Text in this document that provides background information, introductions and other explanatory text or photographs are not intended to be interpreted as policy.

Only the population and land use projections, future land use designations, objectives and related policy statements within each section of the OCP Bylaw, as well as Development Permit (DP) Guidelines are intended as land use and development policy direction.

**Bylaw No. 10500**

Copies of this Bylaw may be viewed on our website at kelowna.ca or at:

City of Kelowna • 1435 Water Street • Kelowna, BC • V1Y 1J4
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Chapter 1: Introduction
Community Vision
Creating a Sustainable City
What can an Official Community Plan do?
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COMMUNITY VISION

What sort of city will Kelowna be in 20 years? According to community input into the Official Community Plan (OCP) 2010 - 2030, people want a city where:

- Urban communities are compact and walkable;
- Housing is available and affordable for all residents;
- People feel safe downtown and in their own neighbourhoods;
- The natural environment (land and water) is protected and preserved;
- Walking paths and bicycle routes connect to key destinations;
- The economy is growing, vibrant and bringing in new businesses;
- Buildings and public spaces are attractive places; and,
- Recreation and cultural opportunities are plentiful.

Residents also expressed a strong desire to make the city more sustainable. When asked in an on-line survey, “Do you think that City Hall should do more to ensure that future development is sustainable?” 92% of respondents said “yes.”

CREATING A SUSTAINABLE CITY

A sustainable city is designed to create the best balance between environmental protection, economic growth, social development and cultural vibrancy.
development and cultural vibrancy. A sustainable city can feed itself from the surrounding countryside, power itself with renewable sources of energy, ensure all residents can find housing, offer a diversity of employment opportunities, and provide the cultural and recreational opportunities desired by residents.

As well, an important part of a sustainable city is creating centrally-located communities served by transportation routes that encourage transit, bicycles and pedestrians, and by efficient infrastructure. These three elements – land use, transportation and infrastructure – are the core decisions that the OCP is meant to help guide.

The Official Community Plan 2010-2030 has been created to realize the community’s vision for a sustainable community while keeping the best of what already exists, such as our waterfront, parklands and water quality.

WHAT CAN AN OFFICIAL COMMUNITY PLAN DO?

An OCP is a document that contains a municipality’s goals, objectives and policies guiding growth and change. An OCP is adopted as a bylaw and therefore becomes a binding document for Council and staff decisions. Specifically, the OCP focuses on land use management – where and when new development happens – and how municipal services will accommodate this growth. It can also consider other factors that are important to our quality of life. This OCP considers active transportation (walking & cycling) with transit and roads, the natural environment, housing, parks, recreation, building design, economic development, and arts, culture and heritage.

In this OCP, the goals, objectives and policies aim to create a sustainable city where environmental concerns are addressed along with the goal of creating a place where people want to live, work and play.

GREENHOUSE GAS (GHG) REDUCTIONS

In this OCP, Kelowna makes a commitment to reduce our greenhouse gas emissions by 33% below 2007 emission levels by 2020 in order to minimize the city’s impact on climate change.

In order to reduce the amount of greenhouse gases created in the community, changes need to occur in how new development happens, how we get around our community, and how we preserve our natural environment. Policies in this document aim to create a long-term, sustainable community by encouraging efficient land use, providing infrastructure and facilities that will support walking, cycling and transit in a more compact and connected community, and protecting environmentally-sensitive areas, while continuing to ensure the city is a desirable place to live.
GOALS FOR A SUSTAINABLE FUTURE

The objectives and policies in each of the OCP chapters are focused on creating a sustainable community. Some of the main goals of this OCP are to:

1. **Contain Urban Growth.** Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

2. **Address Housing Needs of All Residents.** Address housing needs of all residents by working towards an adequate supply of a variety of housing.

3. **Feature a Balanced Transportation Network.** Increase the attractiveness, convenience and safety of all modes of transportation by implementing “complete streets” that are designed to serve a broader range of transportation modes, focusing on pedestrians, cyclists and transit service, and function in the context of surrounding land uses.

Develop distinctive and attractive neighbourhoods and urban centres...
Chapter 2: Regional Context
In accordance with Section 446 of the Local Government Act, an OCP must include a Regional Context Statement where a Regional Growth Strategy (RGS) applies to the same area as the OCP. Kelowna is within the jurisdictional boundary of the Regional District of Central Okanagan. The Regional District of Central Okanagan Regional Growth Strategy Bylaw No. 1336, 2013 was adopted on June 23, 2014.

The RGS establishes a vision for the region to grow in a manner that promotes economic, environmental and social health. The policy direction of the City of Kelowna OCP is consistent with the intent of the RGS. Table 2.1 below demonstrates the connection between the RGS issue areas and goals and relevant OCP objectives and policies.

Both the City of Kelowna and the Regional District of Central Okanagan have traditionally experienced relatively high rates of growth compared to provincial and national averages.

“...

2.1 • Chapter 2 • Regional Context - City of Kelowna Official Community Plan
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### POPULATION PROJECTIONS

Both the City of Kelowna and the Regional District of Central Okanagan have traditionally experienced relatively high rates of growth compared to provincial and national averages. From 2000 to 2011, the region's population grew an average of 2.1% annually. The majority of this growth was driven by intraprovincial migration, with an increase in interprovincial migration in recent years. The RGS anticipates population growth to continue to 2036, although the average annual rate of growth is expected to slow to 1.8%. The region's total population is projected to be 270,393 in 2036. These estimates are based on the 2011 Census and BC Stats data.

Chapter 3: Growth Projections of the OCP describes the expected population growth for the City of Kelowna until 2030. The OCP identifies an expected annual growth rate of 1.51% for the City of Kelowna with a total population of 161,701 by 2030. These estimates are based on 2008 BC Stats data; 2011 Census data was not available at the time the OCP was prepared and adopted.

The OCP growth projections are generally consistent with the RGS estimates given the available data. Other municipalities within the Regional District of Central Okanagan are expected to experience a somewhat higher rate of growth than the City of Kelowna.
EMPLOYMENT PROJECTIONS

The RGS indicates that traditional employment generators will continue to be significant for the region’s economy. Growth in other sectors such as health care, education, research and development, tourism, aerospace and high tech are expected to diversify and strengthen the economy and to support job creation.

The OCP contains several policies that encourage diverse economic opportunities through support for new and existing businesses, specifically focusing on agricultural resources and the creative economy. Chapter 8: Economic Development also speaks to retaining and attracting a talented workforce that is innovative and entrepreneurial, supporting employment in the growing sectors identified in the RGS.

Other policies outline development processes and objectives for commercial and industrial land, supporting development that leads to job creation in well-positioned areas of the city. Commercial growth is expected to occur through new development on designated land as well as more intensive re-development of existing sites. There is a strong supply of designated industrial land to support development in that area.

The OCP is generally consistent with the direction of the RGS, promoting continued support for traditional employment sectors and encouraging growth in new sectors that create strong employment opportunities.

GREENHOUSE GAS EMISSIONS

Policies and objectives in both the RGS and the OCP are consistent with the provincial target to reduce greenhouse gas emissions by 33% by 2020, and the RGS includes an additional target to reduce emissions by 80% by 2050 (from 2007 levels). OCP Policy 6.2.1: Greenhouse Gas Reduction Target and Actions identifies several means of reducing emissions, including forming strategic partnerships, supporting more mixed-use neighbourhoods, encouraging active transportation, promoting new building technologies, and incorporating corporate initiatives to reduce greenhouse gas emissions. Policies in Chapter 5: Development Process and Chapter 7: Infrastructure also support these goals as they relate to forms of development and transportation infrastructure.

THE CITY OF KELOWNA WILL:

Objective 2.1 Deliver sustainable services.

Policy 1 Inter-municipal Co-operation. Investigate opportunities and implement actions to efficiently plan and deliver programs and services with the Regional District of Central Okanagan and other neighbouring municipalities.
The City of Kelowna is part of the Regional District of Central Okanagan which encompasses Peachland, Lake Country, the District of West Kelowna and unincorporated communities on both sides of Okanagan Lake. The City of Kelowna is the largest community in the Regional District.
Chapter 3: Growth Projections
Housing Projections
Commercial Projections
Industrial Projections
Institutional Projections
Kelowna’s population is projected to grow at an annual rate of 1.51% through to 2030. That growth rate would translate into 45,485 new residents. Kelowna’s population in the year 2030 is expected to be 161,701.

While the overall growth rate is expected to average 1.51% over the 20 year horizon of the OCP, there will be fluctuations in that growth rate over time that in some instances might be quite volatile. It is impossible to anticipate the nature of the fluctuations. For the purposes of the OCP and accompanying servicing plans and financing strategies, projections to at least five year periods are necessary. In response to that need, five year growth rates were estimated by using short term rates based on recent Census trends and longer term rates based on BC Stats projections, adjusted to local trends.
Table 3.1 Projected Growth Rates

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Average Annual Growth Rate</th>
<th>New Population</th>
<th>Population at End of Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 - 2015</td>
<td>1.88%</td>
<td>11,824</td>
<td>130,750</td>
</tr>
<tr>
<td>2016 - 2020</td>
<td>1.58%</td>
<td>10,842</td>
<td>141,689</td>
</tr>
<tr>
<td>2021 - 2025</td>
<td>1.38%</td>
<td>10,201</td>
<td>152,038</td>
</tr>
<tr>
<td>2026 - 2030</td>
<td>1.22%</td>
<td>7,686</td>
<td>161,701</td>
</tr>
</tbody>
</table>

Kelowna is expected to experience growth in all age groups. The increases in the older age groups will, however, be far more substantial than increases in the younger age groups. The chart below shows expected changes in the age distribution of Kelowna residents.

Table 3.2 City of Kelowna - Projected Age Distribution

<table>
<thead>
<tr>
<th>Year / Age</th>
<th>0-19</th>
<th>20-39</th>
<th>40-64</th>
<th>65+</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006 Census</td>
<td>21.8%</td>
<td>24.2%</td>
<td>34.5%</td>
<td>19.5%</td>
<td>100%</td>
</tr>
<tr>
<td>2010</td>
<td>20.0%</td>
<td>25.1%</td>
<td>33.9%</td>
<td>21.0%</td>
<td>100%</td>
</tr>
<tr>
<td>2020</td>
<td>18.2%</td>
<td>25.8%</td>
<td>32.7%</td>
<td>23.3%</td>
<td>100%</td>
</tr>
<tr>
<td>2030</td>
<td>16.6%</td>
<td>26.3%</td>
<td>31.5%</td>
<td>25.6%</td>
<td>100%</td>
</tr>
</tbody>
</table>

HOUSING PROJECTIONS

To determine housing needs over the 20 year horizon of the OCP, population estimates were examined in conjunction with trends in household size.

Although household sizes are generally shrinking based on a decline in overall birth rates, an increase in death rates, and an increase in divorce (single parent households), this trend will likely be moderated by an increase in blended families, sharing, and elderly dependency. It is expected that City of Kelowna average household sizes will be slightly lower than regional numbers due to a higher proportion of seniors, some in single person households.
Table 3.3  **Average Household Sizes**

<table>
<thead>
<tr>
<th>Year</th>
<th>Average Persons per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 - 2015</td>
<td>2.20 Persons per Unit</td>
</tr>
<tr>
<td>2016 - 2020</td>
<td>2.16 Persons per Unit</td>
</tr>
<tr>
<td>2021 - 2025</td>
<td>2.14 Persons per Unit</td>
</tr>
<tr>
<td>2026 - 2030</td>
<td>2.11 Persons per Unit</td>
</tr>
</tbody>
</table>

**20 Year Average Household Size – 2.15 Persons Per Unit**  
(*BC Stats projection for RDCO is for an average household size of 2.23.*)

Assuming the 5-year incremental growth rates and average household occupancy as noted above, approximately 20,084 homes will be needed for new residents. For planning purposes, it is anticipated that the need will be for 8,565 single / two unit homes, and 11,519 multiple unit homes (apartments, townhouses, etc.).

An analysis of recent building permit issuances indicates that there were approximately 500 units of apartment hotel construction in the last five years (averaging 100 units per year). Assuming this trend continues (based on outside economic forces such as oil revenues in Alberta) there could be an additional need for 2,000 resort / apartment hotel units over and above units required to house population growth. These units are calculated separately in order to provide the opportunity, should economic conditions change, to drop them from the growth strategy without recalculation of other housing needs.

“An analysis of recent building permit issuances indicates that there were approximately 500 units of apartment hotel construction in the last five years...”
The City will support a new housing distribution as outlined in the above and in Table 3.5. Map 3.1 shows the anticipated geographic distribution of the units in Table 3.5. The 20 Year Servicing Plan and Financing Strategy has been put together on the basis of the information in Table 3.5 and Map 3.1. As such, development at odds with these, could trigger a need to review the Servicing Plan and Financing Strategy.

The 20 Year Servicing Plan and Financing Strategy has been put together on the basis of the information in Table 3.5 and Map 3.1. As such, development at odds with these, could trigger a need to review the Servicing Plan and Financing Strategy.

**Table 3.4 Housing Unit Projections**

<table>
<thead>
<tr>
<th>Year</th>
<th>Single/Two Units</th>
<th>Multiple Units</th>
<th>Single and Multiple Units</th>
<th>Resort Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 - 2014</td>
<td>2,491</td>
<td>3,045</td>
<td>5,537</td>
<td>500</td>
</tr>
<tr>
<td>2015 - 2019</td>
<td>2,285</td>
<td>2,793</td>
<td>5,078</td>
<td>500</td>
</tr>
<tr>
<td>2020 - 2024</td>
<td>1,945</td>
<td>2,918</td>
<td>4,863</td>
<td>500</td>
</tr>
<tr>
<td>2025 - 2029</td>
<td>1,842</td>
<td>2,763</td>
<td>4,606</td>
<td>500</td>
</tr>
<tr>
<td>Total 2030</td>
<td>8,565</td>
<td>11,519</td>
<td>20,084</td>
<td>2,000</td>
</tr>
</tbody>
</table>
20 Year Development Projection

The development of new housing between 2010 and 2030 is projected to occur as a function of both development/redevelopment in some areas, and development initiatives in new growth areas. Based on previous planning initiatives, and approved projects within the community, a pattern of housing growth is projected to occur on a distribution of 57% multiple unit and 43% single/two unit as shown in Table 3.5.

The 20 Year Servicing Plan and Financing Strategy has been prepared based on the number and distribution of projected housing units to 2030 shown below. Any departures from these projections may trigger a need to review the Servicing Plan and Financing Strategy.

In addition, there is a residual potential for housing beyond 2030 of approximately 2000 single/two unit homes and over 50,000 multiple unit homes within the Permanent Growth Boundary.

Table 3.5 New Housing Distribution

<table>
<thead>
<tr>
<th>Location</th>
<th>SU</th>
<th>MU</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Clifton</td>
<td>200</td>
<td>0</td>
<td>200</td>
</tr>
<tr>
<td>Glenmore Highlands</td>
<td>1640</td>
<td>220</td>
<td>1860</td>
</tr>
<tr>
<td>North Glenmore</td>
<td>540</td>
<td>270</td>
<td>810</td>
</tr>
<tr>
<td>Glenmore Valley</td>
<td>0</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>Clifton/South Glenmore</td>
<td>160</td>
<td>350</td>
<td>510</td>
</tr>
<tr>
<td>Inner City/Waterfront</td>
<td>0</td>
<td>2830</td>
<td>2830 (a)</td>
</tr>
<tr>
<td>South Pandosy</td>
<td>50</td>
<td>1150</td>
<td>1200</td>
</tr>
<tr>
<td>Guisachan</td>
<td>0</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Lakeshore/Cook</td>
<td>0</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>North Okanagan Mission</td>
<td>260</td>
<td>150</td>
<td>410</td>
</tr>
<tr>
<td>South Okanagan Mission</td>
<td>1830</td>
<td>150</td>
<td>1980</td>
</tr>
<tr>
<td>Southeast Kelowna</td>
<td>210</td>
<td>0</td>
<td>210</td>
</tr>
<tr>
<td>Black Mountain</td>
<td>1350</td>
<td>200</td>
<td>1550</td>
</tr>
<tr>
<td>Dilworth Mountain</td>
<td>150</td>
<td>150</td>
<td>300 (b)</td>
</tr>
<tr>
<td>Midtown</td>
<td>0</td>
<td>1620</td>
<td>1620</td>
</tr>
<tr>
<td>Capri/Landmark</td>
<td>0</td>
<td>1250</td>
<td>1250 (c)</td>
</tr>
<tr>
<td>Rutland</td>
<td>35</td>
<td>1800</td>
<td>1835</td>
</tr>
<tr>
<td>Tower Ranch</td>
<td>640</td>
<td>50</td>
<td>690</td>
</tr>
<tr>
<td>University South</td>
<td>500</td>
<td>570</td>
<td>1070</td>
</tr>
<tr>
<td>University North</td>
<td>0</td>
<td>110</td>
<td>110</td>
</tr>
<tr>
<td>Secondary Suites/Carriage Houses</td>
<td>1000</td>
<td>0</td>
<td>1000</td>
</tr>
<tr>
<td>Total</td>
<td>8565</td>
<td>11520</td>
<td>20085</td>
</tr>
</tbody>
</table>

Notes for Table 3.5

a. The Inner-City/Waterfront area includes those lands in the South Central, North Central, North End, Kelowna Centre, and Downtown (generally west of Gordon Drive).

b. Includes 150 units at Mt. Baldy, outside of LUC.

c. Includes those lands west of Gordon Drive (Clement to Springfield), Capri, Bernard/Lawrence Ave, Sutherland/Dickson Ave and Landmark (Burton, Harvey, Spall, Springfield).
Table 3.6 Commercial Projections (2010 – 2030)

<table>
<thead>
<tr>
<th>Year</th>
<th>Estimated Needs (sq. ft.)</th>
<th>Land Needs (acres) (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-2016</td>
<td>854,712</td>
<td>39</td>
</tr>
<tr>
<td>2016-2021</td>
<td>797,022</td>
<td>37</td>
</tr>
<tr>
<td>2021-2026</td>
<td>719,147</td>
<td>33</td>
</tr>
<tr>
<td>2026-2031</td>
<td>630,013</td>
<td>29</td>
</tr>
<tr>
<td>Total</td>
<td>3,000,894</td>
<td>138</td>
</tr>
</tbody>
</table>

(1) Assumes 0.5 Floor Area Ratio (FAR)

Note: Much of the projected new commercial development would occur within existing designated commercial areas as more intensive re-development of existing sites and therefore new commercial land would not be required in the amount shown above. These figures would represent a theoretical land need, including redevelopment land.

INDUSTRIAL PROJECTIONS

Recent trends in industrial development indicate an average annual floor space development (based on building permit issuances between 2000 and 2009) of approximately 25,650 m² (276,000 sq. ft.) per year. If buildings cover approximately 55 - 60% of each parcel, that would create an annual average demand for 3.2 - 4 ha (8 - 10 acres) of new industrial land. Over twenty years that would mean a need for an additional 64 - 80 ha (160 - 200 acres) of new industrial land.

The inventory of vacant industrial land (designated but not necessarily zoned) is approximately 210 ha (520 acres). That inventory provides enough land at current market uptake trends to last approximately 50 years.

"Over twenty years that would mean a need for an additional 64 – 80 ha (160 – 200 acres) of new industrial land."
INSTITUTIONAL PROJECTIONS

Recent trends in institutional development indicate an average annual floor space development (based on building permit issuances between 2000 and 2009) of approximately 26,500 m² (286,000 sq. ft.) per year. Institutional development tends to be primarily government funded infrastructure such as airports, hospitals, care facilities, schools, college and university expansions. Institutional building is driven by community needs based on population growth, aging and regional distribution but the availability and timing of government funding is the primary determinant of institutional growth. As such, growth in this sector is not so much market driven but government budget driven and such growth is less predictable.
Chapter 4: Future Land Use
Land Use Designation Definitions
Land use greatly impacts how a city looks, feels and operates. Future land use designations define how land will be developed, therefore determine how the city will grow to accommodate people, businesses, institutions and agriculture. Land use has a major impact on how much greenhouse gas a community generates. For example, increased density can impact the need to use cars and the fewer greenhouse gases are created.

This chapter provides definitions for land uses and shows what types of land uses will be permitted on each parcel of land within the city (see Map 4.1). Land uses change as a community grows and evolves to meet emerging needs. Table 4.1 shows land uses as they existed in 2010 and land uses as they are projected to be by 2030, at the end of the OCP planning horizon.

Table 4.1 Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Future Land Use Ha (2010)</th>
<th>Future Land Use Ha (2030)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single/Two Unit</td>
<td>4,381</td>
<td>4,228</td>
</tr>
<tr>
<td>Residential – Multi-unit</td>
<td>877</td>
<td>870</td>
</tr>
<tr>
<td>Commercial</td>
<td>596</td>
<td>626</td>
</tr>
<tr>
<td>Industrial</td>
<td>697</td>
<td>727</td>
</tr>
<tr>
<td>Institutional</td>
<td>461</td>
<td>467</td>
</tr>
<tr>
<td>Rural - Agricultural</td>
<td>8,592</td>
<td>9,896</td>
</tr>
<tr>
<td>Park/Recreation</td>
<td>2,399</td>
<td>2,612</td>
</tr>
<tr>
<td>Public Utility</td>
<td>460</td>
<td>509</td>
</tr>
<tr>
<td>Sub Total</td>
<td>18,463</td>
<td>19,935</td>
</tr>
<tr>
<td>Other Land Uses</td>
<td>3,274</td>
<td>1,802</td>
</tr>
<tr>
<td>Total</td>
<td>21,737</td>
<td>21,737</td>
</tr>
</tbody>
</table>
The vision and goals noted in the preceding chapters provide the basis for setting out the land use designations described in this chapter.

**LAND USE DESIGNATION DEFINITIONS**

OCP land use designations are as shown on Map 4.1 - Generalized Future Land Use and as described below. In determining these designations, location (re: permanent growth boundary; urban core; urban centres etc.) has been considered. The designations are also responsive to projected growth and relate to the 20 Year Servicing Plan and Financing Strategy. There may be other policies in the OCP that limit the ability to achieve the full potential of these designations with respect to density and height. The following land use designation descriptions are considered OCP policy:

**Resource Protection Area (REP)**

Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value. Allowable uses would be agriculture / resource use including farming, forestry, wood lots and silviculture as well as public or private open space on lands considered environmentally sensitive or hazardous (steep slopes). Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

**Agri-Business**

Rural land preserved for agriculture and agriculture-related businesses that support local farming and farmers. An example of an agriculture-related business is a farmers’ market to promote local food production. Agriculture-related commercial uses (retail and office) necessary to support a farmers’ market and public market may be considered within this designation. Limited residential uses may be supported within this designation and include a single caretaker’s unit and accessory live/work accommodation which support the agriculture-related business function. Despite the potential for “non-farm use” activities, lands within this designation will not be supported for exclusion from the ALR and only non-farm uses approved by the Agricultural Land Commission will be permitted. An example of appropriate zoning within this designation is Comprehensive Development (CD) zone CD23.”
Single / Two Unit Residential (S2RES)
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, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Single / Two Unit Residential – Hillside (S2RESH)
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.

Sensitive Infill Housing (Low Density)
A variety of housing types and tenures (fee simple, strata, rental), including, but not limited to, single detached homes, semi-detached homes, duplexes, triplexes, four-plexes, and combinations thereof, along with those complementary uses, that are integral components of complete, walkable neighbourhoods. The design of sensitive infill housing should respect the character of the neighbourhood, having limited massing, a positive relationship to the street, and high-quality green space. Densities and standards for housing within this designation should be consistent with the RU7 zone. Sensitive infill housing should only be permitted within the Core Area Map 5.1 where there is direct lane access.

Multiple Unit Residential – Cluster Housing (MRC)
Small lot single detached homes (may include a suite), semi-detached buildings used for two dwelling units, or attached buildings containing no more than six (6) ground oriented residential units, in a clustered form of site development to lessen environmental impact, including retention of steeply sloped areas as natural open space, public or private. Complementary uses (i.e. care centres, minor public services/utilities and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. This designation may be considered for sites of at least 1.0 ha that otherwise would have been designated single / two unit residential, where a significant portion (e.g. 35-50%) of the site (to be determined through the Environmental / Hazardous Condition DP process) is to be retained in a natural state. Areas to remain undisturbed are to be protected by “no disturb” covenants, recognizing that some disturbance may be necessary for wild land fire mitigation. All areas over 30% slope and/or environmentally sensitive are considered un-developable but that site area may
be included for density calculations (to be determined through the Environmental / Hazardous Condition DP process), with maximum building densities generally consistent with the typical yields achievable in small lot single / two unit residential subdivisions if such development were applied to the entire site. Maximum lot coverage and parking requirements will be applied to the net developable portion of the site, rather than to any individual lot. Form and character, including building height, would be similar to typical single / two unit housing. Building densities would also be consistent with the provisions of the Residential Multiple – Cluster Housing (RM1c) zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

**Multiple Unit Residential (Low Density) (MRL)**

Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Where multiple unit residential (low density) uses fall within character areas (see Map 5.8 - Urban Design DP Area Designation), rezoning will not be permitted if such results in building heights greater than 2 ½ storeys (regardless of density). Front yard setbacks should remain consistent with the established street pattern to ensure that neighbourhood character is maintained.

**Multiple Unit Residential (Medium Density) (MRM)**

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

**Multiple Unit Residential (High Density) (MRH)**

High rise apartments. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities and maximum heights would be consistent with the provisions of the RM6 – High Rise Apartment Housing zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

**Mixed Use (Residential / Commercial) (MXR)**

Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres other than the City Centre, building densities should decrease...
as the distance from the core of the Urban Centre increases. Other relevant policies include Policy 5.5.1 Building Height and Chapter 17 – Urban Centre definition. Maximum density at the centre of the core would be consistent with zoning as follows: City Centre – C7 zone; Rutland – C7 zone; Pandosy – C4 zone; Midtown – C6 zone; Capri/Landmark – C4 zone.

Mixed Use Tourism (MXT)
Developments that provide for a mix of hotel, apartment hotel, multiple unit residential uses and associated commercial uses intended to service the tourism market. Building densities and height would be consistent with the provisions of the C9, RM3, RM4 and RM5 zones of the Zoning Bylaw.

Commercial (COMM)
Developments for the sale of goods and services. Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial. This designation may also include CD Comprehensive Development zoning that includes commercial uses.

Service Commercial (SC)
Developments for the provision of business support services and other commercial uses requiring extensive on-site storage. Building densities would be consistent with the provision of the C10 zone of the Zoning Bylaw.

Educational/Major Institutional (EDINST)
Schools, university, colleges, correctional facilities, hospital, fire halls, cemeteries, major government, cultural or recreational facilities, religious assembly and seniors’ facilities. Religious assembly uses may include a multiple unit residential component only where the surrounding land uses are designated for similar densities/land uses. Major government, cultural, and recreational facilities may include associated commercial uses.

Health District (HLTH)
To integrate uses in support of the regional KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas that incorporate heritage components, where included in the Heritage Conservation Area boundary. This designation is to encompass development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses as defined by the Zoning Bylaw may be supported. The health district west of Pandosy Street is a transitional area from the Kelowna General Hospital campus to the surrounding residential neighbourhoods.
Any properties west of Pandosy Street that are designated health district are limited to the HD3 - Health Services Transitional zone of the Zoning Bylaw. The embedded guidelines are intended to ensure that the design of individual developments is compatible with the overall neighborhood context, adjacent established and future residential neighborhoods of this area.

Public Services/Utilities (PSU)
Facilities provided as services to the general public, such as the landfill operation, electrical, gas, or telephone installations, sewage treatment plant, Airport, and irrigation/water suppliers.

Industrial (IND)
Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.

Industrial – Transitional (IND-T)
Light industrial and residential uses located in areas as a transition between industrial and residential that must include provision for residential use as live/ work space. Generally the residential component would be adjacent to nearby residential uses and the industrial component would be adjacent to nearby industrial uses.

Industrial – Limited (IND-L)
General industrial uses, limited by compatibility with on-site and nearby residential uses. Uses consistent with new zone I6 – Industrial Limited.

Major Park/Open Space (public) (PARK)
City, District, Community, Neighbourhood and Linear parks. Not all parks required over the next 20 years are indicated on the map, as Neighbourhood parks will be provided at City standards as integral components of new and redevelopment initiatives. A major Recreation Park will be provided in the Glenmore Valley area. Open space indicated at the south end of Ellison Lake is intended as wildlife habitat preservation subject to approval of the appropriate provincial ministry or agency.

Private Recreation (REC)
Large-scale recreation uses such as golf courses, driving ranges, and rifle ranges, operating as commercial ventures or clubs.

Future Urban Reserve (FUR)
Land that has some development potential but is not projected for development within the Official Community Plan 20-year time horizon. There is potential for

“General industrial uses, limited by compatibility with on-site and nearby residential uses.”
the reconsideration of the status of these lands as part of a future review and updating of the Official Community Plan. These boundaries are schematic in nature, and include lands that may remain within the ALR. Lands within this designation will not be supported for any further parcelization.

Transportation Corridor (TC)
Railway (public or private), transit, cycling, or pedestrian corridors or other uses that complement an alternative transportation function.

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

Permanent Growth Boundary (PGB)
Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands designated as Future Urban Reserve within the permanent growth boundary may be considered for urban uses beyond 2030. Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

First Nations Reserve (FNR)
Land with Reserve status as provided by the Federal Government for use by First Nations people.

Okanagan First Nations lands at the northerly limit of the City are currently developed as industrial, manufactured home parks, recreational vehicle resorts and campgrounds. Additional development potential has not been identified at this time. Westbank First Nations land at Mission Creek and Casorso Road is part of the Mission Creek / Priest Creek ecosystem and is considered environmentally sensitive. Similarly, reserve lands owned by the Westbank First Nations at the eastern limit of the City along Mission Creek and beyond City boundaries are considered environmentally sensitive.

Area Structure Plans (ASP)
Area Structure Plans provide the link between the Official Community Plan and an actual development proposal.

Area Structure Plans (ASP’s) shall be prepared by an individual land owner or owners of the majority of land for areas identified in the Official Community Plan as ASP areas, and may be required for areas where the proponent is contemplating a proposal which:

• Does not conform to the purpose and intent of the Official Community Plan; and impacts the 20 Year Servicing Plan and Financing Strategy; or

Approval of the Future Land Use Plan of the ASP as an OCP amendment will be considered by Council following a Public Hearing.
in Council’s view may affect adjacent properties, land uses or the natural environment; or

- in Council’s view may be affected by hazardous conditions; or

- in Council’s view may affect municipal heritage sites, or a revitalization area.

The Plan area shall be as outlined in the OCP or as authorized by resolution of Council. The Plan will work towards those objectives and policies stated in the OCP. Approval of the Future Land Use Plan of the ASP as an OCP amendment will be considered by Council following a Public Hearing.

ASPs provide an inventory of existing conditions, a statement of development objectives and policies, information on the natural environment and associated influences on development, identification of major future land uses by type and density, general location of transportation networks, identification of need for major institutional facilities, information on the location and type of development permit areas and such other matters as may be required, unique to the plan area under consideration.

An Area Structure Plan (ASP) will elaborate on specific development areas in a manner consistent with the ASP terms of reference and the guiding principles of any applicable Sector Plan.

At this time, Area Structure Plans (ASPs) are anticipated for the four areas noted on the Generalized Future Land Use Map 4.1. (Potential new growth in the Glenmore Highlands area is already covered by a Council approved ASP.) The ASP boundaries may be further refined to reflect the subject planning area in physical and functional terms. Table 4.2 indicates potential development components within the ASP areas.

This mapping note has been applied in those cases where it is difficult to convey in map form the future uses on a particular site either because insufficient information is available from a technical/servicing point of view or because the precise location of various uses has yet to be determined. This OCP recognizes those uses that are currently in place as a function of existing zoning. Preparation of an Area Structure Plan would be required prior to rezoning being considered. The land uses provided for in this OCP are as follows:

Table 4.2 Potential ASP Development Components

<table>
<thead>
<tr>
<th>Area Structure Plans</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
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<th>G</th>
<th>H</th>
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<tr>
<td>1. Pier Mac</td>
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<td>2. North Clifton Road</td>
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<td>3. Eagle Ridge</td>
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</tbody>
</table>

Potential Future Land Uses To Be Determined

A. Public Open Space
B. School/College/University
C. Commercial
D. Institutional
E. Industrial
F. One/Two Unit Residential
G. Multi-Unit Residential (Low)
C. Neighbourhood Commercial  H. Multi-Unit Residential (Medium)
D. General Commercial  I. Multi-Unit Residential (High)
E. Tourism Commercial  J. Industrial
K. Agricultural

The future land use component of Area Structure Plans approved by Council will be incorporated into the Generalized Future Land Use Map 4.1. The future land use maps of the following Area Structure Plans are hereby incorporated into the Kelowna Official Community Plan:

- University South Area Structure Plan, dated June 1997.
- Glenmore Highlands Area Structure Plan, dated February 2000, as amended.
- Central Park Golf Course Area Structure Plan, dated May 2000, as amended.
- Canada Lands Area Structure Plan, dated December 2000, as amended.
Temporary Use Permits (TUP)

In accordance with the Local Government Act (Sections 879 and 921), an Official Community Plan may designate areas where Council may consider allowing temporary uses, and may specify general conditions regarding the issuance of temporary use permits in those areas.

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education / Institutional, Industrial, Mixed Use or Public Service / Utility.

Temporary Use Permits outside the PGB may be considered on lands designated Resource Protection Area, with a stated time period considerably less than the maximum three (3) year time limit. A Temporary Use Permit on lands in the ALR will require the approval of the Agricultural Land Commission.

All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

Map 4.1 Generalized Future Land Use Map

This large folded map is located in the back of the book
Chapter 5:
Development Process
General
Area-Specific Considerations
Residential Land Use Policies
Commercial Land Use Policies
Industrial Land Use Policies
Institutional Land Use Policies
Agricultural Land Use Policies
Subdivision Applications
OCP Amendment Applications
The community’s vision for a sustainable Kelowna includes a city where environmentally sensitive land and water are protected, new buildings are attractive as well energy efficient, and public spaces are accessible, safe and meet the needs of a diverse community. This chapter focuses on how new development can become a part of creating that long-term vision.

THE CITY OF KELOWNA WILL:

GENERAL

Objective 5.1  Ensure new development is consistent with OCP goals.

Policy 1
Vision and Goals. Staff will evaluate all development applications in the context of the community’s vision and goals as expressed in Chapter 1.

Policy 2
Processing Time. Award processing time advantages such as waiving the Public Hearing for Development applications consistent with Future Land Uses, as well as the OCP policies and Development Permit guidelines adopted by Bylaw 10500 over applications which are inconsistent.

Policy 3
Rutland & Downtown Revitalization Tax Exemption. Provide a revitalization tax exemption for the municipal portion of the annual taxes on improvements for development within the City Centre and Rutland Town Centre as per Revitalization Tax Exemption Bylaw No. 9561.
Objective 5.2 Develop sustainably.

Policy 1

Priority Processing. Staff will prioritize processing of rezoning applications that are consistent with the Future Land Use map and that achieve a minimum Council-endorsed Sustainability Checklist score. Only those buildings with features that extend beyond those required as per prevailing Building Codes and municipal regulations will be eligible.

Policy 2

Sustainability Incentives. Consider offering incentives for development in the Urban Core where GHG, water use and energy reductions can be achieved and secured in perpetuity.

Policy 3

Complete Suburbs. Support a mix of uses within Kelowna’s suburbs (see Map 5.1 - Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Policy 4

Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

Policy 5

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.

Objective 5.3 Focus development to designated growth areas.

Policy 1

Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Lands outside the Permanent Growth Boundary will not be supported for urban or intensive uses with the exception of the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500 or, for Agri-Business designated sites. Land outside the Permanent Growth Boundary will not be supported for any further parcelization. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.
Policy 2

**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.

Policy 3

**Phasing.** Require development to proceed in a logical, sequential order, concurrently with availability of required urban services.

Policy 4

**Downtown Development.** Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of Downtown.

Objective 5.4

**Ensure adherence to form and character, natural environment, hazardous condition and conservation guidelines.**

Policy 1

**DP Areas.** Require that developments located on sites designated as Revitalization, Multiple Unit Residential, Intensive Residential, Commercial, Industrial, Natural Environment, Hazardous Condition and Farm Protection (DP) areas obtain a DP prior to building permit issuance, subdivision or alteration of land, except where exemptions are permitted (as specified in each DP area – please refer to):

- Natural Environment Development Permit Area Designation – Chapter 12 & Map 5.5 (at back);
- Hazardous Condition Development Permit Area Designation – Chapter 13 & Map 5.6 (at back) for +30% slope/floodplain and Map 5.7 (at back) for wildfire hazard areas;
- Urban Design Development Permit Area Designation – Chapter 14 & Map 5.8 (at back) for urban centre, commercial, industrial, multiple unit residential and intensive residential (character areas and + 20% slope hillside) areas;
- Farm Protection Development Permit Area Designation – Chapter 15.

“Encourage development to proceed in a logical, sequential order, concurrently with availability of required urban services.”
Map 5.3
Urban and Village Centres
Official Community Plan 2030

Rev. May 27, 2014

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.
5.7.2 • Chapter 5 • Development Process - City of Kelowna Official Community Plan

REVISED  – OCTOBER 1, 2018

The legend above indicates maximum permissible heights. This height will not always be achievable. OCP Policy 5.5.1 identifies conditions to be satisfied to achieve noted heights, and also provides direction related to tower separation distances (100 feet or 120 feet depending on the floor plate size.)
Objective 5.5  Ensure appropriate and context sensitive built form.

Policy 1

**Building Height.** In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Shadowing of the public realm
- View impacts
- Overlook and privacy impacts on neighbouring buildings
- Impacts on the overall skyline
- Distance between adjacent buildings above 22m in height
- Impacts on adjacent or nearby heritage structures
- Building form and massing to mitigate negative impacts of buildings over 22m in height

For all properties where height variances are required, a minimum separation distance of 36.5 m (120 ft.) will be sought between adjacent towers where there are floor plates larger than 697 sq. m (7,500 sq. ft.) and a minimum separation distance of 30.5 m (100 ft) will be sought between towers where floor plates are less than 697 sq. m (7500 sq. ft.). In addition, where a height variance is required, adequate view corridors shall be provided between towers. For blocks a minimum of 100m in width, any portion of a building above 44.0m should be sited to afford existing surrounding tower development on the same block a 40 degree panoramic view, measured from the closest building face parallel to the lot line fronting a street. (See Diagram 5.1)

Policy 1 Building Separation Does Not Apply to the following:

<table>
<thead>
<tr>
<th>Civic Address</th>
<th>Legal Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>526 Doyle Avenue</td>
<td>Lot A, District Lot 139, ODYD, Plan EPP9526</td>
</tr>
<tr>
<td>1368 St. Paul Street</td>
<td>Lot A, District Lot 139, ODYD, Plan KAP87835</td>
</tr>
</tbody>
</table>

Diagram 5.1

“...where a height variance is required, adequate view corridors shall be provided between towers.”
Council may consider variances to the tower setbacks distances in the Zoning Bylaw for mid-rise (22m-44m) development, provided that the overall development conforms to OCP building height policy.

Within the context of the noted area height limits (for all areas of the City) the following criteria shall also be considered: Where a lot line abuts a lower density residential land use designation, buildings facing this lot line within the development should be stepped back such that there is no more than a one storey height gain between these building frontages and the height permitted within the land uses assigned to adjacent parcels. The key issue is the transition in scale. The City may consider alternatives to this if other measures can ensure an appropriate transition. Other alternatives may include a combination of appropriate choice of materials, positioning of a building on a site, the level of detail on the facing façade, positioning of balconies, windows, etc.

Unless existing zoning provides for greater heights, building heights within the areas noted on Map 5.3 should be as noted below:

• CITY CENTRE: For the Downtown area, building heights shall, at maximum, be as noted on the “Downtown Building Heights” map. To achieve those heights, Council may consider variances from the heights set out in the Zoning Bylaw, provided that the additional height (beyond that provided in the Zoning Bylaw) results in the creation of affordable housing or yields other significant community benefits.

The former Willow Inn site at the corner of Queensway Avenue and Mill Street is significant given the site’s proximity to the waterfront and its high visibility. In order to achieve approval for up to 19 storeys on this site, any proposed development should be required to demonstrate that it gives careful consideration to view impacts from other parts of downtown, is a signature landmark building and that it meets a high standard of design excellence regarding aesthetics and building performance.

Where the “Downtown Building Heights” map provides for a maximum height of six storeys for properties along Bernard Avenue (between Abbott Street and Ellis Street) and the western side of Water Street (between Bernard Avenue and Lawrence Avenue) in acknowledgement of existing zoning, the City will consider incentives to encourage building heights to not exceed four storeys.

For the Central Green property at the SW corner of Richter Street and Harvey Avenue, building heights shall be as approved by Council through the zoning process.
For areas of the City Centre not specifically mentioned above, that are outside the Downtown Building Heights Map, the maximum height shall be: seven storeys within areas designated for mixed use (residential/commercial); four storeys for areas designated for commercial; within C7 zoned areas, the height limit would be a maximum of the heights defined in the Zoning Bylaw (this would be 6 storeys in some areas and 12-14 in other areas); on properties designated for multiple unit residential (high density), the height limit will be 16 storeys. Where the Zoning Bylaw sets height limits of 12-16 storeys, Council may consider height variances allowing for up to 19 storeys, provided that the additional height (beyond that provided in the Zoning Bylaw) results in the creation of affordable housing or yields other significant community benefits.

- **OTHER URBAN CENTRES:** Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storeys at the periphery of the Urban Centres, where adjoining land is designated for single/two unit housing.

- **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 location that is of significance to the community or where a building is of cultural significance to the community.

- **Rutland:** Generally 4 storeys. Six storeys within C4 or C9 zoned areas. Potential for up to 44 m height (12-14 storeys) in the core of Rutland, as identified in the C7 zone of the Zoning Bylaw.

- **Midtown:** 16 storeys, where the OCP designation provides for high-density multiple-units.

- **Capri/Landmark:** Generally 4 storeys. Greater height (up to 12 storeys) may be supported on the Capri Shopping Centre site and in the area bordered by Dickson Avenue, Dayton Avenue, Springfield Road and Kirschner Road upon approval of a Council-endorsed comprehensive development plan for the site that provides for a variety of housing types (including but not limited to ground-oriented and rental apartment housing) and the provision of commercial space that is of an amount that, at minimum, equals that which existed in 2010.
• Elsewhere: For all areas of the City outside the Urban Centres, buildings heights shall be a maximum of four storeys for residential and six storeys for apartment hotels and hotels. Additional height restrictions may be imposed as a result of airport-related zoning regulations.

<table>
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<tr>
<th>Civic Address</th>
<th>Legal Address</th>
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<tbody>
<tr>
<td>3762-3766 Lakeshore Road</td>
<td>Lot A, District Lot 134, Section 6, Township 26, ODYD, Plan KAP56428 Except Plan KAS1776 (PH1)</td>
</tr>
</tbody>
</table>

Notwithstanding the above noted height provisions, for all parts of the City other than the downtown, building heights adjacent to Okanagan Lake should remain low, subject to the recognition that height provisions in existing zoning would prevail. Building height can be increased as the distance from the lake increases. Preservation of upland sight lines towards Okanagan Lake shall be an important consideration in the review of development applications.

Policy .2: View Corridors. Where multiple unit or commercial development along the shore zone is permitted, require that a view corridor to the lake from inland be maintained and ensure that the public use and enjoyment of the lakefront is enhanced as a result of the development.

Policy .3: CPTED Guidelines. Require development proponents to demonstrate compliance with the principles of the City’s Crime Prevention Through Environmental Design (CPTED) Guidelines.

Objective 5.6: Promote social well-being and quality of life by providing facilities that serve all community members.

Policy .1: Accessibility Measures. Review all development proposals to ensure that accessibility needs have been addressed in compliance with City Guidelines for Accessibility in Outdoor Areas. Consult with stakeholders and/or other appropriate agencies, as required, to ensure accessibility measures in development projects are addressed.
Objective 5.7 Identify and conserve heritage resources.

Policy 1.1 Heritage Register. Use the Kelowna Heritage Register for fully informed decision-making regarding land use of heritage properties.

Policy 1.2 Heritage Designation. Encourage owners of properties listed in the Kelowna Heritage Register and identified as significant to voluntarily provide long-term heritage protection to their properties through the use of a Heritage Designation Bylaw.

Policy 1.3 Heritage Revitalization Agreements. Consider the adaptive re-use of heritage buildings appropriate within any future land use designation, provided that a Heritage Revitalization Agreement is negotiated with the City and provided that the project meets the criteria established for sensitive neighbourhood integration.

Policy 1.4 Heritage Conservation Areas. Continue to recognize the established heritage conservation areas of Abbott Street and Marshall Street as identified on Map 9.1.

Objective 5.8 Achieve high quality urban design.

Policy 1.1 Public Space. Integrate safe, high-quality, human-scaled, multi-use public spaces, such as parks, plazas and squares, as part of development or redevelopment within Urban and Village Centres.

Policy 1.2 Streetscaping. Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Policy 1.1 Conversion of Rental Dwellings. Consider allowing conversions of rental buildings with four units or more only when the vacancy rate reported in the annual CMHC Rental Market Survey for Kelowna is 3% or higher.

Objective 5.10 Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.

Integrate safe, high-quality, human-scaled, multi-use public spaces, such as parks, plazas and squares, as part of development or redevelopment within Urban and Village Centres.
Policy 1  
Maximize Pedestrian / Cycling Connectivity. Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

Policy 2  
Transit Infrastructure. Require that transit service needs to be integrated into community designs and development proposals to optimize access to transit service and incorporate essential infrastructure on transit routes identified in the Transit Plan (see Map 7.2). Provision of transit infrastructure such as transit stops, bus pull out bays, bus shelters, benches, lighting, accessibility features, bike lockers or other transit amenities, beyond those required by bylaws and regulations, may be considered for a density bonus.

Policy 3  
Active Transportation Networks. As redevelopment occurs within and around Urban Centres, seek public pathways that would complement linear parks, multi-use trails, parks, plazas, greenways or sidewalks to form continuous pedestrian and bicycle networks and/or connections between centres where possible. (See Map 7.1 – Active Transportation Corridors.)

Objective 5.11  Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

Policy 1  
Parking Relaxations. Consider parking requirement relaxations, in areas that are not part of a cash-in-lieu program, where an approved TDM strategy indicates a lower use of vehicles and the City is satisfied that parking relaxations would not create parking spill-over problems on adjoining neighbourhood streets. Parking relaxations will not be considered in hillside areas (as defined on Map 4.1 - Future Land Use).

Policy 2  
Strata Parkades. Consider private sector parking solutions such as strata parkades as an alternative to fulfilling parking requirements.
Objective 5.12 **Ensure development appropriately interfaces with transmission lines.**

**Policy .3**

**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.

**Policy .4**

**Multi-Unit Residential Parking.** Encourage developers / landlords to un-bundle parking price from the multi-family housing or rental price.

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Support the development of farmer’s markets on non-ALR sites or on ALR sites located near the urban – rural edge, in accessible, central locations.

---

Objective 5.13 **Increase local food production.**

**Policy .1**

**Farmer’s Markets.** Support the development of farmer’s markets on non-ALR sites. ALR sites located near the urban – rural edge, in accessible, central locations may be considered if a non-ALR alternative cannot be secured.

**Policy .2**

**Edible Landscape.** Encourage the use of building setback, backyards and landscaped areas, for growing edible plants.

**Policy .3**

**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.

**Policy .4**

**Multi-Residential Shared Garden.** Encourage new development to include contiguous space intended for garden space for residents.

**Policy .5**

**Urban Agriculture.** Expand urban agriculture opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.
Objective 5.14 Provide parks for a diversity of people and a variety of uses.

Policy 1 Site Density Calculations. Allow the owner(s) and developers who contribute land for park dedications, to use the original site area in computing density and floor area ratios and minimum area for development or subdivision purposes.

Policy 2 Dedication of Linear Parks. At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or are shown on Map 5.9 – Linear Corridors / Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (see Chapter 12) requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the city as a park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

Sensitive environmental areas and riparian management areas (RMA) will be protected by siting trails beyond their boundaries, unless there are absolutely no alternatives.
### Table 5.1 Linear Park - Public Access

*(see Map 5.9 Linear Corridors / Paths)*

<table>
<thead>
<tr>
<th>Location</th>
<th>Reach</th>
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<tbody>
<tr>
<td>Bellevue Creek / Both Sides</td>
<td>South Arm – Okanagan Lake to City Boundary</td>
</tr>
<tr>
<td>Bertram Creek / Both Sides</td>
<td>Okanagan Lake to City Boundary</td>
</tr>
<tr>
<td>Brandt’s Creek / Both Sides</td>
<td>West Arm – Drake Rd to Summit Drive</td>
</tr>
<tr>
<td>Brandt’s Creek / Both Sides</td>
<td>Ellis Street to Okanagan Lake</td>
</tr>
<tr>
<td>Cedar Creek / Both Sides</td>
<td>Okanagan Lake to City Boundary</td>
</tr>
<tr>
<td>Fascieux Creek / Both Sides</td>
<td>Okanagan Lake to Raymer Ave.</td>
</tr>
<tr>
<td>Francis Creek / Both Sides</td>
<td>Sumac Rd to Mill Creek</td>
</tr>
<tr>
<td>Gopher Creek / Both Sides</td>
<td>Springfield Rd to N/E of Old Joe Rich Rd</td>
</tr>
<tr>
<td>KLO Creek / Both Sides</td>
<td>Mission Creek to City Boundary</td>
</tr>
<tr>
<td>Lebanon Creek / Both Sides</td>
<td>Cedar Creek to City Boundary</td>
</tr>
<tr>
<td>Leon Creek / Both Sides</td>
<td>Gillard Forest Service Road to Cavell Place</td>
</tr>
<tr>
<td>Mill Creek / Both Sides</td>
<td>Okanagan Lake to City Boundary</td>
</tr>
<tr>
<td>Mission Creek / Both Sides</td>
<td>Okanagan Lake to City Boundary</td>
</tr>
<tr>
<td>Priest Creek / Both Sides</td>
<td>Mission Creek to City Boundary</td>
</tr>
<tr>
<td>Rembler Creek / Both Sides</td>
<td>Okanagan Lake to City Boundary &amp; Bellevue Creek</td>
</tr>
<tr>
<td>Thomson Creek / One Side within Park</td>
<td>Mission Recreation Park</td>
</tr>
<tr>
<td>Varty Creek / Both Sides within Park</td>
<td>Okanagan Mountain Provincial Park</td>
</tr>
<tr>
<td>Vernon Creek / Both Sides</td>
<td>Ellison (Duck) Lake to City Boundary</td>
</tr>
<tr>
<td>Wilson Creek / North Side</td>
<td>Okanagan Lake to Gordon Drive</td>
</tr>
<tr>
<td>Okanagan Lake</td>
<td>Full length of foreshore within City boundaries</td>
</tr>
</tbody>
</table>

**Policy 3**

**Applicant’s Costs.** Require that all survey and legal costs incurred with establishing the linear park dedication, as a result of a development application, be the responsibility of the applicant.

**Policy 4**

**Protect Sensitive Areas.** Sensitive environmental areas and riparian management areas (RMA) will be protected by siting trails beyond their boundaries, unless there are absolutely no alternatives.

**Policy 5**

**Acquisition of Linear Parks.** Where linear corridor dedications cannot be acquired through development, the City will explore a variety of means for encouraging dedication by compensating property owners when land is made available for linear parks. Methods of compensation may include but are not limited to: support for density on the balance of the subject property that accounts for the land area before any dedication of land for linear

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**Economic Sustainability**  **Social Sustainability**  **Environmental Sustainability**  **Cultural Sustainability**
In new subdivisions acquire beach access points as sanctioned under the Land Titles Act...

*Policy 6*

**Beach Access Dedications.** In new subdivisions acquire beach access points as sanctioned under the Land Titles Act, Chapter 250, RSBC 1996. The dedications obtained should be accessible to a broad range of users, be at environmentally appropriate locations and where terrain conditions do not require construction that would be detrimental to the environment, steep slopes, or other park uses.

*Policy 7*

**Fuel Modification.** Require the mitigation of fire hazard, through fuel modification, on forested lands to be transferred to the City, prior to transfer.

**Objective 5.15**

**Ensure environmentally sustainable development.**

*Policy 1*

**No Net Loss of Aquatic Habitat Productivity.** Require “no net loss” with respect to land use decisions that affect aquatic habitat based on the “no net loss” principle of the Department of Fisheries and Oceans policy. No individual land use or development project should result in a net loss in habitat productivity as determined through environmental assessment in land use decisions and project approvals that affect aquatic habitats as identified on the Natural Environment DP Map 5.5. In the long term the City will strive for a net gain in overall productivity of the city’s aquatic habitats. “Tradeoffs” in the interest of land development will only be supported when long-term net gains in habitat productivity can be substantiated.

*Policy 2*

**No Net Loss of Terrestrial Habitat.** Require that “no net loss” in the productive capacity of important and/or critical terrestrial habitats as determined through environmental assessment in land use decisions and project approvals that affect terrestrial habitats as identified on the Natural Environment DP Map 5.5. In the long term the City will strive for a net gain in overall productivity of the city’s terrestrial habitats. “Tradeoffs” in the interest of land development will only be supported when long-term net gains in habitat productivity can be substantiated.
Policy 3

Environmentally Sensitive Area Linkages. Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors.

Policy 4

Habitat Management Hierarchy. Ensure the following sequence of management actions for all public or private projects be adhered to, as identified in a Development Permit, to achieve the “no net loss/net gain” principle of ESA’s:

- AVOID impacts to habitat through appropriate project siting and design;
- MITIGATE minor or temporary impacts by minimizing impacts, and repairing and restoring damaged habitats to their former state or better;
- COMPENSATE only when residual, permanent loss of habitat is unavoidable, acceptable and compensable. Habitat compensation proposals will not be accepted as a trade-off for incomplete on-site mitigation where effective mitigation efforts are feasible. Development proponents are responsible for proving that all measures to avoid or mitigate potential habitat impacts have been exhausted prior to proposing habitat compensation measures on or off-site.

Policy 5

Compensation Guidelines. When compensation for loss of habitat is necessary and acceptable, implement the following guidelines in making habitat compensation decisions:

- On-site compensation (e.g. in or near the same location as the area being impacted) is generally preferred over off-site compensation, particularly when sufficient space is available and there is adequate biophysical capacity on the site to create or enhance similar habitat. However, in some instances, compensation efforts away from the site may result in greater ecological benefits to the overall watershed, habitat type, species or community;
- When it is deemed necessary or appropriate, off-site compensation should occur within the same watershed or ecological unit as the area being impacted;
- ‘Like-for-like’ compensation is generally preferred over replacing lost habitat with a different type of habitat. However, replacing with unlike habitat may be preferable in cases when the replacement habitat will have higher productivity and/or will address a limiting factor within the natural system affected.
Compensation Ratio. When compensation for loss of habitat is necessary and acceptable, require a compensation ratio (area of replacement habitat to area of lost habitat) that takes into account factors such as:

- Time lags in achieving habitat replacement;
- Risk associated with the success of compensation measures; the relative significance of the impacted habitat (e.g., does it support threatened, endangered and/or economically important species);
- Whether compensation is occurring on site or off-site; and
- Whether the replacement habitat is of the same type as the lost habitat.

Protection Measures. Protect and preserve environmentally sensitive areas using one or more of the following measures, depending on which measures are appropriate to a given situation:

- Dedication as a City park or trail where the area complements the goals and objectives of sustainable development. ESA’s acquired as parks or trails will be managed to protect their sensitive features in balance with public use;
- Return to Crown Land or covenant for conservation purposes with the City, the Province and/or a nongovernmental organization (e.g., Central Okanagan Land Trust) eligible to hold Conservation Covenants;
- Some form of development incentive (density transfer, cluster housing, etc.) that will facilitate the protection of all or significant portions of ESAs;
- Protection of ESAs or portions of ESAs as an amenity contribution when new development requires a change to zoning that increases density over present zoning;
- Ensure setbacks on adjacent developments are adequate to maintain the integrity of the ESA and to minimize hazards created at the interface between natural areas and development. For example, ensure housing is setback an adequate distance adjacent to an interface area with potential tree, rockfall, flooding or fire hazards;
- As a last option, dedication to a land trust or similar non-government organization for conservation purposes.
Policy 8

**Site Density Calculations.** Allow the owner(s) of land affected by
dedications for environmental protection to use the original site
area in computing density and floor area ratios and minimum
area for development or subdivision purposes.

Policy 9

**Voluntary Protection.** When an owner of land offers voluntary
protection of an ESA, consider allowing: increased density on
the balance of the subject property by including the dedicated
area in the density calculation, transferring density to another
property, trading land, purchasing land, offering grants-in-aid,
or granting tax exemptions.

Policy 10

**Varying Requirements.** Retain the option to vary the width of
Riparian Management Areas to accommodate the maximum
retention of desirable natural vegetation and wildlife
habitat, ground formations, and water features
through a “no net loss” approach.

Policy 11

**Habitat Protection.** Ensure a proposed development
footprint within an ESA is configured in such a
way as to minimise the encroachment toward
aquatic or terrestrial habitat. Consider zoning and/
or subdivision variances where needed to prevent
or minimize a relaxation of or encroachment
into the RMA or to acquire greater RMA width for
environmental protection or hazard avoidance.

Policy 12

**Steep SLOPES.** Prohibit development on steep slopes
(+30% or greater for a minimum distance of 10
metres) except where provided for in ASPs adopted
or subdivisions approved prior to adoption of OCP
Bylaw 10500.

Policy 13

**Access Through Steep SLOPES.** Discourage roads (public
or private) through +30% slope areas intended to
access lands beyond, except in cases where it can be
demonstrated the road will be sensitively integrated
(visual and aesthetic impacts minimized) with the
natural environment and will present no hazards
to persons or property, environmental threats or
unreasonable servicing or maintenance challenges.
Objective 5.16 Improve the energy efficiency and environmental performance of new buildings.

*Policy 1*  
**Heat Recovery.** For mixed use development projects that include waste heat generation provide opportunities for recovery for space heating. The City may consider requests to provide for the recovery and use of waste heat by the granting of necessary utility rights-of-way.

*Policy 2*  
**Eco-Industrial Network.** Encourage networks of industrial and support businesses to build efficiencies in energy resource use and waste management.

*Policy 3*  
**Variances for “Green” Features.** Staff will give favourable regard to variance applications to reduce setbacks whose sole purpose is to accommodate green building features (e.g. solar panels etc.), provided that safety and neighbourhood impact issues can be addressed.

Objective 5.17 Provide public art & cultural activities.

*Policy 1*  
**Entertainment Venues.** Within designated Urban Centres, encourage private-sector provision of facilities which diversify the selection of venues and entertainment opportunities throughout the city.

*Policy 2*  
**Public Art.** Encourage provision of public art in larger developments by private-public partnerships, education and information, and other means.

Objective 5.18 Ensure efficient land use.

*Policy 1*  
**Re-development of Parking Lots.** Encourage that excess parking areas be used for infill commercial, residential and mixed use buildings.

**AREA-SPECIFIC CONSIDERATIONS**

Objective 5.19 Ensure development is compatible with surrounding land uses.

*Policy 1*  
**Development Over Lake Surface.** Development over the lake surface may be considered where there are public benefits in addition to a “net positive” benefit as determined by a Qualified Environmental Professional report.
Policy 2: **Building Heights near Airport.** Require that all proposed development projects within the federal Aviation Zone include consultation with Kelowna Airport and Transport Canada with respect to building height as per Airport Zoning Regulations under the authority of the Aeronautics Act (1977). Approved projects should also include upgraded sound-prooﬁng and must provide a covenant that saves the City harmless with respect to noise complaints.

Policy 3: **Airport Noise Contour.** Prohibit, within Kelowna, urban residential development within the airport 25 Noise Exposure Forecast (NEF) contour as indicated on Map. 5.10 and continue to encourage the Regional District of Central Okanagan to not permit additional residential development within the airport 25 NEF contour.

Policy 4: **Airport Lands.** Permit only airport-related or agricultural uses on the vacant lands immediately west of the airport and north of Airport Way.

Policy 5: **Mayfair Road / Court.** Support the re-development of industrial lands immediately west of Mayfair Road/ Court to uses more compatible with adjacent residential uses (e.g. industrial business uses).

Policy 6: **North End Industrial (High Tech and Incubator).** Encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for “incubator space” for smaller businesses.

Policy 7: **UBC Okanagan Campus-Style High-Tech.** Encourage the development of campus-style high-tech projects, focussed on the UBC Okanagan / Airport area.

Policy 8: **Transit Exchanges.** Actively encourage both public and private sector development and integration of a full range of compatible lands uses (residential, employment and commercial activities) at transit exchanges.
5.23 • Chapter 5 • Development Process - City of Kelowna Official Community Plan

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Policy .9

Landfill Area. Prohibit development within the buffer area surrounding the Regional Landfill consistent with provincial regulations and require registration of restrictive covenants on all new residential development with a view of the landfill to make potential purchasers aware of the presence of the landfill and the potential impacts on enjoyment of their property.

Policy .10

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 mixed use tourism use.

Objective 5.20

Achieve high quality urban design and appropriate land uses.

Policy .1

Rutland Urban Design. Ensure that the urban design for Uptown Rutland clearly differentiates this commercial district from others in the City and interior of BC. This will be pivotal to making the bus exchange area and redevelopment of Rutland a success. To this end, redevelopment should:

- feature special architecture and/or landmarks that draw the interest of passers-by at the northeast and northwest corners of the Highway 33 and Dougall Road intersection as these are important sites that should be used to mark the entranceway to the pedestrian-oriented, commercial core of the TOD; and

- feature, at the northeast and northwest corners at the intersection of Highway 33 and Rutland Road, special architecture and/or landmarks that signify, particularly to motorists, the presence of a commercial district. This site is historically important to Rutland and marks the western edge of Uptown Rutland.

Policy .2

South Pandosy Urban Design. Ensure that the urban design for South Pandosy clearly differentiates this commercial district from others in the City and interior of BC. To this end, redevelopment should:

- encourage the development of residential buildings fronting on the Abbott / Watt Road corridor to present a “grander” or more “stately” image than other residential areas which will enhance the desired character of the corridor; and

Ensure that the urban design for Uptown Rutland clearly differentiates this commercial district from others in the City and interior of BC.
- encourage the development of landmark buildings at key intersections within the precinct and at the terminus of significant sight lines. Landmark buildings should be distinguished from other buildings through the conscientious use of siting, common entrances, additional storeys, articulation of the footprint or roof-line, decorative structures, colour and other means appropriate to the setting and desired effect; and

- provide a strong gateway or sense of entry to the town centre along the north-south arterials (Northbound: Lakeshore Road at Richter Street) (Southbound: Pandosy Street at Wardlaw Avenue). The gateway should be established by the appropriate use of land use, site planning, building design, landscaping and street section, including streetscape treatment; and

- consider a joint City - developer proposal for combined park / parking / commercial use in a major landmark development at the corner of Lakeshore and Watt. The intent is to permit a mixed use building with commercial at grade level and office and / or residential above. A building of up to 8 storeys in height may be considered for the site.

Policy 3

**Cultural District.** Support the development of the Kelowna Cultural District as outlined in the adopted cultural plans, as a centre for arts and entertainment and a catalyst for downtown revitalization.

Policy 4

**Area Redevelopment Plans.** Require that detailed Area Redevelopment Plans (ARP’s), consistent with Council-approved terms of reference, be prepared prior to approving rezoning applications that would increase building height or significantly increase density beyond that permitted under existing zoning for the following areas:

- Capri Shopping Centre;
- Landmark (bounded by Harvey Ave.; Spall Rd.; Springfield Rd.; Burtch Rd.);
- Health District;
- other areas as directed by Council.

The purpose of the ARP would be to ensure that redevelopment occurs in a manner that appropriately relates to surrounding land uses and is consistent with the OCP.

Objective 5.21 **Provide continuous public access along Lake Okanagan between City Park and Knox Mountain Park.**
**Policy .1**

*Waterfront Public Access.* With any land use changes along the lake between Waterfront Park and Knox Mountain Park, require a waterfront linear park dedication to provide continuous public access along Lake Okanagan.

**RESIDENTIAL LAND USE POLICIES**

**Objective 5.22** *Ensure context sensitive housing development.*

**Policy .1**

*Cluster Housing.* Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single-two unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

- a. Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;
- b. Facilitate creative and flexible site design that is sensitive to the land’s natural features and adaptive to the natural topography;
- c. Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;
- d. Promote overall cost savings on infrastructure installation and maintenance; and
- e. Provide opportunities for social interaction, walking and hiking in open space areas.

**Policy .2**

*Walled Developments.* Prohibit developments enclosed on all sides by walls, gates or other physical or visual barriers if such developments compromise the principles embedded in the “Crime Prevention Through Environmental Design” guidelines and hinder efforts to create more pedestrian, bicycle and transit-friendly communities, block access to public park land or inhibit the efficient use of infrastructure.

**Policy .3**

*Panhandle Lots.* Prohibit lakefront panhandle lots unless such are in the public interest (e.g. allow the City to secure foreshore dedication).

**Policy .4**

*Non-compatible Industrial.* Restrict the encroachment of residential uses in areas adjacent to non-compatible industrial sites.

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*Economic Sustainability  Social Sustainability  Environmental Sustainability  Cultural Sustainability*
Address the needs of families with children through the provision of appropriate family-oriented housing.

Policy 5
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.

Policy 6
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.

Policy 7
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.

Policy 8
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.

Policy 9
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.

Policy 10
Adaptable Housing. Encourage the use of adaptable design to increase flexibility of housing by referring developers to adaptable design guidelines.

Policy 11
Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Policy 12
Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

Policy 13
Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).
Objective 5.23 **Address the needs of families with children through the provision of appropriate family-oriented housing.**

**Policy 5.23**

*Ground-Oriented Housing.* Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

**COMMERCIAL LAND USE POLICIES**

Objective 5.24 **Encourage mixed-use commercial development.**

**Policy 5.24**

*Auto-Oriented Sites.* Support (but do not require) inclusion of residential uses when auto-oriented commercial sites and strip malls redevelop. Live-work, student and rental housing is particularly encouraged. Where auto-oriented sites are redeveloped within Urban Centres, redevelopment should create a higher-density, more walkable, and higher amenity site.

**Policy 5.25**

*Retention of Commercial Land.* In order to ensure that the City’s commercial land supply is not eroded, where the OCP Bylaw 10500 indicated a commercial land use designation for the property, the expectation would be that there be no net loss of commercial space on the site as a result of the redevelopment to include other uses.

Objective 5.25 **Ensure that Urban Centres develop as vibrant commercial nodes.**

**Policy 5.25**

*Conversion of C10.* Discourage the conversion of C10 Service Commercial zoned areas to C3, C4 or C7 zoning, outside of Urban Centres. The City, depending on site-specific circumstances, may support the conversion of C10 Service Commercial zoned sites to C3, C4 or C7, within Urban Centres.

**Policy 5.26**

*Office Building Location.* Encourage office buildings providing more than 929 m² of useable space to locate in the City Centre or the Town Centres. This policy does not include offices integral to business park / industrial uses and “corporate offices” allowable under relevant industrial zones.
Objective 5.26 **Encourage uses and commercial ventures that promote local tourism.**

**Policy 1**

**Tourist Commercial.** Consider commercial development for tourism related uses in the Capozzi / Truswell, Lakeshore, Cook Road area.

**Policy 2**

**Visitor Accommodation.** Consider allowing visitor accommodation along the shore zone provided that such a use protects the riparian area, would be compatible with the neighbourhood and site context, and public enjoyment of the lakefront is enhanced as a result of the development.

**Policy 3**

**Waterfront Commercial.** Waterfront commercial and multiple unit housing must facilitate and enhance public enjoyment of or access to the lakefront.

Objective 5.27 **Increase supply of green office space.**

**Policy 1**

**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).

where such can be provided within the Permanent Growth boundary, with preferred locations being the Urban Centres (see Map 5.3 Urban / Village Centres).

**Policy 2**

**Offices Near Transit.** Direct new office development to areas served by public transit.

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**INDUSTRIAL LAND USE POLICIES**

Objective 5.28 **Focus industrial development to areas suitable for industrial use.**

**Policy 1**

**Rezoning to Industrial.** Consider allowing land not currently designated as industrial to be supported for an Official Community Plan amendment and subsequent rezoning to allow industrial uses provided that such a rezoning would be consistent with other Official Community Plan policies, provided that available municipal infrastructure can support the use, and provided that the industrial use would be compatible with existing and proposed future surrounding uses. Compatibility issues to consider include, but are not limited to, visual impact, noise, odour, hours of operation, pollution and traffic.
Policy 2 Business Centres. Encourage, in areas designated as “Industrial,” the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses.

Policy 3 Location of Heavy Industry. Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment.

Objective 5.29 Ensure efficient use of industrial land supply.

Policy 1 Industrial Land Use Intensification. Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

Policy 2 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.

Objective 5.30 Ensure adequate industrial land supply.

Policy 1 Industrial Supply Protection. Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

Policy 2 Discourage I1 Zoning. Discourage properties from being rezoned to I1 Business Industrial. Instead, applicants should be encouraged to pursue a new industrial zone which would be based on the I1 Zone, but would preclude “offices” as a permitted use.

Objective 5.31 Encourage the use and extraction of gravel resources and ensure appropriate redevelopment of gravel pits.

Policy 1 Use of Gravel Prior to Development. Encourage identified gravel resources to be extracted prior to development of these sites for urban uses to avoid the necessity of seeking such resources in ALR areas (see Map 5.11 – Sand and Gravel Deposits).

Policy 2 Use of Depleted Areas. Require depleted extraction areas to be rehabilitated in accord with provincial Best Management Practices and used for urban or open space purposes consistent with Official Community Plan goals and policies.

Policy 3 Impact on Neighbourhood / Roads. Discourage aggregate extraction that creates undue impact to neighbourhood residential uses or excessive truck traffic, safety and road condition issues.
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.
INSTITUTIONAL LAND USE POLICIES

Objective 5.32 Ensure the development of institutional facilities meets the needs of residents.

Policy 1

School Site Planning. Ensure the identification of school sites in appropriate locations during the planning of new neighbourhoods or intensification of existing neighbourhoods, based on the size and composition of the projected school age population. Encourage joint use of and stronger relationships between school facility and community recreation facilities.

Policy 2

Surplus Schools. Allow School District 23 to use city-owned properties to the extent such use is permitted under any agreements. If all or part of these properties cease to be needed for school purposes as defined in any agreements, the City will resume control of the properties. Where the City does not own surplus school sites, it will evaluate whether the surplus facilities could be used for City purposes and would, if reaching a positive conclusion, seek the co-operation of the
Not support the re-designation of surplus school sites to ensure retention of facilities and open space as a community asset.

School District in facilitating on-going community use. The City will also, where appropriate, seek a “Right of Refusal” or “Agreement to Purchase” arrangement with School District 23 with respect to the disposition of existing or future school sites, or portions thereof, no longer required by the District in accord with Provincial legislation.

**Long Term Use of Schools.** Encourage SD23 to retain ownership of inner-city school buildings and sites, even if no longer needed for school purposes, with consideration for lease as community use facilities, for potential re-use as a school should school age children return to inner-City neighbourhoods.

**Re-Designation of School Sites.** Not support the re-designation of surplus school sites (e.g. Raymer, both Dilworth sites, McWilliams Centre, Johnson Road, South Kelowna, former Dr. Knox, Casorso, Kettle Valley) to ensure retention of facilities and open space as a community asset.
Policy 5

**Location of Schools.** Plan residential and other development such that schools (public and private) can be viably operated in central and easily accessible areas such as the City Centre, Town Centres, Highway Centre or Village Centres. Encourage retention of schools, and location of new schools, in central and easily accessible areas. Locations within the Urban Centres should be promoted wherever possible.

Policy 6

**Access to Schools.** Ensure schools are located where sidewalks, crosswalks and cycle routes and trails already exist or can be economically added to provide safe routes to and from schools, including adherence to CPTED principles, as well as the City's Guidelines for Accessibility in Outdoor Areas.

Policy 7

**Community Use of Schools.** Encourage that schools be designed so as to facilitate, during non-school hours, use for before/after school programs, recreation programs, youth/family activities, adult education or other community uses.

Policy 8

**Joint Use.** Continue to encourage the development of joint use of community facilities and services for non-profit purposes.

Policy 9

**Location of Library Facilities.** Locate any new library facilities within the core areas of the Urban Centres and Urban Villages.

Policy 10

**Health Care Facilities.** Support the extension of services and appropriate building expansions of the Kelowna General Hospital and other health care facilities, as provided for on the Generalized Future Land Use Map 4.1. The form and character of future expansions should be compatible with the surrounding neighbourhood context.

Policy 11

**Helicopter Access to Hospital.** Support the provision of a helicopter landing pad that would provide convenient access to Kelowna General Hospital.

Policy 12

**Government Offices.** Encourage the provincial and federal governments to locate their offices and service facilities within Urban Centres, with emphasis on the Downtown Centre as a preferred destination.

Policy 13

**Recreational Facilities.** Support the establishment of recreational facilities in all quadrants of the City to ensure equitable access for residents.

Policy 14

**Places of Worship.** Encourage places of worship to locate within the Urban Centres, but appropriately located buildings in residential neighbourhoods may also be considered.
AGRICULTURAL LAND USE POLICIES

**Objective 5.33**  Protect and enhance local agriculture.

**Policy 1**  Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

**Policy 2**  ALR Exclusions. The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

**Policy 3**  Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

**Policy 4**  Transition Uses. Consider complementary agricultural land uses such as urban agriculture (as defined in the Zoning Bylaw) along the urban-rural interface that act as a transition between existing urban development and farming operations.

**Policy 5**  Agri-tourism, Wineries, Cideries, Retail Sales. Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

**Policy 6**  Non-farm Uses. Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only 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.

**Policy 7**  Subdivision. Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.
Policy .8  
Housing in Agricultural Areas. Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

Policy .9  
Limit interface incompatibilities. Direct urban uses that accommodate vulnerable populations (e.g. seniors, children, health-challenged) to parcels that are not adjacent to agriculture to limit interface incompatibilities.

Objective 5.34  
Preserve productive agricultural land.

Policy .1  
Secondary Suites. Encourage secondary suites on agricultural land to be located within a permitted principal dwelling.

Policy .2  
Farm Help Housing. As a first option, farm help housing should be located within the Permanent Growth Boundary providing access to amenities for workers. Accommodation for farm help on the same far unit will be considered only where:

- agriculture is the principal use on the parcel, and

- the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that help is deemed necessary.

Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

Policy .3  
Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Policy .4  
Public Use. Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the OCP.

Policy .5  
Agricultural land designation. Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Ensure non-soil based agricultural structures are located to maximize the agricultural potential of prime soil resources.
Objective 5.35  **Maintain biodiversity and connectivity in agricultural environments.**

*Policy 1*  **Biodiversity.** Maintain and improve biodiversity through the establishment of corridors (connectivity) and where appropriate, through the integration of wild species within agricultural landscapes.

*Policy 2*  **Conservation Tools.** Promote the use of conservation covenants on agricultural land. Conservation covenants will:

- balance both agricultural and environmental values and recognize the complex relationships between some agricultural use and areas of environmental interest;

- protect environmental values identified through current statutory provisions (e.g. Species at Risk) and values identified through current federal, provincial and local inventory programs;

- place only reasonable restrictions on agriculture in order to protect important environmental values;

- allow for specified farm activities in locations that will not unduly impact or diminish the identified environmental values; and

- focus on those areas specifically identified as containing important environmental values, and should not unduly restrict agriculture elsewhere on the property.

**SUBDIVISION APPLICATIONS**

Objective 5.36  **Ensure subdivisions are consistent with sustainability goals.**

*Policy 1*  **Hydro-Geologically Sensitive Areas.** Reduce or eliminate irrigation water use in areas where limited or no infiltration capacity exists based on hydro-geological assessments of sensitive areas. An assessment of potential ground and surface water seepage may be required as part of any subdivision on hillside lands in excess of 20% slope.

*Policy 2*  **Pedestrian Connectivity.** Improve the permeability of strata developments by ensuring that active transportation connections are facilitated where possible.

*Policy 3*  **Design for People and Nature.** Structure new neighbourhoods around parks, pedestrian and bike routes, open spaces, and environmental areas, rather than around roadways and cars.
Objective 5.37 Reduce non-compliant foreshore structures.

Policy 1 Foreshore Structures. Ensure foreshore structures that obstruct public access along the foreshore be brought into compliance with current regulations prior to subdivision application on the upland parcel being approved.

Objective 5.38 Ensure subdivision design respects existing neighbourhood contexts.

Policy 1 Lot Pattern. Within Heritage Conservation and Character Areas, follow the lot pattern established for a majority of the context block. Consideration may be given for pan-handle lots to allow housing behind the existing residence. In these areas, creating narrow lots by splitting a site length-wise into two is not encouraged unless the frontage of each lot is no less than 10% narrower than the dominant lot pattern on the block.

OCP AMENDMENT APPLICATIONS

Objective 5.39 Ensure all development is consistent with the vision, goals and objectives of the OCP.

Policy 1 Evaluation Checklist. Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)?
- Is the proposed development located in an Urban Centre?
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses?

"Within Heritage Conservation and Character Areas, follow the lot pattern established for a majority of the context block."
- Does the proposed development increase the supply of affordable housing (as defined in the OCP)?
- Is the property serviced with water and City sanitary sewer at the time of application?
- Is there transit service within 400 metres of major multiple unit residential projects (30 + units) or other non-residential projects or major employment generators (50 + employees)?
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land?
- Does the proposed development contribute to preserving lands with slopes greater than 30%?
- Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP?
- Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties?
- Is the project consistent with the height principles established in the OCP?
- Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete Communities) or introduce incompatible uses?
- Could the project be supported without over-burdening existing park and other neighbourhood resources?
- Could the proposed project be built at minimal (<$) cost to the City? (This should consider operational and maintenance costs.)
Servicing Plan. The 20 Year Servicing Plan and Financing Strategy has been developed assuming that growth will occur as noted in this Official Community Plan. Development in locations or of types not anticipated in this plan may trigger a requirement for an impact study to be prepared at developer expense so that impacts on the 20 Year Servicing Plan and Financing Strategy can be identified and addressed. The impact studies, may include, but will not necessarily be limited to preparation of advance road plans that identify all vehicle, transit, cycle route, and trail linkages and provide a mix of trail, local, collector and major roads necessary to create a balanced road system on and off-site.
Chapter 6: Environment
Focusing on protecting the most important features of our natural landscape, water sources and on reducing greenhouse gas emissions.
Human well-being and nearly all economic activity depend on a healthy natural environment. The natural environment and biological diversity (biodiversity) is well known to convey widespread social, cultural and intrinsic values known as ecological goods and services for residents and visitors.

That same biodiversity and ecological landscape which provides for our basic needs is under imminent threat from various human forces including but not limited to rapid urbanization, agricultural expansion, and wildfire mitigation. A healthy natural environment positively impacts both quality of life and economic vitality. Biodiversity and a properly functioning ecosystem must be protected.

In an effort to optimize environmental benefits, the City of Kelowna will take a precautionary, integrated ecosystem management approach and ensure that the environment is afforded a high priority in all land use related decision-making. The goals, objectives and policies in this chapter are targeted at the protection of the natural environment, natural systems and the ecological goods and services produced by the environment. The reduction of corporate and community greenhouse gas emissions is also a key component of this chapter.

THE CITY OF KELOWNA WILL:

Objective 6.1  Protect and enhance Kelowna’s biodiversity.

Policy .1  **Natural Ecosystem Management.** Ensure the protection of biodiversity, the conservation of critical habitats and the sustainable use of biological resources through the incorporation of an integrated ecosystem management approach and the use of best available knowledge.

Policy .2  **Species at Risk.** Require a landscape level approach to ecological planning and management to ensure the ongoing function of environmentally sensitive areas, establishment and/or retention of corridors and habitat connectivity and the preservation of threatened and endangered species.

Objective 6.2  Improve energy efficiency and reduce community greenhouse gas emissions.

Policy .1  **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 absolute community greenhouse gas emissions by:
• 4% below 2007 levels by 2023;
• 25% below 2007 levels by 2033; and
• 80% below 2007 levels by 2050.

The City of Kelowna’s efforts will be focussed on creating a dynamic community that embraces sustainable transportation options, energy efficient buildings and vibrant urban centres.

The City will support the reduced use of fossil fuels in buildings by encouraging renewable energy supplies, and energy efficient technologies in new and existing buildings.

The City will lead through example and strive to meet the BC Climate Action Charter targets for the reduction of GHG emissions from municipal infrastructure.

Objective 6.3 **Maintain and enhance Kelowna’s natural resources.**

**Policy 1**  
*Tree Canopy Coverage.* Set a target of 20% for tree canopy coverage through preservation measures and planting strategies (location and species), in accordance with City policy and plans.

**Policy 2**  
*Preferred Plant Species.* Use species of plants well-adapted to Kelowna, drought-tolerant, pest-resistant, with preference for plants indigenous to the Kelowna area, compatible with urban development and adapted to the specific site conditions in restoration and replanting practices on City land. Emphasize “right tree in the right location” to help ensure that trees will not have to be removed due to future conflicts with utility wires, building foundations, etc.

Objective 6.4 **Provide compensation options for unavoidable losses.**

**Policy 1**  
*Mission Creek Aquatic Habitat Compensation Bank.* The Mission Creek Aquatic Habitat Bank may only be used to compensate for unavoidable losses to aquatic habitat in the City of Kelowna. Guidelines for use of the Bank will be established to address such things as application criteria, geographical area to which the Bank applies, project priorities and costs, and method of estimating compensation contributions.

**Policy 2**  
*Use of Compensation Bank.* When compensation is required to address harmful alteration, disruption or destruction of fish habitat (a HADD) under the federal Fisheries Act, the ability to contribute to the Mission Creek Compensation Bank as a compensation option will be at the discretion of senior government fisheries agencies. Contribution to the Bank for non-HADD related compensation proposals will be at the discretion of the City with input from senior agencies, as needed.
Chapter 7:
Infrastructure
General Infrastructure Policies
General Transportation Policies
Transportation Demand Management Policies
Pedestrian and Cycling Policies
Transit Initiatives
Roadway Initiatives
Parking Initiatives
Parks Policies
General Utility Policies
Water Servicing Policies
Sanitary Sewer Servicing Policies
Stormwater Management Policies
Solid Waste Policies
City infrastructure – parks, sewers, utilities and transportation routes – will need to expand as the city’s population grows.

To be sustainable, infrastructure must be efficient and durable, while creating minimal impacts on the environment.

To provide sustainable infrastructure, Kelowna will explore infrastructure plans from both a life cycle analysis – the long-term costs and benefits of a project – and from a multiple bottom line approach – considering how infrastructure projects can meet as many sustainability objectives as possible.

The impact of infrastructure in directly or indirectly creating greenhouse gas emissions is also central to the planning process.

- To support sustainability, Kelowna will: Design transportation routes to prioritize investment in transit, pedestrian and bicycle infrastructure in order to increase mobility choices for residents and minimize the use of single occupancy vehicles – one of the largest producers of greenhouse gases;

- Centrally locate urban parks to allow a diversity of users to enjoy recreational opportunities in their own neighbourhoods;

- Include open spaces as part of parks acquisition to secure long term connections and protection of important environments, habitats, and watersheds;

- Design sewers and utilities so as to create the best use of resources and the lowest impact on the environment.

Policies relating to the City’s role in achieving action through the development approval process is covered off in Chapter 5. Additional policies that relate to civic infrastructure are covered in this Chapter.
THE CITY OF KELOWNA WILL:

GENERAL INFRASTRUCTURE POLICIES

Objective 7.1  Apply sustainable decision-making approaches in infrastructure planning and procurement.

Policy .1  Life Cycle Analysis. Complete a life cycle analysis of infrastructure to assess the capital and operating costs of alternative investment options for a given project. Assessment of need, supply and demand strategies should be considered simultaneously.

Policy .2  Integrated Resource Management Strategy. Complete an integrated resource management strategy during the planning and development of public infrastructure to maximize opportunities for waste reduction and/or conserving or generating energy and to minimize the "ecological footprint" of infrastructure design, construction, operation, maintenance and decommissioning.

Policy .3  Greenhouse Gas Reduction Criteria. Incorporate greenhouse gas reduction criteria in infrastructure projects for evaluation/modeling and procurement.

Policy .4  Multiple Bottom Line. Ensure a multiple bottom line approach is applied to all infrastructure planning projects.

Objective 7.2  Design infrastructure to deliver maximum benefit.

Policy .1  Integrated Design Process. Ensure all infrastructure projects are considered for an integrated design process to ensure achievement of multiple objectives.

Policy .2  Resource Recovery. Require resource recovery planning as a driving component of infrastructure projects to maximize opportunities for liquid, material and energy recovery from the co-management of water, solid and liquid waste systems.

Policy .3  Regenerative Design Principles. Incorporate Regenerative Design Principles in City infrastructure projects.

Policy .4  Design Guidelines. In all infrastructure planning, design and construction, seek consistency with the Crime Prevention Through Environmental Design (CPTED) guidelines and Guidelines for Accessibility in Outdoor Areas.
Objective 7.3 Invest infrastructure funds to deliver on community goals.

Policy 1

Housing Mix. Deliver services and infrastructure and create financial structures that will support the aim of having 57% of new housing units in the form of townhouses and apartments.

Policy 2

DCC Framework. Continue to structure DCCs so as to encourage centrally located, denser forms of housing to be built in areas that are highly livable and well serviced with green infrastructure (parks and trees), sidewalks, bicycle lanes and transit.

Objective 7.4 Ensure that densification of existing neighbourhoods happens in a context of directly contributing to enhanced livability.

Policy 1

Urban Centres and Densifying Neighbourhoods. Allocate resources to ensure civic capital (e.g. signage, street furniture, sidewalks, bike lanes, parks, leisure facilities and other infrastructure investments) is, as a priority, invested in Urban Core Areas indicated on Map 5.3 and areas slated for significant multiple unit infill, with the purpose of making these safe, accessible, high-quality living and working environments so that redevelopment consistent with the OCP Future Land Use map will be encouraged.

Objective 7.5 Minimize impacts on agricultural land.

Policy 1

Service Corridors. Minimize the impact of penetration of road and utility corridors through agricultural lands, utilizing only those lands necessary and to the maximum capacity prior to seeking new corridors. Provision should be made for farm traffic to cross major roads.

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 1

Transportation Infrastructure Priority. Transportation infra-structure will be funded, designed, constructed and maintained to meet the needs of users and according to the following priority:

i. Active Transportation (Walking and Cycling)
ii. Transit
iii. Movement of Goods & Services
iv. High Occupancy Vehicles (HOVs)
v. Single Occupant Vehicles (SOVs)

Priority will be assigned to active transportation and transit infrastructure that serves and connects Urban Centres, major employers, health care and educational facilities.

Policy 2

**Complete Streets.** Ensure new roads are built as complete streets that incorporate sidewalks and on street bike lanes on arterial and major collector roads and off-road bike paths as per the Active Transportation Plan and provides for efficient transit service, as well as sufficient space to include landscaping.

Policy 3

**Road Safety.** Ensure that safety audits are conducted as part of major road design processes.

Policy 4

**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.

Policy 5

**Capacity Increases.** Where growth creates the need for additional capacity (driving lanes for transit / emergency vehicles / trucks / cars, sidewalks, bike lanes, multi-use paths, intersection improvements, etc.) on any transportation corridor, the City will remove on street parking as a first priority in order to maximize the use of the existing public right-of-way and to reduce the cost to the public. Only where there are no other options will the City acquire additional land.

**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.** 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.
**Policy 2**  

**Ease of Movement.** Ensure that pedestrians, bicyclists and transit users can move about pleasantly and conveniently and that they are not unduly impeded in their movements by provisions for enhanced automobile mobility.

**Policy 3**  

**Congestion.** Recognize and accept that a greater level of congestion will result from an increase in suburban growth and a reduced road construction program. The construction of active transportation corridors will be one of the methods of providing alternatives to relieve this congestion.

### PEDESTRIAN AND CYCLING POLICIES

**Objective 7.8**  

provided more active transportation infrastructure to: increase resilience in the face of higher energy prices; improve community health; and reduce greenhouse gas emissions.

**Policy 1**  

**Sidewalk Funding.** A key criteria for allocation of city funding for sidewalks shall be the ability of the sidewalk to enhance urban densification.

**Policy 2**  

**Active Transportation.** Ensure corridors identified on Map 7.1 – Active Transportation Corridors, are designed for bicyclists, pedestrians of all ages and abilities, and people getting on and off transit vehicles.

- Streets within Urban Centres should be:
  - Accessible, with wheelchair ramps, plenty of benches with shade, sidewalks on all streets, etc.
  - Well-connected, with streets forming a connected grid that improves traffic by providing many routes to any destination.
  - Built for an appropriate speed, with narrow lanes or traffic calming in place to control speed.
  - Comfortable, with pedestrian medians at intersections, countdown crosswalk timers, provisions for cyclists, protected bus shelters, and tree lined streets.

**Policy 3**  

**New Residential Developments.** Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

**Policy 4**  

**Mid-Block Linkages.** Promote mid-block pedestrian linkages between buildings in Urban Centres.
**Policy 5**

**Walkability.** Increase walkability within the City’s Urban Centres. Ensure in all new residential subdivisions (throughout the City) and commercial, industrial and institutional developments that walking distance between origins and destinations do not exceed a ratio of 3:1 between walking distance and “as the crow flies” distance. In all areas of the city, ensure that walkways are provided at the end of all new cul-de-sacs.

**Policy 6**

**Signal Length/Wait Time.** Time traffic signals in a manner that gives people preference over cars. Signal lengths should be set to permit less mobile pedestrians to cross with ease. Wait times should be set low so as to encourage pedestrians to act within the rules. These provisions should be made even if such result in delays to motorists.

**Policy 7**

**Pathway Configurations.** Create, within and between Urban Centres, pathways (using, for example, linear parks, parks, plazas or sidewalks) which form an easily walkable continuous loop. The purpose of such pathways would be to provide a venue for casual strolling and social interaction, as well as connections between centres.

**Policy 8**

**Bicycle Parking.** Provide bicycle parking facilities on public lands within Urban Centres, where provision of such facilities are needed or would likely result in increased bicycle usage.

**Policy 9**

**Utility and R.O.W. Corridors.** Seek co-operation for the pedestrian/bicyclist use of utility and right-of-way corridors. Should the right-of-way no longer be needed for utility purposes, the City would seek to preserve these corridors for future linear paths as part of the pedestrian and bicycle networks.

**TRANSIT INITIATIVES**

**Objective 7.9**

**Ensure efficient and effective transit infrastructure and facilities.**

**Policy 1**

**Transit Priority.** Utilize priority traffic signals and reserved transit/High Occupancy Vehicle Lanes where appropriate to optimize transit travel time on the Primary Transit Network.

**Policy 2**

**Transit Expansions.** Prioritize future transit expansions in accordance with Map 7.2 – Transit Plan.

**Policy 3**

**Transit Service.** Implement a Primary Transit Network of high-frequency and convenient (including late night service) transit routes to connect Urban Centres and surrounding urbanized central areas as well as institutional and community services such as the hospital, university, college, and recreation facilities.
Policy 4

**Base Level Transit Service.** Provide a base level of transit service (every 30 minutes) to facilitate convenient access to transit in areas with a sufficient population and employment intensity to achieve acceptable performance standards and return on investment.

**ROADWAY INITIATIVES**

**Objective 7.10** Ensure roadway planning supports sustainability goals.

**Policy 1**

**Roadway Modifications.** Implement roadway modifications based on Map 7.3 - 20 Year Major Road Network Plan and a process, which primarily considers TDM objectives, but also addresses factors such as collision reduction, travel time savings, pavement quality, cost/benefits, minimum level-of-service policy criteria, movement of goods and services on designated truck routes, and environmental, land use and development objectives. Except where there are safety issues, refrain from implementing major roadway modifications intended to increase capacity and/or efficiency for automobiles on non-commercial routes (truck routes are considered commercial routes) until the peak hour level-of-service (LOS) is at the threshold of failure, measured at non-tourist season peaks.

**Policy 2**

**Traffic Calming.** At rezoning, require that all local and minor collector roads be traffic calmed at developer’s cost if they are connected to a new development generating more than 10 trips during the peak hour. Priority should be given to traffic calming measures on roads near elderly and child-oriented spaces and facilities.

**PARKING INITIATIVES**

**Objective 7.11** Implement parking management programs that promote reduced car ownership, reduced car trips and increased use of active modes of transportation.

**Policy 1**

**Parking Cost.** Work towards a pricing structure where the cost of parking for an hour at a municipal facility (city owned parkade, off street surface lots and on-street parking) exceeds the price of a single transit trip.

**Policy 2**

**Cash-in-Lieu Pricing.** Work towards cash-in-lieuparking programs that reflect the full costs of providing land/facilities for parking.

“Provide convenient service to densely populated and significant employment nodes.”

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7.7  Chapter 7  Infrastructure - **City of Kelowna** Official Community Plan

**REvised – October 1, 2018**
PARKS POLICIES

Parks play a critical role in supporting community sustainability in the broadest sense and enhance community quality of life.

Objective 7.12 Provide active and passive parks for a diversity of people and a variety of uses.

Policy 1

Active Park Standard. Using Development Cost Charge revenue to provide 2.2 ha of parks per 1000 new population growth. As a guideline the 2.2 ha standard will include provision for 0.6 ha of neighbourhood, 0.4 ha community, 0.6 ha recreation and 0.6 ha city-wide types of parks.

Policy 2

Natural Area Parks and Open Space. Provide a city-wide network of natural area parks which meet the following criteria:

• contains representative Okanagan ecosystems;
• contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
• the land area is contiguous and forms part of a larger open space network;
• contains conservation areas;
• protects viewshed corridors; and
• where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

To achieve the above, the City will need to acquire land. In determining what land to acquire, the City will assess:

• costs/benefits to ensure the City is receiving a public asset, rather than a maintenance liability;
• liability from natural and man-made hazards (falling rocks, debris, hazardous trees, fuel modification etc.) to ensure hazards are mitigated in advance of acquisition;
• maintenance access to ensure it is acceptable; and
• opportunities for linear trails, view points, staging areas etc. to ensure availability of a public recreation component.

Policy 3

Regional Parks. Support the acquisition of regionally significant natural areas under the Regional Parks Legacy Program.
Policy 4

Parks in Agricultural Areas. Where parks and linear pathways are proposed adjacent to farm areas they will be designed so as not to negatively affect farming operations. Mitigation techniques may include: deer fencing, signage, and trash bins to ensure trespass and field contamination is minimized. Any parks affecting lands in the ALR will be subject to detailed design based on the Ministry of Agriculture’s guidelines.

Policy 5

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

Policy 6

Glenmore Recreation Park. As a key park initiative establish a major Recreation Park in the Glenmore Valley that complements the existing park system. This site is identified on Map 4.1 Generalized Future Land Use. The City recognizes that use of this site for park purposes will require provision of off-setting agricultural benefits on adjacent or nearby ALR land in the Glenmore Valley to the satisfaction of the Agricultural Land Commission.

Policy 7

Alternative Park Space. In urban areas of the City where further park acquisition is not financially feasible, consider innovative techniques such as:
- closing excess streets and roads;
- converting surface parking lots;
- developing existing parks with higher intensity uses (e.g. sportfields, lighting, artificial turf fields);
- developing boulevards as people places;
- developing cemetery with public park components;
- sharing school yards;
- developing utility corridors and detention ponds with public park components;
- encouraging rooftop gardens; and
- using the railway as a linear park.

Objective 7.13

Provide a city-wide linear park and trail network.

Policy 1

Linear Park Priorities. The top six linear park priorities for the City, as endorsed by the Linear Park Master Plan are:
- Waterfront Walkway
  - Kinsmen to Strathcona; and
  - Rotary Beach Park to Mission Creek
- Rails with Trails
- Mill Creek
- Bellevue Creek
- Gopher Creek, and
- Mission Creek – Lakeshore to the Lake.
Objective 7.14 **Provide waterfront parkland along the Okanagan Lake shoreline.**

**Policy 1**

*Waterfront.* Waterfront parkland acquisition will concentrate on areas along Okanagan Lake to increase public ownership of the foreshore. A high priority section of waterfront will be from Kinsmen Park to Knox Mountain Park.

Objective 7.15 **Develop park partnerships.**

**Policy 1**

*Partnerships.* The City will create community and enhance quality-of-life through partnerships with developers, residents’ associations, property owners, non-profit organizations, private enterprise, user groups and individuals, on the acquisition and construction of all classes of parks. The City will also pursue joint use agreements and partnerships with School District 23, Regional District of the Central Okanagan, and the University of British Columbia Okanagan.

Objective 7.16 **Develop parkland to respond to user needs.**

**Policy 1**

*Design to Context.* Design park space to reflect neighbourhood context.

**Policy 2**

*Park Accessibility.* Design parks to meet the needs of a variety of user groups, including families, youth, and seniors. Where appropriate, parks will be designed to meet universal access standards for outdoor spaces.

Objective 7.17 **Minimize environmental impacts of parks.**

**Policy 1**

*Manage Public Access.* Manage the impacts of public access in natural area parks by defining and developing trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas; and reducing the impact of trails for example by reducing width, modifying surfaces, and developing boardwalks.

**Policy 2**

*Water Conservation.* Conserve water by improving the efficiency of existing irrigation systems, improving park construction standards, designing for water conservation, using non-potable water and converting park and civic building landscapes to reduce the amount of irrigated turf where appropriate.

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*Economic Sustainability  Social Sustainability  Environmental Sustainability  Cultural Sustainability*
Objective 7.18 **Minimize intrusion of utilities in parks.**

*Policy 1*

**Utilities in Parks.** Public or private utilities will not be located in parks and natural open spaces unless an overall public benefit and no net environmental loss can be demonstrated. Where these criteria can be met, the utility must be located and designed in such a way as to have no visual impact to the surrounding neighbourhood.

**GENERAL UTILITY POLICIES**

Objective 7.19 **Ensure efficient, sustainable and context sensitive implementation of utilities.**

*Policy 1*

**District Energy System.** Where a district energy system is in place or is planned, implement a Service Area Bylaw to ensure new buildings in the service area are ready for connection to the district energy system.

*Policy 2*

**Energy Reduction Priorities.** In working to reduce greenhouse gas emissions, place a primary focus on reducing demand, then prioritize further efforts in the following sequence: re-using waste heat, using renewable heat, and then finally on using renewable energy.

*Policy 3*

**Renewable Energy.** Reduce reliance upon fossil fuels by promoting and supporting renewable energy infrastructure, such as solar power and geothermal, and by purchasing energy supplied from renewable sources. Renewable energy systems should be pursued in collaboration with Provincial, Federal and private sector programs.
Utility Corridors. Allow new arterial right-of-ways to be expanded to provide for utility corridors parallel to the road. Multi-utility line assignments and land economies are encouraged.

WATER SERVICING POLICIES

Objective 7.20 **Ensure an adequate supply of high quality water.**

Policy .1 **Water Availability for Agriculture.** Work with stakeholders to ensure the continued delivery of sufficient quantities of water as per best practices for water conservation to ensure continued agricultural productivity.

Policy .2 **Irrigation District Boundaries and Standards.** Support the necessary amendments to Irrigation District Boundaries as identified on Map 7.4 – Water Supply System to allow expansion to un-serviced areas, in accordance with the Kelowna Water Servicing Plan and overall OCP objectives and development phasing, and encourage new installations to be made to ensure compliance with the Canadian Drinking Water guidelines and Interior Health Authority water quality objectives.

Policy .3 **Groundwater Protection.** Protect the City's groundwater resource from inappropriate development by using established capture zones to limit or regulate new development within wellhead capture zone areas.

Objective 7.21 **Minimize unnecessary water consumption.**

Policy .1 **Best Practices.** Minimize water consumption by following best practices for water conservation including metering, public education and equitable rate structures, toward increased resilience to drought.

SANITARY SEWER SERVICING POLICIES

Objective 7.22 **Connect urban development to the sanitary sewer system.**

Policy .1 **Expand the Sewer Servicing Area.** Require the extension and expansion of the sanitary sewer system to include urban developments within the generalized sewer limits and according to the priorities identified on Map 7.5 - Sanitary Sewer System.

Policy .2 **Restrict expansion of sewer into agricultural areas.** Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address public health issues and protection of natural assets as identified by the City of Kelowna or senior government.
STORMWATER MANAGEMENT POLICIES

Objective 7.23  Manage stormwater and run-off to reduce risk of flooding and erosion.

Policy 1  Run-off Volumes. Manage runoff volumes generated by urban development to minimize changes in water flow and impacts to watershed health.

Policy 2  Re-use of Stormwater. Encourage the use of stormwater as a resource not to be wasted but captured and re-used for irrigation and recharging aquifers, where capture and re-use would not negatively impact downslope properties.

Policy 3  Urban Run-off Impacts. Require the mitigation of urban run-off impacts through the effective use of stormwater detention and treatment facilities prior to discharging to receiving waters.

Policy 4  Surface Drainage / Detention Areas as Amenity Space. Where it has been adequately demonstrated that stormwater detention and conveyance systems will provide a positive impact, or at a minimum will not create negative impacts on the natural environment (i.e. no net loss of habitat) and/or the potential for public use on public land, these uses may be allowed. Public use would be limited to those areas where the detention/conveyance systems are on public land. Restricted access (e.g. fencing) on public land to facilitate the detention and conveyance systems will not be permitted and the proponent must demonstrate that the hazard risks associated with the stormwater infrastructure are low.
SOLID WASTE POLICIES

Objective 7.24 **Divert solid waste from landfills.**

**Policy .1**  
**Regional Strategies.** Ensure Regional Strategies for waste management are followed.

Objective 7.25 **Ensure the long term viable use of local landfills.**

**Policy .1**  
**Resource Recovery.** Provide opportunities for resource recovery from reuse and utilization of waste transported for disposal in order to reduce the carbon footprint associated with waste.

**Policy .2**  
**Glenmore Landfill.** Continue to use the Glenmore Landfill facility for the disposal of waste in accord with the Regional Solid Waste Management Plan and the Comprehensive Site Development Plan (July 2008).
Chapter 8: Economic Development
Economic development is central to Kelowna being able to thrive and grow into a self-sustaining community.
Economic development is central to Kelowna being able to thrive and grow into a self-sustaining community that attracts innovation and entrepreneurial activity. Policies throughout this OCP seek to retain and improve upon Kelowna’s economic advantage, such as the desirable natural environment as well as the significant inventory of rich agricultural lands.

The intent of OCP policies is to encourage new economic opportunities, such as the creative economy and value-added agriculture, and to support new and existing business opportunities, as detailed in this chapter.

Economic development policies are integrated throughout the OCP, with the following chapters providing key policy direction, in addition to that provided in this chapter. Furthermore, the City’s Economic Prosperity Framework contains principles upon which the City will build a great community and contribute to a climate for investment.

Review of Development Applications – Chapter 5
Infrastructure – Chapter 7
Arts, Culture and Heritage – Chapter 9

THE CITY OF KELOWNA WILL:

Objective 8.1 Focus on economic drivers that generate new and sustainable wealth.

Policy 1 Sustainable Prosperity. Assign priority to supporting the retention, enhancement and expansion of existing businesses and post secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna.

Policy 2 EDC. Participate in the development of, and support the implementation and monitoring of, the region’s economic development strategy as coordinated by the Central Okanagan Economic Development Commission.
Objective 8.2  **Harness business community talents and knowledge.**

**Policy 1.**  
**Shared Responsibility.** Emphasize a shared responsibility (public, private, not-for-profit/volunteer) for action and work cooperatively to achieve solutions to community challenges.

Objective 8.3  **Provide businesses with accurate and timely information.**

**Policy 1.**  
**Business Information.** Provide business with high quality and timely information about local government initiatives and processes. Gather and distribute municipally-available data of interest to business.

**Policy 2.**  
**Partnership.** Partner to research data of mutual interest.

Objective 8.4  **Encourage a positive investment climate.**

**Policy 1.**  
**Economic Costs/Benefits.** Provide decision makers with high quality research and information about economic costs and benefits of various civic initiatives.

**Policy 2.**  
**Communication.** Collaborate and partner with businesses on municipal issues related to economic development.

**Policy 3.**  
**Service Feedback.** Seek business community feedback on services provided with the aim of delivering excellent customer service and streamlined regulatory processes.

**Policy 4.**  
**BIAs.** Continue to support the development of Business Improvement Areas (BIA) in Urban Centres.

**Policy 5.**  
**Entrepreneurial Initiatives.** Continue to encourage self-employment initiatives, including home-based business, while ensuring neighbourhood fit through the zoning regulations, and work with pertinent agencies to raise awareness of these opportunities.

Objective 8.5  **Ensure Kelowna is competitive relative to other jurisdictions.**

**Policy 1.**  
**Monitor Costs.** Continually monitor municipal charges affecting businesses (e.g. property taxes, DCCs, application costs, off-site servicing costs, property/commercial taxes, user fees, utility charges, development fees, etc.) to identify whether costs are deterring economic activity. Charges will also be monitored to assess whether the costs of providing services are being
recouped and whether revenue being collected is sufficient to deliver the services expected by Kelowna residents. The aim would be to deliver community-desired services as efficiently as possible in a fashion that supports overall prosperity. The information obtained from continual monitoring of costs will be communicated to residents and business interests.

**Objective 8.6** Attract a skilled and talented workforce that meets the needs of economic drivers.

This objective will be achieved by building a great community and contributing to a climate for investment and immigration. Policies in the Infrastructure, Arts and Culture, Social, Environment, and Review of Development Application Chapters are intended to achieve this objective.

**Objective 8.7** Provide a physical infrastructure that connects businesses to their markets.

**Policy .1** Highway 97. Recognize the role that Highway 97 plays as a goods and services transportation link between Kelowna and its business markets.

**Policy .2** Transportation Networks. Ensure transportation networks support continued success and future expansion of key employment nodes (as indicated with commercial, mixed use, and institutional designations in the OCP). Provide effective and efficient levels of transit service and convenient walking and cycling connections between key employment nodes and surrounding residential areas.

**Policy .3** Mobility and Servicing. Improve transportation mobility and servicing efficiency within the community.

“In civic communications, emphasize opportunities available and work collaboratively to build infrastructure that attracts talent, provides physical activity, innovation and distinctiveness.”
Policy 4
Communications Infrastructure. Support the creation of high quality and assured communication links (e.g. voice, data and image).

Policy 5
Airport. Recognize the role that the airport plays in supporting Kelowna’s economy.

Objective 8.8 Reinforce Kelowna’s unique identity/sense of place.
This objective will be achieved by retaining important natural and community features while enhancing our downtown and other urban centres. Policies in the Environment, Arts and Culture, and Review of Development Application Chapters are intended to achieve this objective.

Objective 8.9 Portray a positive image of Kelowna.

Policy 1
Positive Image. In civic communications, emphasize opportunities available and work collaboratively to build infrastructure that attracts talent, provides physical activity, innovation and distinctiveness.

Policy 2
Downtown. 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.

"Reinforce Kelowna’s unique identity/sense of place... This objective will be achieved by retaining important natural and community features. Policies in the Environment, Arts and Culture, and Review of Development Application Chapters are intended to achieve this objective."
Chapter 9:
Arts, Culture and Heritage
Arts and Culture Policies
Heritage Policies
Arts, culture and heritage help create a community with a unique identity, interesting places to go, and stimulating things to do.

Culture plays a significant role in economic development since the creative economy is one of the key elements of a dynamic business environment. Cities can only thrive if they are able to attract a diversity of people. Cultural amenities can help attract people of all ages, educational backgrounds, ethnicities and walks of life to live in Kelowna – the achievement of which will be key to Kelowna’s economic future.

Policies regarding cultural development can be found in the Cultural Plan, Council Policies, the City’s Heritage Society as well as in this OCP’s Development Process chapter which provides policies in regard to private land use, streetscaping, heritage conservation and design guidelines.

This chapter addresses the public component of supporting arts, culture and heritage in Kelowna.
THE CITY OF KELOUNA WILL:

ARTS AND CULTURE POLICIES

Objective 9.1  Provide public art & cultural opportunities.

Policy .1  Public Art. Public Art will be given priority in areas of high pedestrian use and/or vehicular travel, as advised by the Public Art Committee and/or City policy and plans.

Policy .2  Public Art Fund. Contribute, from general taxation revenue, up to a maximum equal to 1% of the City’s annual budget to maintain a Public Art Program. The Public Art Fund is to be used to fund civic public art commissions, as well as to provide matching funds to encourage the provision of public art by the private sector within publicly accessible portions of developments.

Policy .3  Cultural District. Continue to develop and enhance the Kelowna Cultural District as a centre for arts and entertainment, and a catalyst for community cultural development through facility, project and operating grants, co-ordinated marketing and product development, and strategic planning for capital investment in existing and new supportive infrastructure.

Policy .4  Cultural Service Delivery. Support cultural service delivery in all areas of the city, particularly the downtown and other Urban Centres.

Policy .5  Financial Support. Continue to support community-based arts organizations through grants, incentives and other means.

Policy .6  Cultural Resource Management. Require cultural resource management to be integrated in the development and review of pertinent plans.

“Public Art will be given priority in areas of high pedestrian use and/or vehicular travel...”
HERITAGE POLICIES

Objective 9.2 Identify and conserve heritage resources.

Policy 1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

Policy 2 Heritage Resource Management. Require heritage resource management to be integrated in the development and review of pertinent plans.

Policy 3 Financial Support. Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

Heritage Conservation Area

Rev. May 30/11
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Map 9.1
Abbott / Marshall Street Heritage Conservation Area

Official Community Plan 2030
Chapter 10: Social Sustainability
A community is as much a social environment as a physical environment, and to be successful communities must be socially sustainable.
Urban planning and development has long been focused on a community’s physical infrastructure – roads, sewers, utilities and parks. But a community is much more than its built form and natural setting. A community is as much a social environment as a physical environment, and to be successful, communities must be socially sustainable.

From the perspective of this OCP, a socially sustainable community is defined as one that:

- allows residents to meet basic needs for food, shelter, education, work, income, recreation and safe living and working conditions;
- is equitable;
- maintains or enhances the physical, mental and social wellbeing of the population;
- preserves our cultural and biological heritage, thus strengthening our sense of connectedness to our history and physical environment;
- promotes mutual respect, with people living together harmoniously and in mutual support of each other;
- is democratic – promoting citizen participation and involvement, and
- is livable, linking the form of the city’s public places and city dwellers’ social, emotional and physical well-being.

The City can play a role in delivering on social sustainability in the delivery of infrastructure and services.
Policies related to social sustainability can be found in the Development Process and Infrastructure chapters.

This chapter addresses the role of stakeholder engagement, community-wide resources, and public support for housing opportunities.

**THE CITY OF KELOWNA WILL:**

**Objective 10.1** Promote social well-being and quality of life by providing facilities and services for all community members.

**Policy 1** Distribution of Community Resources. Appropriately distribute and locate community resources (such as libraries, parks, meeting places, community policing, recreation services etc.) so that all neighbourhoods have convenient access.

**Objective 10.2** Increase community engagement.

**Policy 1** Stakeholder Involvement. Involve a broad range of interests identifying solutions for emerging issues, including residents, businesses, non-profits, major institutions, and utility providers, with a particular effort given to involving those typically not engaged in community decisions.

**Objective 10.3** Support the creation of affordable and safe rental, non-market and/or special needs housing.

**Policy 1** Housing Availability. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter).

**Policy 2** City-Owned Land. Continue to consider the potential to lease City-owned land to non-profit housing societies to assist in the delivery of affordable housing.

**Policy 3** Housing Opportunities Reserve Fund. Maintain a housing opportunities reserve fund.

**Policy 4** Use of the Housing Opportunities Reserve Fund. The Housing Opportunities Reserve Fund shall be used for the City to develop and partner to deliver affordable housing units.

“Promote social well-being and quality of life by providing facilities and services for all community members.”
Chapter 11: Development Permit (DP) Areas
The following Development Permit (DP) chapters (12-15) contain objectives and guidelines affecting the form and character of commercial revitalization, general commercial, industrial, multi-family and intensive residential development and specify the means of protecting the natural environment (including eco-systems and biological diversity) and areas with hazardous conditions. The document also includes objectives and guidelines relating to water conservation.

**THE CITY OF KELOWNA WILL:**

**Objective 11.1** Ensure new development supports good urban design, natural environment, hazardous condition and conservation objectives.

**Policy 1** Requirement to Obtain Development Permit. Within a development permit area, an owner must obtain a development permit before undertaking certain activities (e.g. subdividing land or constructing, adding to, or altering a building or specifications etc.), unless specifically exempted. The triggers for the development permit requirement vary slightly by development permit area. The chapters pertaining to each DP specify the triggers and also note available exemptions.
Policy 2  Multiple Development Permit. Where land is subject to more than one Development Permit designation, development will be subject to the requirements of all applicable development permit guidelines. It may be possible to deal with all guidelines under one permit. The feasibility of this will be determined on a case by case basis.

Policy 3  Development Approval Information. The Director of Land Use Management, or designate, may require development approval information pursuant to Section 920.1 of the Local Government Act. Development approval information will be required if the effects of the proposed development in relation to Development Permit objectives, OCP policies, and other City bylaws and regulations cannot be fully assessed based on information otherwise available. Development approval information will be used to assist the City in determining conditions or requirements to be imposed in the permit.
Chapter 12:
Natural Environment DP Guidelines
CATEGORY

Sec. 919.1(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biodiversity.

Sec. 919.1(1)(i) of the Local Government Act for the establishment of objectives to promote water conservation.

PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing natural environment and water conservation guidelines (see Guidelines Section below) must be approved before:

• Subdivision of land;
• Alteration of land, including but not limited to clearing, grading, blasting, preparation for or construction of services, and roads and trails;
• Drilling a well for consumptive or geothermal purposes; and/or
• Construction of, addition to, or alteration of a building or structure;

for those properties shown as Natural Environment Development Permit Areas (DPA) on Map 5.5.

JUSTIFICATION

The City of Kelowna has designated environmentally sensitive areas and groundwater resources which have a high intrinsic value and are therefore important to the City and its residents as DP areas. The City of Kelowna wishes to use this authority for developments that may impact on the environment, ground and surface water quality and/or quantity, or natural conditions. The Development Permit Area designation is intended to complement federal and/or provincial acts and regulations.

Aquatic ecosystems encompass watercourses of all types (creeks, streams, rivers, ponds, lakes, wetlands and springs) and their associated riparian management areas (areas of land and vegetation adjacent to watercourses that help to maintain healthy aquatic environments). These ecosystems have been identified through inventories commissioned by the City and through
partnerships with provincial and federal initiatives. These sensitive aquatic ecosystems are designated as Development Permit Areas because of their environmental significance as habitat for fish and wildlife, their vital functions in natural water storage and flood protection, their increasingly important role in reducing the effects of climate change (e.g. attenuating water flows and air temperature) and their sensitivity to disturbance by development.

Terrestrial ecosystems encompass areas such as old coniferous forests, coniferous woodlands, grasslands (includes antelope-brush, sagebrush and disturbed grasslands) and sparsely vegetated ecosystems (rock outcrops, talus and cliffs). These ecosystems have been identified through inventories commissioned by the City and through partnerships with provincial and federal initiatives. Due to their environmental significance as habitat and/or corridors for wildlife (including many rare, threatened and endangered plant and animal species), their contribution to local and regional biodiversity, and their sensitivity to disturbance by development, these sensitive terrestrial ecosystems are designated as Development Permit Areas.

With the exception of the City of Kelowna, the City’s four other major water suppliers rely heavily on groundwater to provide drinking water to residents in their respective service areas. Heavy reliance on groundwater for domestic use and consumption suggests that protecting Kelowna’s aquifers should be given first priority through the implementation of quality and quantity protection measures. Groundwater may also sustain important habitat as base flow or discharge to surface water sources. As a result, care must be taken within these areas to avoid contamination of underlying aquifers and to promote their sustainable use. Groundwater resource protection requires that existing land uses and future developments mitigate the introduction of contaminants. Mitigation will be promoted and enhanced through the issuance of natural environment development permits for affected properties. The protection of source drinking water is critical.

The development permit process will be used to determine how adverse environmental impacts can, or cannot be abated using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance.

OBJECTIVES

The objective of Natural Environment Development Permit Areas is to ensure that negative impacts (disturbance) on environmentally sensitive areas are minimized by:

- Protecting, restoring, and enhancing environmentally sensitive areas to a functioning ecosystem;
- Protecting and/or enhancing water quality;
- Protecting drinking water sources against possible contamination from land use and development activities;
- Managing the introduction and spread of invasive species;
- Minimizing soil disturbance;
- Protecting the hydrological functions of environmentally sensitive areas;
• Protecting biological diversity, wildlife and important wildlife habitats, features and functions;
• Protecting subsurface aquifers forming part of the City of Kelowna water supply against possible pollution from land use and development activities; and
• Promoting the efficient use of water to ensure a sustainable hydrologic system in the watershed.

EXEMPTIONS
A Natural Environment Development Permit will not be required when:

A. a covenant which effectively protects the entire environmentally sensitive area is registered under the Land Title Act for the subject property, all the conditions in the covenant have been met, and the proposed development will not affect any portion of the environmentally sensitive area; or

B. a report prepared by a qualified environmental professional registered in British Columbia has been submitted and accepted by the City of Kelowna that concludes that the land is not environmentally sensitive and the natural feature is no longer present due to previously approved development, and cannot be restored; or

C. the proposed development will have no significant negative impacts to the environmentally sensitive areas identified on the property and/or the environmentally sensitive area is permanently protected. A report prepared by a qualified environmental professional registered in British Columbia may be required; or

D. the only activity being proposed onsite relates to the removal of hazardous and beetle kill trees and a report prepared by a certified forestry professional, registered in British Columbia and qualified as a Wildlife/Danger Tree Assessor, has been submitted which concludes the tree(s) is (are) hazardous; or

E. the development activity is on Crown Land and involves timber harvesting, forest road construction, open livestock range, grazing enhancement, forest recreation or other forest management activity that is conducted under the auspices of the province; or

F. actions and activities are necessary in order to prevent immediate threats to life or property; or

G. the activity proposed on the site will not impact an environmentally sensitive area and the activity relates solely to normal farm practices in accordance with the Farm Practices Protection Act and the landowner follows other requirements or regulations listed in the Act.

The following guidelines may be applied when setting Development Permit conditions:

GUIDELINES

In setting Development Permit (DP) conditions, the City may cite municipal, provincial or federal government policies, regulations, guidelines and best management practices (BMPs).
The general guidelines for issuing development permits in Natural Environment Development Permit Areas are set forth below; however, not all guidelines will apply to all developments. Typically an assessment report which has been prepared by a professional qualified in the relevant discipline and licensed to practice in British Columbia will be required. Report recommendations may be used by the Director of Land Use Management, or designate, to determine conditions for the Development Permit.

1.0 **Biodiversity**

1.1 Retain intact ecosystems and their connectivity and reconnect fragmented ecosystems, where practical and necessary, by establishing corridors and protecting habitats for isolated species or populations.

1.2 Wildlife corridors must be large enough to ensure sustainable populations and prevent isolated habitat patches. The exact location and extent of corridors will be determined utilizing contemporary best management practices.

1.3 Improve the viability of threatened and endangered species through the protection and enhancement of habitat, the rehabilitation of habitat, the development of contingency plans for major disruptions and transplanting wild or captive bred individuals.

1.4 Undertake recovery efforts to enhance or re-introduce species, sub-species and populations where species are threatened, endangered or extirpated.

1.5 Encourage the “eco-gifting” of ecologically sensitive, privately-held land, through a conservation easement, covenant, servitude or other mechanism as a means of protecting biodiversity.

2.0 **Habitat Protection**

2.1 Plan, design and implement land development and subdivision to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species will be given priority for protection.

2.2 Maintain intact ecosystems. An intact ecosystem is considered to be a community or ecosystem that is maintaining proper function and has not lost significant species (for communities) or significant communities (for ecosystems).

2.3 Retain connectivity to adjacent ecosystems and avoid the creation of isolated islands of ecosystems.

2.4 Protect nesting, denning and breeding sites.

2.5 Protect rock outcrops, cliffs, and talus slopes.

2.6 Avoid disturbance to rock outcrops, cliffs, and talus slopes.

2.7 Retain wildlife trees (including fallen trees and snags, trees with cavities),
leaf litter, fallen debris and natural grasslands in a manner that balances FireSmart principles with ecosystem sensitivity.

2.8 Locate artificial snags to improve habitat.

3.0 **Buffers**

3.1 Establish buffers that are large enough to protect the ecological integrity of the environmentally sensitive area. The exact location and extent of buffer areas will be determined utilizing contemporary best management practices.

3.2 Establish buffers on public land where possible.

3.3 Buffers on private land should be protected by covenant.

3.4 Fencing is to be installed along buffers where appropriate.

4.0 **Vegetation**

4.1 Maintain ecosystems in an undisturbed state during and after the development process (e.g. avoid disturbance to sites where rare plants are growing and where rare natural plant communities occur).

4.2 Plant native species of trees, shrubs and ground cover and discourage the use of vegetation that is not indigenous to the Okanagan Valley.

4.3 Use trees, shrubs and ground cover adapted to the soil type and climate (sun, shade, moisture) conditions of the site.

4.4 Protect moderate and high value wildlife trees from removal where the risk to humans is low.

4.5 Retain trees and vegetation in a manner that balances FireSmart principles with ecosystem sensitivity.

4.6 Protect grasslands from encroaching trees.

4.7 Restore ecosystems to a natural state.

4.8 Restore grasslands and shrub communities.

4.9 Rehabilitate using native species.

4.10 Plant gardens and landscaped areas with native, dry land species (i.e. xeriscape).

4.11 Remove invasive weeds (manually where feasible) and take measures to prevent the spread of invasive species.

4.12 Conserve trees and protect their root systems from disturbance.

4.13 Conserve trees in communities (groups of trees along with their associated understory) rather than isolating individual specimens.

4.14 Restore native vegetation where disturbance has occurred.
5.0 **Urban Development (roads, housing, services and utilities)**

5.1 Require that development take place outside riparian management areas.

5.2 Site all service lines to minimize slope disturbance and outside of environmentally sensitive areas.

5.3 Site all service lines to discourage weed growth and require minimal maintenance by heavy equipment.

5.4 Restore disturbed areas quickly (with consideration given to hydrologic and climatic variables) to minimize erosion, ensure sediment control and prevent the spread of weeds. Ensure ongoing monitoring and maintenance of restored areas by qualified professionals to improve success.

5.5 Avoid the location of infrastructure corridors along, parallel to, or across riparian and other sensitive ecosystems. Where it can be demonstrated that alternatives are not possible, design crossings that are narrow and perpendicular to sensitive areas and elevated in order to maintain connections.

5.6 Design infrastructure to maintain the hydrology of aquatic ecosystems. Inflow and outflow streams should not be dyked or dammed.

5.7 Locate urban development and infrastructure away from existing large, old trees and snags.

5.8 Design infrastructure corridors and trails to be as narrow as possible, creating the minimum disturbance and configure them to accommodate wildlife crossings.

5.9 Accesses such as footpaths and stairways will be constructed so as to minimize slope disturbance and changes to natural drainage patterns.

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Figure 1: Illustration of Riparian Management Areas

*Illustration of the moisture gradient in a typical riparian ecosystem*  
(from Stevens et al. 1995:2)
6.0  **Soil Disturbance**

6.1  Where appropriate, require that sediment and erosion control plans be developed and/or reviewed by a qualified environmental professional.

6.2  Implement measures to minimize soil disturbance.

6.3  Limit alteration of land and construction of structures to that which is compatible with the characteristics of the applicable ecosystems and features.

6.4  Minimize the removal of gravel, sand, soils and peat.

7.0  **Erosion Control**

7.1  Install both temporary and permanent sediment/pollutant containment and erosion control measures.

7.2  Design and construct to avoid increases to the volume or sediment loads of stormwater discharge above those that would occur under “natural,” pre-development conditions.

8.0  **Water and Drainage**

8.1  Ensure that development activities do not negatively impact the quality of surface water.

8.2  Ensure that land development and associated activities does not impact base flows, natural drainage patterns and the natural stream channel geometry.
8.3 Preserve natural watercourses and manage as open streams.

8.4 Maintain normal riparian processes such as flooding, seasonal drawdown, and groundwater recharge.

8.5 Implement measures to prevent spills of oil, grease and other contaminants into adjacent watercourses (e.g. oil/grit separators and siltation ponds).

8.6 Minimize impervious surfaces through use of permeable materials and techniques to improve absorption (e.g. gravel, pavers, grasscrete, grass field for overflow parking, “country lanes”).

8.7 Prohibit unnatural obstructions and impediments to the flow of a watercourse, ditch, drain or sewer.

8.8 Manage and minimize opportunities for livestock crossings and access to water.

8.9 Promote the collection, storage and use of rainwater.

8.10 Require that development proposals incorporate rainwater best management practices to ensure that post-development peak flows do not exceed pre-development peak flows (e.g. green roofs, underground rain water storage system and rain barrels).

8.11 Require that drainage plans address the effective and environmentally sensitive handling of peak flows.

8.12 Require that runoff is directed to suitable locations (e.g., granular and grass swales that discharge to open space).

8.13 Prohibit connection of rainwater leaders to the stormwater system and allow rainwater to drain to ground surface or soak away pits, except in those areas deemed unsuitable by a qualified professional.

8.14 Use constructed wetlands and detention ponds to improve the quality of rainwater through biofiltration.

8.15 Retain as much existing vegetation as possible and plant native trees and shrubs to restore the vegetative mass where clearing has occurred.

8.16 In the context of land disturbance, the applicant will ensure the safe collection and conveyance of onsite drainage such that no downstream or immediately adjacent properties are adversely affected. Such works will also divert drainage away from hazardous condition (e.g. steep slopes) areas.
9.0 Groundwater

Figure 4: Confined and unconfined aquifers and wells
(Environment Canada http://www.ec.gc.ca/eau-water/default.asp?lang=En&n=A6A38B97-1)

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

9.2 Require that the design and installation of earth energy systems (geothermal) conform to best management practices including those set by the Canadian Standards Association (CSA) and other municipal, provincial, or federal regulatory requirements.

9.3 Designers, installers and drillers of earth energy systems must be accredited by Canadian Geoexchange Coalition (CGC) and installations must be certified by the Canadian Geoexchange Coalition.

9.4 A hydrogeological assessment, conducted by a qualified hydrogeological professional registered in British Columbia, may be required prior to the installation of earth energy systems and must conclude that the system will result in no significant impacts to existing ground and surface water conditions (e.g. temperature and quality).

9.5 A hydrogeological report from a qualified professional must address the appropriateness of the proposed property and the location of underground fuel storage tanks, chemical storage, and use/storage of other potential sources of groundwater contamination. If the subject property is considered appropriate, the qualified professional will provide recommendations with respect to the installation and maintenance of tanks/storage containers and other associated infrastructure.

9.6 Strongly discourage the use of chemical fertilizers, pesticides and herbicides in order to protect highly vulnerable aquifers.

9.7 Prohibit land disturbance that would have a negative impact on groundwater recharge and wellhead protection areas.

9.8 Minimize the frequency with which the landscape and aquifers are disturbed (e.g. boreholes) to access groundwater flow. As an example, where possible, district energy systems are preferred over a series of individual wells for geothermal purposes.
10.0 **Fill**

10.1 Require that the toe of any fill be located outside the riparian management area and that the face of the fill be no steeper than a 3:1 slope unless retained by an approved structure, and shall be adequately protected against erosion from potential flooding, wave action, ice or other debris.

11.0 **Use of Environmentally Sensitive Areas**

11.1 Minimize the negative impacts of livestock (e.g. grazing) in riparian areas.

11.2 Limit access to environmentally sensitive areas and important nesting, denning and other habitat features.

12.0 **Riparian Management Areas**

12.1 Require that all development meets or beats the requirements of the provincial Fish Protection Act (Riparian Areas Regulation). Projects must comply with Riparian Management Area Setbacks in Table 12.1 subject to section 12.3.

12.2 Riparian management area setback widths are measured perpendicular from the watercourse according to the following (see Table 12.1):

- streams - measured from the top-of-bank, or where the top-of-bank is poorly defined, measured from the natural boundary;
- ravines and other stream corridors with steeply pitched banks - measured from the top of ravine bank;
- wetlands and lakes with gradually sloping shores - measured perpendicularly from the natural boundary; and
- Okanagan Lake, as determined by the Province based on the 1:5 year flood level. In the absence of a 1:5 year flood level, the geodetic elevation of 342.5m will apply.

12.3 Applicants may apply to vary the width of the Riparian Management Areas listed in Table 12.1. The City will only consider supporting an application to vary in order to achieve “no net loss” and where an assessment has been completed and provides recommendations to protect the integrity of the riparian area. Any proposed relaxation of stream setback widths, storm water requirements, erosion and sediment control requirements are to be referred to the City for review prior to filing the assessment report by a Qualified Environmental Professional (QEP) with the appropriate provincial ministry or agency. Within the Riparian Management Area (RMA), restoration of streamside vegetation may be a requirement of the development process.

12.4 Any proposed flexing of riparian management areas must be referred to the City for review prior to filing the report with the appropriate provincial or federal agency.
### Table 12.1 Minimum Riparian Management Areas (RMA)

<table>
<thead>
<tr>
<th>Watercourse 1</th>
<th>Watercourse Reach</th>
<th>RMA (meters) 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bauer Brook</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>2 Bellevue Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>3 Bellevue Creek (North Arm)</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>4 Bertram Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>5 Brandt Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>6 Bruce Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>7 Campbell Brook</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>8 Cedar Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>9 Dewdney Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>10 Duggan Brook</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>11 Fascieux Creek (North and South Arm)</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>12 Francis Brook</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>13 Gopher Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>14 Hache Creek</td>
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<tr>
<td>15 Hydraulic Creek</td>
<td>All</td>
<td>15</td>
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<tr>
<td>16 Industry Brook</td>
<td>All</td>
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</tr>
<tr>
<td>17 K.L.O. Creek</td>
<td>All</td>
<td>15</td>
</tr>
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<td>18 Okanagan Lake</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>19 Lebanon Creek</td>
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<td>15</td>
</tr>
<tr>
<td>20 Leon Creek (aka Thompson Creek)</td>
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<tr>
<td>21 Michael Brook</td>
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<td>Downstream of Hardy Street</td>
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<tr>
<td>23 Mill Creek</td>
<td>Upstream of Hardy Street</td>
<td>30</td>
</tr>
<tr>
<td>24 Mission Creek</td>
<td>Downstream of Gordon Drive</td>
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<td>25 Mission Creek</td>
<td>Upstream of Gordon Drive</td>
<td>50</td>
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<tr>
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<td>All</td>
<td>15</td>
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<tr>
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<td>29 Scotty Creek</td>
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<td>30 Simpson Spring</td>
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<td>31 Thompson Brook</td>
<td>All</td>
<td>15</td>
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<tr>
<td>32 Varty Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>33 Upper Vernon Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>34 Whelan Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>35 Wilson Creek</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>36 Wetlands (no association with fish habitat)</td>
<td>All</td>
<td>15</td>
</tr>
<tr>
<td>37 Wetlands (associated with fish habitat)</td>
<td>All</td>
<td>30</td>
</tr>
<tr>
<td>38 Escarpments or Ravines</td>
<td>All</td>
<td>10</td>
</tr>
<tr>
<td>39 Springs</td>
<td>All</td>
<td>15</td>
</tr>
</tbody>
</table>

**Notes for Table 12.1**

1. Any watercourse not in this list is subject to the provincial acts and regulations.
2. Measured perpendicularly inland from the top of the bank, top of ravine or natural boundary, as applicable. RMA’s apply to both sides of the stream.
3. Minimum RMA widths are intended to achieve “no net loss” when considering individual site conditions.
13.0 Mitigation

13.1 Where disturbance cannot be mitigated onsite, ensure that offsite environmental improvements occur with the intention of achieving no net loss of critical habitat.

14.0 Ongoing Maintenance

14.1 Require ongoing maintenance of areas that have been rehabilitated or restored.

14.2 Require the registration of covenants for areas that have been rehabilitated or restored.

15.0 Monitoring

15.1 Require that a qualified professional provide ongoing monitoring of Development Permit conditions.

Performance Bonding

The City may require the applicant to submit to the City a cost estimate, prepared by a qualified professional and accepted by the City, of the total cost of rehabilitating and/or restoring the environmentally sensitive area.

The applicant will provide adequate financial security, as determined by the City, prior to the issuance of approvals of any building or site disturbance.

The value of the financial security will be based upon the estimated cost of:

- rehabilitating and/or restoring an environmentally sensitive area;
- rehabilitating and/or restoring an environmentally sensitive area, in the event that an environmentally sensitive area is damaged as a consequence of a contravention of a condition contained in the development permit;
- restoring fish habitat; and
- repairing damage caused by construction or site disturbance.
Chapter 13:
Hazardous Condition DP Guidelines
CATEGORY
Sec. 919.1(1)(b) of the Local Government Act for the protection of development from hazardous conditions.

PROPERTIES AFFECTED
Unless exempted (see Exemptions Section below) a development permit addressing hazardous condition guidelines (see Guidelines Section below) must be approved before:

- Subdivision of land;
- Alteration of land, including but not limited to clearing, grading, blasting, preparation for or construction of services, and roads and trails; and/or,
- Construction of, addition to, or alteration of a building or structure for those properties shown as Hazardous Condition DP areas on Map 5.6.

(Note that areas shown on Map 5.6 are approximate depictions of these DPAs; the exact boundaries of a DPA may need to be determined on a site-specific basis prior to development occurring in these locations.)

Unless exempted (see Exemptions Section below) a development permit addressing wildfire guidelines (see Guidelines Section below) must be approved before:

- Subdivision of land;

for those properties shown as Wildfire DP areas on Map 5.7.

(Note that areas shown on Map 5.7 are approximate depictions of these DPAs; the exact boundaries of a DPA may need to be determined on a site-specific basis prior to development occurring in these locations.)

JUSTIFICATION
Hazardous conditions (including but not limited to: flooding, mud flows, debris torrents, bank instability, erosion, groundwater seepage, land slip, rock falls, subsidence, avalanche or wildfire) may in some cases be abated by using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance. Flood hazard is limited to Okanagan Lake and the Mill Creek floodplain, until detailed work identifying floodplain limits on other watercourses is completed.
OBJECTIVES

The objectives of requiring Hazardous Condition Development Permits are to:

- prevent personal injury and property loss;
- protect structures from damage; and
- provide stable and accessible building sites.

EXEMPTIONS

A Hazardous Condition Development Permit will not be required when:

a. the proposed development will not be impacted by the identified hazardous condition, the determination of which may need to be by a qualified professional, registered in British Columbia, who has submitted a report, accepted by the City of Kelowna, which concludes that the land is not subject to hazardous conditions; or

b. the proposed development has been assessed by a qualified professional who has provided a report which concludes that the land is subject to hazardous conditions and a restrictive covenant is in place which effectively mitigates the hazardous condition(s) and saves harmless the City of Kelowna; or

c. the only activity being proposed onsite relates to the removal of hazardous trees and a report prepared by a certified forestry professional registered in British Columbia and qualified as a Wildlife/Danger Tree Assessor has been submitted that concludes the tree(s) is (are) hazardous; or

d. the trigger for a Development Permit is a building permit and where the only hazard on the site is flooding and where the minimum floor elevation would be regulated by the Floodplain Bylaw; or

e. actions and activities are necessary in order to prevent immediate threats to life or property; or

f. the activity proposed on the site relates solely to normal farm practices in accordance with the Farm Practices Protection Act and the landowner follows other regulations listed in the Act; or

g. construction which is limited to the addition, replacement or alteration of doors, windows, building trim, or roofs, and which would have no impact on form and character of the building and would not impact the existing landscaping or access provisions; or

h. interior/exterior building alterations that do not expand the existing building foundation; or

i. Construction, addition or alteration not exceeding 30m² (323 ft²) where no variance(s) of the Zoning Bylaw is (are) required; or

j. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location; or

k. A technical subdivision for lot consolidation or road widening.
The following guidelines may be applied when setting Development Permit conditions:

**HAZARDOUS CONDITION GUIDELINES**

In setting Development Permit (DP) conditions, the City may cite municipal, provincial or federal government policies, regulations, guidelines and best management practices (BMPs).

The general guidelines for issuing development permits in Hazardous Condition Development Permit Areas are set forth below; however, not all guidelines will be applicable to all developments. Typically an assessment report which has been prepared by a professional qualified in the relevant discipline and licensed to practice in British Columbia will be required. Where a report has been accepted by the City of Kelowna, recommendations will be used to establish conditions for the Development Permit. Care will need to be taken that guidelines intended to mitigate hazardous conditions are implemented in a manner sensitive to the environmental protection and preservation guidelines in Chapter 12.

**GENERAL GUIDELINES**

- No excavation or filling shall be undertaken, nor any building or permanent structure erected, constructed or placed in areas subject to hazardous conditions. Further, buildings and structures shall be sited in accordance with setbacks determined by the City or a geotechnical report.
- Disturbance of steep slopes and hazardous condition areas will be avoided in accordance with City of Kelowna hillside development guidelines.
- Existing vegetation shall be maintained to control erosion and protect slopes.
- Accesses such as footpaths and stairways shall be constructed so as to minimize slope disturbance.
- Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variation of the setback may be considered if a geotechnical review can justify a reduced setback.
- May require the registration of restrictive covenants for areas that have been identified as hazardous.
- Prohibit habitable buildings on hazardous condition lands where future danger cannot, or should not be mitigated.
- Prohibit the use of non-engineered retaining walls over 1.4 metres.
- Require that all development have a level of safety for geotechnical failures with no more than a 2% probability of failure occurring in a 50 year period (a return period of 1:2,500 years), or adhere to the prevailing standard as set by the B.C. Building Code, whichever is greater. The City reserves the right to modify this standard to suit the proposed development.
- Require rock fall mitigation recommendations for rock fall hazards on the subject, adjacent and potentially affected properties.
• Require that all new construction necessitating an Urban Design Development Permit also meet the minimum flood elevation specified in the Flood Plain Bylaw.

### 1.0 Wildland Fire Interface Area Guidelines:

#### 1.1 General

As part of the subdivision process, the following guidelines shall be addressed:

• Improve access in areas of the community that are considered isolated and that have inadequate developed access for evacuation and fire control;

• Require access points suitable for evacuation and the movement of emergency response equipment are provided. The number of access points and their capacity should be determined during subdivision design and be based on threshold densities of houses and vehicles within the subdivision;

• Consider, where forested lands abut new subdivisions, requiring roadways to be placed adjacent to those lands. These roads both improve access to the interface for emergency vehicles and provide a fuel break between the wildland and the subdivision;

• Ensure hydrant locations optimize ability to protect forested parks; and

• Require that fire hazards on forested lands be mitigated to a level deemed acceptable by a qualified professional in a forest fire hazard assessment before they become the property of the City.

• Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variation of the setback may be considered if a wildfire review can justify a change in the setback.

• Encourage wildfire hazard reduction in a way that is supportive of restoring the natural environment. Such hazard reduction mimics the natural effects of localized ground fires that once were common but that human settlement has removed from the environment. Typical methods include thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches. Wildfire hazard reduction, done responsibly, can be compatible with habitat conservation and restoration.

• May require the registration of restrictive covenants for areas that have been identified as hazardous.

#### 1.2 Buildings

The following provisions shall be registered, at subdivision, either as part of a building scheme or a restrictive covenant.

• The roof covering must conform to Class A or Class B fire resistance as referenced in the BC Building Code.

• Any material used for cladding of exterior walls must be fire resistant. Examples could include stucco, metal siding, brick, cement shingles,
cement board, concrete block, poured concrete, concrete composite (i.e. hardie plank etc), rock and logs or heavy timber construction as defined in the BC Building Code. Wood trim and architectural features are exempt from this requirement.

- Structural components (post & beam) of decks, balconies and porches must be heavy timber construction as defined in the BC Building Code, or must be clad with fire resistant material such as stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, hardie plank or rock.

- All chimneys constructed for wood burning fireplaces must have spark arrestors made of 12 gauge (or better) welded or woven wire mesh, with openings not exceeding 12 mm.

- All windows must be double paneled or tempered.

- Manufactured homes must be skirted with a fire resistant material as outlined in the previous guideline for exterior wall cladding.

Proposed deviations from the above can be submitted to the City as an alternative solution and will be considered if the applicant can verify that the expected level of performance meets or exceeds the level of fire safety conferred by the above measures.

1.3 Landscaping

1.3.1. The following landscaping modifications shall be addressed prior to subdivision:

To a distance of 30 metres from anticipated building sites:

- Thin the canopy and understory and prune lower branches to create an environment that reduces the risk of a crown fire;

- Space and maintain trees so that canopy spacing is a minimum of 3 metres;

- Remove dead and dying trees;

- Dispose of all slash created by treatments through pile and burning or removal from the site; and

Where hazard levels are high as a result of fuel loads or steep topography, fuel management should also be undertaken in the zone between 30 and 100 metres from anticipated building sites.

1.3.2. In addition to the landscaping modifications to be addressed prior to subdivision, in order to support ongoing mitigation of risks, the following provisions shall be registered either as part of a building scheme or a restrictive covenant:

The following apply to the area on a property **within 10 metres** of the dwelling units located on the property:
• Use non-combustible landscaping material;
• Ensure there are no trees, limbs or shrubs overhanging roofs or growing under the eaves of buildings;
• Space and maintain trees so that canopy spacing is a minimum of 3 metres;
• Prune coniferous trees so that there are no branches to a height of 2.5 metres (up to three whorls of live branches may be left on smaller trees);
• Maintain hedges below a height of 2.0 m (juniper and cedar hedges are discouraged);
• Landscape using xeriscape principles;
• Use native vegetation;
• Keep piled debris (firewood, building materials, and other combustible material) out of this zone; and
• Remove (at least annually) surface litter, downed trees and dead and dying trees.

The following landscape guidelines apply to the entire property:
• Remove dead and dying trees at least annually.

1.4 Alternatives

Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in fire protection, has undertaken an assessment and determined the fire hazard to be low provided specific conditions are met, the requirements noted in sections 1.1 through 1.3 above may be relaxed. Any relaxation of guidelines requires that provisions are in place to ensure that development is carried out in accordance with the conditions noted in the professional’s assessment.
Chapter 14:
Urban Design DP Guidelines
A. Comprehensive Development Permit Area (Multiple Unit Residential, Commercial and Industrial Design Guidelines
- Category
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines

B. Revitalization Design Guidelines
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines
- Downtown Considerations

C. Civic Precinct Design Guidelines
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines

D. Intensive Residential - Hillside Design Guidelines
- Category
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines

E. Infill Neighbourhood Design Guidelines
- Category
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines
In accordance with the Local Government Act, Section 879, as amended, an Official Community Plan may designate Development Permit areas within the city. The following are the designated form and character Development Permit Areas with the City of Kelowna: 1) Comprehensive (Multiple Unit Residential, Commercial, and Industrial), 2) Revitalization Areas, 3) Intensive Residential - Secondary Suite and Two Dwelling Housing, 4) Intensive Residential - Character Neighbourhoods and 5) Intensive Residential - Hillside Development. Properties may be within more than one Development Permit area, in which case, one Development Permit may be completed which addresses all relevant Design Guidelines. If there are instances of conflict, staff will advise on which guidelines predominate.

A. COMPREHENSIVE DEVELOPMENT PERMIT AREA (MULTIPLE UNIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DESIGN GUIDELINES)

CATEGORY

Section 919.1(1)(f) of the Local Government Act allows for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

Section 919.1(1)(i) of the Local Government Act allows for the establishment of objectives to promote water conservation.

PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are currently, or become, zoned for multiple unit residential, commercial, industrial, or zoned for institutional or comprehensive development containing multiple unit residential, commercial or industrial uses, as shown on Map 5.8, before:

- Construction of, addition to, or alteration of a building or structure.

Issuance of a general development permit for the site layout of a comprehensive or phased development project does not absolve applicants from the requirement for subsequent development permit(s) to address the form and character of individual buildings or environmental / hazardous conditions within the project site.

JUSTIFICATION

Rapid growth, infill redevelopment pressures, and increasing design expectations from residents require that Comprehensive Design Guidelines with respect to site layout, building form and character, and landscaping will apply to commercial, industrial, multiple family and mixed use development.

Outdoor water use is causing the summer water usage averages in the City of Kelowna to be four times the average water use in the winter months. Most of this outdoor water use is landscape irrigation. The City of Kelowna has established targets for water conservation that will minimize the need for future...
water infrastructure upgrades, and that will reduce the risks to lake levels and aquatic ecosystems associated with climate change.

OBJECTIVES

• Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
• Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
• Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
• Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
• Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
• Incorporate architectural features and detailing of buildings and landscapes that define an area’s character;
• Promote alternative transportation with enhanced streetscapes and multi-modal linkages;
• Highlight the significance of community institutional and heritage buildings; and
• Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
• Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
• Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

EXEMPTIONS

A Comprehensive Development Permit will not be required for:

• An addition or alteration to an existing principal building which will not be visible from an existing or future: adjacent public road right-of-way, adjacent park, adjacent residential, or adjacent agricultural zoned property, provided that the proposal requires no variance(s) from the Zoning Bylaw, and further, requires no approval from the appropriate provincial ministry or agency; or
• Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
• Interior renovations; or
• Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and character; or
• Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (4.5 m in height) is proposed and where no variance(s) of the Zoning Bylaw are required; or

• Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (4.5 m in height) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or

• Projects without an automatic irrigation system, or where the sum of all new or renovated irrigation areas does not exceed 100 square metres in area are exempt from the irrigation system design guidelines, but the general guidelines pertaining to landscape and urban design still apply.

The following guidelines may be applied when setting Development Permit conditions:

**GUIDELINES**

1.0 **Authenticity and regional expression**

1.1 Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity;

1.2 Incorporate forms and images that relate to the region’s natural and cultural landscapes (e.g. incorporate winery or orchard inspired trellises or rooflines that reflect those found on barns and older homes located on/around agricultural lands);

1.3 Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;

1.4 Incorporate materials that relate to the character of the region and the context of the surrounding neighbourhood;

1.5 Use colours found in the region’s natural and cultural landscape;

1.6 Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;

1.7 Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).

2.0 **Context**

2.1 Emulate desirable form and character of nearby buildings;

2.2 Address phasing when the area is designated for more intensive development and the development proposes to deviate from existing form and character (e.g. blank firewalls should be adequately detailed to provide visual interest in the interim);
2.3 Design new multi-storey buildings to transition in height where the OCP land use designation provides for smaller structures on adjoining lots;

2.4 Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;

2.5 Respect and enhance the original character of an existing building when modifying its exterior;

2.6 Allow eclecticism within the streetscape as long as buildings do not visually dominate neighbouring buildings;

2.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

3.0 **Relationship to the street**

3.1 Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;

3.2 Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);

3.3 Avoid split level, raised or sunken parkade entrances;

3.4 Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.

4.0 **Massing and height**

4.1 Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
   - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
   - Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
   - Step back upper floors to reduce visual impact;
   - Detailing that creates a rhythm and visual interest along the line of the building;
   - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
   - Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

4.2 Ensure developments are sensitive to and compatible with the massing of the established and/or future streetscape;
4.3 Design developments with multiple, separate buildings such that individual buildings are of different but compatible shapes, masses, and exterior finishes;

4.4 Utilize landscaping treatments to further soften the mass of building form (e.g. strategic placement of trees, shades and vines, trellis and arbours, along with surface materials such as pavers);

4.5 Design with consideration for the effect of building height on shading and views.

5.0 **Human Scale**

5.1 Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure;

5.2 Articulate facades by means of indentations and projections of elements (e.g. windows and doors, cornice lines, pilasters, balconies, and other detailing);

5.3 Distinguish key building elements through the use of setbacks, projections, textures, materials, and detailing:
   • Base: Within the first few storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment;
   • Middle: The body of the building above the base should contribute to, but not dominate, the physical and visual quality of the overall streetscape;
   • Top: The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline;

5.4 Design building facades with a balance of vertical and horizontal proportions (e.g. vertical elements at regular intervals to strengthen the pedestrian-scale of otherwise horizontal buildings);

5.5 Incorporate windows with vertical proportions. Horizontal glazed areas should be divided into vertically proportioned windows separated by mullions or building structure;

5.6 Incorporate roof overhangs, and the use of awnings, louvers, canopies and other window screening techniques;

5.7 Incorporate windows within enclosed stairwells to exhibit human scale, reduce their visual bulk, and enhance safety;

5.8 Reduce the visual impact and massing of enclosed elevator shafts with architectural treatments.

6.0 **Exterior elevations and materials**

6.1 Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;
6.2 Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building;

6.3 Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public;

6.4 Use materials in combination to create contrast, enhance human scale, and reduce the apparent bulk of a building;

6.5 Colour should not be used as the predominant feature of a building.

7.0 Public and private open space

7.1 Design varied and interesting public open space to promote social interaction, ensure continuity of pedestrian movement through the site, and accommodate a range of uses and activities year-round;

7.2 Orient public and private open spaces to take advantage of sunlight with the provision of shade and protection from wind and other climatic elements (design for microclimate);

7.3 Provide an appropriate transition between public and private open space (e.g. landscaping, gathering places, architectural elements, varied building line) and orient building elements such as entrances, lobbies, windows, and balconies to face public parks, plazas and open spaces;

7.4 Provide amenities such as benches, garbage receptacles, bicycle stands, bollards, and community notice boards;

7.5 Design industrial developments to include outdoor break areas, green space, bicycle racks, skylights and windows in work areas, and linkages to recreational opportunities (e.g. linear parks).

8.0 Pedestrian access, provision for cyclists, circulation, vehicles and loading

8.1 Prioritize the safe and convenient movement of pedestrians above all other modes of transportation;
8.2 Promote the use of alternative modes of transportation in site design (e.g. prominent bicycle racks for convenience and security, orient building entrances to pedestrian areas);

8.3 Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings);

8.4 Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas;

8.5 Ensure pedestrian circulation is convenient, safe, and clearly identifiable to drivers and pedestrians;

8.6 Design vehicular drop-off/pick-up areas so that pedestrians have priority;

8.7 Provide paved surfaces with visual interest (e.g. eliminate curbs and/or use bollards, stamped concrete, unit pavers, etc.);

8.8 Locate parking areas to the rear of buildings, internal to the building, or below grade;

8.9 Avoid large expanses of parking;

8.10 Ensure vehicular and service access has minimal impact on the streetscape;

8.11 Do not terminate public street views with garage doors and vehicle accesses;

8.12 Avoid vehicle access from arterial and collector roads and from those roads with a prominent streetscape;

8.13 Incorporate visible and secure bicycle parking in a priority location with the construction of all new parkades and parking lots;

8.14 Parking lots should have shade trees planted at 1 tree per 4 parking stalls.

9.0 Environmental design and green building

9.1 Minimize the impacts of adverse weather on buildings and the street-level microclimate (e.g. excessive heat, cold and wind);

9.2 Minimize solar gain through building orientation and façade elements and/or utilize measures to capitalize on solar exposure (e.g. passive solar water heating, solar mass wall, passive solar heating of intake air);

9.3 Include green walls and trees that provide effective, generous shade;

9.4 Minimize exposure to noise and pollution, especially for those projects located along busy roads (e.g. triple-pane glazing, orient courtyards, playgrounds, open spaces, and building air intakes away from the road);

9.5 Reduce the amount of storm water that leaves the site through the sewer (e.g. cistern and gray water systems, permeable paving, bio-swales, green roofs, retention ponds and other landscape techniques);

9.6 Utilize sustainable construction methods and materials, including the reuse, rehabilitation, restoration, and recycling of buildings and/or building elements;
9.7 Indicate measures taken to enhance building performance and consider designing new buildings to a green building standard (e.g. LEED);

9.8 Incorporate other green building strategies that enhance building and occupant performance, such as:

- Green energy supply (e.g. wind, solar PV);
- Reduced energy consumption for HVAC and building systems;
- Solar oriented design;
- Green roofs;
- Improved indoor air quality;
- Reduced water consumption;
- Mitigation of heat-island effects.

10.0 **Decks, balconies, rooftops, and common outdoor amenity space**

10.1 Incorporate decks, balconies and common outdoor amenity spaces into developments;

10.2 Provide elements such as constructed planters, gazebos, trellises, pergolas and other forms of hard and soft landscaping, including opportunities for urban agriculture, to enhance the usability of decks, balconies, and outdoor amenity spaces;

10.3 Integrate vents, mechanical rooms and equipment, and elevator penthouses with the architectural treatment of the roof, and/or screen these elements with materials and finishes compatible with the building’s design;

10.4 Enhance large, flat expanses of roof (whether actively used or not) with texture, colour, and/or landscaping.

10.5 Multi-Residential Shared Garden plots should:

- Take inspiration from the site’s architecture and landscape treatments for design and layout.
- Be located to maximize sunlight access.
- Incorporate enhanced universal accessibility features on some plots.
- 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).

11.0 **Amenities, ancillary services and utilities**

11.1 Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;

11.2 Integrate service connections, vents, and mechanical rooms and equipment with the architectural treatment of the building,
and/or locate to minimize visual intrusion and screen from view with materials and finishes compatible with the building;

11.3 Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

12.0 **Landscape development and irrigation water conservation**

12.1 Incorporate landscaping that:

- Compliments and softens the architectural features and edges of buildings;
- Considers the context of surrounding properties where there is a dominant pattern along the street (i.e., provide street trees and landscaping consistent with the established or emerging standards on the street or adjacent neighbourhood);
- Enhances the pedestrian experience (e.g. aesthetics, relief from weather);
- Adds texture and three dimensional components to the site (e.g. vegetated canopy);
- Helps screen parking areas, mechanical functions, and garbage and recycling areas;
- Respects required sightlines from roadways and enhances public views;
- Contributes towards a sense of personal safety and security;
- Retains existing healthy, mature trees and vegetation (including those with special character or historical and cultural significance);
- Utilizes native plants that are drought tolerant;
- Mitigates undesirable architectural elements (e.g. blank walls can be covered with trellis and trained with vines);
- Defines distinct private outdoor space for all ground-level dwellings.

12.2 Provide fences and retaining walls with visual interest (e.g. high quality fencing, stone or rock walls) and human scale (e.g. punctuate at regular intervals with vertical elements such as piers or landscaping);

12.3 Provide opportunities for urban agriculture in all development;

12.4 Provide 1 shade tree per 4 parking stalls on new surface parking lots;

12.5 Typically a Landscape Water Conservation Report prepared by a Landscape Architect in good standing with the BCLA will be required. The Landscape Architect will also be required to supervise the installation. The report recommendations will be used to establish conditions for the development permit. The Landscape Water Conservation Report shall:

- Meet the requirements for the Landscape Water Budget calculations for the proposed landscape area in the format as required by the City of Kelowna (equivalent to Schedule C in the City of Kelowna Water Regulation Bylaw No. 10480 when enacted).
• Indicate by drawings, notes, calculations and if necessary other written materials how the application complies with or varies from the Design Guidelines below.

General Landscape Water Conservation Guidelines

• Group planting areas into ‘hydro-zones’ of high, medium and low or unirrigated/unwatered areas. Hydro-zones shall be shown on diagrams and tables in the Landscape Plan.

• Show appropriate use of plant material with similar water demand within hydro-zones.

• Maximize the percentage of landscape area that is unirrigated/unwatered area, commensurate with landscape aesthetics and plant survival e.g. using pervious paving, unplanted stone or organic mulch, pervious deck (strive for a minimum of 25% of the total landscape area).

• Maximize retention or replanting of vegetation with low water-use requirements after the establishment period [e.g. existing native vegetation to remain, wildflower meadow, rough grass, xeriscape plant species (strive for a minimum of 25% of the total landscape area)].

• Minimize mown turf areas that are high water use areas (strive for a maximum of 25% - 50% of total landscape area, with lower percentages preferable) – substitute with areas of lower water use treatments.

• Provide mulch cover to shrub and groundcover areas, to reduce evaporation from soil.

• Use recirculated water systems for any water features such as pools and fountains.

• 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). In cases of conflict the BC Landscape Standard shall prevail. Notes on the plans or a growing medium report shall indicate proposed growing medium depth and amendments, and shall refer to appropriate sections of the above reference documents, or the qualified professional shall supply a custom specification of similar detail.

• Include the following written declarations signed by a licensed Landscape Architect qualified by the British Columbia Society of Landscape Architects (BCSLA):

  a. At the time of application: “This landscape plan has been prepared in accordance with the Comprehensive Development Permit Area Design Guidelines of the City of Kelowna for landscape development and irrigation water conservation.”

“Provide exterior street lighting that follows the International Dark Sky Model code in order to limit light pollution and save energy...”
b. At the time of substantial performance of the construction: “This landscape installation complies substantially with the approved Comprehensive Development Permit for landscape, irrigation and water conservation plans, specifications and reports.”

Irrigation System Guidelines

If irrigation is to be installed, it shall be a condition of each Development Permit that the Applicant appoint a Qualified Professional to prepare an Irrigation Plan and supervise installation to produce an irrigation system that:

1. Groups irrigation circuits/ zones into ‘hydrozones’ of high, medium and low or unirrigated areas consistent with the landscape planting plan.

2. Uses reclaimed or recycled water or rainwater capture from roofs or rain barrels for outdoor water use when such is available, as a substitute for use of potable water. It is not the intent of this guideline to require a development to produce recycled water or install rainwater systems only for irrigation purposes.

3. Minimizes use of high-volume spray heads, and employs drip or low volume irrigation where practical to meet the watering needs of hydrozones.

4. Uses surface or subsurface drip irrigation or low volume irrigation technology to water long, narrow or irregularly shaped areas including turf areas less than 2.4m in width.

5. Ensures irrigation design and installation standards including adjustments and irrigation scheduling meet the requirements of the Water Use Regulation Bylaw No 10480 and the Supplementary Specifications in City of Kelowna Bylaw 7900 (Part 6, Schedule 5), or a custom or alternate irrigation specification at a similar level of detail provided by the Qualified Professional.

6. Includes the following written declarations signed by a Certified Irrigation Designer qualified by the Irrigation Industry Association of BC (IIABC):

   a. At the time of application: “This irrigation plan has been prepared in accordance with the Comprehensive Development Permit Design Guidelines of the City of Kelowna for landscape development and irrigation water conservation.”

   b. At the time of substantial performance of the construction: “This irrigation installation complies substantially with the approved Comprehensive Development Permit for landscape, irrigation and water conservation plans, specifications and reports.”

It shall be a condition of each Development Permit that the permit holder provides a copy of the Landscape Plan and any related Irrigation Plan to the City, and modifies the Plan at the direction of the City if the City
determines that the Plan has not been prepared in accordance with these Guidelines.

It shall be a condition of each Development Permit that the permit holder implements the Landscape Plan and any Irrigation Plan that is required by the terms of the Permit, in accordance with the Landscape Water Conservation Report provided with the permit application and approved by the City.

13.0 Crime prevention

13.1 Incorporate Crime Prevention through Environmental Design (CPTED) practices as they relate to landscaping, and the siting, form, exterior design and finish of buildings and other structures (see City of Kelowna Crime Prevention Through Environmental Design Guidelines);

13.2 Design buildings and select materials to discourage and resist graffiti and other vandalism.

14.0 Universal accessible design

14.1 Design to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges;

14.2 Access for persons with disabilities should be appropriately designed and clearly visible from the principal entrance, and should not be relegated to an alternate building frontage for the sake of architectural convenience;

14.3 Access ramps and related elements should be visually integrated with the overall building design and site plan so as to not appear as an un-integrated add-on to a building façade;

14.4 Site layout, services and amenities should be easy to comprehend and navigate (i.e., strong contrast of colours, corner dots, paving treatments, bollards, tactile strips around obstacles). See City of Kelowna Guidelines for Accessibility in Outdoor Spaces.

15.0 Lakeside development

15.1 Provide and enhance natural open spaces related to the lakeside context of the development;

15.2 Minimize the obstruction of lake views;

15.3 Preserve inland views to the lake by reducing the height of lakeside development in relation to development height permitted inland;

15.4 Design lakeside developments to act as a transition between the lake and inland development (i.e., incorporate lake inspired themes, unique features to take advantage of the lakeside setting, etc.);

15.5 Incorporate distinctive massing articulation, architectural treatment, and appropriate materials on the lakeside frontage.
16.0 Lighting

16.1 Design lighting to enhance public safety (see City of Kelowna Crime Prevention Through Environmental Design Guidelines) and not to draw attention to a development;

16.2 Ensure that “light trespass” onto adjacent residential areas is minimized;

16.3 Consider lighting a key element in façade design and plan early for it, with consideration to the effect on the façade and on neighbouring buildings and open spaces;

16.4 Provide pathway lighting at a human scale (e.g. light standards of appropriate height for pedestrians). Pedestrian lights should address pedestrian safety, be vandal proof and easy/inexpensive to maintain;

16.5 Provide exterior street lighting that follows the International Dark Sky Model code in order to limit light pollution and save energy.

17.0 Signs

17.1 Integrate signage that contributes to the overall quality and unique character of a development (e.g. coordinate proportion, materials, and colour);

17.2 Do not compromise the scale and visual qualities of a building with the size and number of signs;

17.3 Locate, size, and format signs such that they can be easily read by pedestrians.

17.4 Where signage is proposed for buildings with historical character or heritage significance (i.e. Listed on the Heritage Register, with Heritage Designation and/or located in the Abbott Street and Marshall Street Heritage Conservation Areas) that signage should use design inspiration from historical influences (e.g. non-illuminated and non-animated.)

18.0 Transitional Industrial

In areas designated for Industrial – Limited use, these guidelines must be considered as well as all other guidelines in this section.

18.1 Industrial development adjacent to residential land uses must be planned, landscaped and screened to maintain the privacy of residential uses.

18.2 Where new industrial development is occurring adjacent to residential uses, window openings shall be placed to reduce the opportunity for overlook and be offset from residential windows.

18.3 Unfinished concrete block shall not be used as an exterior building material for principal facades or where the façade faces a residential land use.

18.4 Where loading doors face the street, they shall be set back from the main building plane.
18.5 The primary entrance of the main building on site should face the roadway.

18.6 Where security concerns limit windows and other openings, building design should employ other design techniques to avoid creating long blank walls.

18.7 Rooftop screening of mechanical and electrical equipment must be provided using materials consistent with the treatment of principal facades.

18.8 All lighting shall be oriented facing the site, pointed in a downward direction and constructed at the lowest practical elevation to minimize light trespass over surrounding properties.

18.9 Tall, broadcast or flood lights are not permitted.

18.10 Where possible, parking and outdoor storage should be located behind buildings or other structures. Where parking and storage is not behind buildings, it must be screened with landscaping or fencing.

18.11 Unpaved parking and storage surfaces should be made dust free through design or treatment.

B. REVITALIZATION DESIGN GUIDELINES

CATEGORY

Section 919.1(1)(d) of the Local Government Act allows for the establishment of objectives for revitalization of an area in which commercial use is permitted.

PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are currently, or become, zoned for multiple unit residential, commercial, industrial, institutional, health district, or comprehensive development located within the Revitalization Development Permit areas as shown on Map 5.8, before:

• Construction of, addition to, or alteration of a building or structure.

Issuance of a general development permit for the site layout of a comprehensive development project does not absolve applicants from the requirement for subsequent development permit(s) to address the form and character of individual buildings or environmental / hazardous conditions within the project site.

JUSTIFICATION

Kelowna’s revitalization areas represent the city’s core commercial centres with associated, supporting mixed use and residential development. The intent of the Revitalization Development Permit areas is to enhance and catalyze these areas as they continue to experience rapid growth, pressures to intensify, and increasing design expectations. The purpose of the Revitalization Design Guidelines is to ensure that the siting, form, landscaping, exterior design and finish of buildings, and character of development is of high quality and compatible with the vision for these urban centres.
OBJECTIVES

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre’s main street character in a manner consistent with the area’s character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

EXEMPTIONS

A DESIGN DEVELOPMENT PERMIT WILL NOT BE REQUIRED FOR:

- An addition or alteration to an existing principal building which will not be visible from an existing or future: adjacent public road right-of-way, adjacent park, adjacent residential, adjacent agricultural zoned property provided that the proposal requires no variance(s) from the Zoning Bylaw, and further, requires no approval from the appropriate provincial ministry or agency; or
- Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
- Interior renovations; or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and character; or
- Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (4.5 m in height) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (4.5 m in height) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or

The following guidelines may be applied when setting Development Permit conditions:

GUIDELINES

For any development requiring a Revitalization Development Permit both the Comprehensive and Revitalization Design Guidelines are applicable. The intent of the Revitalization Design Guidelines is to provide specific design detail...
appropriate for development within revitalization areas as an addition to the Comprehensive Design Guidelines. In general, Revitalization Design Guidelines will prevail over the Comprehensive Design Guidelines in any instances of conflict. Note that the maximum density as prescribed in the Zoning Bylaw may not always be attainable, as each site has specific unique limitations for overall development potential.

1.0 **Relationship to the Neighbourhood**

1.1 Maintain the established or envisioned architectural character of the block or neighbourhood;

1.2 Design sites, buildings, and streetscapes adjacent to non-revitalization areas to create a distinct but appropriate transition;

1.3 Unify and connect individual buildings within a development and with the surrounding neighbourhood (e.g. Use similar paving treatment as adjacent public spaces, consistent street furniture, fencing, light standards, etc.);

1.4 Design spaces that are typically associated with high pedestrian traffic to incorporate such occupancies (i.e., retail shops, cafes, restaurants) and to include the provision for complimentary activities such as bandstands, street vending kiosks, and provisions for small public gatherings.

2.0 **Relationship to the Street**

2.1 Ensure streetwall height is proportional (0.75:1 maximum) to the width of the street as measured from building face to building face. Any development that exceeds this height must utilize a podium and step back above the streetwall;

2.2 Provide for public movement, street furniture, and building access zones to be incorporated into sidewalks adjacent to development;

2.3 Design buildings to occupy 100% of a property’s frontage along streets, eliminating elements that disrupt the streetwall such as off-street parking, dead spaces, empty lots, or driveways;

2.4 Coordinate building setbacks with adjacent sidewalks to increase the space for public use (i.e., utilize a building setback or building indentation as a patio space or seating area, incorporate corner rounding into the public realm with specialized paving treatment and street furniture);

2.5 Provide a high quality public realm consistent with the character of urban development (i.e. incorporate focal points/plazas, pedestrian pathways, parks and open space, enhanced streetscapes, and landscaping).

**DOWNTOWN CONSIDERATIONS**

These guidelines apply specifically to the City Centre Revitalization DP area.

3.1 Maintain and extend the traditional block pattern (e.g. 115m block pattern). Where extended blocks exist, locate public and/or private rights-of-way in a manner that reflects this traditional block pattern;
3.2 Articulate the street façade in a vertical rhythm that is consistent with the traditional subdivision pattern (i.e., maintain the character of narrow buildings and storefronts through changing materials, patterns, reveals, setbacks, façade portions, or design elements to maintain façade widths);

3.3 Incorporate a level of detailing that conveys a sense of craftsmanship consistent with the era in which original downtown buildings were built (i.e., incorporate architectural features such as quoins, traditional brick patterns, pediments, keystones, recessed entrances, etc.);

3.4 Windows should be set back from the building face (as opposed to flush) and include headers and sills;

3.5 Windows at street level should keep the sills low for displays of retail goods and for high visibility into interior spaces;

3.6 Upper floor windows should have vertical proportions where the height is at a minimum, 1.5 times the width;

3.7 Brick and cut stone are preferred building materials, where appropriate. Materials should emulate a range of colours found on prominent buildings located Downtown;

3.8 Incorporate high quality signage utilizing traditional size, style, fonts and design. Prominent and colourful signage creating a rich visual character is encouraged, however, illuminated signs in fluorescent colours are discouraged.

4.0 Building Design

4.1 Align architectural features from one building to the next. (i.e., building kickplate, top and bottom height of first floor windows, transoms over entranceway, horizontal and vertical proportions of the building, sign band above street level, parapet and cornice line, window sills on upper floors, roof line and proportions);

4.2 Mitigate the effect of shadowing on public areas. A visual assessment sun/shadow study is required for those developments greater than 5 storeys in height;

4.3 Design active facades that incorporate windows and doors on at least 75% of a building’s frontage;

4.4 Design buildings with an identifiable base, middle, and top through a change in setbacks, projections, textures, materials, detailing, or other architectural features;

4.5 Incorporate distinctive massing articulation and architectural treatments for corner sites, highly visible building sites, or buildings/portions of buildings that terminate important view corridors (i.e., varying building heights, change in façade plane, additional pedestrian space, large windows, awnings, canopies, arcades, or archways);

4.6 Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity;
4.7 Use architectural elements such as atriums, grand entries and large ground-level windows to reveal active interior spaces;

4.8 Promote pedestrian-scaled architecture along the street through the use of street wall massing, articulation, quality materials and decorative details, textures, colours, lighting, and signage;

4.9 Design buildings with individual entrances leading to streets and pathways rather than lobby entrances;

4.10 Provide ground level access for first storey units within multiple unit residential projects;

4.11 Provide transition zones between the inside and outside of buildings and where applicable, between the public and private realms, with increased setbacks to incorporate courtyards, arcades, plazas, and/or patios;

4.12 Incorporate a high level of transparency (non-reflective and non-tinted glazing) on a minimum of 75% of the first floor elevation for commercial, mixed use, and industrial developments;

4.13 Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development. Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete;

4.14 Prohibited building materials include vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, including pressure treated wood, and concrete block;

4.15 Stucco and stucco-like finishes shall not be used as a principal exterior wall material;

4.16 Select exterior building materials that are appropriate to the building face orientation (sun, wind, noise, views) as well as building use and street frontage;

4.17 Vents, mechanical rooms/equipment, and elevator penthouses should be integrated with the architectural treatment of the roof, or be screened with materials and finishes compatible with the building’s design.

5.0 View Corridors

5.1 Preserve and protect existing views, and where possible, create new viewscapes at the pedestrian level for any public or semi-public space;

5.2 Reinforce viewscapes to and from developments (i.e. through the placement of seating, open spaces, circulation routes and massing of buildings);

5.3 Retain extensive views (including from afar) to both the Lake and to the mountains, and special care should be taken with respect to massing of new developments on street ends from the pedestrian level and from other strategic locations;
5.4 Design new developments that take into account the view characteristics of adjacent ground floor public areas, of surrounding buildings as well as the view potential of the proposed building itself.

6.0 Vehicular Access and Parking

6.1 Conceal at-grade and above-grade parking levels with façade treatments;
6.2 Integrate garage doors into the overall building design with street-level exterior building finishes wrapping into the garage opening;
6.3 Ensure doors and entrances to parking garages are not more visually prominent than any principal pedestrian entrance to a building;
6.4 Locate surface parking to the interior of the block and not at corner or street locations. Where surface parking lots share a site with a building, locate parking at the rear;
6.5 Uses associated with motor vehicles, including truck loading and waste storage and removal, should be screened from public view and should not be situated where they would conflict with pedestrian movement patterns;
6.6 Incorporate soft and hard landscaping or other visual elements into the design of parking areas (i.e., integrate planting islands at entrances/ exits, and to separate double rows of cars). Parking lots should have shade trees planted at 1 tree per 4 parking stalls;
6.7 Design surface parking and public driveways as pedestrian areas, and incorporate pedestrian connections between surface parking lots on adjoining properties;
6.8 Distinguish driving, parking, pedestrian, and cycling areas through changes in colour/pattern/materials of the paving.

7.0 Signage

7.1 Design signage that is high quality, imaginative, and innovative;
7.2 Design signage with consideration of the size of any individual sign as part of the overall scheme of building signage and the appearance of the building’s façade. Scale and architectural expression should not be compromised by size and number of signs;
7.3 Box signs are strongly discouraged;
7.4 Incorporate concise messaging and simple graphics into signage. Corporate and store logos are appropriate only if they form part of an overall sign design, and are suitably scaled to the façade composition;
7.5 Light lettering on a dark background is preferred over dark lettering on a light background and consideration should be given to those with visual impairment;
7.6 Minimize signage lighting (i.e., incorporate indirect front-lit signs wherever possible);
7.7 Counter-balance illuminated signs with natural materials and appropriate framing.

8.0 Public Art

8.1 Incorporate quality public art that:
   • Is located strategically to enhance the visual environment and provide interactive and interpretive experiences;
   • Is complimentary and architecturally enhancing when related to a specific building.

9.0 Tower Design

9.1 Design towers that are sited, shaped, and oriented along their longest axis in order to enhance the views to and through the skyline;

9.2 Incorporate tower forms and the upper portions of buildings as integral yet distinct elements of the overall building design. Tower tops are encouraged to have trellising and roof projections that are fundamental expressions of the building structure and contain substantial landscaping;

9.3 Evaluate tower buildings with respect to their compatibility with surrounding structures and contribution to the general skyline. Tower design should contemplate:
   • Colour, reflectivity, shape, materials, detailing, and ease of maintenance;
   • Generally, lighter-coloured buildings are preferred;

9.4 Incorporate architecture that expresses a slender verticality, particularly in its upper elements. Design buildings greater than ten floors that are tall, slender towers rather than bulkier towers of the same floor space ratio;

9.5 Design new buildings to take into account microclimatic effects, including shading of adjacent areas (i.e., reduce the casting of long shadows on high volume pedestrian areas) and wind tunneling;

9.6 Integrate new developments with the established urban pattern through siting and building design by utilizing transitional structures, setbacks, landscaping, etc.;

9.7 Enhance large, flat expanses of roof (whether actively used or not) with texture, colour, and/or landscaping where visible from above or adjacent properties;

9.8 Enhance towers with elements such as gazebos, trellises, and pergolas providing visual interest and usability of rooftop spaces;

9.9 Incorporate balconies into building design as outdoor rooms rather than as appendages to a building's mass. Recess balconies a minimum depth of 1m within the adjoining building face;

9.10 Design podiums to provide an animated pedestrian environment with the use of street wall massing, articulation, and overall design. Podiums should highlight their active uses and disguise any parking or ancillary uses.
C. CIVIC PRECINCT DESIGN GUIDELINES

CATEGORY

Section 488. (1) (d) of the Local Government Act allows for the establishment of a development permit area for the purposes of revitalization of an area in which a commercial use is permitted.

(A) Revitalization of an area in which a commercial use is permitted.

PROPERTIES AFFECTED AND APPLICATION

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines must be approved for all properties that are currently, or become zoned for multiple-unit residential, commercial, institutional, or comprehensive development located within the Civic Precinct Development Permit Area as shown on Map 5.8 (Development Permit Areas Map) before:

• Construction of, addition to, or alteration of a building or structure.

Issuance of a general development permit for the site layout of a comprehensive development project does not absolve applicants from the requirement for subsequent development permit(s) to address the form and character of individual buildings or environmental / hazardous conditions within the project site.

The Civic Precinct Design Guidelines will be the sole urban design development permit guidelines for the area within the Civic Precinct Development Permit Area as shown on Map 5.8.

JUSTIFICATION

The Civic Precinct Plan Area is a distinct and high-profile area within the Downtown that has a range of unique features that must be respected and incorporated in future revitalization efforts. The low-rise character along Water Street and Doyle Avenue will require sensitive building design at key parcels along Water Street and Doyle Avenue. The mixed-use development identified for vacant and underutilized parcels along Ellis Street, Doyle Avenue and Cawston Avenue will require built form and character that reflects the public prominence of the area and will establish the high-quality level of design envisioned for the area. Also, the close proximity to the waterfront and major public open space attracts significant pedestrian traffic, requiring public realm and building designs that enhance the experience of pedestrians. Another strength of the area is the Art Walk which is poised to become a continuous public pathway (Art Walk), connecting future public spaces and key cultural and civic buildings throughout as revitalization occurs. A constraint for the area is the high watertable that can limit opportunities for underground parking, requiring parking to be screened with active uses on the on the first and second floors to ensure the ground floor of building designs contribute to an active and inviting public realm.

OBJECTIVES

• Enhance the aesthetic quality and sense of place through high-quality architecture and urban design, reflecting the high visibility of the area as the civic and cultural heart of Kelowna.
• Revitalize civic and institutional lands through landmark buildings that prioritize architectural excellence and integration of public space to provide a high level of amenity, comfort and safety for pedestrians.

• Revitalize areas identified for mixed-use through human-scale design of buildings, sidewalks and public spaces that increase vibrancy and strengthen the Downtown as the live-work community envisioned by the Plan.

**EXEMPTIONS**

**A DEVELOPMENT PERMIT WILL NOT BE REQUIRED FOR:**

• An addition or alteration to an existing principal building which will not be visible from an existing or future: adjacent public road right-of-way, art walk, adjacent park, or adjacent residential, provided that the proposal requires no variance(s) from the Zoning Bylaw, and further, requires no approval from the appropriate provincial ministry or agency; or

• Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions; or

• Interior renovations; or

• Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and character;

**GUIDELINES**

This section of the Design Guidelines describes the general design considerations that shall apply to the entire Civic Precinct.

1.0 General Design Guidelines

1.1 Civic Precinct Character

1.1.1 Building Heights, Articulation and Design Quality

Ensure streetwall height is proportional (0.75:1 maximum) to the width of the right-of-way. The Civic Precinct shall be characterized by a range of building heights, materials, streetwall heights and building setbacks, depending on site locations. The following guidelines address building heights, materials, streetwall, setbacks, alignment and tower articulation:

**Building Heights**

• Taller buildings should generally be located towards the east part of the Civic Precinct, with building heights stepping down towards the west part of the Civic Precinct facing the lake, in order to integrate with the surrounding lower urban scale along the lakefront, and to
optimize views towards the lake from all east-west street ends and from taller buildings further to the east.

- Maximum building heights shall be consistent with the Building Heights Plan (Map 5.7 Downtown Building Heights)

Massing and Scale

- Buildings within the Civic Precinct must demonstrate a strong relationship to the public realm (streets and public spaces).
- Building designs should relate to its context and convey a high-degree of human scale. Human scale is defined as the articulation and expression of a building in a manner that relates to the dimensions of the human form.

Materials

- Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development. Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete.
- Stucco and stucco-like finishes shall not be used as a principal exterior wall material. Also, exposed concrete and metal should be used only sparingly.
- Prohibited building materials include vinyl siding, plastic, unpainted or unstained wood, including pressure treated wood, and concrete block.

Streetwall

- Buildings fronting onto Ellis Street should incorporate a streetwall podium height of at least one (1) floor (max. 20 ft.) at or near the property line, to emphasize the pedestrian-oriented retail character of this street. The streetwall podium may extend to up to three (3) floors. Any additional height should be stepped back above the third floor.
- Buildings may require a setback from the property line to accommodate a minimum 3.6 m (12 ft.) wide public sidewalk on both sides of Ellis Street.
- Buildings fronting onto other streets (besides Ellis Street) within the Civic Precinct may incorporate a streetwall height of up to four (4) floors (max. 50 ft.) provided they are set back from the property line by at least 3.6 m (12 ft.). Any additional height should be stepped back above the fourth floor.

6. The term ‘streetwall’ refers to that portion of a building elevation that faces an adjacent street at the lower levels, and helps define and frame the public realm of the street.
Grade Levels

• Where buildings include ground floor residential units (e.g. townhouses) fronting directly onto public streets, the ground floor grade level should be raised above the adjacent sidewalk elevation by at least 0.6 m (2 ft.) to create a clear separation between public and private space.

• Where buildings include ground floor retail uses fronting directly onto public streets, the ground floor grade level should be located at the same elevation as the adjacent sidewalk elevation to facilitate easy movement between the public sidewalk and private retail space. For sites where this is not practical (e.g. sloping grades), the adjacent ground floor elevation should be set as close as possible to the adjacent average sidewalk elevation.

• Building entrances should be easy to identify from the street for both motorists and pedestrians and should present a welcoming face to the public realms through attention to spatial proportions, materials, lighting, etc.

Building Alignment

• Buildings should be carefully sited and aligned along any given street such that the aggregate of such adjacent buildings contributes towards a consistent streetwall and built form alignment.

Tower Articulation

• Taller towers should clearly express, through architectural articulation, step backs and/or changes in materials, a ‘base, middle and top’ architectural expression, in which the building base (or podium) is defined separately from the building shaft above, and the top portion of the building is again defined separately from the building shaft below.

• Cornices and other architectural elements and/or treatments along the top of a building face should not predominate the composition of the building façade or portion thereof and a continuous, uninterrupted roofline across any public street elevation should be avoided.

• The upper portion of taller tower buildings (above six (6) stories) should be reduced in floorplate area and step back from the front and rear property lines. Limit the floorplate area of upper storeys (above six (6) stories) of taller residential tower buildings to a maximum of 676 m2.

• Upper floor windows should have vertical proportions where the height is at a minimum, 1.5 times the width.
1.1.2 Street Grain and Permeability
- Encourage pedestrian routes through sites to break up longer blocks.
- Ensure buildings help to positively define the public realm with strong streetwall edges that either come out to the property line or form a consistent setback along the street.
- The maximum uninterrupted horizontal dimension of a primary (street-fronting) wall of any single building base shall be no more than 30m.
- If the primary (street-fronting) wall is longer than this, it shall be interrupted with an entry setback, courtyard or patio, to break up the overall length of the streetwall.

1.2 Building Orientation, Siting, Setbacks, Separation, Views

1.2.1 Building Orientation
- Buildings should be oriented and sited to capture and optimize both public and private views of the lake.
- Buildings (and particularly upper tower levels) shall be oriented with the longer dimension east-west (not north-south), to maintain maximum distance between adjacent buildings/towers.
- Buildings shall be oriented to encourage passive solar heat gain and improve energy performance to maximize passive solar winter heat gain.

1.2.2 Street/Building Interface
- Buildings should create a positive, permeable interface between the adjacent public street and the ground floor. This interface should facilitate pedestrian visibility and movement between the public realm and the adjacent building.
- The design of principal or secondary elevation shall provide visual interest. Changes in materials, use of reveals, and other techniques should be used to subdivide any extended exterior wall areas that are without glazing.
- Design active facades that incorporate windows and doors on at least 75% of a building’s frontage.
- Incorporate a high level of transparency (non reflective and non-tinted on a minimum of 75% of the first floor elevation.

1.2.2 - Elevational pattern provides scale and visual interest. 1.2.2 - Elevational pattern with weak scale and interest.
1.2.3 Views

- Protect views towards the lake between adjacent taller buildings by maintaining optimum separation distance between such adjacent buildings and by siting buildings further to the east so as to optimize views between such adjacent buildings (see 2.2.4).

1.2.4 Setbacks

- Buildings should be set back from property lines to accommodate street trees and landscaping (e.g. Water Street), where such street trees cannot be accommodated within the street right of way due to use conflicts or lack of available space.

- Buildings fronting public streets should typically be set back above the second or third floor to optimize sunlight penetration onto the adjacent and opposite sidewalks.

- Wherever possible, building design should step back to provide vertical separation between different stacked uses (such as upper floor residential over retail).

1.2.3 - At least 25.0 m is needed between adjacent towers

1.2.4 - Building setback

1.2.4 - Upper floor setback

1.2.4 - Upper floors of building step back to optimize sunlight exposure

1.2.4 - Setbacks help differentiate uses within a building
1.2.5 Signage
• Box signs are strongly discouraged.
• Incorporate concise messaging and simple graphics into signage. Corporate and store logos are appropriate only if they form part of an overall sign design, and are suitably scaled to the facade composition.

1.3 Vehicle Access, Circulation and Parking

1.3.1 Vehicular Access & Circulation
• Access to on-site (above grade) parking, loading docks and garbage/recycling services shall be from rear/side lanes or driveways wherever feasible. Access to on-site parking and/or loading shall only be permitted directly from a street where no rear/side lane or driveway access is possible.
• All mechanical equipment and utility services open to view from a public street and public space should be screened in a manner consistent with the visual characteristics of the building.

1.3.2 Parking and Loading Access
• Provide access to off-street parking from rear/side lanes or private driveways.
• Where parking and/or loading access must be from streets it shall be unobtrusive and deeply recessed, screened, or incorporated into the building in a manner that contributes to the attractiveness of the streetscape.
• Parking garage entrances or ramps shall be recessed and/or screened from the street to minimize the visual impact.
• No off-street parking garage access shall be permitted directly from Water Street (except for the existing access driveway into the Prospera Place parking lot north of Cawston Avenue).

1.3.3 Structured Parking
The following guidelines are provided to address on-site parking.
• All above grade parking structures shall be screened from the adjacent street and sidewalk.
• The first two to three floors of parking structures shall be screened from the adjacent public street by being set back from the property line and the insertion of compatible uses such as retail, residential or civic/cultural space between any such parking and the adjacent street. In no case shall a ground level parking structure be completely exposed to the adjacent public street/sidewalk/public space.
• Encourage screening of upper parking levels (above ground floor) with similar compatible uses as retail, residential or civic/cultural spaces, or through the use of vertical landscape screening devices (e.g. living green walls, etc.)
• Site planning should not program any on-site surface parking in front of a building between the front façade and the street. Any on-site surface parking shall be located at the rear or side of the building, and appropriately screened.

1.3.3 - Surface parking at rear of building

1.3.3 - Ground floor parking screened by planted berm

1.3.3 - Ground floor parking screened by retail
1.4 Weather Protection

- Encourage continuous weather protection for pedestrians on all retail street frontages in the Civic Precinct (e.g. Ellis Street).

1.5 Landscaping/Street Trees

- Street trees shall be required on all streets within the Civic Precinct.
- Street trees shall be regularly spaced on all streets, with an optimum maximum spacing of 25 ft. (7.6m). Where other site conditions (e.g. driveways, bus stops, poles, utility infrastructure, etc.) do not permit this spacing, trees shall be planted as closely as possible to this spacing standard.
- Street trees shall typically be planted in the service zone of the sidewalk immediately behind the adjacent curb to provide solar shading.
- Where there is insufficient width within the existing street right-of-way and sidewalk to accommodate street trees, new developments should be set back from the property line to accommodate street trees and landscaping (for example along Water and Ellis Streets) (see Section 1.2.5).
- Public pathways, outdoor public spaces and gathering areas shall include a robust level of tree canopy at strategic locations to enhance the public realm experience and provide seasonal weather protection/relief.
- Landscaping plans shall reflect climate-appropriate species that are most likely to thrive in a highly urbanized, dry and hot environment.
1.6 Privacy

- Encourage the separation and screening of all outdoor private spaces, stoops, porches, patios, balconies, yards, etc. through the use of evergreen hedges and/or walls/screens constructed of materials such as brick masonry, stone, concrete, glass block, frosted glass or stainless steel.

- Design adjacent infill tower residential units with windows that avoid looking directly into an adjacent tower’s residential units. Offset opposing unit windows.

- Where a residential tower is proposed to be stepped back with private terraces, minimize overlooking from one unit to another below, through the use of screen walls, setbacks from terrace edges, landscaping, etc.

1.7 Safety

- The design of the exterior spaces around the site and building will follow established CPTED techniques to achieve the goal of safe urban spaces. The building perimeter, site parking, landscaping, fencing, screening and lighting both on and away from the building shall be in accordance with the City of Kelowna Crime Prevention Through Environmental Design Guidelines. Final design solutions will require the review and approval of the City’s Community Planning Department.

2.0 General Design Guidelines

The following design guidelines apply to specific development sites within the Civic Precinct.

2.1 Streetscape & Public Realm

2.1.1 Civic Plaza

The Civic Precinct Plan proposes a new Civic Plaza where Smith Avenue intersects with the extended Art Walk. A detailed design will be developed for this space for this space. The following general design guidelines are provided to guide redevelopments adjacent to the Civic Plaza.

- The Civic Plaza should have active edges defined by new buildings with public or commercial retail uses. Specifically, the proposed new Performing Arts Centre (on the Kelowna Community Theatre site) and new mixed-use building (on the former RCMP site) should both be oriented and designed to open onto the plaza.

- The Civic Plaza should be designed as a primarily hard-surfaced space that can be programmed to accommodate a multitude of uses and events.

- The Civic Plaza should be designed to work with, and accommodate, the grade change between its (lower) western edge and its (higher) eastern edge in a seamless way that permits easy and universal pedestrian access.

7. CPTED Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behaviour through environmental design.
• The Civic Plaza should be designed to work as an integrated expansion of the Art Walk, linking the existing Art Walk in the north to the proposed extension of the Art Walk in the south using common surface materials, lighting, landscaping, furniture and signage, etc.

• The Civic Plaza should be designed as a well-lit, safe, high quality, flexible-use space with durable, long-lasting materials.

The artist’s rendering illustrate some of the general design ideas outlined above for this new public pedestrian-oriented space.

2.1.2   Art Walk

The Art Walk shall extend southward to Doyle Avenue (Phase 1) and Queensway (Phase 2), and be upgraded northward to Water Street/Clement Avenue (Phase 3), forming a pedestrian spine for the Civic Precinct following a schematic design. The following guidelines are provided to guide redevelopment adjacent to the Art Walk.

• The schematic design of the Art Walk extension should relate to and be generally consistent with the existing Art Walk, in terms of its minimum width, materials, lighting, furniture, colour scheme, and other features.

• The Art Walk extension should include trees along its full length, as indicated in the Illustrative Concept Plan.

• Where the Art Walk crosses intersection streets (e.g. Cawston and Doyle Avenues), the crosswalks should be upgraded/designed to signal the priority of north-south pedestrian traffic over east-west vehicular traffic.
2.2 Specific Development Sites

2.2.1 Former RCMP Site on Doyle Avenue

The Civic Precinct Plan envisages this site being developed with a mixed-use project that may include both public (civic) and private (residential) uses. The public use may include an approximately 6,000 sq. ft. community/recreation centre, subject to further planning by the City of Kelowna. The following design guidelines shall guide the redevelopment of this site.

- Parking shall be provided on site in an underground parking garage or within a parking podium structure, which shall be accessed from the lane off of Doyle Ave.
- The parking podium shall be set back from the edge of the Art Walk and appropriately screened with an active use along this edge.
- The building’s podium shall include an active public use edge defining the new Civic Plaza at the north end. This use could be either civic or commercial/retail use, including the entrance to a possible new Community Centre on site. (see Section 2.1.4)
- The footprint of the proposed building should follow the Schematic Design for the Civic Plaza and ArtWalk.
- The upper levels of the building (above the podium) shall be a slim tower form and shall step back from the east and west edges of the podium.
- The maximum building height for this site shall be 40.0 m or 15 storeys (including a 2-storey parking podium (i.e. a 2-storey podium plus 13
2.2.2 KCT/PAC Site

The Civic Precinct Plan envisages this site being developed with a new Performing Arts Centre (PAC). The following design guidelines shall guide the redevelopment of this site.

- Majority of parking shall be provided off-site in a shared civic parking facility, with a modest amount of parking to be provided on-site.
- Loading and deliveries shall be accessed from Smith Avenue.
- The principal public entrance to the PAC shall be at or near the corner of Water Street and Doyle Avenue, with the principal façade of the facility facing Water Street.
- The PAC shall be set back from the Water Street property line, to allow for a high quality landscaped edge along this street.
- The PAC shall be set back from the edge of the Art Walk and appropriately screened with an active use along this edge.
- The building shall include an active public use edge defining the new Civic Plaza at the northeast corner of the site. This use could be either a secondary public entrance to the PAC or perhaps a restaurant/lobby bar/amenity. (see Section 2.1.4)
- The footprint of the proposed new building should follow the Schematic Design for the Civic Plaza.
- The maximum building height for this site shall be 22.0 m.

2.2.3 Queensway Site

The Civic Precinct Plan envisages this site being developed with a mixed-use project that could include retail and residential uses.

- Parking shall be provided on-site within a two-level parking podium structure, which shall be accessed from Ellis Street and screened from Queensway Ave with other uses.
- The ground floor facing Queensway shall include active retail uses. The upper floors should include residential uses (i.e. affordable housing).
- The ground floor facing Queensway shall incorporate a recessed arcade that allows the building above to come out to the existing street edge (curb), while also permitting the sidewalk to continue across the site between the bus loop and the adjacent retail uses. The ability to extend the building out to the Queensway Ave edge curb is critical to ensure that the proposed residential building above the ground floor has sufficient depth, while not extending northwards into the Community Trust lands.
- The maximum building height for this site shall be 37.0 m.

2.2.4 Memorial Arena Site

The Civic Precinct Plan envisages this site being reserved for future civic uses. The following design guidelines shall guide the redevelopment of this site.

- This site could be the preferred location for a multilevel civic parking
structure that serves a number of adjacent sites reserved for civic uses, including the PAC site, City Hall site, City Hall parking lot site.

- Any such parking structure could occupy a portion of the site, but should be set back from both Ellis St and Doyle Ave property lines.

- Any above-grade parking structure shall be screened from both Ellis Street and Doyle Ave, either with other uses (e.g. civic / institutional as per ‘Community Trust’ conditions.) or landscaping, or a combination of both.

- New development on this site shall be set back from the edge of the Art Walk and appropriately screened with an active use.

- New development on this site shall be designed to present active uses at grade along Doyle Avenue and to help define this street as an active, vibrant, safe pedestrian corridor.

- The maximum building height for this site shall be 22.0 m.

2.2.5 1321 Ellis Street

The Civic Precinct Plan envisages this site being redeveloped with a mixed-use project fronting Ellis Street and an active arts and cultural use fronting the art walk. Any mixed-use redevelopment of the site should support cultural objectives of the area and enhance the visibility of arts and cultural production in the Civic Precinct.

- Upper floors of development could include residential uses, provided building design, floorplate and setbacks limit the visual impact on the Art Walk or Laurel Courtyard

- Any redevelopment of the site should have an active ground floor use fronting the Art Walk and the Laurel Courtyard that supports Cultural District objectives, including production space, as expressed in the Cultural Plan

- Vehicle access and building service requirements should be accessed from the southern edge of the lot

- Any redevelopment should expand and maximize public pedestrian connections to the Art Walk from Ellis Street.
D. INTENSIVE RESIDENTIAL – HILLSIDE DESIGN GUIDELINES

CATEGORY
Section 919.1(1)(e) of the Local Government Act allows for the establishment of objectives for the form and character of intensive residential development.

PROPERTIES AFFECTED
Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties with a portion of the lot having slopes greater than 20% and thus located within a Hillside Development Permit Areas as shown on Map 5.8, before:

• Construction of, addition to, or alteration of a building or structure; and
• Subdivision of land.

A two dwelling project that requires an Intensive Residential – Hillside DP does not require an Intensive Residential – Secondary Suite / Two Dwelling Housing DP.

JUSTIFICATION
Many of the remaining undeveloped residential lands in Kelowna are on steep slopes and hillsides. Conventional single family residential developments located on hillsides are typically very disruptive on steep slopes. For this reason, intensive residential development leaving a significant portion of the land in a relatively undisturbed state is endorsed. All development in hillside areas with slopes 20% and greater will be reviewed for form and character to ensure preservation of significant natural features, consideration of visual impacts, and good urban design.

OBJECTIVES
• Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site;
• Promote the siting of buildings and designs that are compatible with the steep slope context;
• Minimize visual impact on the hillside through appropriate siting, finishes, materials and colours;
• Preserve the natural, hillside character and avoid scarring;
• Ensure compatibility with existing neighbourhood or streetscape; and
• Promote a high standard of design, construction and landscaping.
• Ensure road design and anticipated use (e.g. parking) provides for a safe environment and ease of on-going maintenance.

1.14 - Locate parking and garages within the rear yard with access from the lane

2.8 - Highly visible entranceway is the dominate feature facing the street
EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

- Construction of a new building designed based on building schemes created at time of subdivision with architectural approval and endorsement from the authority enforcing the building scheme (where the building scheme is consistent with OCP hillside guidelines); and
- Construction of a new building that does not substantially alter the approved lot grading plan endorsed at the time of subdivision or Hazardous Condition Development Permit (DP) issuance; or
- Development on a property with slopes of 20% or greater occupying less than 50% of the lot area and where the proposed building envelope is outside of this steep sloped area; or
- Where the only activity being proposed is construction of retaining wall(s), and where such would not have a negative visual impact on the public realm and meets the ‘Landscaping and Retaining Walls Design Guidelines’ as referenced in this chapter; or
- Construction which is limited to the addition, replacement or alteration of doors, windows, building trim, or roofs, and which would have no impact on form and character of the building and would not impact the existing landscaping or access provisions; or
- Interior/ exterior building alterations that do not expand the existing building foundation; or
- An alteration to a building that doesn’t require the issuance of a building permit; or
- Construction, addition or alteration not to exceed 30 sq. m (323 sq. ft) for a single storey accessory structure (4.5 m in height) is proposed and where no variance(s) of the Zoning Bylaw are required; or
- Construction, addition or alteration not to exceed 45 sq. m (484 sq. ft) for a single storey building (4.5 m in height) where the building is non-habitable space and where no variance(s) of the Zoning Bylaw are required; or
- The addition of a second dwelling attached to a principal dwelling, provided construction of the new addition does not exceed 30 sq. m (323 sq. ft); or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location; or
- A technical subdivision for lot consolidation or road widening.

Note: The advice of a coordinating professional will be considered in determining qualification for an exemption.

2.3 - Conversion to multi unit residential maintains appearance of single family residence
The following guidelines may be applied when setting Development Permit conditions:

**GUIDELINES**

1.0 **Context Considerations**

1.1 Orient buildings on the site to complement the natural topography (i.e., the greatest horizontal dimension is parallel with, not perpendicular to, the natural contour of the land);

1.2 Incorporate alternative development opportunities (i.e., cluster housing, unique building envelope arrangements, and multiple lots with shared access), where appropriate, to minimize visual impact and preserve natural character of the hillside;

1.3 Set buildings into the hillside and step up or down the slope to mimic the natural topography;

1.4 Avoid placing tall buildings at high points on the site or in highly visible areas;

1.5 Design and locate buildings so the hillside landscape rather than the sky serves as a backdrop;

1.6 Retain or enhance significant natural features and landforms, including ridgelines;

1.7 Create or optimize view corridors with staggered lots, the strategic placement of roads, sensitive lot grading, appropriate landscaping, etc.;

1.8 Position buildings to preserve and enhance sightlines to and from significant view points;

1.9 Ensure any structures, building faces, street or building lighting do not dominate the landscape.

2.0 **Site Design**

2.1 Preserve any slopes greater than 30% as undisturbed unless roads are required to access developments;

2.2 Restrict on-street parking where alternative road standards allow for
narrow roads. Parking pads off the travel surface may be supported.

2.3 Minimize cut and fill excavation to preserve the natural topography of the hillside. Necessary cuts and fills should be balanced to reduce trucking costs;

2.4 Minimize the visual impact of grading by incorporating the majority of cut and fill within the building envelope to avoid visual scarring;

2.5 Design ground floor elevations and heights to be sensitive to adjacent properties and neighbouring sightlines;

2.6 Locate house and design driveway to minimize length and/or visual dominance of the driveway and associated grading;

2.7 Ensure that altered slopes appear natural with varied contours and vegetation, avoiding sharp angles.

3.0 Landscaping and Retaining Walls

3.1 Incorporate landscaping that is natural and blends in with any existing vegetation minimizing large areas of formal landscaping;

3.2 Preserve existing plant materials of significant size or relocate within the site;

3.3 Incorporate landscaping that enhances building design and architectural elements;

3.4 Revegetate any unavoidable cut and fill along ridgelines with natural landscaping;

3.5 Minimize the impact of development by screening structures through effective use of landscaping materials;

3.6 Incorporate retaining walls utilizing native building materials (i.e., earth berms, rock forms, or stone) to minimize the visual impact of cuts;

3.7 Minimize fence and retaining wall height and length. Stepped or terraced walls with landscaping are encouraged for areas where steep cuts are required.

4.0 Building Aesthetics

4.1 Create building design schemes at subdivision stage, in cooperation with the City, to ensure design guidelines are met at time of building development on individual lots. Engage a coordinating architect to administer and monitor the building schemes in relation to the design guidelines. Incorporate creative building design intended for hillside development that:

• Encourages split level designs and stepped foundations avoiding large, single level building platforms;

• Varies height of building elements and minimizes areas of maximum height;
• Utilizes vertical and horizontal elements;
• Design tall elements towards the centre of the uphill portion of the building;
• Incorporates a roof that is broken into smaller components that reflect the irregular natural hillside pattern and protect view corridors;
• Avoids large downhill cantilevers and exposed support structures;
• Avoids exposing underside of buildings or decks;
• Applies materials and colours that reduce the apparent bulk;
• Incorporates dark and earth tone colour schemes and material textures that compliment the natural landscape;
• Avoids high contrast or bright colors;
• Incorporates local, site specific building and retaining materials;
• Limits the use of large expanses of glass, exterior plastic, vinyl siding or any reflective or shiny material;

4.2 Incorporate building masses that reinforce the sensitivity of the natural topography;

4.3 Design buildings that are compatible with the neighbourhood in terms of proportion, size, mass and height.

5.0 Commercial or Multiple Unit Hillside Residential Development

5.1 Incorporate required parking into the natural landscape minimizing the requirement for lot grading (i.e., avoid large, flat parking areas);

5.2 Design buildings with variable floor and roofline elevations and architectural treatment to achieve height variation;

5.3 Stagger siting of buildings and screen with mature vegetation to minimize the “wall effect”;

5.4 The slope of the roof should be oriented in the same direction as the natural slope of the lot.

E. INFILL NEIGHBOURHOOD DESIGN GUIDELINES

CATEGORY

Section 919.1(1)(e) of the Local Government Act allows for the establishment of objectives for the form and character of intensive residential development.

PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved
for all properties that are located within the Infill Neighbourhood areas as shown on Map 5.8, before:
- A building permit allowing the construction of, addition to, or alteration of three or more dwelling units (exclusive of secondary suites) on a property can be issued.
- Subdivision of land.

JUSTIFICATION
Infill Neighbourhoods are experiencing intensive residential development pressures due to their centrality and flexible zoning up to four units per lot. To ensure an orderly and context sensitive development of these areas, properties are subject to Design Guidelines to ensure that the form and character, siting, exterior design and finish of buildings, and landscaping of new and infill housing creates a lasting, quality addition to the area that contributes to the established neighbourhood character.

OBJECTIVES
- Preserve and enhance the scale and character of neighbourhoods experiencing intensive infill pressure;
- Ensure compatibility of new infill development with existing dwellings on surrounding properties;
- Promote a high standard of infill design, construction and landscaping;
- Preserve established trees and green space on properties.

EXEMPTIONS
A Development Permit will not be required if the development consists of the following:
- Interior renovations; or
- An alteration to a building that does not require the issuance of a building permit; or
- Replacement or alteration to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location; or
- A technical subdivision for lot consolidation or road widening; or
- Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.

1.1 – Infill housing should be designed to fit into the surrounding neighbourhoods, in this case taking inspiration from heritage architecture of the area.

2.1 – Facades should be articulated to create depth and interest.
The following guidelines may be applied when setting Development Permit conditions:

**GUIDELINES**

1.0 **Neighbourhood Context**

1.1 Design projects should reflect the established character of the neighbourhood through similar: massing, scale, foundation height, rooflines, building materials, proportion landscaping, wall to window/door ratio, architectural themes/detailing.

1.2 Design buildings to limit the real or perceived height difference between adjacent properties;

1.3 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;

1.4 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;

1.5 Locate parking and garages within the rear yard with direct access from the lane.

1.6 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.

1.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

2.0 **Building Massing**

2.1 Articulate front facades to create depth and architectural interest through variations in height, detailing and massing.

2.2 Where two detached buildings are proposed fronting a street, each unit must be differentiated with architectural features to avoid mirroring other units on the site.

3.0 **Site Layout**

3.1 Site buildings on the lot to maximize usable and private outdoor space;

3.2 Where more than two units are proposed on a site, at least two units must have entry doors facing the street.

3.3 Site layouts must include provisions for solid waste pick-up and bin storage.

4.0 **Building Design**

4.1 Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development.

4.2 Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete.
4.3 Duplex or semi-detached units should be designed such that individual units are not symmetrical.

4.4 Create a lanescape whereby the lane takes the feel of a street where the dwelling is located.
   - Entrances located on the lane,
   - Upper level massing, primary outlook, front façade treatment directed towards the lane.

5.0 Landscaping and Tree Preservation

5.1 All front yards should be landscaped with a variety of trees, shrubs, flower beds or other landscape materials that are drought tolerant;

5.2 Fences, hedges and landscaping should be used to help screen views of private open spaces on adjacent residential properties;

5.3 Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street

5.4 Minimize the width and area of driveways and impervious surfaces;

5.5 Utilize pervious paving materials for driveways and parking areas, such as grasscrete or narrow wheel lanes with planting in the middle.

5.6 Where an established tree is removed from a site, trees must be replanted at a ratio of three trees per one removed.

5.7 Site landscaping must include at least one substantial shade tree fronting the street.

5.8 Tall hedges or fences which block public interface with yards are not permitted within landscaping plans.

6.0 Subdivision Guidelines

6.1 Subdivisions Development Permits must be considered in conjunction with the architecture and design of future buildings on the site.

6.2 Permissible subdivision configurations include, but are not limited to, those shown in Diagram 14.1.

Diagram 14.1

FEE SIMPLE TWO LOTS
FEE SIMPLE SEMIDETACHED
FEE SIMPLE TWO LOTS MIXED
BUILDING STRATA
TWO LOT STRATA SEMIDETACHED
TWO LOT DETACHED

Ensure compatibility with existing dwellings on a lot or with surrounding properties.
Chapter 15:
Farm Protection DP Guidelines
CATEGORY
Sec. 488 (1) (c) of the Local Government Act for the protection of farming.

PROPERTIES AFFECTED
Unless exempted (See Exemptions section below) a development permit addressing protection of farming guidelines (See Guidelines section below) must be approved for all properties:

1) Any development located on Agricultural Lands before:
   a. Subdivision of land;
   b. A Building Permit, Soil Permit, or alteration of land unless listed in exemptions below

2) Any development located adjacent Agricultural Lands before:
   a. A Building Permit adjacent to an urban/rural interface;
   b. Subdivision of land adjacent to an urban/rural interface.

JUSTIFICATION
Agriculture is a prominent land use in Kelowna and a vital component of the local economy. As growth continues in the City, the potential for land use conflicts within and adjacent to agricultural areas increases, necessitating the application of guidelines with respect to subdivision design, site layout, landscaping, and buffering.
OBJECTIVES

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

EXEMPTIONS

An Agricultural Development Permit will not be required for:

- Greenhouses and plant nurseries where all of the farm products offered for sale are produced on the farm on which the retail sales are taking place; or
- Farm retail sales stands where all of the farm products offered for sale are produced on the farm on which the retail sales are taking place; or
- Agricultural structures used exclusively for agriculture or intensive impact agriculture; or
- Wineries and cideries that do not provide ancillary uses or access to the public, such as retail sales, tours, food and beverage services, and/or other uses which have the potential to impact surrounding agriculture; or
- The subdivision of land that already provides the prescribed agricultural buffer (see Guidelines) for all impacted property lines; or
- Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not adversely impact agriculture or potential agricultural use of land; or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in location, floor area and height; or
- Interior / exterior building alterations that do not expand the existing building foundation; or
- Construction, addition or alteration not exceeding 30 m² (323 ft²) where no variance(s) of the Zoning Bylaw is (are) required; or
- Farm activities considered normal farm practice.

“Agriculture is a prominent land use in Kelowna and a vital component of the local economy.”
GUIDELINES

1.1 On properties located adjacent to agricultural lands, design buildings to reduce impact from activities associated with farm operations. Design considerations include, but are not limited to maximizing the setback between agricultural land and buildings and structures, and reducing the number of doors, windows, and outdoor patios facing agricultural land;

1.2 On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only;

1.3 Establish landscape buffers around residential and non-farm uses within and adjacent to agricultural lands consistent with guidelines provided by Ministry of Agriculture “Guide to Edge Planning.”

1.4 On non-agricultural lands, design developments to protect the required landscape buffer from potential negative impacts related to on-site activities (i.e. drainage, recreational pathways, driveways);

1.5 Design any subdivision or urban development of land to reduce densities and the intensity of uses gradually towards the boundary of agricultural lands;

1.6 Incorporate subdivision design that minimizes potential negative impacts that may occur between farm and non-farm users (i.e., avoid road endings or road frontage next to agricultural land);

1.7 Require statutory covenants on non-agricultural land through the development process. The covenant shall:
   • notify landowners that “normal farm practices” occur in close proximity;
   • require the ongoing maintenance of the landscape buffer; and
   • restrict the planting of species that potentially host pests.
1.8 Design temporary farm working housing such that:

- Temporary farm worker housing should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.

- Temporary farm worker housing footprint should be contiguous with the residential footprint (i.e. homeplate) and/or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.

- Temporary farm worker housing should have a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.

1.9 On agricultural lands, design the residential footprint such that:

1.9.1 The residential footprint is located within 60 meters of the road and/or located to maximize agricultural potential and limit negative impacts on the farm, whether or not the parcel is currently farmed;

1.9.2 All underground residential services are located within the residential footprint;

1.9.3 Only agricultural structures, structures exclusively used for agriculture, including greenhouses, farm retail sales stands, and those structures associated with crop storage, on-farm processing, stables, winery, cidery, brewery, distillery, meadery, processing and tasting facility or lounge, and temporary farm worker housing may be located outside the residential footprint.

1.10 On agricultural lands, locate farm retail sales, wineries, cideries, breweries, distilleries, and any other structures and services related to the public that are defined as farm uses under the ALC Act near the road entrance or in a location that minimizes road construction to reduce the footprint and extent of services through the lot with the goal of reducing impact on the agriculture potential.
Chapter 16:
Heritage Conservation Area Guidelines
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Sections 970 and 971 of the Local Government Act allow local governments to, for the purposes of heritage conservation, designate Heritage Conservation Areas.

**CATEGORY**
Sections 970 and 971 of the Local Government Act allow local governments to, for the purposes of heritage conservation, designate Heritage Conservation Areas.

**PROPERTIES AFFECTED**
A Heritage Alteration Permit must be obtained prior to or in conjunction with issuance of a building permit for demolition or removal of a building, construction of a new building, or structural changes to the exterior of an existing building located in a Heritage Conservation Area (see Map 9.1).

**JUSTIFICATION**
The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 9.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.
OBJECTIVES

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the ‘sense-of-place’ for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

EXEMPTIONS

Building maintenance, interior renovations or exterior alterations not requiring a building permit do not require a Heritage Alteration Permit.

GUIDELINES

Although design freedom is encouraged, it is vital to the integrity of the Heritage Conservation Areas to have the established context serve as inspiration for new development.

The dominant architectural style for the streetscape should prescribe the style of new buildings while the established patterns prescribe scale, massing and streetscape relationships. Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house.

The following are the landscape and architectural guidelines to be applied to all additions or new constructions within the Abbott Street and Marshall Street Heritage Conservation Areas. Applicants are encouraged to relate the guidelines to the architectural style of their property and the adjacent context. In the case of new homes, applicants are encouraged to consider the architectural style consistent with the dominant style identified for their block. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.

Building maintenance, interior renovations or exterior alterations not requiring a building permit do not require a Heritage Alteration Permit.
SITE LAYOUT & PARKING

Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.

New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.
Spacing between buildings should retain the established pattern.

Secondary suites over garages, when permitted, may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence.
The massing of auxiliary buildings should be subordinate to the massing of the principal structure.

**BUILDING MASSING (ENVELOPE)**

New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

**ARCHITECTURAL PATTERN**

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.
The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style. Skylights which are visible from the public street or walkway are discouraged.

High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

“The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.”
Soffit overhang, rafter shape, bracket detail and rain water drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

Secondary roof elements, such as dormers, copulas and gables, are encouraged to have similar a roof slope as the principle roof.

Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.
CLADDING MATERIALS

Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building’s architectural style are encouraged.

DOORS & WINDOWS

Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.
Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.

LANDSCAPING, WALKS & FENCES

Healthy, mature trees are encouraged to be maintained and protected during and after construction.
Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

**STREETSCAPE GUIDELINES**

The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City’s servicing standards for roads within the Heritage Conservation Areas.
Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.
PRIVACY AND SHADOWING GUIDELINES

The design of front yards should provide for sight lines to the front yard and residence from the front street.

Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City’s Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.
Chapter 17: Definitions
Active Transportation

Active Transportation... Modes of transportation that are human powered such as walking, cycling, in-line skating, and skateboarding.

Accessory Rental Apartments

Units that are to be only used for rental housing in multiple unit stratified housing of three or more units. Typically, these units will be smaller dwellings contained within an owner-occupied dwelling and may serve as mortgage helpers as well as satisfying particular rental housing needs, including student housing, family support housing for younger or older relatives and housing for people with special needs who require some assistance.

Active Transportation

Modes of transportation that are human powered such as walking, cycling, in-line skating, and skateboarding.

Affordability Benchmarks (Housing)

Affordability benchmarks will be published annually in information bulletins, using accepted methodologies and data from Statistics Canada, BC Statistics and Canada Mortgage and Housing Corporation. They are based on the following criteria:

- “Affordable Rental”: Affordable rents will be the average rents for Kelowna from the annual Canada Mortgage and Housing Corporation (CMHC) Rental Market Report;

- “Affordable Ownership”: Ownership affordability is based on the income level at which a household would be capable of entering the ownership market. This is equivalent to the “starter home” price and is derived based on the purchase ability at the median income level for all two or more person households from the most recent Census, assuming 30% of gross household income expenditure for shelter. The starter home price will be updated annually between Census years using the B.C. Consumer Price Index (CPI), be published annually by the City and be given for a non-strata-titled home, a strata-titled home and a mobile / manufactured home.
Agricultural Lands
Lands considered “agriculture” shall include the following:

- lands classified as farm by the BC Assessment Authority; or
- lands less than 30% slope and designated Resource Protection Area in OCP Bylaw 10500 and zoned A1 in the Zoning Bylaw; or
- lands situated in the Agricultural Land Reserve (ALR).

Airshed
A definable portion of the atmosphere that overlies a particular landscape. The Okanagan Airshed is defined as the Okanagan Valley, from Osoyoos to Enderby.

Aquatic Habitat
Environments characterized by the presence of standing or flowing water that provide food and shelter and other elements critical to an organism’s health and survival. Aquatic habitat is associated with all types of watercourses including (but not limited to) lakes, ponds, rivers, streams, creeks, springs, wetlands, swamps, ravines, and some ditches.

Assessment Report
A report prepared in accordance with the assessment methods set out in the Riparian Areas Regulation (for aquatic development permit applications) and/or in accordance with the requirements of the City to assess the potential impact of a proposed development and to propose avoidance, mitigation and/or compensation measures as applicable, and which is prepared and certified by a qualified professional.

Auto-Oriented Development
Development sites containing prominent, large parking areas for businesses that primarily sell products of sufficient size or quantities that transportation by other than a vehicle is not practical.

Biodiversity (or Biological Diversity)
Refers to the diverse forms of life on Earth and the variety within and between those forms.

Buffer
An area of land that surrounds and protects an environmentally sensitive area from the adverse effects of activities on, or encroachments from, adjacent land. They are designed with consideration for the specific ecological features to be protected and the specific activities that threaten them.
Care Centre
An establishment intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers.

Cluster Housing
A form of residential development that concentrates buildings, driveways, parking areas and other common facilities on a portion of a land parcel to minimize site disturbance, leaving the remainder of the parcel as natural open space (often subject to environmental sensitivity or hazardous conditions).

Compensation
In the context of no net loss, the replacement of natural habitat or increase in the productivity of existing habitat where avoidance, mitigation techniques and other measures are not adequate to maintain those habitats affected by human activity.

Core Need Housing
Based on data from Statistics Canada or Canada Mortgage and Housing Corporation (CMHC) or British Columbia Housing Management Corporation (BCMHC), households to be at core need for housing when they meet the following criteria:

- Qualify as at or below core need income threshold (CNIT) developed by CMHC and used by the British Columbia Housing Management Commission for Kelowna, and/or;
- Household income falls at or below Low Income Cut-Off level defined by Statistics Canada for urban areas greater than 100,000 people, based on household size, and/or;
- Household is receiving BC income assistance for Welfare to Work or Disability Benefits or qualifies for Targeted Rent Subsidy Programs (TRSP) operated by BC Housing, or dwelling is built with senior government funding to be affordable.

Density Gradient
A graduated increase in housing units per hectare, measured in series of density ranges, for the determination of Development Cost Charges.

Development
Any form of disturbance to land or water, including (but not limited to) the following activities:
- A. removal, alteration, disruption or destruction of vegetation;
- B. disturbance of soils;
C. construction or erection of buildings and structures;
D. creation of nonstructural impervious or semi-impervious surfaces;
E. flood protection works;
F. construction of roads, trails, docks, wharves and bridges;
G. provision and maintenance of sewer and water services;
H. development of drainage systems;
I. development of utility corridors;
J. subdivision as defined in section 872 of the Local Government Act.

Development Cost Charges
A fee per unit of housing, or equivalent unit for commercial or industrial uses, payable to the City for the provision of funds to assist the City in paying the capital costs of providing, constructing, altering or expanding services (parks acquisition, roads, sanitary sewer, sanitary sewer treatment, storm drainage and water) in order to serve directly or indirectly, the development in respect of which the charges are imposed.

Drip Line
A line encircling a tree corresponding to the furthest extension of the branches of a tree.

Ecological Goods and Services
The benefits arising from the ecological functions of healthy ecosystems. Such benefits accrue to all living organisms, including animals and plants, rather than to humans alone. Examples of ecological services include purification of air and water, maintenance of biodiversity, decomposition of wastes, soil and vegetation generation and renewal, pollination of crops and natural vegetation, groundwater recharge, seed dispersal, greenhouse gas mitigation, and aesthetically pleasing landscapes.

Environmentally Sensitive Areas
Those parcels of land that already have, or with restoration or enhancement could become natural features. These features contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals. Environmentally sensitive areas may overlap hazardous condition areas.

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.
Green Building
A building designed and constructed to the LEED(TM), BuiltGreen BC, Green Globes standards or a customized green building standard (i.e. tailored to a project and/or site) that satisfies the City of Kelowna. Generally, green buildings conserve resources and reduce negative impacts on the environment such as energy, water, building materials or land.

Ground Oriented Housing
Housing where each dwelling unit has direct access to and from the unit and private open space at grade level, rather than from a common entrance or hallway.

Habitat Compensation Banking
Restoration, creation, enhancement, and in exceptional circumstances, preservation undertaken expressly for the purpose of compensation for unavoidable habitat losses in anticipation of development activities, when avoidance, restoration or mitigation cannot be achieved at the development site or would not be as environmentally beneficial.

Hydrological Regime
The distribution of water at or near the earth’s surface over time.

Hydro-geologically Sensitive Areas
Sites less than 30% slope that have one or more of the following characteristics:
• Soil conditions with limited infiltration capacity
• Poorly draining and/or low permeability soils
• Shallow bedrock
• Shallow groundwater
• Known or suspected groundwater discharge areas, such as, springs, seepage zones or wet areas.

Integrated Resource Management Strategy
An approach to use solid and liquid waste to create energy, reduce greenhouse gas emissions, conserve water and recover nutrients.

Large Scale (or Format) Commercial
Land intensive commercial development such as warehouse outlet retail uses or “big box” stores.
Life Cycle Analysis
A financial analysis of infrastructure projects that includes the initial construction as well as the on-going maintenance costs over the duration of the system.

Manufactured Home
A mobile home as defined in the Zoning Bylaw or a prefabricated home manufactured elsewhere and assembled on a pad or foundation.

Mitigation
Actions taken during the planning, design, construction and operation of works and undertakings to alleviate potential adverse effects on natural habitats, and includes (but is not limited to) redesign or relocation of project components, timing of works, and methods of construction or operation which avoid or minimize changes to habitat attributes that affect its productive capacity.

Mixed Use
A development where different uses are combined within the same building or property, such as commercial / residential or commercial / industrial projects.

Natural Boundary
The visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

NIMBYism
Collective opposition taken against proposed change, both physical and social, based on the belief that change will have a negative effect on the character, socio-economic status, or quality of life in a neighbourhood (the acronym stands for Not In My Back Yard).

Noise Exposure Forecast (N.E.F.)
A system for predicting community noise impact and reaction, based on approved official contours prepared by Transport Canada of the cumulative measure of the total daily (24 hour) aircraft noise exposure of communities around airports, taking into account the numbers and types of aircraft operations, their typical noise signatures, flight paths and the time of day. (The NEF values are not numerically equivalent to actual levels of aircraft noise measured in the community.)
Noise Planning Contours
Non-official noise contours, prepared by an agency other than Transport Canada, to compare alternative traffic scenarios for airport and community planning purposes.

Non-compatible Industrial Uses
Industrial uses that generate dust, glare, noise, odour, pollution, truck traffic, vibration and / or visual impact that would incompatible with nearby residential uses.

Non-disturbance area
The area containing the environmentally sensitive feature, community or corridor that is to be preserved and protected from development; often referred to as the “core” area.

Non-Point Source Pollution
A collection of many smaller contributions of pollutant that ultimately lead into an undesirable effect on the environment. The term non-point is used to distinguish this type of pollution from point source pollution, which comes from a specific source.

Ravine – means a narrow, steep-sided valley that has been eroded by running water and with slope grades greater than 3:1.

Primary Transit Network
A permanent network of high-frequency transit services that operates every 15 minutes or better, 15 hours a day, seven days a week.

Purpose-Built Rental Housing
A self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing and does not include buildings that are stratified. Purpose-built rental housing meets an identified need for affordable housing in the city. Since rent is controlled within rental buildings under the Residential Tenancy Act, this is a form of affordable housing.

Qualified Professional
An applied scientist, technologist, or similar expert acting alone or together with another qualified professional, where:
• the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association;
• the individual’s area of expertise is recognized by the City of Kelowna as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and
• the individual is acting within that individual’s area of expertise.

City staff with appropriate expertise may be considered Qualified Professionals.

Ravine
A narrow, steep-sided valley commonly, but not always, eroded by running water and that has a slope grade greater than 3:1.

Regenerative Design Principles
The application of ecological systems thinking to the design of the built environment toward a dynamic and holistic integration of human and natural systems to sustain on-going mutual benefit.

Religious Assembly Associated Housing
Multiple unit housing for church congregation members built on the same property as the church.

Religious Assembly Oriented Housing
Multiple unit housing for church congregation members built on a separate site within close proximity to the church.

Figure 1: Figure C-5 from City of Kelowna Handbook for Environmental Development Permit Areas.

Riparian Management Area
The area adjacent to watercourses that supports the features, functions and conditions vital to the health and integrity of the watercourse, and which is to remain free of development. Riparian Management Areas should be of sufficient width to include any significant natural attribute and adjacent ecosystem (e.g., vegetation, water features, fish and wildlife habitat, escarpments, terraces, steep valley sides and cliffs). An RMA is:

A. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
B. the size of which is determined in accordance with Table 12-1, previously established under the Streamside Protection Regulation, B.C. Reg. 10/2001 Regulation (SPR).
Retail Impact Analysis
A report that:
- Identifies vacant and under-utilized (compared to Zoning Bylaw provisions) OCP designated commercial sites;
- Identifies the potential impact of the proposed development on the surrounding land uses;
- Provides data on whether the proposed development will adversely affect the economic viability of existing Urban and/or Village Centres;
- Provides data on the feasibility of including on-site land uses other than retail and commercial uses such as residential, recreational, community services and institutional uses.

Sensitive Ecosystems
Those remaining natural ecosystems which are considered ecologically fragile or rare in the landscape. These sensitive ecosystems are generalized groupings of ecosystems that share many characteristics, particularly ecological sensitivities, ecological processes, rarity, and wildlife habitat values. These categories follow the provincial Standard for Mapping Ecosystems at Risk in British Columbia.

Sensitive Terrestrial Ecosystem
Those remaining natural terrestrial ecosystems, which are considered, ecologically fragile or rare in the Kelowna area: old forest, grasslands, broadleaf woodlands, coniferous woodlands and sparsely vegetated ecosystems.

Sprawl
Low-density, land consumptive, centreless, auto-oriented development typically located on the outer suburban fringes, where different land uses are often rigidly separated.

Steep Sloped Areas
Lands in their natural state that have a slope angle of 30% or greater for a minimum horizontal distance of 10 metres.

Stewardship
Taking responsibility for the well being of the environment and taking action to restore and protect that well being.

Sustainable/Sustainability
Maintaining and enhancing our community in a way that improves the capacity of existing and new residents, future generations and other species to meet their own needs.
Top of bank (from RAR)
The first significant break in a bank slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the bank.

Top of the Ravine Bank
The first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

Trail
A path of travel for recreation and/or transportation within a park, natural environment, or designated corridor that is not classified as a highway, road, or street. Trails are maintained by frequent use rather or by mechanical grading, paving or mowing; in some instances, open only to foot or bicycle travel.

Transit Oriented Development
Compact, walkable, mixed-use communities that encourage people to live, work and shop near transit services and decrease their dependence on driving.

Transportation Demand Management (TDM)
The planning and implementation of programs that seek to reduce road space demand by influencing travel choices and the amount and timing of travel. TDM aims to encourage more walking, cycling, public transit use, car-pooling, and tele-commuting.

Urban Centre
(Urban Centre definitions and policies apply to those areas identified as Urban and Village Centres on Map 5.3):

City Centre (Downtown)
A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within any given one-block area. City Centres contain a variety of housing types, the presence of which contributes to social diversity. City Centres are highly urbanized environments in which non-automobile forms of transportation are given highest priority. Cars will primarily be parked in parkades, at on-street parking meters, or at small, common surface parking lots. In addition to being a primary tourist and entertainment draw, City Centres will draw...
people for work, shopping, and recreation from a city population of at least 80,000. City Centres are located at least 2 kilometres from the core of a Highway Centre or Town Centre. Density will decrease as the distance from the core increases.

**Town Centre (S. Pandosy / Rutland / Capri-Landmark)**

A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Town Centres contain a variety of housing types, the presence of which contributes to social diversity. Town Centres are highly urbanized, pedestrian-friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2 kilometres. Town Centre cores are located at least 2 kilometres from the core of other Town Centres, a City Centre, or a Highway Centre. Density will decrease as the distance from the core increases.

**Highway Centre (Midtown)**

An area containing a concentration of retail facilities which market, to a regional population of at least 120,000, items that are primarily large, expensive and/or infrequently purchased. Highway Centres contain a mix of housing opportunities for those wishing to live close to area amenities and employment opportunities. Highway Centres provide for a broad range of transportation options (private vehicle, pedestrian, bicycle, transit etc.). The cores of “Highway Centres” will generally be located at least 10 km from each other and at least 2 kilometres from the core of a City or Town Centre. Density will decrease as the distance from the core increases.

**Village Centre (Glenmore / Neighbourhood 3 / University / Black Mountain / Guisachan / other villages within the City Centre)**

A cluster of small-scale, residential, retail, and office uses, which provide for convenience needs of area residents. Village Centres are located along an arterial or collector road and would typically be located more than two kilometres from other City or Town Centre commercial facilities. The total commercial component of such a centre is no larger than 15,000 m². One “anchor” may account for up to 30% of the total floor space, but individual stores would typically be a maximum of 140 m² (restaurants might be slightly larger). Density will decrease as the distance from the core increases.

**Neighbourhood Centre (Glenmore Highlands / Kettle Valley / Lakeshore - Bluebird)**

A small node (max. 3,000 m²) of retail/service outlets located along an arterial or collector road. Neighbourhood Centres provide limited goods/services for the convenience needs of nearby residents. One “anchor store” may account for up to 235 m² of floor space, but individual stores are rarely larger than 140 m² (restaurants might be somewhat larger). Generally,
Neighbourhood Centres would be located more than one kilometre from City or Town Centre commercial facilities. Density will increase as the distance from the core increases.

**Convenience Facility**

A small node (max. 525m²) of retail/service outlets located along an arterial or collector road. Convenience Facilities provide limited goods/services for the convenience needs of nearby residents. One “anchor store” may account for up to 235m² of floor space, but individual stores are rarely larger than 140m². Businesses with drive through windows are not considered appropriate in a neighbourhood convenience setting. Convenience Facilities should not be located within one kilometre of City, Town or Village Centre commercial facilities. Density will decrease as the distance from the core increases.

**Walled Developments**

Large developments enclosed on all sides with walls or other physical or visual barriers to access.

**Watercourse - includes:**

A. a river, creek, brook, pond or lake whether it usually contains water or not; and
B. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a).

**Watershed**

All of the water and all of the land that drains into a common catchment area.

**Wetland**

Land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a watercourse.

**Wildland Fire Hazard**

Lands located in natural areas where existing grasslands or forested areas are a potential fire hazard.

**Xeriscape**

Landscaping based on the use of native or indigenous vegetation that is drought tolerant and requires less water to sustain growth.

No Definitions for the letters J • K • O • V • Y • Z