

CITY OF KELOWNA

BYLAW NO. 10702

Official Community Plan Text Amendment No. OCP12 - 0004 Miscellaneous Amendments

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 **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;
2. THAT **Chapter 5 - Development Process, RESIDENTIAL LAND USE POLICIES, Objective 5.22, Ensure context sensitive housing development**, be amended by:
 - a) 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."
 - b) adding Economic Sustainability and Social Sustainability icons under the a new Policy **.7 Healthy Communities** as follows:

"Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood."
 - c) adding Economic Sustainability and Social Sustainability icons under the a new Policy **.8 Embracing Diversity** as follows:

"Embracing Diversity. Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project, including provision of support material where appropriate."

- d) adding Economic Sustainability and Social Sustainability icons under the a new Policy .9 **Neighbourhood Impact** as follows:

“**Neighbourhood Impact.** When considering an OCP Amendment, the City will seek information with respect to the impact on land values related to the likelihood that other properties in the immediate neighbourhood will remain or develop as indicated in the OCP.”
 - e) adding Economic Sustainability and Social Sustainability icons under the a new Policy .10 **Adaptable Housing** as follows:

“**Adaptable Housing.** Encourage the use of adaptable design to increase flexibility of housing by referring developers to adaptable design guidelines.”
 - f) adding Economic Sustainability and Social Sustainability icons under the a new Policy .11 **Housing Mix** as follows:

“**Housing Mix.** Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.”
 - g) adding Economic Sustainability and Social Sustainability icons under the a new Policy .12 **Secondary Suites and Accessory Apartments** as follows:

“**Secondary Suites and Accessory Apartments.** Support secondary suites and accessory apartments through appropriate zoning regulations.
3. AND THAT Chapter 5 - Development Process, **RESIDENTIAL LAND USE POLICIES, Objective 5.25, Ensure that Urban Centres develop as vibrant commercial nodes, Policy .1 Retail Impact Analysis** be deleted in its entirety and replaced with the following:
- “**Retail Impact Analysis.** Commercial developments greater than 2,300 m2 that would require an amendment to the OCP may be required to prepare, at the discretion of staff and at the applicants’ expense, a Retail Impact Analysis (see Chapter 17 for a definition) using Terms of Reference developed by the City.”
4. AND THAT Chapter 5 - Development Process, **COMMERCIAL LAND USE POLICES, Objective 5.29 Ensure Efficient use of industrial land supply** be amended by adding Economic Sustainability and Social Sustainability icons under a new policy .2 that reads:
- “**Secondary Housing in Light Industrial Areas.** Consider the limited expansion of housing as a secondary use within industrial buildings in light or transitional industrial areas.”
5. AND THAT Chapter 17 - Definitions, **Purpose-Built Rental Housing**, be amended by deleting the word “three” after the words “A self-contained building(s) containing” and replace it with the word “five”.

6. 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 7th day of May, 2012.

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

