

City of West Kelowna

Official Community Plan



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Document Overview

The Official Community Plan has been organized into four subsections and associated tables, figures, character images and schedules:

Section 1 outlines background information with respect to the purpose of the Official Community Plan, public process & planning context;

Section 2 provides a consolidated community overview, identifying our community context, history and trends as a means to develop a community vision and guiding principles;

Section 3 articulates policies and rationale related to the Growth Management Framework, Land Use Designations, the Environment, Transportation & Infrastructure, Social, Cultural and Economic Sustainability, and Financial Framework;

Section 4 details implementation requirements and describes the relationship of the OCP to other municipal bylaws and the development approval process, including the definition of Development Permit Areas;

Tables, Figures and character images feature prominently throughout the document as a means to better organize and communicate information;

Schedules related to Land Use, Transportation and Development Permit Areas provide spatial representation of the policy; and,

Supplementary Plans, Policies and Guidelines, not listed within the body of the Official Community Plan are also listed for reference.

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Schedule 2: Growth Management Designations

Schedule 3: Community Greenbelt & Greenway Concept

Schedule 4: Aquatic and Terrestrial Development Permit Areas

Schedule 5: Hillside & Wildfire Interface Development Permit Areas

~~Schedule 6: Approved Neighbourhood Plan & Concept Development Plan Areas~~

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Schedule 8: Future Transit Network Schedule 9: Future Bicycle Network Schedule 10: Pedestrian Network

Schedule 9: Future Bicycle Network

Schedule 10: Pedestrian Network

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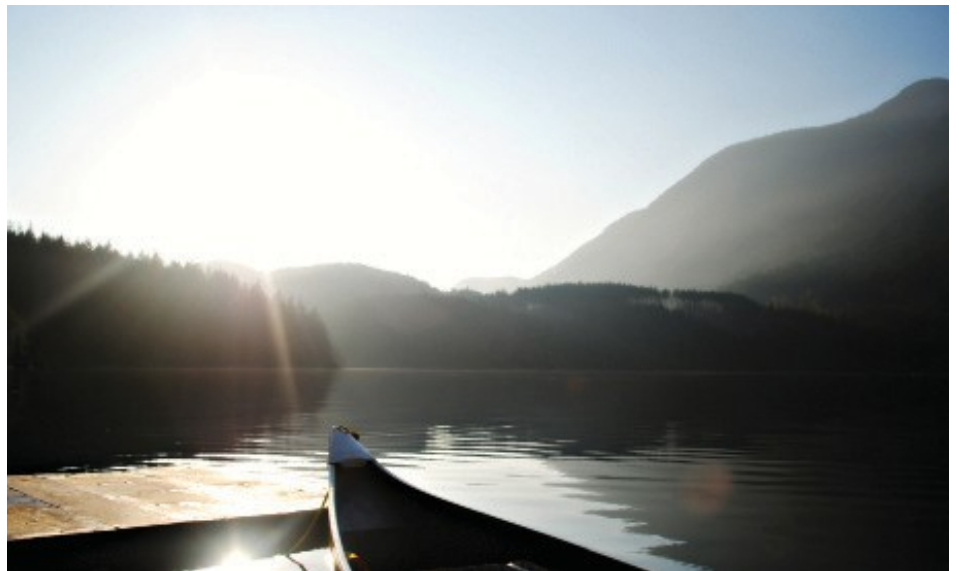
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Section 1 Introduction



1. Purpose
2. Planning Process
3. Regional Context Statement

1.1 Purpose of the Official Community Plan

This document is the Official Community Plan (OCP) for the City of West Kelowna (referred to throughout this document alternately as West Kelowna or CWK), and is the statement of the community’s long term vision for the future.

The *Local Government Act* (LGA) provides the legal authority for local governments to adopt an OCP. The LGA specifies content that must be included in a municipality’s OCP, as well as content that may be included in an OCP. As required by the LGA, this OCP primarily addresses the location, density and type of all land uses located within the jurisdiction of West Kelowna. The LGA also provides local governments with the ability to address policies related to social issues, economic development, and the natural environment.

As a recently incorporated municipality and given the unique situation created by the incorporation, the CWK has chosen to place the primary focus of this OCP on more immediate term priorities. However, this OCP provides community planning directions based on projections up to 2030. Once approved, this OCP will be the key guide for CWK Council and staff for decision-making on community planning and land management issues.



1.2 Planning Process

Bylaw
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In January 2009, CWK embarked on a review of the 2005 OCP in order to provide the recently incorporated municipality a policy document which was reflective of the community’s vision, new legislative requirements and best practices in community planning.

The review process included four phases:

Phase 1 (Jan - Mar 2009): Start Up and Community Inventory;

Phase 2 (Mar - Jun 2009): Preliminary Public Consultation;

Phase 3 (Sep - Dec 2009): Technical Analysis and Policy Options; and,

Phase 4 (Dec – Nov 2010): Draft and Final OCP

The intention was to create an OCP in a short period of time in order to bridge the policy ‘gap’ that was created by the rapid transition process moving a rural community within a Regional District to a community with the expectations and needs of a new urbanizing municipality. Additionally, there is a high level of expectation for additional data and information to become available over the next two years as the City completes over 14 other long range and strategic planning processes (See Section 4.2.1

Implementation for a complete list). It is anticipated that amendments to this OCP will be required to accommodate the new information generated by these City led planning processes.

CWK intends to undertake a comprehensive review of this OCP in three to five years.

1.3 Regional Context Statement

The Regional District of Central Okanagan adopted the Regional Growth Strategy Bylaw No. 1336 on June 23, 2014 (RGS). The RGS outlines the vision for the region and outlines how communities must effectively and efficiently manage the region’s future growth to ensure the health and well-being of the region.

As per the *Local Government Act*, the Official Community Plan (OCP) must include a regional context statement to identify the relationship between the RGS and the OCP. Table A summarizes the ten Regional Issue Areas identified in the RGS and the relationship to the Official Community Plan. Following Table A, a summary of the relationship between the RGS and the OCP for population and employment projections and greenhouse gas emission targets is provided.

Table A: Summary of the Relationship between Regional Issue Areas and the OCP

Bylaw
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RGS Issue Area	RGS Goal	Related OCP Section(s)
Our Land	To manage the land base effectively to protect natural resources and limit urban sprawl	Section 3.2 Growth Management Designations Section 3.3 Land Use Designations
Our Economy	To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	3.9 Economic Sustainability
Our Water Resources	To manage and protect water resources	3.6.2 Water 3.6.3 Stormwater Management 4.3.6 DPA 5 - Aquatic Ecosystem
Our Health	To contribute to the improvement of community health, safety and social well-being	3.7.1 Natural Hazard 3.8 Social Sustainability
Our Food	To support a regional food system that is healthy, resilient and sustainable	3.8.6 Food Security
Our Housing	To improve the range of housing types and tenures to meet the social and economic needs of the region	3.8.3 Affordable Housing
Our Climate	To minimize regional greenhouse gas emissions and respond to the impacts of climate change	3.5.2 Transportation Demand Management 3.5.3 Active Transportation 3.5.4 Transit 3.7 Environment and Climate Action
Our Ecosystems	Be responsive stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	3.7.2 Biodiversity and Environmentally Sensitive Areas 4.3.1 DPA 4 -Hillside 4.3.6 DPA 5 - Aquatic Ecosystem 4.3.7 DPA 6 – Sensitive Terrestrial Ecosystem

Our Transportation	To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient	3.5 Transportation Network
Our Governance	To respond to the needs of the region with an effective and efficient governance service model	2.1 Community Context

Population Projections

Section 2.3.1 of the OCP (Population Growth) utilizes a 2% annual growth rate for the community's population projection, which is line with the annual growth rate used within the RGS. The last Canadian Census population estimate for West Kelowna was in 2011 (data was released following the adoption of the OCP) and estimated the population to be 30,892. Table B below forecasts the future population for the community from this last Census estimate in 2011 to 2014 based on an annual 2% growth rate. The population is then forecasted in five year increments to 2034, which is the lifespan of the RGS.

Table B: Population Forecast for West Kelowna

Source of Last Estimate	Population Forecast to 2034							
	2011	2012	2013	2014	2019	2024	2029	2034
Canadian Census (2011)	30, 892*	31,510	32,140	32,783	36,195	39,962	44,121	48,714

*This figure represents an actual estimate conducted as part of the 2011 Canadian Census. The next Canadian Census will be conducted in 2016.

Note: The last BC Stats population estimate for West Kelowna was released in 2013 and was 31, 212 (which is lower than the forecasted figure based on the last available Census data and a 2% growth rate as indicated above).

Employment Projections

The RGS indicates that the Central Okanagan's economic diversity has been its strength in the past and its future will depend on continuing to enhance that diversity. The RGS also states that although traditional employment generators will be important in the future, they will be complemented by the growth of other industries such as health care, education, research and development, tourism, aerospace, high tech sectors and small businesses.

In a similar fashion, Section 3.9 of the OCP (Economic Sustainability) acknowledges that the economy in West Kelowna is experiencing a transition from a resource based economy to one that is more diverse. It also acknowledges that local businesses within the municipality's boundaries are competing with extensive commercial development in adjacent municipalities. Section 3.9.1 outlines the goals and objectives for West Kelowna to support a balanced economy by encouraging a mix of retail, commercial, service and industrial uses within the community.

Greenhouse Gas Emissions

Section 3.7.5 of the OCP (Energy and Emissions Management) includes policies and actions to achieve targets for Greenhouse Gas (GHG) emissions reductions in the community that reflect the provincial targets for a 33% reduction in GHG emissions by 2020 from 2007 levels; and an 80% reduction in GHG emissions by 2050 from 2007 levels. These targets are in line with the RGS, which identifies meeting the provincial target of reducing GHG emissions by 80% from 2007 levels by 2050.