 2030 Bylaw 10500 - Housekeeping Amendments

Recommendation:

THAT Council receives, for information, the report from the Long Range Planning Manager dated May 2, 2012 with respect to staff initiated housekeeping amendments to OCP 2030 Bylaw 10500;

AND THAT Amendment Bylaw No. 10621 being an amendment to Bylaw No. 10500 Kelowna 2030 - Official Community Plan be amended at First Reading as outlined in the report from the Long Range Planning Manager dated May 2, 2012;

AND FURTHER THAT once consultation has been completed, OCP Amendment Bylaw No. 10621 being an amendment to Bylaw No. 10500 Kelowna 2030 Official Community Plan - Bylaw 10500 be forwarded to a Public Hearing.

Purpose:

To proceed with housekeeping amendments to the OCP.

Background:

At the Council Meeting of October 24, 2011 the following resolutions were adopted:

THAT Council receives, for information, the report from the Long Range Planning Manager dated October 19, 2011 with respect to Council directed and staff initiated housekeeping amendments to OCP 2030 Bylaw 10500;

AND THAT Council gives First Reading consideration to OCP Amendment Bylaw No. 10621 being an amendment to Bylaw No. 10500 Kelowna 2030 - Official Community Plan;

AND THAT after 1st reading Council directs staff to forward OCP Amendment Bylaw No. 10621 being an amendment to Bylaw No. 10500 Kelowna 2030 - Official Community Plan to the Agricultural Land Commission for comments as per LGA Section 882(3)(c);

AND FURTHER THAT Council forwards OCP Amendment Bylaw No. 10621 being an amendment to Bylaw No. 10500 Kelowna 2030 Official Community Plan - Bylaw 10500 to Public Hearing.

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The October 2011 report included both housekeeping and other more significant miscellaneous changes. That package has now been split into three reports and separate bylaws - housekeeping amendments (the subject of this report); miscellaneous amendments; and amendments to address future land use designations and Permanent Growth Boundary policy relating to UBCO lands. UBCO related policy will be the subject of a third report to come forward when related ALC / UBCO discussions have been completed.

This report and amendment is intended to move forward with an amended Housekeeping package of staff initiated changes. Given the passage of time since Bylaw 10621 was given First Reading other OCP amendments have been suggested that can be brought forward simultaneously. Proposed amendments are itemized in Attachment 1, including those changes from the original Bylaw 10621.

Recommended changes include:

- Mapping adjustments to ensure the Future Land Use mapping properly reflects lots resulting from new subdivisions;
- Park designation for city owned properties ;
- Minor text amendments to correct language (typing errors or omissions) (See Items 1 and 10 & 12 - 31 of Attachment 1).

Proposed mapping changes are indicated in Attachments 2 through 8.

Internal Circulation:

General Manager of Community Sustainability
Urban Land Use Manager
Manager, Parks & Public Spaces

Legal / Statutory Authority:

Local Government Act Part 26: Division 2 - Official Community Plans, Sections 875 - 882.

Legal/Statutory Procedural Requirements:

Local Government Act Section 882(3) specifies that after first reading (and prior to Public Hearing) of an Official Community Plan bylaw the local government must, in sequence, consider the plan in conjunction with its financial plan and any waste management plan applicable. The local government must also refer the plan to the Agricultural Land Commission (ALC) for comment if the plan applies to land in an agricultural land reserve established under the Agricultural Land Commission Act.

There are no proposed amendments that would be of interest to the ALC.

External Agency/Public Comments:

Local Government Act Section 879 (1) specifies that a local government must, during the development, repeal or amendment of an official community plan, 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 required public hearing.

The requirement for consultation over and above the Public Hearing will be addressed by advertising in a local newspaper, posting information on the website and notification through e-subscribe, with contact information for the Long Range Planning Manager to field inquiries and comments. The results of that consultation will be provided to Council at the Public Hearing.

Existing Policy:

Kelowna OCP 2030 Bylaw 10500.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Communications Comments:

Personnel Implications:

Alternate Recommendation:


Submitted by:



Gary Stephen, Long Range Planning Manager
Policy and Planning

Approved for inclusion:

Signe Bagh, Director of Policy & Planning



cc: General Manager, Community Sustainability
Urban Land Use Manager
Manager, Parks & Public Spaces

Attachment 1

Proposed OCP Amendments - Bylaw 10621

1. Amend Chapter 4 - Land Use Designation Definitions by changing the title of each designation to include an acronym as follows:

- Resource Protection Area (REP)
- Single / Two Unit Residential (S2RES)
- Single / Two Unit Residential - Hillside (S2RESH)
- Multiple Unit Residential - Cluster Housing (MRC)
- Multiple Unit Residential - Low Density (MRL)
- Multiple Unit Residential - Medium Density (MRM)
- Multiple Unit Residential - High Density (MRH)
- Mixed Use (Residential / Commercial (MXR)
- Mixed Use Tourism (MXT)
- Commercial (COMM)
- Service Commercial (SC)
- Education / Institutional (EDINST)
- Health District (HLTH)
- Public Services / Utilities (PSU)
- Industrial (IND)
- Industrial - Transition (IND-T)
- Industrial - Limited (IND-L)
- Major Park & Open Space (PARK)
- Private Recreation (REC)
- Future Urban Reserve (FUR)
- Transportation Corridor (TC)
- Permanent Growth Boundary (PGB)
- First Nations Reserve (FNR)
- Area Structure Plans (ASP)
- Temporary Use Permits (TUP)

2. Amend Map 4.1 - Generalized Future Land Use to add acronyms to the legend as follows:

- Permanent Growth Boundary (PGB)
- Commercial (COMM)
- Education / Institutional (EDINST)
- First Nations Reserve (FNR)
- Future Urban Reserve (FUR)
- Health District (HLTH)
- Industrial (IND)
- Industrial - Limited (IND-L)
- Industrial - Transition (IND-T)
- Major Park & Open Space (PARK)
- Mixed Use (Residential / Commercial (MXR)
- Mixed Use Tourism (MXT)
- Multiple Unit Residential - Cluster Housing (MRC)
- Multiple Unit Residential - Low Density (MRL)
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Private Recreation (REC)
Public Services / Utilities (PSU)
Transportation Corridor (TC)
Resource Protection Area (REP)
Service Commercial (SC)
Single / Two Unit Residential (S2RES)
Single / Two Unit Residential - Hillside (S2RESH)

3. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of a portion of property located at 2021 Hwy 33 E from Commercial to Major Park & Open Space and Resource Protection Area.
4. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of a portion of property located at 1280 Wilson Ave from Transportation Corridor & Education / Institutional to Major Park & Open Space.
5. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of properties located at 225, 235, 245, 250, 270, 290 Arab Rd from Industrial Limited to Single / Two Unit Residential.
6. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of a portion of properties located at 1248, 1260, 1266, 1272, Steele Rd from Major Park & Open Space to Single / Two Unit Residential.
7. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of a portion of property located at 1355 Steele Rd from Single / Two Unit Residential to Major Park & Open Space.
8. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of properties located at 1123, 1133, 1143 Mountain Avenue from Single / Two Unit Residential to Major Park & Open Space; and to change the designation of properties located at 1061 and the end of Trench Place from Industrial to Major Park & Open Space.
9. Amend **Map 4.1 - Generalized Future Land Use** to change the designation of property located at 326 Clifton Rd from Single / Two Unit Residential and Major Park & Open Space to Major Park & Open Space.
10. Amend Policy 5.3.2 **Compact Urban Form** as follows (proposed new wording underlined):

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.
11. Amend **Map 5.3 - Urban and Village Centres** by removing the word "Centre" from the legend in reference to "E Capri / Landmark" and by updating the boundary of the South Gordon Village Centre to reflect current land use designations and legal lots.

12. Amend Policy 5.5.1 **Building Height** by changing the wording of the section on South Pandosy (proposed new wording is underlined; deleted wording in ~~strikethrough~~):

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 are placed at a corner, gateway or view terminus locations that are is of significance to the community or where a buildings are is of cultural significance to the community.

13. Amend **Objective 5.11** as follows (proposed new wording is underlined; deleted wording in ~~strikethrough~~):

Support parking management programs that promote reduced ~~car~~vehicle ownerships, reduced ~~car~~vehicle trips and increased use of active modes of transportation.

14. Amend Policy 5.11.3 **Preferred Parking** as follows (proposed new wording underlined):

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.

15. Amend Policy 5.19.11 **North McKinley** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

North McKinley. Not approve any additional residential uses or densities (beyond existing zoning) for lands in the North McKinley area designated in the OCP for ~~commercial~~ mixed use tourism use.

16. Amend Policy 5.22.5 **Multi Family in Character Areas** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

Multi Family Unit in Character Areas. Consider multiple family unit development and the conversion of existing ~~single-family-unit~~ housing to multiple family 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-family~~ unit structures to accommodate multiple housing units, should maintain the exterior appearance of a ~~single-family~~ unit structure.

17. Amend Policy 5.27.1 **Green Office Space** to correct the map reference as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

Green Office Space. Support rezoning that results in

- Innovative, green office space; and
- an ability to locate close to other innovative firms (clustering); and
- proximity to collective green space (park or courtyard); and
- low-rise (max. 3 storey) buildings with a centre courtyard (to provide for interaction between businesses)-2

~~Where~~ where such can be provided within the Permanent Growth boundary, with preferred locations being the Urban Centres (see Map 5.44-3 Urban / Village Centres).

18. Amend Policy 5.33.7 **Non-farm Uses** as follows (wording to be deleted in ~~strikethrough~~):

Non-farm Uses. Support non-farm use applications on agricultural lands only where ~~where~~ approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

19. Amend Policy 5.40.1 **Evaluation Checklist** by adding a reference to Map 5.2 in the 2nd bullet as follows (proposed new wording is underlined):

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)?

20. Amend Policy 5.40.1 **Evaluation Checklist** by amending the wording of the 16th bullet as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

- Would the additional density or new land use designation approval of the project enhance the surrounding neighbourhood in a way that the current land use designation does not?

21. Amend the first paragraph of Policy 6.2.1 **GHG Reduction Target and Actions** as follows (proposed new wording is underlined; deleted wording in ~~strikethrough~~):

GHG Reduction Target and Actions. ~~The City of Kelowna will, in~~ 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.

22. Amend Policy 7.6.4 **Rail Corridor** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

Rail Corridor. ~~The City will only~~ 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. ~~The City will pursue~~ Pursue approval for joint use of the corridor for active forms of transportation while the corridor is still being used for rail transportation.

23. Amend Policy 7.7.1 **Motorized Trips** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

Motorized Trips. ~~The City will provide~~ Provide infrastructure to the Urban Centres based on the expectation that not more than 45% of total trips in the City Centre and other Town Centres will be by motor vehicle.

24. Amend Policy 7.12.5 **Walking Radius** by amending the reference to the Map as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

Walking Radius. Strive to provide all residents in the urban core (See ~~5.3 Urban Core / Suburban Areas~~ Map 5.1 Core Area) of the City with access to centrally located parks within a five minute walking radius.

25. Amend Policy 8.7.4 **Communications Infrastructure** by deleting the sentence as follows (wording to be deleted in ~~strikethrough~~):

Communications Infrastructure. Support the creation of high quality and assured communication links (e.g. voice, data and image).

~~Additional policies are listed in the Infrastructure chapter.~~

26. Amend Policy 8.9.2 **Downtown** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

Downtown. ~~The City of Kelowna recognizes~~ Recognize that a unique, attractive, thriving and livable downtown is strategically important to Kelowna's overall prosperity and success. Towards this end, the City will plan and manage the Downtown as a single and special entity and will take a proactive, comprehensive, integrated and collaborative approach towards providing services and infrastructure, delivering programs, and developing a supportive regulatory and financial environment.

27. Amend Chapter 12 - **Natural Environment DP Guidelines - Guideline 12.9.9.1** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

~~Encourage~~ Require that private wells to be closed when a parcel is connected to a community water system.

28. Amend Chapter 12 - **Natural Environment DP Guidelines - Table 12.1** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

22	Mill Creek	Downstream of Hardy Road Street	15
23	Mill Creek	Upstream of Hardy Road Street	30

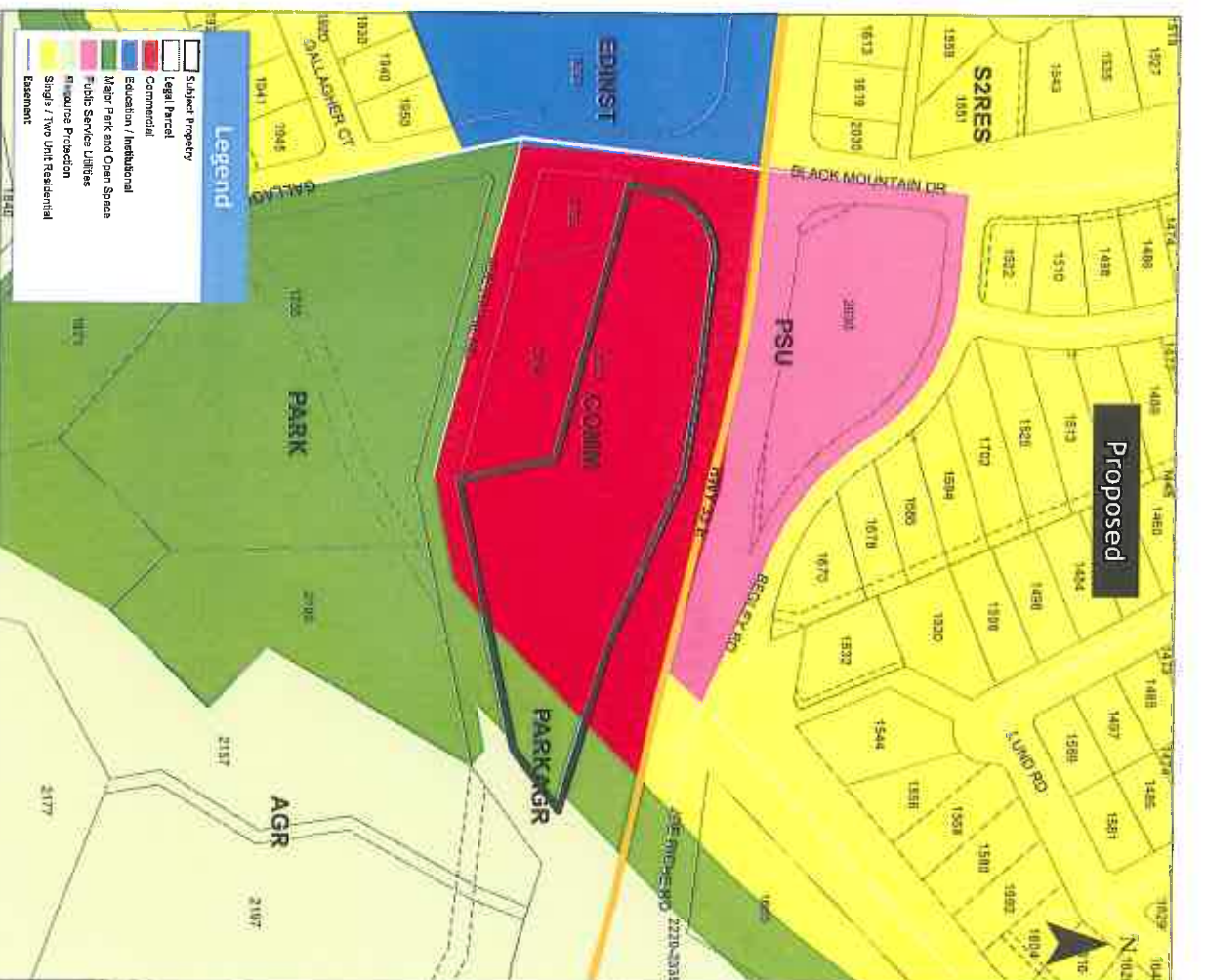
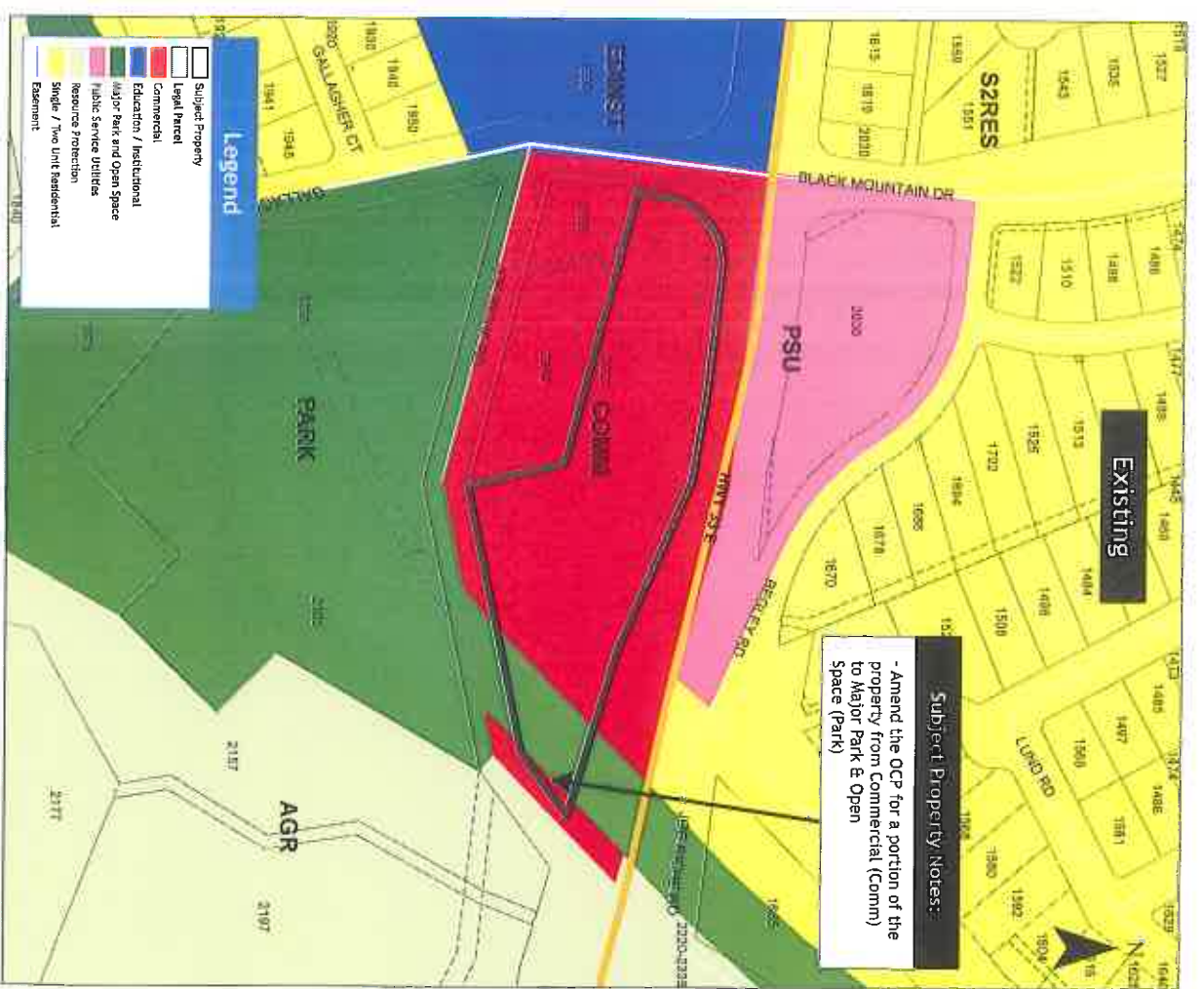
29. Amend Chapter 14 - **Urban Design DP Guidelines - Comprehensive Development Permit Area - Section 12.0** as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

~~Landscape Development and Irrigation Water Conservation~~ Landscape development and irrigation water conservation

30. Amend Chapter 14 - **Urban Design DP Guidelines - Intensive Residential - Secondary Suite Two Dwelling Housing Design Guidelines - Section 1** on page 14.23 change 1.1 to read 1.10 as follows (proposed new wording is underlined; wording to be deleted in ~~strikethrough~~):

4.4 1.10 Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street (including those with special character or historical and cultural significance);

31. Amend Chapter 14 - **Urban Design DP Guidelines** to revise the numbering to differentiate between subsections.



Proposed OCP Land Use Amendments

Bylaw 10621 - Attachment # 2

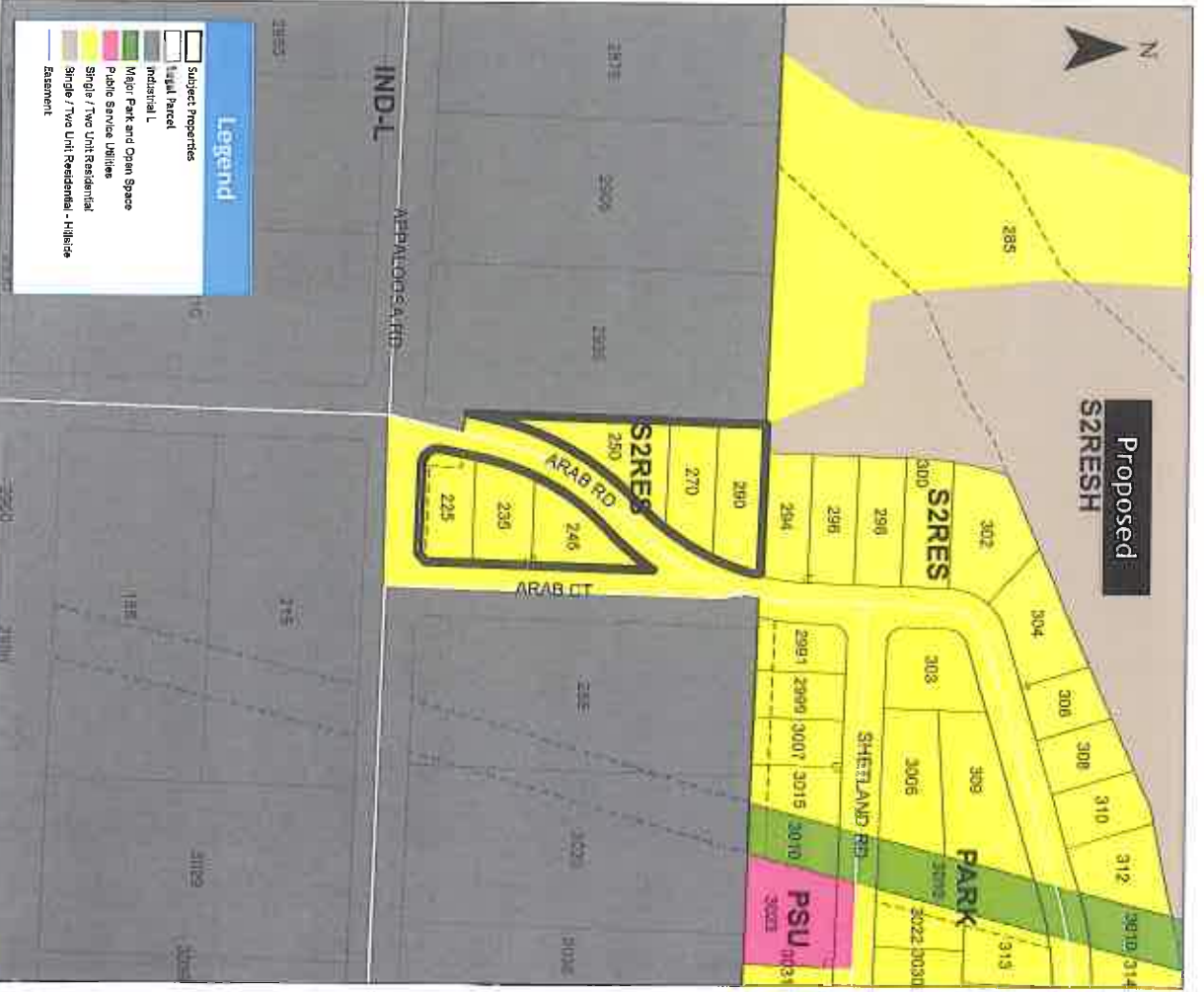
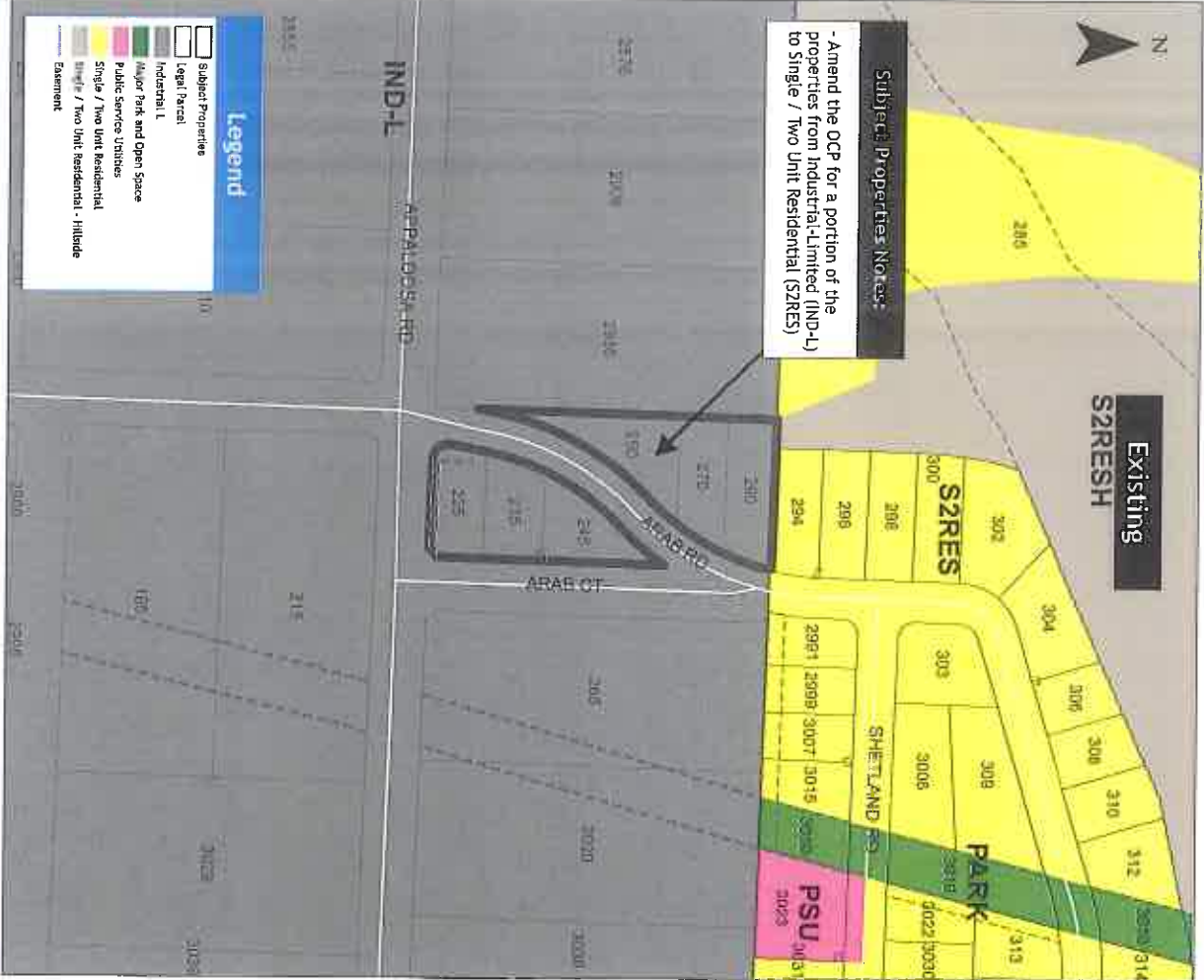
May 2012



Proposed OCP Land Use Amendments

Bylaw 10621 - Attachment # 3

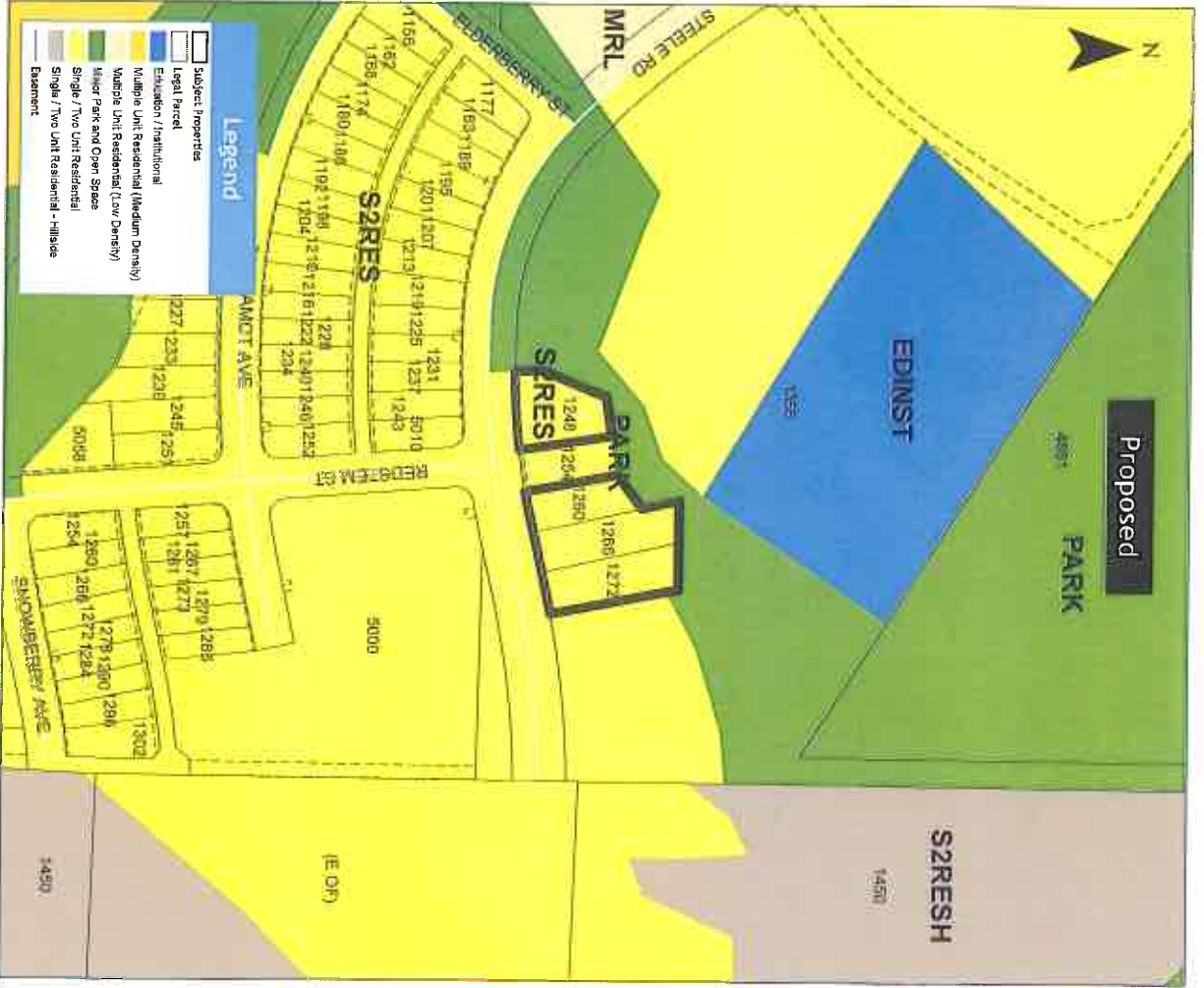
May 2012



Proposed OCP Land Use Amendments

Bylaw 10621 - Attachment # 4

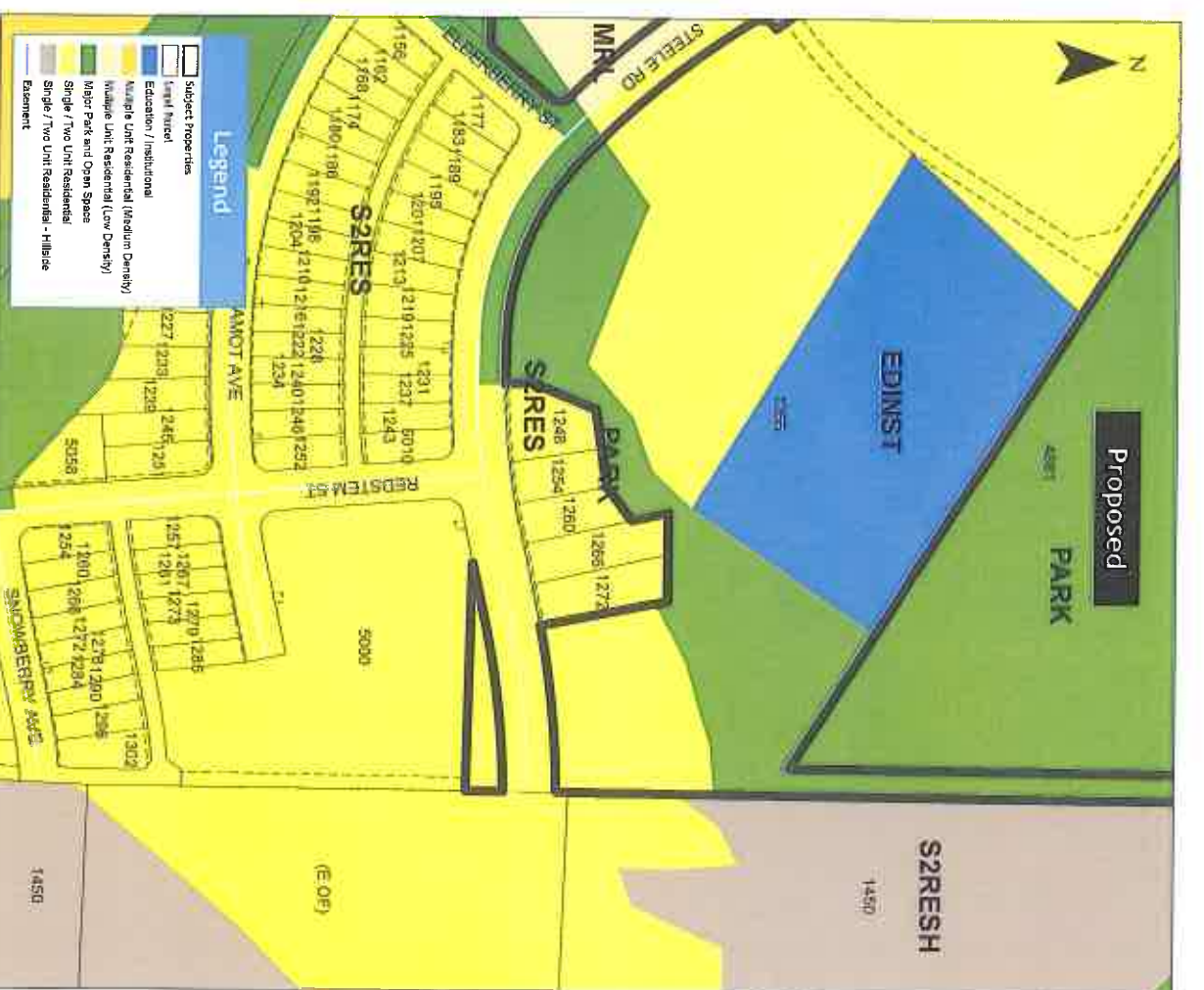
May 2012



Proposed OCP Land Use Amendments

Bylaw 10621 - Attachment # 5

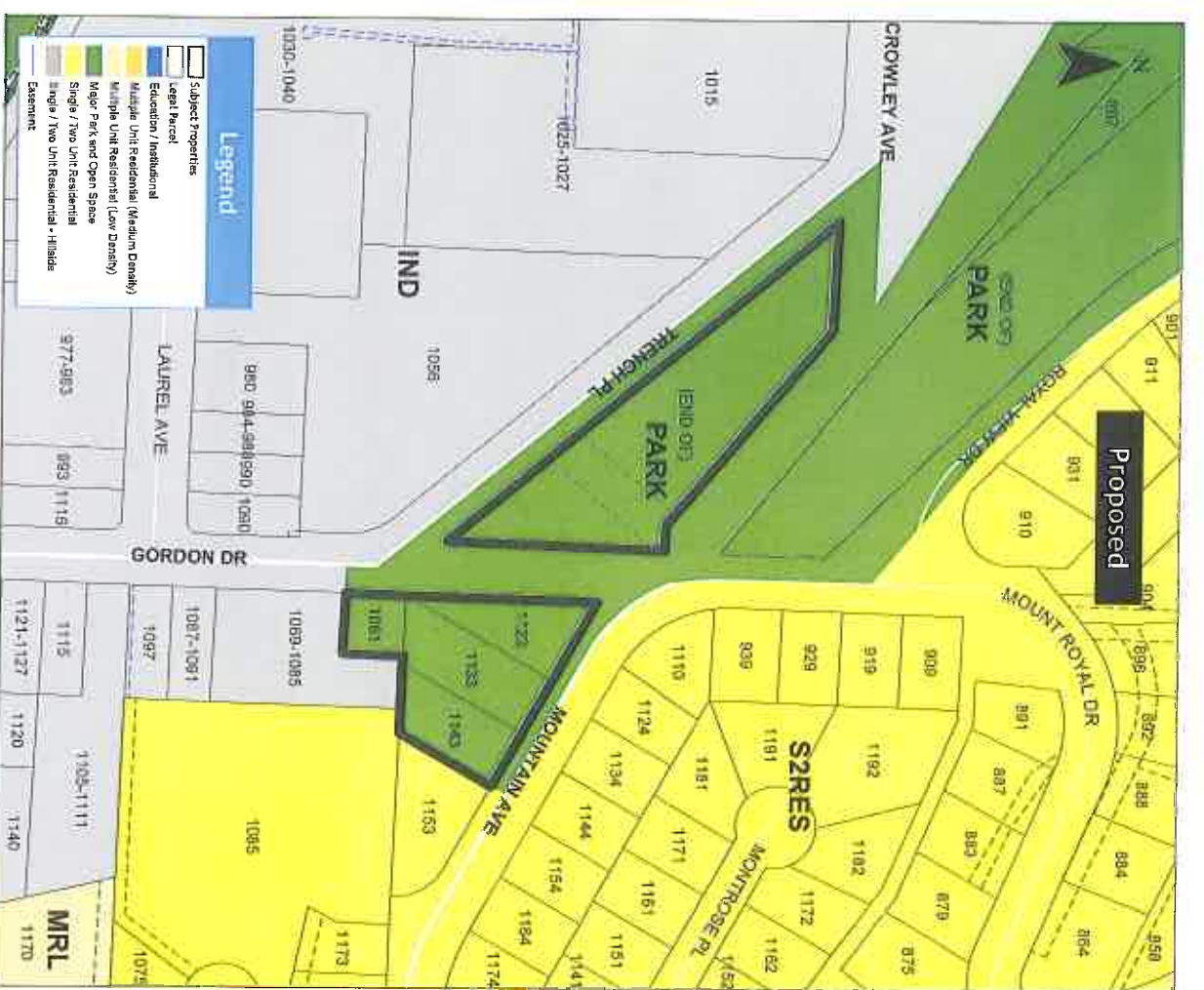
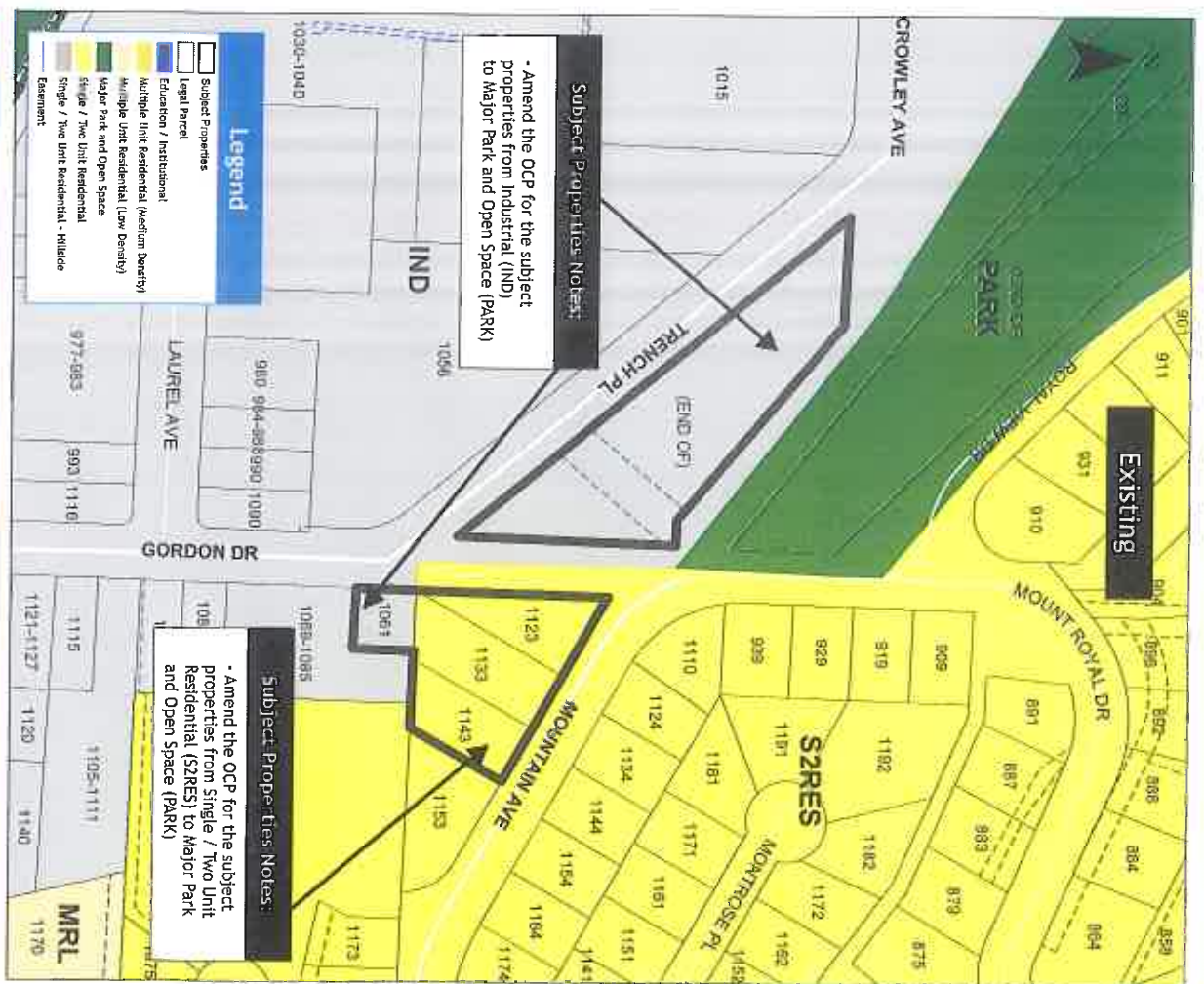
May 2012



Proposed OCP Land Use Amendments

Bylaw 10621 - Attachment # 6

May 2012

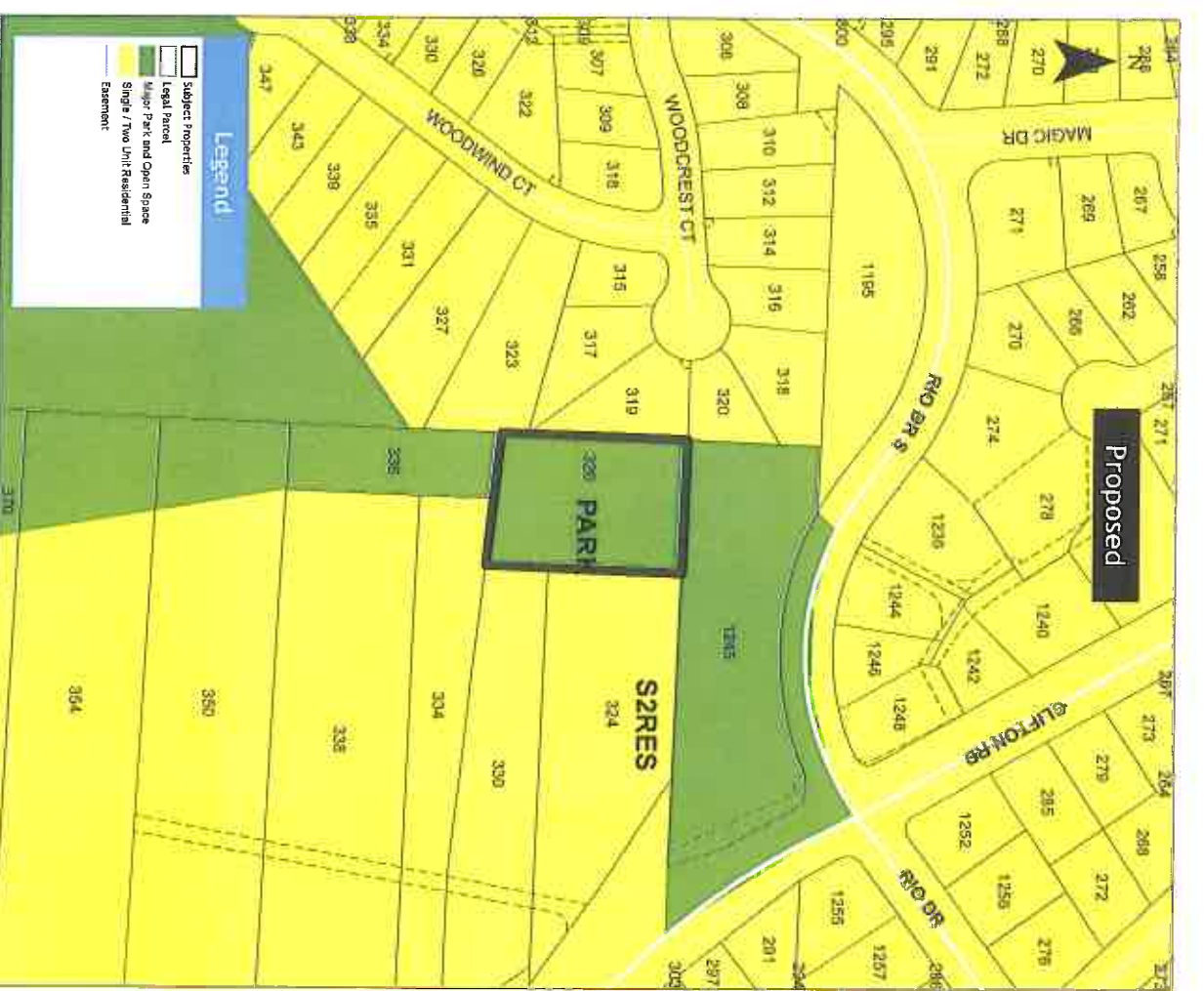
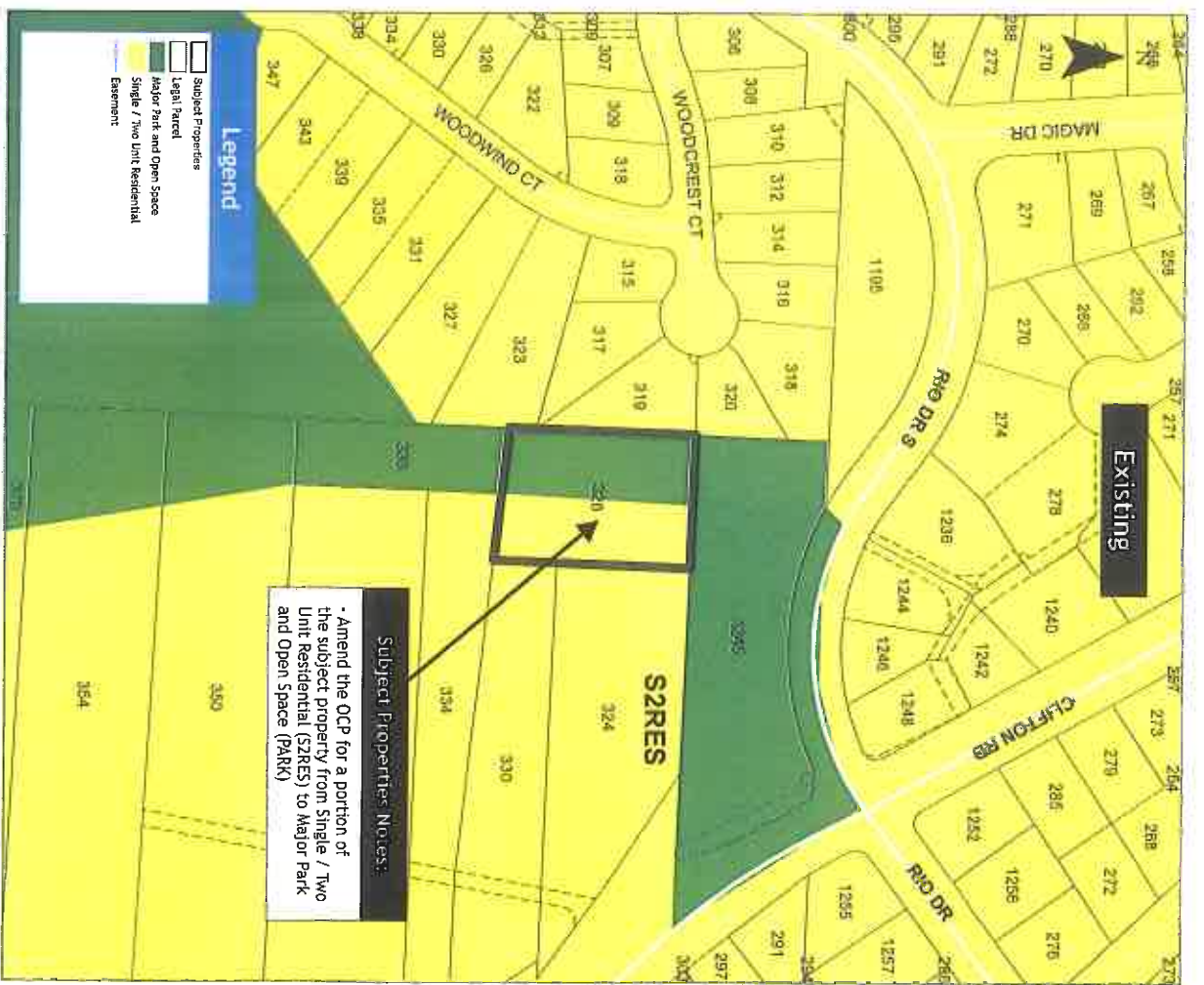


Proposed OCP Land Use Amendments

Bylaw 10621 - Attachment # 7

May 2012





Proposed OCP Land Use Amendments

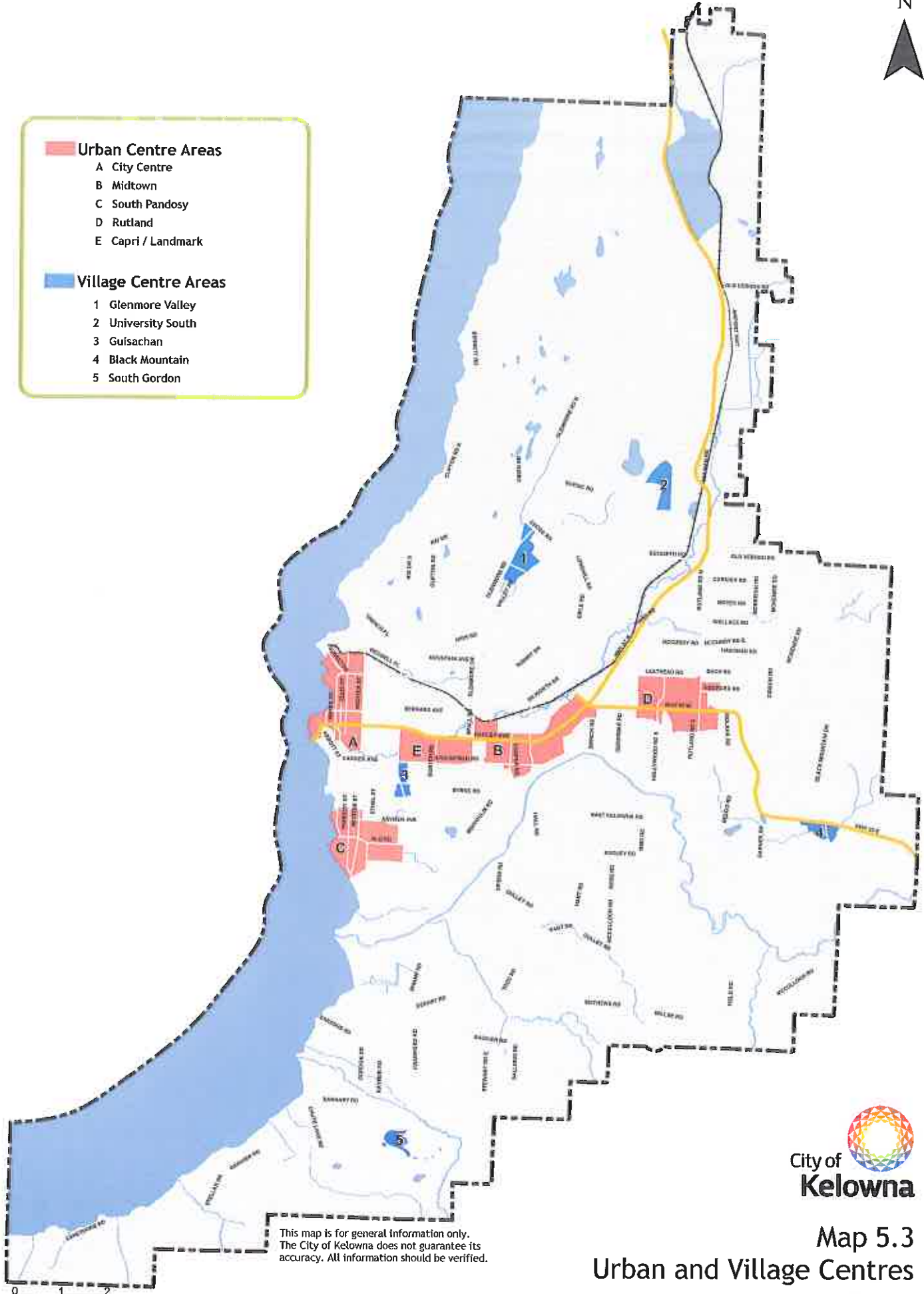
Bylaw 10621 - Attachment # 8

May 2012





- Urban Centre Areas**
 - A City Centre
 - B Midtown
 - C South Pandosy
 - D Rutland
 - E Capri / Landmark
- Village Centre Areas**
 - 1 Glenmore Valley
 - 2 University South
 - 3 Guisachan
 - 4 Black Mountain
 - 5 South Gordon



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



Map 5.3 Urban and Village Centres

Official Community Plan 2030

