

City of Kelowna Public Hearing AGENDA



Tuesday, June 16, 2015
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after June 2, 2015 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

- 3.1 **5000 Gordon Drive, BL11098 (OCP15-0005) & BL11099 (Z15-0019) - No 21 Great Projects Ltd.** 4 - 14

To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property.

- 3.2 **Multi-Residential Shared Garden Amendments, BL11056 (OCP15-0002) & BL11096 (TA15-0001)** 15 - 38

To introduce specific policy direction with respect to community gardens (public) and private sector multi-residential shared garden space.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: May 25, 2015

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment, Community Planning & Real Estate (LB)

Application: OCP15-0005 / Z15-0019 **Owner:** No 21 Great Projects Ltd., Inc. No. 355991

Address: 5000 Gordon Drive **Applicant:** No 21 Great Projects Ltd.

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: MRC - Multiple Unit Residential - Cluster Housing

Proposed OCP Designation: S2RESH - Single / Two Unit Residential - Hillside

Existing Zone: A1 - Agriculture 1

Proposed Zone: RU2h - Medium Lot Housing (Hillside Area)

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP15-0005 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of a portion of The South ½, District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670 and EPP22118, located on 5000 Gordon Drive, Kelowna, BC from the MRC - Multiple Unit Residential - Cluster Housing designation to the S2RESH - Single / Two Unit Residential - Hillside designation, as shown on Map "A" attached to the Report of the Subdivision, Agriculture & Environment Department, dated May 25, 2015, be considered by Council;

AND THAT Council considers the Public Hearing public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Subdivision, Agriculture & Environment Department, dated May 25, 2015;

AND THAT Rezoning Application No. Z15-0019 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of The South ½, District Lot 579, SDYD, Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670 and EPP22118, located on 5000 Gordon Drive, Kelowna, BC from the A1 - Agriculture 1 zone to the RU2h - Medium Lot Housing (Hillside Area) zone, as shown on Map "B" attached to the Report of the Subdivision, Agriculture & Environment Department, dated May 25, 2015, be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider an Official Community Plan Amendment and Rezoning application to amend the Future Land Use designations and rezone portions of the subject property to facilitate a single family residential subdivision for Phase 4 of The Ponds.

3.0 Subdivision, Agriculture & Environment

Staff supports the proposal to amend the Future Land Use designation and rezone portions of the subject property for Phase 4 of The Ponds development. This application is related to OCP14-0020 and Z14-0037, the original applications submitted for this phase, which established the appropriate residential and public utilities designations and zones to facilitate the single family residential subdivision.

Earlier plans for the area showed a potential connection from South Crest Drive to Gordon Drive through the subject property. In discussions between Staff and the applicant, it was determined this connection is not needed. The Clarence Avenue alignment was redesigned to intersect directly with Gordon Drive as additional land to the south is now required to facilitate the road alignment and lot layout. As a result, these minor housekeeping amendments are needed to change the Future Land Use designation in three small areas and rezone two small areas along the road alignment.

4.0 Proposal

4.1 Background

The subject property is located in the City's Southwest Mission Sector and is Phase 4 of The Ponds development. Residential development in Phases 1 through 3 of The Ponds was approved through previous development applications. Phase 4 is intended to create approximately 38 single family residential lots that are sensitive to the site's sloped topography under the proposed RU2h - Medium Lot Housing (Hillside Area) zone.

The original OCP Amendment and Rezoning applications for this phase established the residential and public utilities areas for the subject property. The corresponding Bylaws were given second and third readings on January 13, 2015 following Public Hearing.

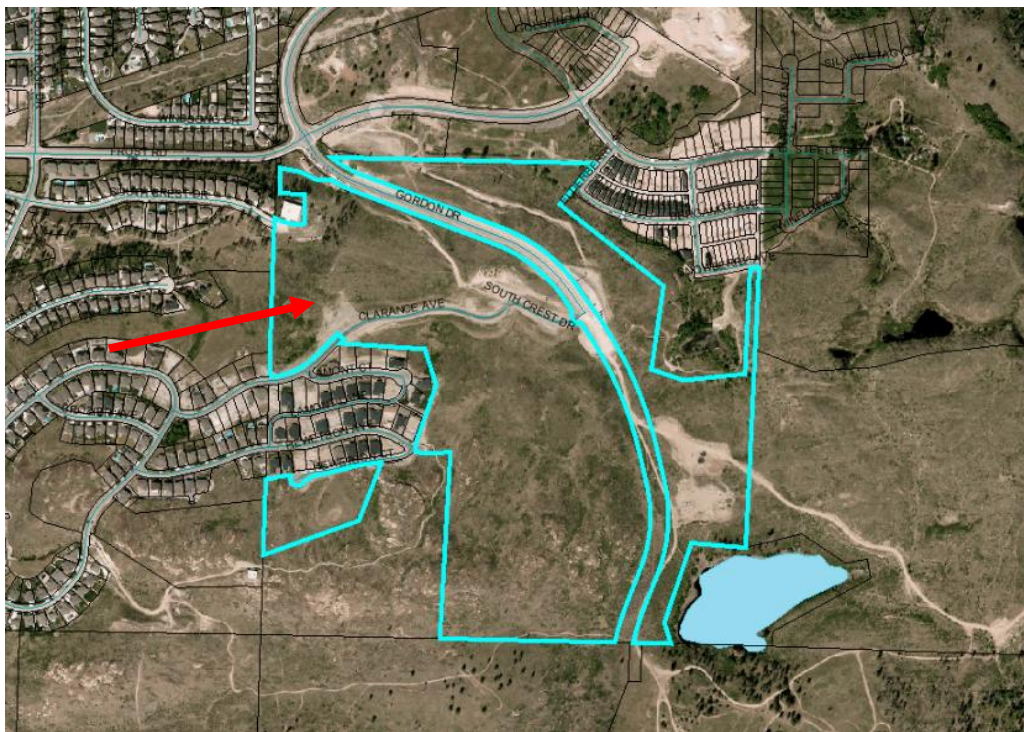
4.2 Site Context

The subject portion of the property is located southwest of the intersection of Gordon Drive and Frost Road and east of South Crest Drive and Clarence Avenue. The remainder of the property extends south to Thomson Flats and east of Gordon Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture 1 C3 - Community Commercial P4 - Utilities	Open space / vacant land The Ponds Sales Centre Public utilities
East	A1 - Agriculture 1	Open space / vacant land
South	A1 - Agriculture 1 RU1h - Large Lot Housing (Hillside Area)	Open space / vacant land Single family residential
West	RU1 - Large Lot Housing RU1h - Large Lot Housing (Hillside Area) P3 - Parks and Open Space P4 - Utilities	Single dwelling housing Park Public utilities

Subject Property Map: 5000 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single / Two Unit Residential - Hillside (S2RESH).¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods. This designation applies to suburban hillside areas where slopes are over 20%. Subdivisions on hillsides over 20% slope will be required to rezone to a hillside zone.

¹ City of Kelowna Official Community Plan, Future Land Use Chapter.

Staff reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memorandum, dated March 10, 2015.

7.0 Application Chronology

Date of Application Received: March 5, 2015

Report prepared by:

Laura Bentley, Planner

Approved for Inclusion:



Shelley Gambacort, Subdivision, Agriculture & Environment
Department Director

Attachments:

Subject Property Map

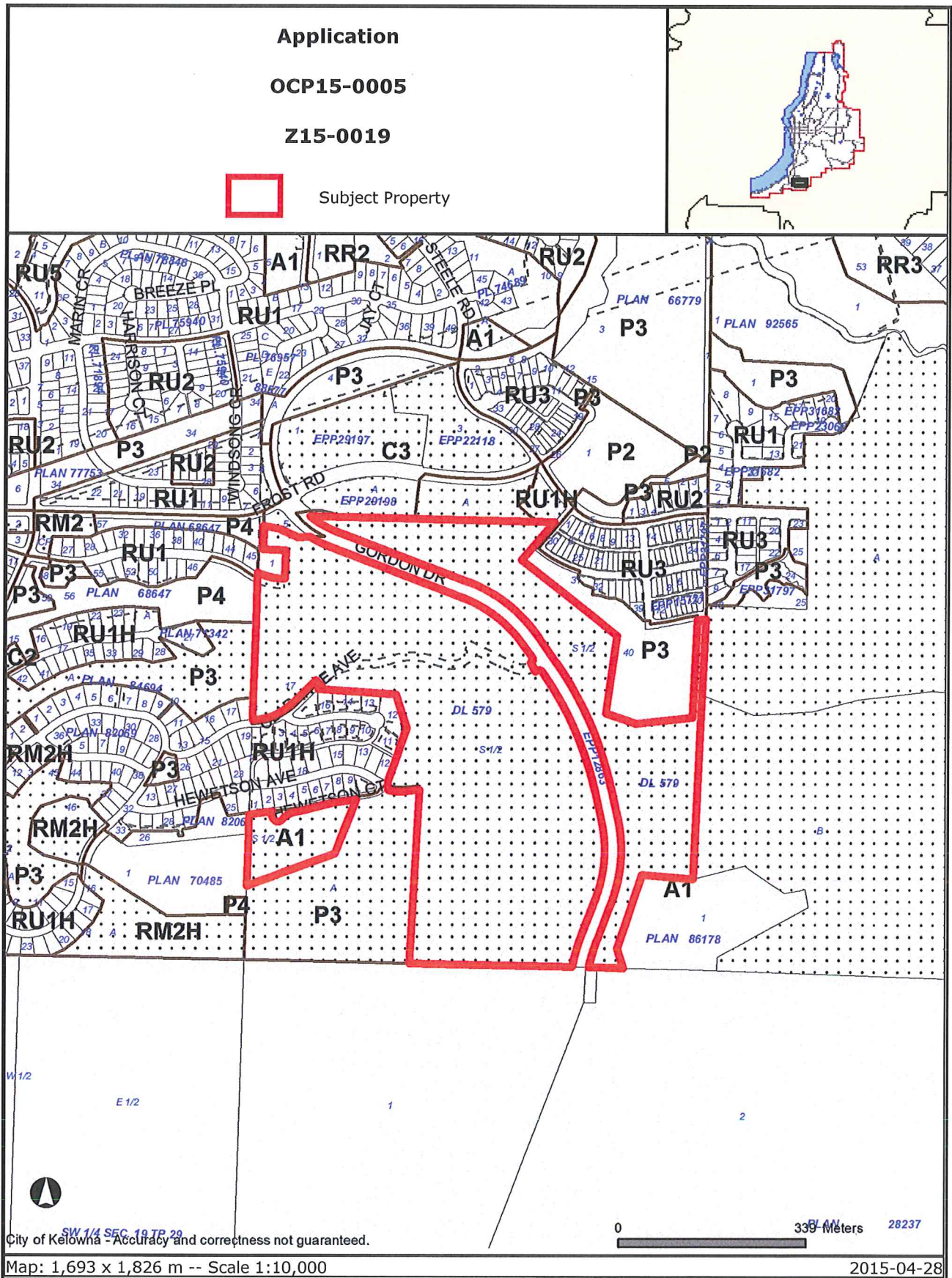
Map "A"

Map "B"

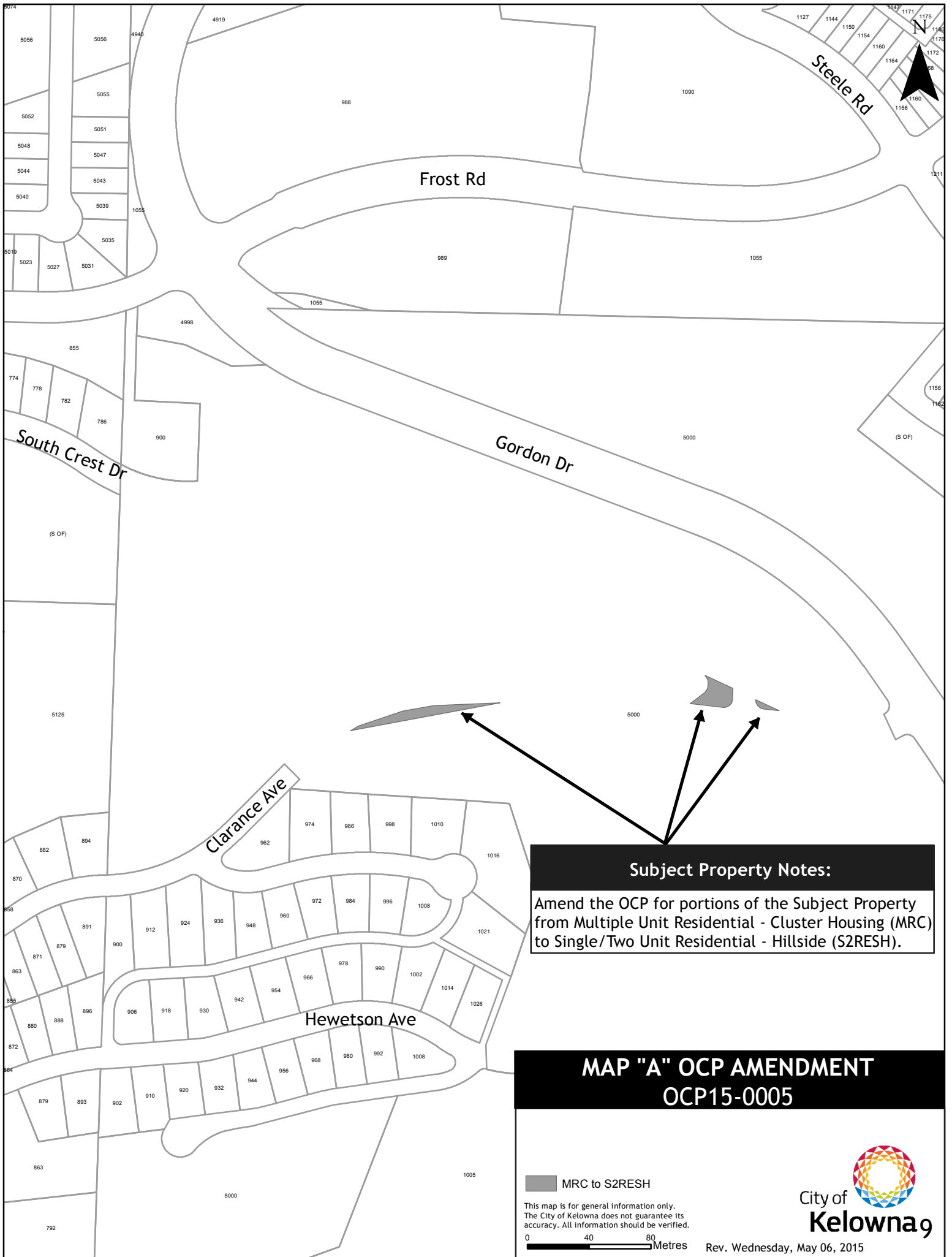
Development Engineering Memorandum, March 10, 2015

Proposed Subdivision Layout - Revised

Proposed Subdivision Layout - Superseded



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Subject Property Notes:

Amend the OCP for portions of the Subject Property from Multiple Unit Residential - Cluster Housing (MRC) to Single/Two Unit Residential - Hillside (S2RESH).

**MAP "A" OCP AMENDMENT
OCP15-0005**

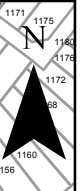
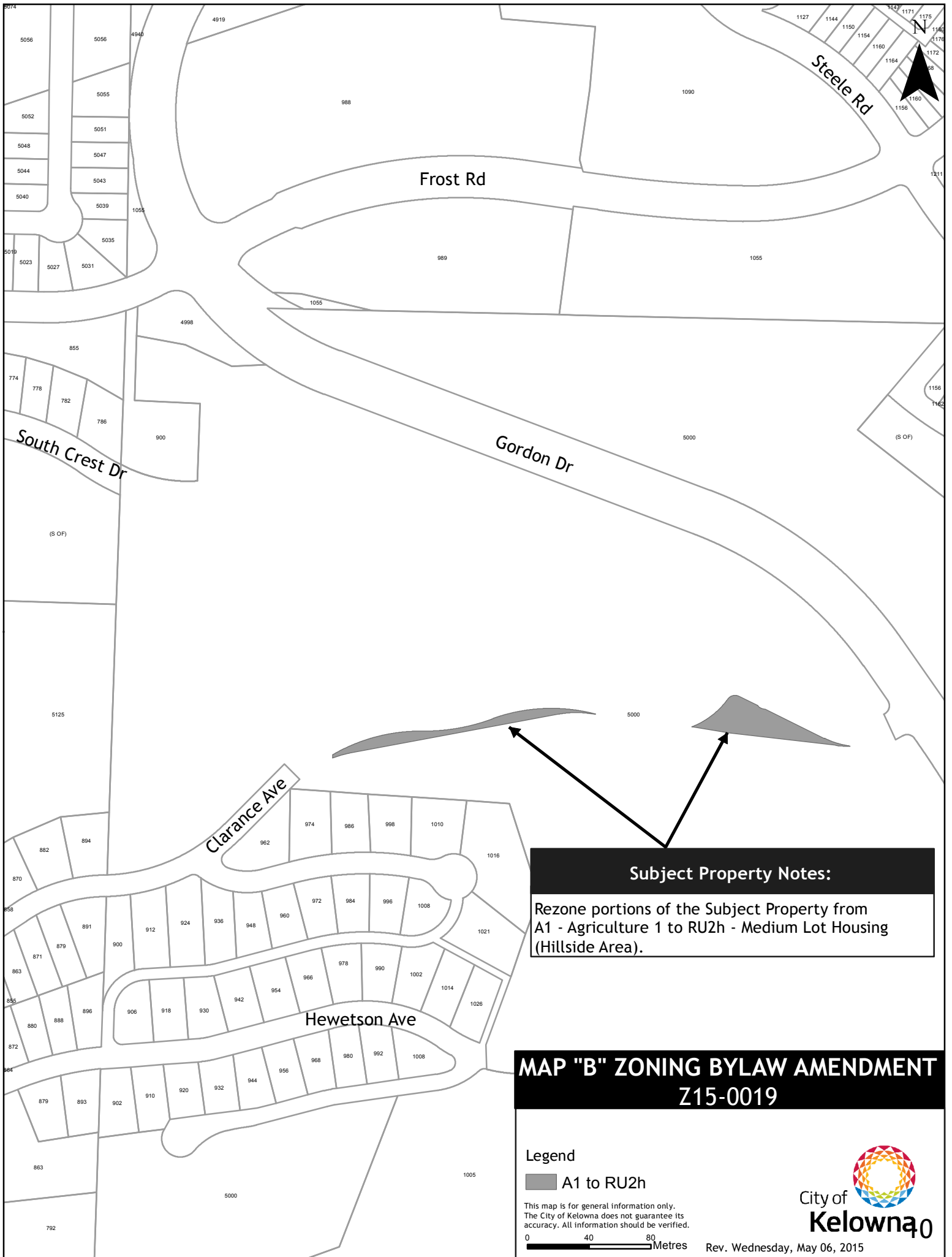
■ MRC to S2RESH

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

0 40 80 Metres



Rev. Wednesday, May 06, 2015



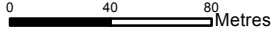
Subject Property Notes:
 Rezone portions of the Subject Property from
 A1 - Agriculture 1 to RU2h - Medium Lot Housing
 (Hillside Area).

**MAP "B" ZONING BYLAW AMENDMENT
 Z15-0019**

Legend

A1 to RU2h

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



Rev. Wednesday, May 06, 2015


CITY OF KELOWNA
MEMORANDUM

Date: March 10, 2015
File No.: OCP14-0020
To: Land Use Management Department (LB)
From: Development Engineering Manager (SM)
Subject: 5000 Gordon Drive South Crest Ponds Phase 4

The Development Engineering Branch comments and requirements regarding this OCP Amendment application are as follows:

General

The application to amend the OCP future land use designation for three small areas as a result of the realignment of Clarence Avenue can be supported by the City infrastructure provided the requirements and servicing issues outlined in our report under file Z14-0037, dated Oct 14, 2014 are dealt with prior to development of the subject property.



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf


CITY OF KELOWNA
MEMORANDUM

Date: March 10, 2015
File No.: Z14--0037
To: Land Use Management Department (LB)
From: Development Engineering Manager (SM)
Subject: 5000 Gordon Drive South Crest Ponds Phase 4

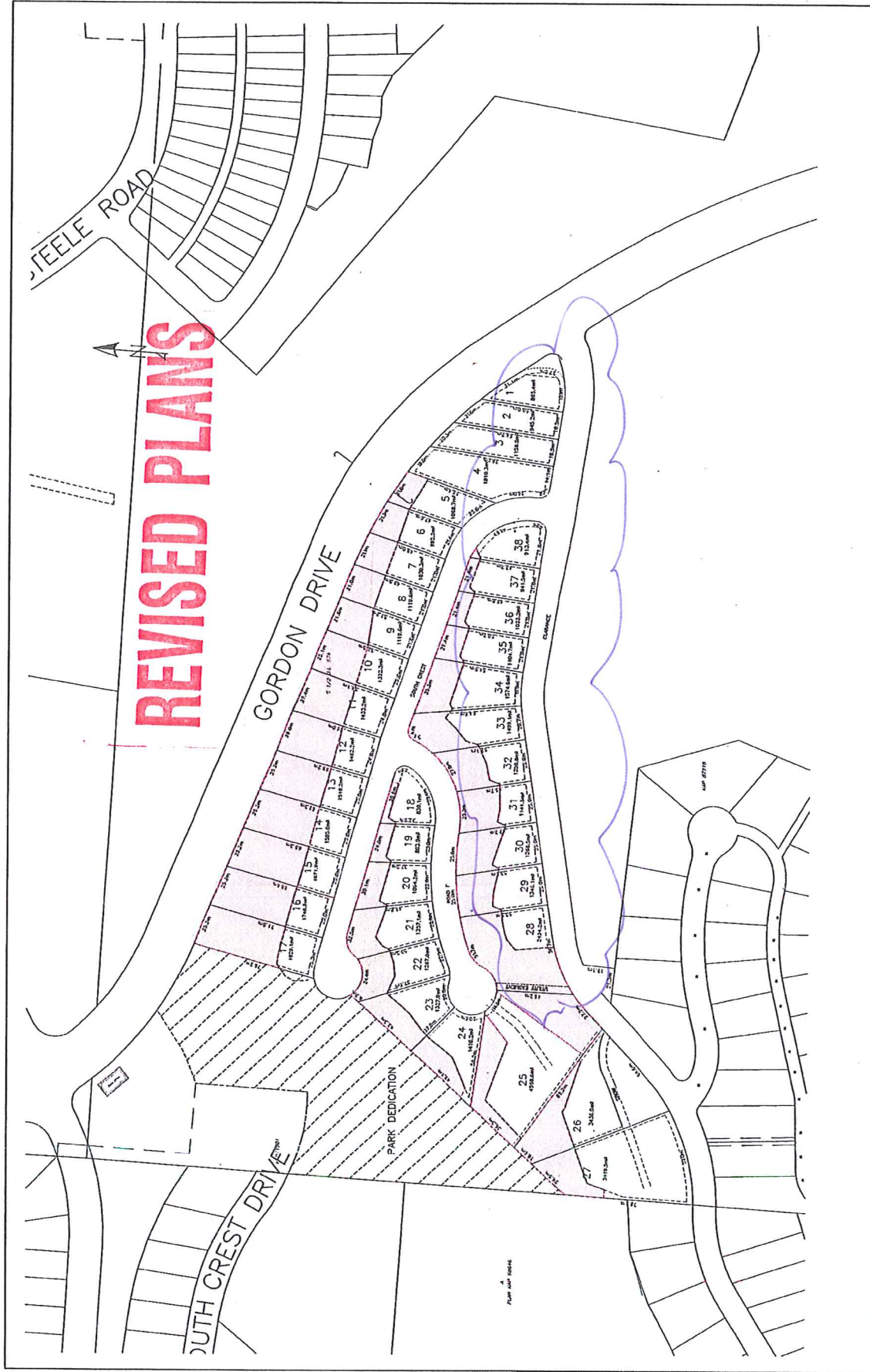
The Development Engineering Branch comments and requirements regarding this Rezoning application are as follows:

General

The application to rezone two small areas as a result of the realignment of Clarence Avenue is consistent with the previous application and can be supported by the City infrastructure provided the requirements and servicing issues outlined in our previous report under file Z14-0037 dated October 14, 2014 are dealt with prior to development of the subject property.



Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



REVISED PLANS

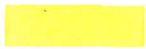
<p>LEGEND</p> <p>NO BUILD AREA NO BUILD LINE BUILDING ENVELOPE PROPERTY DIMENSIONS</p>		<p>1" = 30' 0 10 20 30'</p> <p>NOT TO SCALE BASE PRINT: 30x400 - 450x600</p> <p>Intentionally left blank for use by the City of Kelowna for future projects. This plan is subject to the City of Kelowna's policies and procedures regarding the use of this plan.</p>		<p>WSP WATER SERVICES PROFESSIONALS 1000-1000-1000 PHONE (250) 868-5500 FAX (250) 868-5501</p>		<p>DATE: NOV 2014 SCALE: NOT ACCURATE OVER LONG DISTANCES</p>		<p>THE CITY OF KELOWNA DESIGN AND CONSTRUCTION</p>		<p>DIVISION: MUNICIPAL DRAWING NO.: LP1 REV NO.: 1</p>	
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CITY FILE: ZR-XXXX

LEGEND



A1 TO P4



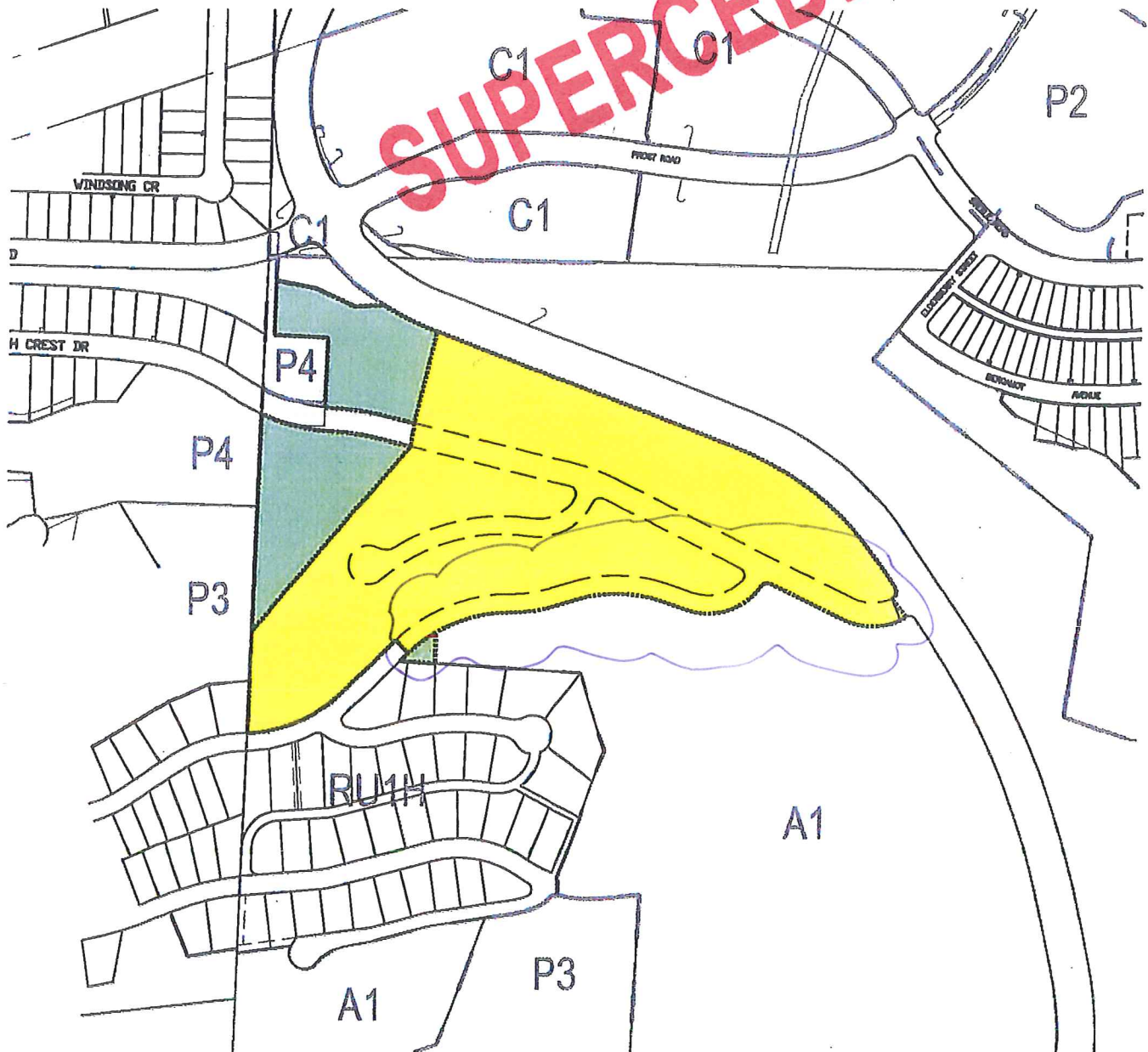
A1 TO RU2H



CURRENT ZONING
BOUNDARIES



SUPERCEDED



SCALE 1:5000
 DATE AUGUST 26, 2014
 APPROVED
 DESIGN BY CWH
 DRAWN BY NKR
 CHECKED BY

FOCUS

ENGINEERING • PLANNING • GEOMATICS
 702-1708 DOLPHIN AVE. KELOWNA B.C. V1Y 9S4
 PHONE (250) 980-5500 FAX (250) 980-5511

NEIGHBOURHOOD 3 - THE PONDS PHASE 4
 REZONING APPLICATION - PROPOSED CHANGES

Report to Council



Date: May 25, 2015
File: 1200-30
To: City Manager
From: Ryan Smith, Urban Planning Manager and Danielle Noble-Brandt, Policy & Planning Department Manager
Subject: OCP15-0002 and TA15-0001 Multi-Residential Shared Garden Amendments
Report Prepared by: Tracy Guidi, Sustainability Coordinator

Recommendation:

THAT Official Community Plan Bylaw Text Amendment No. OCP15-0002 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 as outlined in the report of the Urban Planning and Policy & Planning Departments dated May 25, 2015 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA15-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the text found in "Schedule A" of the report of the Urban Planning and Policy & Planning Departments, dated May 25, 2015, be considered by Council;

AND THAT Council considers the public process outlined in the Report of the Urban Planning and Policy & Planning Departments, dated May 25, 2015, to be appropriate consultation for the purpose of Section 879 of the Local Government Act;

AND FURTHER THAT the OCP Official Community Plan Bylaw Amendment and the Zoning Bylaw Amendment be forwarded to Public Hearing for further consideration.

Purpose:

To introduce specific policy direction with respect to community gardens (public) and private sector multi-residential shared garden space. This is the first of a series of City initiated actions to increase urban food opportunities for community food security.

Text amendments are being proposed for both the OCP and the Zoning Bylaw such that the two policies will align.

Background:

Food security exists when all community residents have access to sufficient, safe, healthy and culturally acceptable foods produced in a manner that promotes health, protects the

environment and adds economic and social value to communities. To help achieve food security in Kelowna, objective 5.13 of the 2030 Official Community Plan is to “increase local food production.”

The City has partnered and encouraged the development of community gardens in Kelowna as one way to increase local food production. There are 11 publically accessible community gardens in Kelowna, managed by the Central Okanagan Community Garden Society (COCGS), 8 of which are on City property. The popularity and demand for garden space continues to rise, and currently the Society has a 200 person waitlist for plots. Staff was approached by the COCGS enquiring about potential options for garden space for residents in new multi-family developments to help alleviate the waitlist for community garden plots.

Best practice research revealed that several BC municipalities¹ have policies and bylaws to encourage the provision of garden space for the use of residents in new multi-unit housing. Further, research by UBC Okanagan in conjunction with the COCGS determined that eight multi-residential developments and three care facilities in Kelowna currently have shared garden spaces for residents.

The proposed OCP amendments (Schedule A, attached) and supporting Zoning Bylaw amendments (Schedule B, attached), are based on best practices from other BC communities and provide policy to encourage the development of multi-residential shared gardens in new developments. The COCGS and Interior Health both support these proposed amendments (see attached letters of support) as a way of expanding opportunities for local food production while easing pressure for community garden plots.

Proposal:

The proposed OCP text amendments (Schedule A, attached) introduce policies to encourage urban agriculture in multi residential developments. Amendments include:

- Food security definition - Developed through a combination of best practices research and consultation with Interior Health’s Population Health Services, this definition provides a building block for future food security initiatives and policy.
- Integrated land use policy - The purpose of this policy is to encourage the integration of land use approaches to improve opportunities for biodiversity, connectivity and food production.
- Multi-residential shared garden policy - This policy complements the existing OCP community garden policy, by encouraging garden space in private multi-family developments.
- Multi-residential shared garden plots design guidelines - These guidelines are based on similar landscaping design guidelines outlined in Chapter 12 of the OCP.

Based on these OCP proposed amendments as well as current OCP Policy on community gardens, the following proposed Zoning Bylaw amendments translate the policy direction into zone regulations:

- Define community garden and multi-residential shared garden;
- List community gardens as principal use in all residential, commercial, public and institutional zones; and

¹ Research from Victoria, Vancouver, port moody, Richmond, Sooke, Vernon, Nanaimo

- Outline specific use regulations for both community gardens and multi-residential shared gardens. These regulations are based on recommended best practices recommended in the provincial “Local Government Toolkit for Community Gardening” (2009) and the City of Vancouver’s Urban Agriculture Design Guidelines for the Private Realm.”

Further, the proposed amendments to Zoning Bylaw provide incentives to encourage the development of garden space in conjunction with multi-residential developments including:

- Allowing 10% of private amenity space (balconies, roof top open spaces) in multi-residential developments to be transferred to a shared garden space elsewhere on the parcel.
- Exchange of up to 1.0m of rear landscaping buffer for an on-site shared garden space, with a 2.0m landscaping buffer remaining.

Note: total shared garden space for the multi-residential development would be equivalent to the private amenity space or landscaping buffer area which is being taken.

In summary, the intent of this comprehensive package of OCP policy update and corresponding Zoning Bylaw amendments puts in motion an increased opportunity for new multi-family developments to incorporate shared garden space that serves a host of economic, social and land use objectives. The goal of creating this type of policy is to support, encourage, and facilitate an array of opportunities to support food production and population health. By removing barriers and/or providing incentives, it is likely that local food production activities will increase, and the multitude of benefits for this type of activity can be realized. The City of Kelowna (in partnership with other stakeholders) is moving towards local food system resiliency, and this is the first of a series of proposed amendments to encourage this use within an urban setting.

Internal Circulation:

Divisional Director, Community Planning and Real Estate
 Manager, Parks Services
 Manager, Community and Neighbourhood Services
 Manager, Building and Permitting
 Manager, Park and Building Planning
 Park and Landscape Planner

Legal/Statutory Authority:

Local Government Act Part 26, Division 2 - Official Community Plans, Section 875-882 and Part 26, Division 7 - Zoning and Other Development Regulation, Section 903.

Legal/Statutory Procedural Requirements:

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.

Existing Policy:

Including policy to increase access to garden plots in multi-family developments will help achieve *OCP Objective 5.13 Increase Local Food Production* and provide for food security.

External Agency/Public Comments:

The proposed OCP and Zoning Bylaw amendments were circulated to the Central Okanagan Community Garden Society (COCGS) and Interior Health (IH):

- COCGS provided a letter of support (attached)
- Interior Health provided input to the food security definition as well as a letter of support on the proposed changes (attached)

Further, the requirement for consultation under Section 879 (1) of the *Local Government Act* was addressed by advertising in the May 8 and May 15, 2015 Capital News and posted the information on the website. Only one positive comment was received, from a Registered Dietician with the Central Okanagan Food Policy Council.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Personnel Implications:

Communications Comments:

Alternate Recommendation:

Submitted by:

R. Smith, Urban Planning Manager

D. Noble-Brandt, P&P Manager

Approved for inclusion:



Doug Gilchrist, CP&RE Divisional Director

cc:

Director, Community Planning and Real Estate
Manager, Parks Services
Manager, Community and Neighbourhood Services
Manager, Building and Permitting
Manager, Park and Building Planning
Park and Landscape Planner

Official Community Plan 2030 Bylaw No. 10500

OCP15-0002

No.	Section	Existing Text	Proposed Text
1	<p>Chapter 5 - Development Process</p> <p>Add a new policy under Objective 5.2 as Policy 5.2.5 in Chapter 5 – Development Process. Also add the Economic Sustainability, Social Sustainability, Environmental Sustainability and Cultural Sustainability icons.</p>	None	<p>Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.</p>
2	<p>Chapter 5 - Development Process</p> <p>Add a new policy under Objective 5.13 as Policy 5.13.4 in Chapter 5 – Development Process. Also add the Economic Sustainability, Social Sustainability, Environmental Sustainability and Cultural Sustainability icons.</p>	None	<p>Multi-Residential Shared Garden. Encourage new development to include contiguous space intended for garden space for residents.</p>
3	<p>Chapter 14 - Urban Design DP Guidelines</p> <p>Add a new Guideline under section 10.0 Decks, balconies, rooftops, and common</p>	None	<p>Multi-Residential Shared Garden plots should:</p> <ul style="list-style-type: none"> • Take inspiration from the site’s architecture and landscape treatments for design and layout. • Be located to maximize sunlight access. • Incorporate enhanced universal

Official Community Plan 2030 Bylaw No. 10500

OCP15-0002

No.	Section	Existing Text	Proposed Text
	outdoor amenity space as Guideline 10.5 in Chapter 14 – Urban Design Development Permit Areas		accessibility features on some plots. <ul style="list-style-type: none"> • Ensure landscape installation standards including growing medium depth and quality meet the requirements of the BC Landscape Standard (Latest Edition) and/or the Master Municipal Construction Document (Year 2000 Gold Edition).
4	Chapter 17 Definitions Add a new definition to section 'F' in Chapter 17 – Definitions.	None	FOOD SECURITY All community residents have access to sufficient, safe, healthy and culturally acceptable foods produced in a manner that promotes health, protects the environment and adds economic and social value to communities.

Zoning Bylaw No. 8000

TA15-0001

No.	Section	Existing Text	Proposed Text
1	2 - Definitions 2.3 General Definitions	None	MULTI-RESIDENTIAL SHARED GARDEN means a portion of a parcel, shared with a multi-residential dwelling that is used for the recreational growing of plants for food and/or pleasure for the residents of the multi-residential dwelling. It does not include the growing and sale of produce for commercial purposes.
3	2 - Definitions 2.3 General Definitions	None	COMMUNITY GARDEN means the recreational growing of plants, on a publically or privately owned parcel, and does not include the growing and subsequent sale of produce for commercial purposes. This use is limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the general public. This definition does not include the keeping of poultry and/or livestock.
	Section 9	None	9.11 Multi-Residential Shared Garden
4	9 - Specific Use Regulations 9. 11 Multi-Residential Shared Gardens	None	9.11.1 A Multi-residential shared garden must be solely for the use of the residents on the parcel. Multi-residential shared gardens shall: <ul style="list-style-type: none"> (a) be screened from adjacent streets and/or parking area by landscaping; (b) be integrated into the overall landscape design; (c) be located on a parcel where exposure to

Zoning Bylaw No. 8000

TA15-0001

No.	Section	Existing Text	Proposed Text
			<p>sunlight is optimal;</p> <p>(d) have no outdoor storage of equipment and materials related to the multi-residential shared garden kept on the parcel;</p> <p>(e) not have equipment, building or structures of any sort within 3m of a property line flanking a street;</p> <p>(f) an accessory building or structure may be constructed to support a multi-residential shared garden which may be no larger than 30m² ;</p> <p>(g) have an easily accessible water source;</p> <p>(h) not block emergency routes or access;</p> <p>(i) follow the City of Kelowna’s Pesticide Use Regulation Bylaw No. 9920;</p> <p>(j) not take up a designated vehicle parking or loading spaces; and</p> <p>(k) provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility.</p>
5	Section 9 9.11 Multi-Residential Shared Garden	None	9.11.2 Multi- residential Shared Gardens shall provide a minimum of one garden plot that is universally accessible, a minimum of 0.75m high and located closest to the principal building and/or multi-residential shared garden entrance.
7	Section 9	None	9.12 Community Garden

Zoning Bylaw No. 8000

TA15-0001

No.	Section	Existing Text	Proposed Text
8	Section 9 9.12 Community Garden	None	<p>9.12.1 In order to be permitted on a parcel a Community Garden shall:</p> <ul style="list-style-type: none"> (a) conform to the applicable zoning requirements for accessory buildings or structures, or greenhouse when accommodating these structures in conjunction with a community garden; (b) be delineated from adjacent streets and/or parking areas by landscaping; (c) have no or materials related to the community garden stored outside on the parcel; (d) not have any equipment, building or structures of any sort within 3m of an adjacent street; (e) have an easily accessible water source; (f) follow the City of Kelowna’s Pesticide Use Regulation Bylaw No. 9920; (g) provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility; (h) not take up designated vehicle parking or loading spaces; and (i) be limited to one freestanding sign or a fence mounted sign that is a maximum of 2.0m high and a maximum of 3.0m² sign area that displays the name of the community garden.

Zoning Bylaw No. 8000

TA15-0001

No.	Section	Existing Text	Proposed Text
9	All Urban Residential, Rural Residential, Commercial, and Public and Institutional Zones Sections 12, 13, 14, & 16.	None	List Community Garden as a Principal Use
10	Section 13 - Urban Residential Zones 13.8.6 (i) 13.9.6 (h) 13.10.6 (h) 13.11.6 (g) 13.12.6 (g) 13.16.7 (c)	None	For multiple dwelling housing, congregate housing, group home, major or supportive housing, major developments up to 1.0m of required rear yard landscaping buffer may be transferred to a multi-residential shared garden on the same parcel.
11	Section 13 - Urban Residential Zones 13.8.7 (j) 13.9.6 (i) 13.10.6 (i) 13.11.6 (h) 13.12.6 (h) 13.16.7 (d)	None	For multiple dwelling housing, congregate housing or group home, major developments 10% of the private open space requirement per unit may be transferred to a multi-residential shared garden located on the same parcel.
12	Section 13 - Urban Residential Zones 13.8.3 (d) 13.9.3 (e)	None	List multi-residential shared gardens in conjunction with multiple dwelling housing, congregate housing, group home, major or supportive housing, major as a secondary use

Zoning Bylaw No. 8000

TA15-0001

No.	Section	Existing Text	Proposed Text
	13.10.3 (e) 13.11.3 (e) 13.12.3 (i) 13.16.4 (d)		



City of Kelowna Council,
c/o Tracey Guidi, Sustainability Coordinator,

City of Kelowna

Feb 3, 2015

Central Okanagan Community Gardens Society (COCG) has long been advocating for more multifamily housing to include garden space. As the city has grown with more and more condos and apartments, the desire for urban garden space has also grown. In Kelowna alone, COCG oversees 11 community gardens, through a volunteer board and one part-time paid coordinator and the demand is far from being met. Some of the gardens currently have in excess of 50 names on their wait lists.

Therefore COCG is happy to endorse the new by-laws proposed by the City of Kelowna Planning department as a large step in the right direction, encouraging the building of garden space in multifamily developments within the guidelines suggested.

COCG would hope that City of Kelowna Councillors would see the merit in these proposals and pass the new by-laws.

Sincerely,

Ruth Mellor,

A handwritten signature in cursive script that reads "Ruth Mellor".

Chair, COCG

On behalf of the COCG Board



Interior Health

Every person matters

May 12, 2015

Tracy Guidi
Sustainability Coordinator
City of Kelowna

Dear Ms. Guidi

RE: OCP & Zoning Bylaw amendments for multi-residential shared garden

Interior Health supports the proposed Official Community Plan and Zoning Bylaw amendments that will encourage local food production through community gardens and shared garden space in multi-residential developments.

Gardening has a positive impact on many aspects of health and wellbeing. People who participate in gardening activities consume more fruits and vegetables. This contributes to improved health and reduced risk of chronic disease. Not only does gardening improve access to healthy food, it also increases physical activity through digging, turning compost and raking.

The mental health benefits of gardening, viewing green space and being in green space include reduced stress, depression and anxiety levels. The heightened sense of community among those who participate in community gardening and increased social connection opportunities, contribute to an overall sense of belonging in the broader community context.

The City of Kelowna's Official Community Plan policies and zoning bylaws currently address some aspects of food security. Interior Health commends the leadership Kelowna is demonstrating by strengthening it's policies to include a greater variety of activities that facilitate easier access to healthy food and healthy behaviours, and ultimately increased health of the community.

Kind Regards,

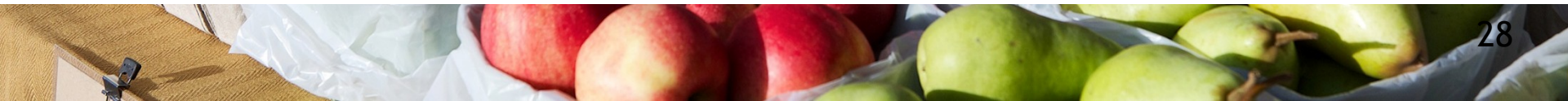
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OCP 15-0002 AND TA 15-0001

Multi-Residential Shared Gardens



WHAT IS FOOD SECURITY?

All community residents have access to sufficient, safe, healthy and culturally acceptable foods produced in a manner that promotes health, protects the environment and adds economic and social value to communities.



CURRENT OCP POLICY

- ▶ Objective 5.13 - Increase local food production
- ▶ Policy 5.13.2 - Community Gardens. Encourage private and non-profit sector universally-accessible community gardening. Where appropriate, consider the use of city-owned land for use as community gardens.



BACKGROUND

In Kelowna there are:

- ▶ **11** community gardens
 - ▶ 8 are located on City of Kelowna property
 - ▶ All managed by Central Okanagan Community Garden Society
- ▶ **200+** people on a wait list for a community garden plot



Hartman Road Community Garden
One universally accessible garden plot

BACKGROUND

- ▶ 8 multi-residential developments which have on-site shared garden spaces for residents
- ▶ 3 care facilities which have on-site shared garden space for residents



Winsome Hill – Mission Group
Shared garden space for a townhouse
development

OCP PROPOSED AMENDMENTS

- ▶ Food security definition
- ▶ Integrated land use policy
- ▶ Multi-residential shared garden policy
- ▶ Multi-residential shared garden plot design guidelines



Gordon Drive Short Term Housing

Shared garden space for an apartment style
affordable housing development

ZONING BYLAW PROPOSED AMENDMENTS

COMMUNITY GARDENS

- ▶ Introduce Community Garden definition
- ▶ List community gardens as principal use in all residential, commercial, public and institutional zones
- ▶ Introduce specific use regulations.



Lindahl Community Garden

ZONING BYLAW PROPOSED AMENDMENTS

MULTI-RESIDENTIAL SHARED GARDENS

- ▶ Introduce Multi-Residential Shared Gardens definition
- ▶ Outline specific use regulations
- ▶ Introduce incentives to encourage multi-residential developments to incorporate gardens



St. Paul Community Garden

ZONING BYLAW PROPOSED AMENDMENTS

SHARED GARDENS INCENTIVES

- ▶ Up to 10% of private open space requirement per unit may be transferred to multi-residential shared garden located on the same parcel.

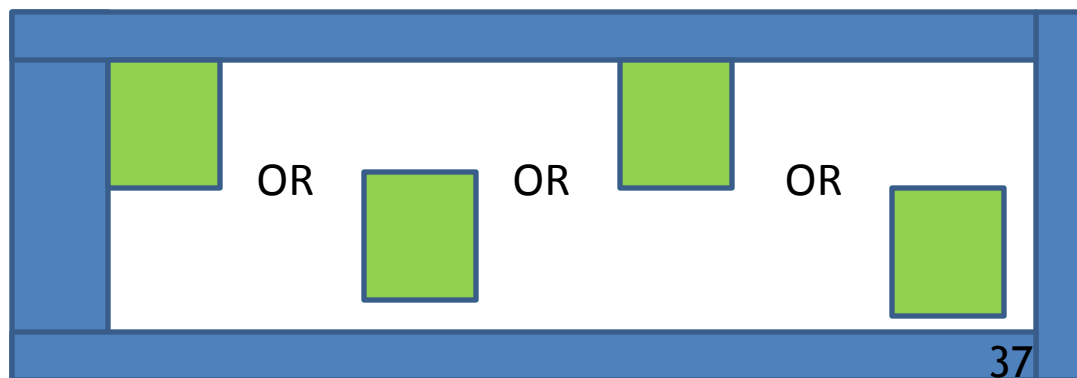
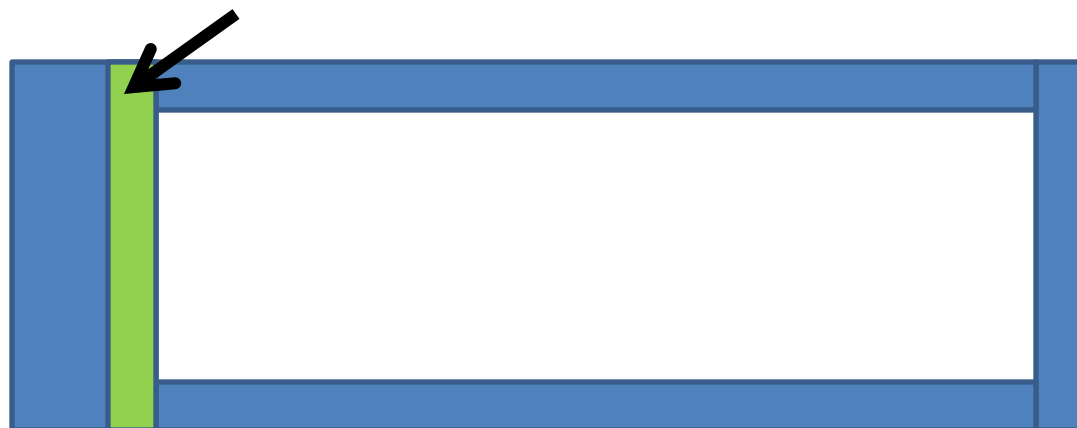
	Private open space requirement	Private open space after 10% reduction
Bachelor	7.5 m ²	6.75 m ²
1 bedroom dwelling	15 m ²	13.5 m ²
2 bedroom dwelling	25 m ²	22.5 m ²

***Example: RM3 Low Density Multiple Housing
Private Open Space Reduction Impacts***

ZONING BYLAW PROPOSED AMENDMENTS

SHARED GARDENS INCENTIVES

- ▶ 1m of rear landscaping buffer may be exchanged for a shared garden space on the parcel
- ▶ A 2m rear landscape buffer would remain and an on-site garden area is provided for residents to enjoy



SUMMARY

- ▶ Local food systems build vibrant and healthy food systems, environments, and communities.
- ▶ By ensuring that local policy is supportive, we ensure that all residents can benefit from a thriving local food economy.

