

# LAND USE DESIGNATIONS

# 2



## 2.1 LAND USE DESIGNATIONS

The Land Use Designations identified in this OCP determine the range of uses and densities permitted within each category. The designations are general in nature and direct future land use in the City by guiding planning applications and decisions. The General Land Use Summary (Table 4) on the next page provides a quick overview of all designations in the City along with the general intent and characteristics of each. For the full details and policies applying to each land use designation, refer to the individual sections beginning after Table 4.

While the OCP designations identify what is generally supportable from a land use perspective, the City's Zoning Bylaw identifies what is permitted on a site-specific basis. All applications to amend the City's Zoning Bylaw must be consistent with the Land Use Designations identified in the OCP.

### *The Zoning Bylaw will:*

- *Regulate the types of uses and densities that are permissible for specific properties. Additionally, the Zoning Bylaw will include regulations that define permitted height, setbacks, lot coverage, parking requirements, and other site characteristics.*
- *Include regulations to ensure that the intensity of development is appropriate for individual sites.*
- *Be applied to ensure an intensity of development that is appropriate for the neighbourhood context, utilizing standards for such characteristics as building height, floor area ratio (FAR), gross floor area (GFA), lot coverage, lot frontage, parking, and building setbacks.*
- *Establish structured density bonusing provisions that allow for development up to the height maximums established in the OCP, which may include provisions of non-surface parking, rental housing, non-market housing, community amenities, etc.*

### 2.1 General Land Use Policies

The General Land Use Policies apply to all Land Use Designations in West Kelowna, and therefore cover the entire West Kelowna area.

1. The housing forms, maximum building heights and associated densities outlined in the Land Use Designations and Land Use Designation Summary Table 4 are not necessarily achievable in all areas. Development up to the height maximums established in the OCP require consideration to surrounding context, optimizing infrastructure capacities, and consistency with applicable urban design and development guidelines, as well as structured **density bonusing** provisions outlined with the Zoning Bylaw, or as otherwise guided by City policy.
2. Parks, public open spaces, pathways, community gardens and other recreation uses that do not result in significant increases in traffic, parking demand or noise, while promoting community wellbeing are permitted in all land use designations.
3. New development must be appropriate and sensitive to the surrounding context including land use, form and character of the area, and must promote a highly walkable, accessible, and desirable environment for residents and visitors alike.
4. Where higher density is proposed within the City that affects existing rental properties, special consideration should be given to the displacement of existing residents with a priority to include purpose built rentals within new developments.
5. **Green building** strategies will be encouraged for all development to reduce the usage and waste of water and energy resources, and to reduce **greenhouse gas (GHG)** emissions.
6. New development will integrate low impact development standards where possible, including the identification of existing mature trees for preservation during early site design, and incorporating the planting of new trees on private lands.
7. New development will promote design that incorporates the principles of **Crime Prevention Through Environmental Design (CPTED)**.
8. New development will promote design that incorporates FireSmart Principles to mitigate the negative impacts of wildfire, where possible.
9. **Privately owned publicly-accessible spaces (POPS)**, as well as extensive pedestrian connections, will be encouraged through new development within Urban and Neighbourhood Centres, to enhance the **public realm** and provide additional amenities.

10. Where parking demand, traffic and noise impacts have been considered, childcare space as a community service is supported in all land use designations except Agricultural, Industrial, and Resource Lands,
11. **Agricultural Land Reserve (ALR)** exclusion applications will generally not be supported, except at the discretion of the City consideration may be given to specific circumstances where there is significant community benefit consistent with the objectives and policies of the OCP and Community Vision. This may include the consideration of the City's key transportation and infrastructure corridors with noted significant deficiencies affected by lands within the **ALR**, and existing City owned lands historically and currently operated as parks within the **ALR**.
12. Where school sites are located within the **ALR**, the City supports their continued use and maintenance as educational facilities, including support for potential additional non-farm uses related to necessary upgrades or expansions within their site to allow for education service to the community's changing demographics.
13. Discourage plantings that may harbour diseases and insects that affect commercial agricultural operations through the administration of applicable Development Permit Guidelines and other regulation, such as the Okanagan-Kootenay Sterile Insect Release (OKSIR) Program and Noxious Weed Control Bylaws.
14. For mixed-use development, retail and commercial uses will typically be located at grade and in the lower level(s) of buildings, with residential uses located above.
15. New commercial land uses involving drive-through facilities will be discouraged, especially in identified Urban and Neighbourhood Centres, except where well integrated within a site design with consideration for access and parking areas.
16. Notwithstanding any designated land use, support and maintain community uses on City-owned properties in accordance with existing agreements, while providing additional opportunity to meet broader City objectives where possible.
17. Prior to the consideration of amendments to OCP Land Use Designations or to the City's Zoning Bylaw, the City may require preparation of an Area Plan or Comprehensive Development Plan (See Section 5.4 for additional detail).
18. Where an Area Plan or Comprehensive Development Plan has been approved by the City, these plans will further inform policy planning and review of any development proposal in the identified area in concert with the OCP.

***Privately Owned Publicly-Accessible Spaces (POPS) are parks and plazas open to the public, but supplied and maintained by a private land owner.***



## 2.2 LAND USE DESIGNATIONS SUMMARY

The following table provides a high-level summary of the different land use designations in West Kelowna. Full descriptions of each designation can be found later in this section.

With regard to the land use designations identified in this plan, maximum building height is generally defined as follows:

- Low-rise: 1-3 Storeys
- Mid-rise: 4-6 Storeys
- High-rise: 7- 19 storeys

**\*Maximum building heights will only be achievable through structured density bonusing provisions in the Zoning bylaw.**

With regard to the intensity of land use identified in this plan, development density is generally defined as follows:

- Low density features smaller buildings more typically limited to single households or single uses
- Medium density features low to mid-rise buildings that may include a mix of uses, forms and styles
- High density features larger (taller and higher) buildings with a higher intensity of use and a concentration of people

**\*\*Maximum Density within a Land Use Designation is defined by this plan, but may be further regulated through the applicable Zoning Bylaw up to the identified maximum.**

### What are building typologies?

*Building typology refers to a specific type of building with similarities in function or form. Types of buildings can range from a single-detached house to a multi-unit high-rise, as well as commercial, industrial or other building types.*

### How is density measured?

*Density is often measured by a calculation of how many units or buildings that occur within a specified area, or by a floor area ratio (FAR) which refers to the ratio of a building's total floor area to the size of the piece of land on which it is built. Both forms of density regulation will be found within the Zoning Bylaw, with specific provisions for structured density bonusing. The OCP will refer to density more generally as low, medium and high, with corresponding maximum heights established with each land use designation.*

Table 4. General Land Use Summary Table

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
<ul style="list-style-type: none"> <li>• Westbank Urban Centre – Mixed-Use Corridor (Area A)</li> </ul>	<ul style="list-style-type: none"> <li>• To promote a high-density downtown core with a mix of residential, commercial/retail and office uses, with integrated open space and public amenities.</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-use buildings</li> <li>• Institutional, and ancillary housing initiatives</li> <li>• Live-work units</li> </ul>	<ul style="list-style-type: none"> <li>• High-rise</li> <li>• Up to 19 storeys</li> </ul>
<ul style="list-style-type: none"> <li>• Westbank Urban Centre – Commercial Core (Area B)</li> </ul>	<ul style="list-style-type: none"> <li>• To promote a high-density district with a high concentration of commercial and office uses, while allowing for some mixed-use residential and public and private amenities.</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial, including office and retail</li> <li>• Mixed-use buildings</li> <li>• Institutional, and ancillary housing initiatives</li> <li>• Live-work units</li> </ul>	<ul style="list-style-type: none"> <li>• Mid-rise to high-rise</li> <li>• Up to 15 storeys</li> </ul>

Table 4. Continued - General Land Use Summary Table

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
<ul style="list-style-type: none"> <li>Westbank Urban Centre - Residential Shoulders (Area C)</li> </ul>	<ul style="list-style-type: none"> <li>To promote a medium-density residential area that transitions the downtown Westbank Centre to the surrounding neighbourhoods. The primary focus is on residential uses, while allowing for some retail/services, public or private amenities and some community uses.</li> </ul>	<ul style="list-style-type: none"> <li>Multi-unit housing</li> <li>Mixed-use buildings (Commercial and Institutional located at grade or in podium levels and limited to no greater than 4 storeys)</li> <li>Townhouses (located at grade or in podium levels)</li> <li>Ancillary housing initiatives within Institutional</li> <li>Live-work units</li> </ul>	<ul style="list-style-type: none"> <li>Mid-rise to high-rise with potential low-rise at the edges</li> <li>Up to 12 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Boucherie Urban Centre</li> </ul>	<ul style="list-style-type: none"> <li>To promote a second urban centre that focuses on a mix of residential, commercial/retail, and office uses, while providing generous open space and public amenities.</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-use buildings</li> <li>Commercial, including office and retail</li> <li>Multi-unit housing</li> <li>Townhouses</li> <li>Institutional, and ancillary housing initiatives</li> <li>Live-work units</li> </ul>	<ul style="list-style-type: none"> <li>Mid-rise to high-rise</li> <li>Up to 12 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Neighbourhood Centre</li> </ul>	<ul style="list-style-type: none"> <li>To promote smaller centres in various neighbourhoods in West Kelowna, allowing for diverse types of housing, retail/services, and some office uses, as well as open space amenities.</li> </ul>	<ul style="list-style-type: none"> <li>Small-scale commercial uses</li> <li>Institutional, and ancillary housing initiatives</li> <li>Mixed-use buildings</li> <li>Multi-unit housing</li> <li>Townhouses</li> <li>Live-work units (grade-related)</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise to mid-rise</li> <li>Up to 6 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Medium Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>To allow for low-rise housing forms including townhouses up to three storeys and multi-unit buildings (greater than three units) up to four storeys.</li> </ul>	<ul style="list-style-type: none"> <li>Townhouses</li> <li>Duplexes</li> <li>Multi-unit housing</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise (townhouses/duplex) up to 3 storeys</li> <li>Multi-unit housing up to 4 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Low Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>To allow for a variety of low-rise residential uses that are limited to 1-2 units.</li> </ul>	<ul style="list-style-type: none"> <li>Single-detached dwellings, including secondary suites, carriage houses and clustered housing</li> <li>Duplexes</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Commercial</li> </ul>	<ul style="list-style-type: none"> <li>To allow for a variety of commercial and mixed-uses including retail/services, office, and residential in low- and mid-rise forms.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial, including office, retail, and services</li> <li>Mixed-use buildings</li> <li>Institutional</li> <li>Live-work units (grade-related)</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise to mid-rise</li> <li>Up to 4 storeys</li> </ul>

Table 4. Continued - General Land Use Summary Table

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
<ul style="list-style-type: none"> <li>Industrial</li> </ul>	<ul style="list-style-type: none"> <li>To maintain and reinforce industrial lands to allow for a variety of primary industrial uses including aerospace, aggregate processing, agricultural supply, distribution, general and/or heavy industry, manufacturing, research and technology, warehousing/storage, and directly related services in low-rise buildings. May include some secondary uses such as offices and show rooms where directly related to a primary use.</li> </ul>	<ul style="list-style-type: none"> <li>Industrial (focus on primary use)</li> <li>Ancillary commercial/office/retail, where directly related to or to support the primary Industrial use</li> <li>Ancillary caretaker units</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys with greater floor to ceiling heights for industrial use</li> </ul>
<ul style="list-style-type: none"> <li>Business Park</li> </ul>	<ul style="list-style-type: none"> <li>To allow a diversity of employment uses with potential impacts more appropriate to a Business Park context such as equipment sales, light production/manufacturing, offices, show rooms, and warehousing/storage. This includes exploring opportunities to accommodate new and emerging employment types, which may include research and technology/biotechnology laboratories, media production and studios (film/television/news). Ancillary light Industrial uses may be permitted where appropriate and impacts to adjacent properties can be mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial/Retail/Research/Technology/Biotechnology appropriate to a Business Park or where supporting adjacent Industrial uses</li> <li>Limited ancillary Commercial (convenience retail and restaurants), serving the needs of local employees where appropriate</li> <li>Secondary uses may include limited light industrial, where appropriate</li> <li>Ancillary caretaker units</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys with greater floor to ceiling heights for business park or industrial use</li> </ul>
<ul style="list-style-type: none"> <li>Educational/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>To provide suitable areas for schools, government buildings and other institutions in buildings ranging from low to mid-rise heights. May include ancillary <b>social housing</b>, where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Institutional</li> <li>Educational</li> <li>Ancillary housing initiatives</li> <li>Parks and open space</li> <li>Related recreational uses</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise to mid-rise</li> <li>Up to 4 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Tourist Commercial</li> </ul>	<ul style="list-style-type: none"> <li>To foster local economic development, provide a <b>sense of place</b>, and opportunities for public spaces and community and tourist accommodation, services and amenities.</li> </ul>	<ul style="list-style-type: none"> <li>Hotel and resort accommodation, services, and amenities, including commercial and residential uses associated with tourism</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise to mid-rise up to 4 storeys</li> </ul>

Table 4. Continued - General Land Use Summary Table

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
<ul style="list-style-type: none"> <li>Rural Residential</li> </ul>	<ul style="list-style-type: none"> <li>To support agricultural production, other land intensive uses and home based business consistent with rural lands, as well as residential use</li> </ul>	<ul style="list-style-type: none"> <li>Single-detached dwellings, including secondary suites and carriage houses</li> <li>Agriculture (non-intensive) and home industry uses</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Resource Land</li> </ul>	<ul style="list-style-type: none"> <li>To designate lands for resource extraction, forestry and agriculture, with interim or post-extraction use as parks and open space.</li> </ul>	<ul style="list-style-type: none"> <li>Natural resource extraction and forestry</li> <li>Recreation</li> <li>Agricultural uses</li> <li>Parks and open space</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Agriculture</li> </ul>	<ul style="list-style-type: none"> <li>To encourage diverse, prosperous, and adaptable agricultural uses.</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural uses</li> <li>Residential (principal and secondary farm dwellings)</li> <li>Ancillary agricultural retail</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Natural Areas and Public Parks</li> </ul>	<ul style="list-style-type: none"> <li>To provide suitable land for environmental conservation and public recreation.</li> </ul>	<ul style="list-style-type: none"> <li>Publicly accessible greenspace/parks</li> <li>Protected natural areas and privately held greenspace</li> <li>Low impact recreation</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise (structures permitted only within government-owned parks)</li> <li>Up to 3 storeys</li> </ul>
<ul style="list-style-type: none"> <li>Comprehensive Development Area</li> </ul>	<ul style="list-style-type: none"> <li>To align development opportunities with the City's Land Use Analysis and Growth Concept; and to protect visually prominent, hillside, and environmentally sensitive areas.</li> </ul>	<ul style="list-style-type: none"> <li>Pending further study</li> </ul>	<ul style="list-style-type: none"> <li>Pending further study</li> </ul>

The following section provides more detailed description of the specific **Land Use Designations**, including their objectives, policies, permitted uses, maximum heights, density and appropriate building types. The descriptions in this section should be read in conjunction with the Land Use Designation Map to determine where specific designations and policies apply across the City. More detailed and site-specific land use and built form regulations can be found in the City's Zoning Bylaw, which responds to the higher-level direction of these Land Use Designations.



## 2.3 WESTBANK URBAN CENTRE - MIXED-USE CORRIDOR (AREA A)

The Westbank Urban Centre – Mixed-Use Corridor land use designation applies to a specific sub-area within the Westbank Urban Centre, generally the lands located directly east and west of Brown Road between Gossett Road and Ingram Road.

The designation is intended to promote a high density, mixed-use precinct that encourages a walkable, pedestrian- scale experience through thoughtful urban design and active street-oriented uses. A high density of residential and office use in this area will support a successful and attractive **public realm**. This designation supports development with public-facing uses such as retail, hospitality and entertainment at the ground level, with more private uses such as office and residential on the upper storeys.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>Mixed-use buildings</li> <li>Institutional, and ancillary housing initiatives</li> <li>Live-work units</li> <li>Parks and open space, and pedestrian connections</li> </ul>	<ul style="list-style-type: none"> <li>High density</li> </ul>	<ul style="list-style-type: none"> <li>High-rise</li> <li>Up to 19 storeys</li> </ul>

### 2.3.1 Objectives

1. To provide convenient access to services that meet the needs of residents for employment, shopping and amenities in the Mixed-Use Corridor by encouraging densities necessary to promote transit-supportive development within a well-connected and walkable area.
2. To provide a centralized service centre that meets a range of community needs and which is conveniently accessible for the whole City.
3. To encourage purpose-built rental and new multi-unit housing in the Mixed-Use Corridor.
4. To have Brown Road develop into a **high street**, thereby being the most prominent area for a mix of activities with street fronting commercial uses.
5. To secure and develop high-quality park and plaza space in Westbank Urban Centre.

### 2.3.2 Policies

1. With the exception of Institutional uses, only mixed-use, mid- to high-rise development containing ground level commercial or office, which may include residential or hotel uses above, shall be permitted in the Mixed-Use Corridor. While permitted at the ground level, office use is encouraged to be located above ground level to ensure an activated street corridor.

#### What does "mixed-use" mean?

*Mixed-use refers to buildings that allow for more than one purpose. These buildings commonly consist of mid-rise or high-rise buildings with retail or commercial uses on the lower floors, and residential uses above, noting the residential component is a key element in the City's context.*

2. All development should design the building mass, form and details to create an interesting and pedestrian-oriented environment at the street level that is focused on active uses.
3. Provide a variety of housing layout, bedroom configuration, and types of tenure within mixed-use buildings with residential development.
4. Incorporate **transit-oriented** and active transportation design elements.
5. Mixed-use development should create an appropriate transition from less intense to more intense land uses through design.
6. Support a mix of uses that encourage both daytime and evening activity.
7. Consider the protection of views to Okanagan Lake and Mount Boucherie through any potential zoning amendment as applicable, and through building design during the development permit stage.

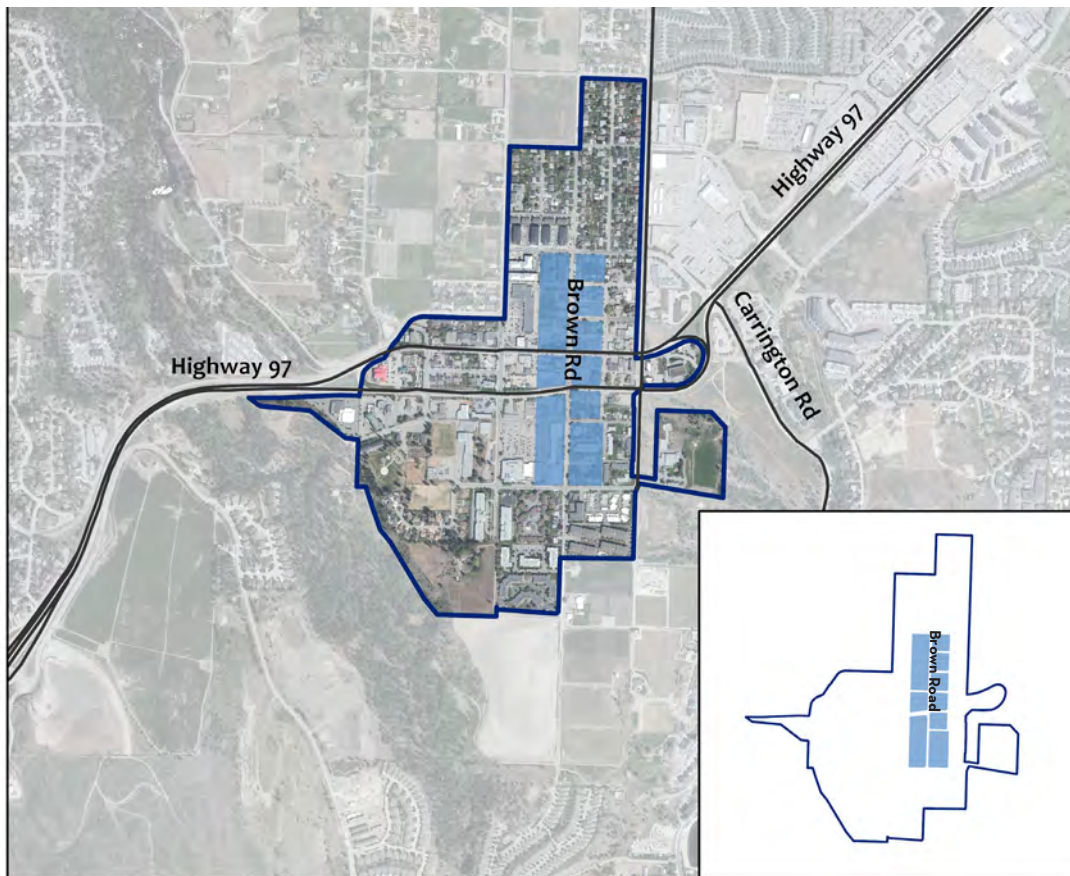


Figure 9. Westbank Urban Centre - Mixed-Use Corridor

8. Support uses and structures that are temporary and transportable to enliven streets, public spaces, and **privately owned publicly-accessible open space**.
9. Encourage uses which support and complement existing and planned institutional and civic functions within Westbank Urban Centre including City Hall and municipal facilities.
10. As a condition of potential rezoning within the Westbank Urban Centre Mixed-Use Corridor, consider the acquisition of land to create a centrally located park and plaza space. This feature should include high quality landscaped areas and encourage future festivals and programming, as directed by any new Urban Design Guidelines, or Parks Master Plan.
11. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.



## 2.4 WESTBANK URBAN CENTRE - COMMERCIAL CORE (AREA B)

The Westbank Urban Centre – Commercial Core land use designation applies to the areas east and west of the Mixed-Use Corridor, with Ingram Road as its southern boundary and includes lands fronting Old Okanagan Highway at its northernmost extent.

The designation is intended to promote the development and redevelopment of higher density commercial uses and mixed-use buildings that contribute to active street frontages and a strong urban core.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• Commercial, including office and retail</li> <li>• Mixed-use buildings</li> <li>• Institutional, and ancillary housing initiatives</li> <li>• Live-work units</li> <li>• Parks and open space, and pedestrian connections</li> </ul>	<ul style="list-style-type: none"> <li>• High density</li> </ul>	<ul style="list-style-type: none"> <li>• Mid-rise to high-rise</li> <li>• Up to 15 storeys</li> </ul>



### 2.4.1 Objectives

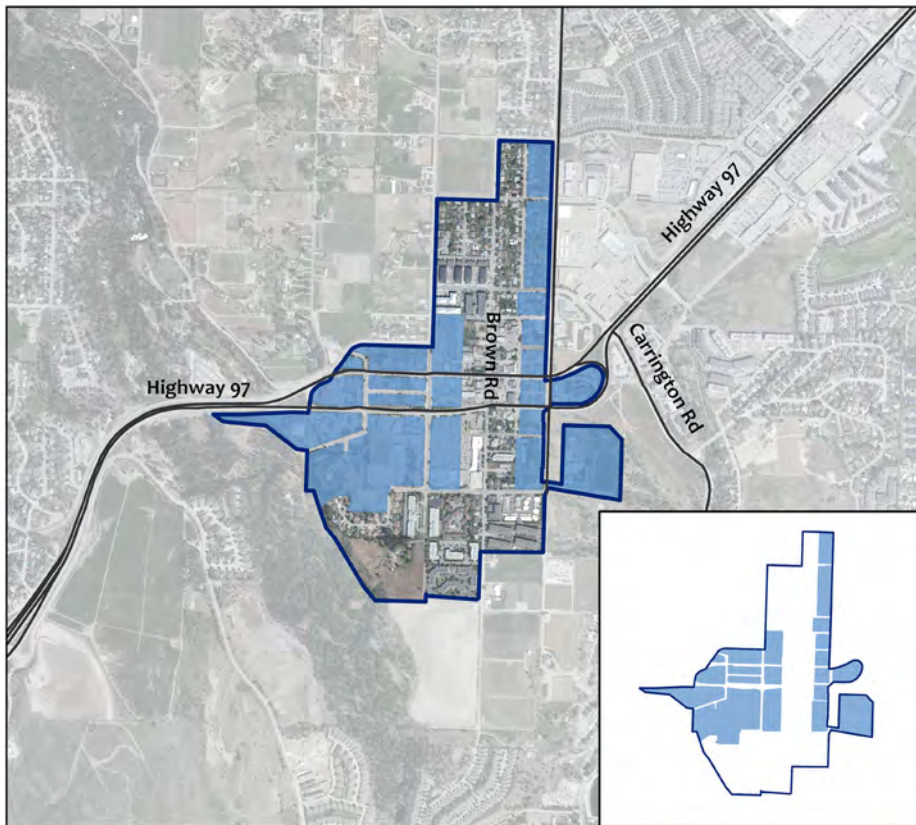
1. To encourage existing lots that are used for low density commercial to be redeveloped as high density commercial or mixed-use to better utilize existing areas, improve street fronting design, and the pedestrian experience.
2. To encourage future growth in this area to contribute to the creation of a transit-oriented employment and service centre for the community.
3. That development in this area contributes to the overall vibrancy of the Westbank Urban Centre.
4. To provide convenient access to services to meet the daily needs of residents and visitors.
5. To secure and develop high-quality park and plaza space in Westbank Urban Centre.

#### What is a “pedestrian focused environment” or “pedestrian scale”?

*These terms refers to designing buildings and spaces that specifically consider the needs and perspective of pedestrians and how people interact with the building and space, encouraging safer and more visually interesting places.*

### 2.4.2 Policies

1. Development should be primarily commercial or mixed-use in a form that supports a transition to the residential shoulders from more intense land uses to less intense.



**Figure 10. Westbank Urban Centre - Commercial Core**

2. All development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.
3. Incorporate **transit-oriented** and active transportation design elements.
4. No new low-density residential zones or low density commercial zones are to be created or permitted within areas designated as Westbank Urban Centre - Commercial Core.
5. Support uses and activities that encourage both daytime and evening activities.
6. Consider appropriate design and transition for development adjacent to WFN lands in collaboration with WFN through the development review process.
7. Consider the protection of views to Okanagan Lake and Mount Boucherie through any potential zoning amendment as applicable, and through building design during the development permit stage.
8. Support **pop-up** uses and structures that are temporary and transportable in order to enliven streets, public areas, and **privately owned publicly-accessible open spaces**.
9. Discourage auto-oriented commercial development in the Westbank Urban Centre Commercial Core in favour of the establishment of compact, complete, pedestrian centres with a well-defined **streetscape** that supports pedestrian, bike and transit mobility.
10. Encourage uses which support and complement existing and planned institutional and civic functions within Westbank Urban Centre including City Hall and municipal facilities.
11. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.

## 2.5 WESTBANK URBAN CENTRE - RESIDENTIAL SHOULDERS (AREA C)

The Westbank Urban Centre – Residential Shoulders land use designation applies to the northern and southern edges of the Westbank Urban Centre.

The designation is intended to allow for a range of multi-unit residential and mixed-use housing options that will accommodate a sensitive transition between the Westbank Urban Centre to the adjacent lower-density neighborhoods. This designation will allow for development that contributes to West Kelowna’s housing diversity and provide population that will support the commercial uses in the Westbank Centre. Mid-rise residential developments are encouraged to include uses that are accessible to the public on the ground floor.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"><li>• Multi-unit housing</li><li>• Mixed-use buildings ( Commercial and Institutional located at grade or in podium levels and limited to no greater than 4 storeys)</li><li>• Townhouses (located at grade or in podium levels)</li><li>• Ancillary housing initiatives within Institutional</li><li>• Live-work units</li><li>• Parks and open space, and pedestrian connections</li></ul>	<ul style="list-style-type: none"><li>• High Density</li></ul>	<ul style="list-style-type: none"><li>• Mid-rise to high-rise with potential low-rise at the transition areas</li><li>• Up to 12 storeys</li></ul>

### 2.5.1 Objectives

1. To promote development that delivers a diversity of multi-unit housing forms, tenures and levels of affordability in the Westbank Urban Centre.
2. To encourage the establishment of a larger residential base to support the greater Westbank Urban Centre, while also providing opportunity for a complete neighbourhood with mixed-use and commercial buildings offering convenient, walkable access to services to meet the needs of residents in the Residential Shoulder.
3. To secure and develop high-quality park and plaza space in Westbank Urban Centre
4. To sensitively transition from the Westbank Urban Centre to the surrounding neighbourhoods.



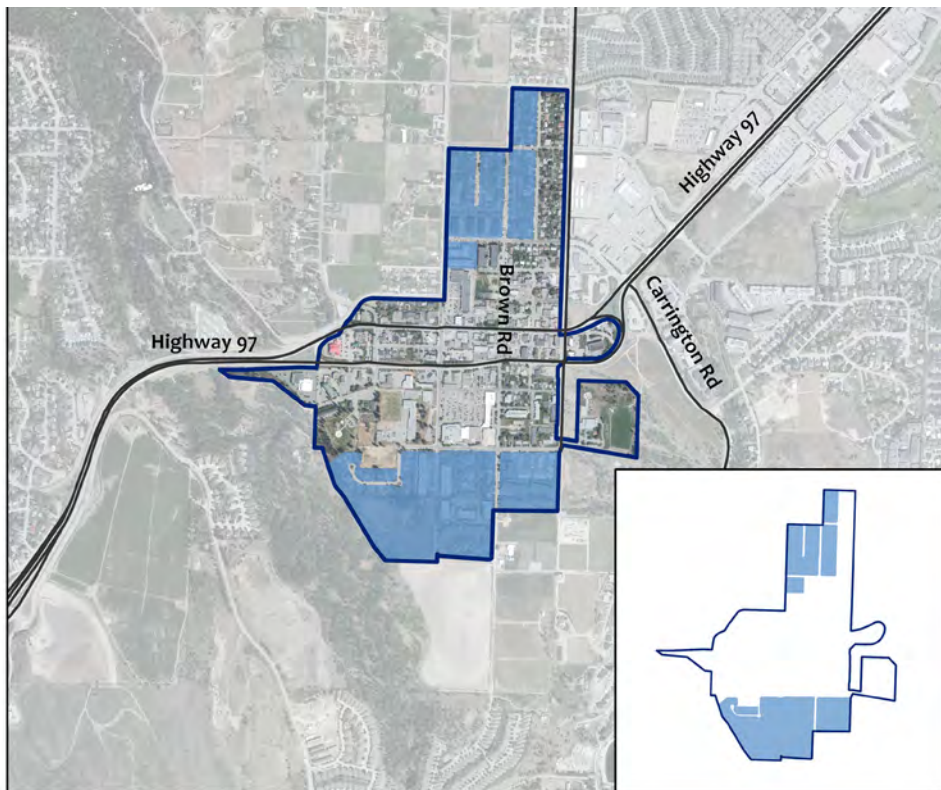


Figure 11. Westbank Urban Centre - Residential Shoulders

## 2.5.2 Policies

1. Low-rise residential development should take the form of townhouses (3 or greater units). New single-detached homes or duplexes are not permitted.
2. All multi-unit development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.
3. Heights will transition downwards towards the edges of the Residential Shoulders to sensitively integrate with surrounding and anticipated development density.
4. Mixed-use development should create an appropriate transition from less intense to more intense land uses. Incorporate **transit-oriented** and active transportation design elements.
5. Use ground-oriented residential uses as a component to create sensitive transitional areas where the designation occurs next to lower scale uses, including institutional use such as a school.
6. Consider appropriate design and transition for development adjacent to WFN lands in collaboration with WFN through the development review process.
7. Mitigate the impact of residential uses on non-compatible agricultural sites and ensure adequate **buffering** measures are utilized.
8. Encourage uses that support the existing and planned institutional uses within Westbank Urban Centre.
9. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.

## 2.6 BOUCHERIE URBAN CENTRE

The Boucherie Urban Centre land use designation applies to the parcels generally in the area between Mount Boucherie and Highway 97, between Ross Road and the west of Capri Road.

The designation is intended to allow for the redevelopment of the area into a secondary Urban Centre in West Kelowna, providing residential and employment densities that, while lower than the Westbank Urban Centre, support commercial and recreational opportunities and a pedestrian-friendly environment. Higher densities are encouraged to focus around the transit hub adjacent to Highway 97 and near the Mount Boucherie Community Centre, before transitioning towards more medium and low-density forms to ensure compatibility with the surrounding context.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• Mixed-use buildings</li> <li>• Commercial, including office and retail</li> <li>• Multi-unit housing</li> <li>• Townhouses</li> <li>• Institutional, and ancillary housing initiatives</li> <li>• Live-work units</li> <li>• Parks and open space, and pedestrian connections</li> </ul>	<ul style="list-style-type: none"> <li>• High Density</li> </ul>	<ul style="list-style-type: none"> <li>• Mid-Rise to high-rise with potential low-rise at the transition areas</li> <li>• Up to 12 storeys</li> </ul>

### 2.6.1 Boucherie Urban Centre Objectives

1. To promote a distinct and unique area, by focusing development characteristics that are appropriate and supportive of local civic services, parks, and natural amenities.
2. To promote a diverse mix of housing to address housing accessibility and attainability.
3. To promote mixed-use, commercial and high or medium density multi-residential development in Boucherie Centre as a secondary service hub for West Kelowna that is transit-supportive, walkable, and connected.
4. To encourage a **complete neighbourhood** with commercial and mixed-use buildings offering convenient access to services to meet the needs of residents for employment, shopping and personal services in Boucherie Urban Centre by encouraging residential densities necessary to support walkable service.
5. To provide services and amenities that support **infill** housing in the broader Boucherie neighbourhood outside of the Boucherie Urban Centre.
6. To encourage lot consolidation to promote high or medium density multi-unit residential developments, as well as opportunities for commercial or mixed-use.
7. To discourage auto-oriented commercial development in Boucherie Centre in favour of the establishment of compact, complete pedestrian centres with a well-defined **streetscape** that supports pedestrian, bike and transit transportation.
8. To secure and develop high-quality park and plaza space in Boucherie Urban Centre.

### 2.6.2 Boucherie Urban Centre Policies

1. Provide a variety of housing layout, configuration, and tenure within mixed-use and multi-residential development that includes a focus on high-rise or mid-rise buildings, where ground oriented townhouses are encouraged in podiums of mid-rise and taller buildings, where appropriate.
2. Low-rise residential development may be considered to create a sensitive transition to areas of lower intensity use and form, but should take the form of townhouses (3 units or greater). No new low density, single-detached residential zones are to be created or permitted within areas designated as Boucherie Urban Centre.
3. All multi-unit residential development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.



**Figure 12. Boucherie Urban Centre**

4. The tallest buildings in Boucherie Urban Centre should generally be located near the transit hub adjacent to Highway 97, along Ross Road, and near the Mount Boucherie community centre, and transitioning down toward the edges of the Urban Centre.
5. Mixed-use development should create an appropriate transition from less intense to more intense land uses.
6. Incorporate **transit-oriented** and active transportation design elements.
7. Consider appropriate design and transition for development adjacent to WFN lands in collaboration with WFN through the development review process.
8. Ross Road, Westgate Road and Cameron Road should be promoted as a **high street** that encourages pedestrian mobility and access to businesses and community uses, while being compatible with vehicle travel.
9. Support uses and activities that encourage both daytime and night time activation, especially near the identified **high streets**.
10. Support **pop-up** uses and structures that are temporary and transportable to enliven streets, public areas, and **publicly accessible private spaces**.
11. Evaluate opportunities to create a public plaza at the Mount Boucherie Community Centre in consultation with residents. This area should feature a variety of seating and gathering areas and should encourage future activities and programming.
12. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.

## 2.7 NEIGHBOURHOOD CENTRE

The Neighbourhood Centre land use designation applies to areas throughout West Kelowna that are well-suited to provide residential densities that support a range of small-scale local commercial uses.

The designation is intended to promote small areas of medium-density residential and some retail and service uses providing the surrounding neighbourhoods with walkable destinations and amenities. Retail/commercial uses will typically be located at-grade and in the lower levels of buildings, with residential or office space located above.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• Small-scale commercial uses serving the surrounding neighbourhoods</li> <li>• Institutional, and ancillary housing initiatives</li> <li>• Mixed-use buildings</li> <li>• Multi-unit housing</li> <li>• Townhouses</li> <li>• Live-work units (grade-related)</li> <li>• Parks and open space, and pedestrian connections</li> </ul>	<ul style="list-style-type: none"> <li>• Medium Density</li> </ul>	<ul style="list-style-type: none"> <li>• Low-rise to mid-rise</li> <li>• Up to 6 storeys</li> </ul>



Figure 13. Neighbourhood Centres

### 2.7.1 Neighbourhood Centre Objectives

1. To promote development that supports the creation of a complete community by providing services that are important to the daily life and activities and meet the daily needs of residents.
2. To promote development at a density and location conveniently located in the existing and planned transportation network that supports alternative modes of transportation, and that is built at a scale that is pedestrian friendly to create a **built environment** that is walkable and bikeable to meet the needs of people of all ages and abilities.
3. To encourage lot consolidation to promote medium density multi-unit residential developments in Neighbourhood Centres, as well as opportunities for commercial or mixed-use.
4. To encourage the development of neighbourhood commercial centres to provide local services and employment opportunities.

### Acknowledging Neighbourhood Legacies....

Many neighbourhoods within the community benefit from the significant historical contribution of farming families throughout the Westside. This includes the Mar (Marr) family with a long pioneer and community service history, and whose specific land donations and ongoing developments have contributed to the establishment of the Rose Valley Neighbourhood Centre.



## 2.7.2 Neighbourhood Centre Policies

1. Provide a variety of housing layout, configuration, and tenure within mixed-use and multi-residential development that includes a focus on mid-rise buildings, where ground oriented townhouses or commercial uses are encouraged in podiums of mid-rise buildings, where appropriate.
2. Encourage mid-rise, mixed-use development that permits convenience commercial and community services compatible with and in support of residential use in locations near collector or arterial roads and within a walkable distance for the majority of residents within Neighbourhood Centres.
3. Low-rise residential development should take the form of townhouses (3 units or greater) and be used to create sensitive transition to areas of lower intensity use and form. No new low density, single-detached residential zones are to be created or permitted within areas designated as Neighbourhood Centres.
4. All multi-unit residential development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level.
5. Support uses and activities that encourage both daytime and night time activation.
6. Support **pop-up** uses and structures that are temporary and transportable to enliven streets, public areas, and **publicly accessible private spaces**.
7. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.

### 2.7.3 Gellatly Village Policies

1. Where residential development along the waterfront is permitted, strive to maintain partial **view corridors** to the Okanagan Lake from inland locations, as well as from the Okanagan Lake to prominent hillsides and Mount Boucherie.
2. All waterfront development should promote ground oriented mixed-uses that provide services and amenities to both residents and the general public to support and promote enjoyment of the public waterfront.
3. Development in Gellatly Village must use site design and massing to minimize the impact on publicly accessible areas, such as shading and traffic impacts.
4. Development in Gellatly Village must consider the potential for enhanced access between the waterfront and Westbank Urban Centre, especially for pedestrian traffic and the potential to connect to Brown Road and/or other more direct routes.
5. Consider securing additional public right of ways to enhance public access options to the development area, as well as future opportunities for on-street parking in the area.
6. Consider future commercial development in Gellatly Village to an appropriate scope and scale in accordance with recommendations in the Gellatly Village Study (2017) for commercial development.
7. Development in Gellatly Village is encouraged to consider the provision of additional public parking as a much needed amenity within the area, and in support of any commercial uses proposed within the development, including consideration of boat/trailer parking.

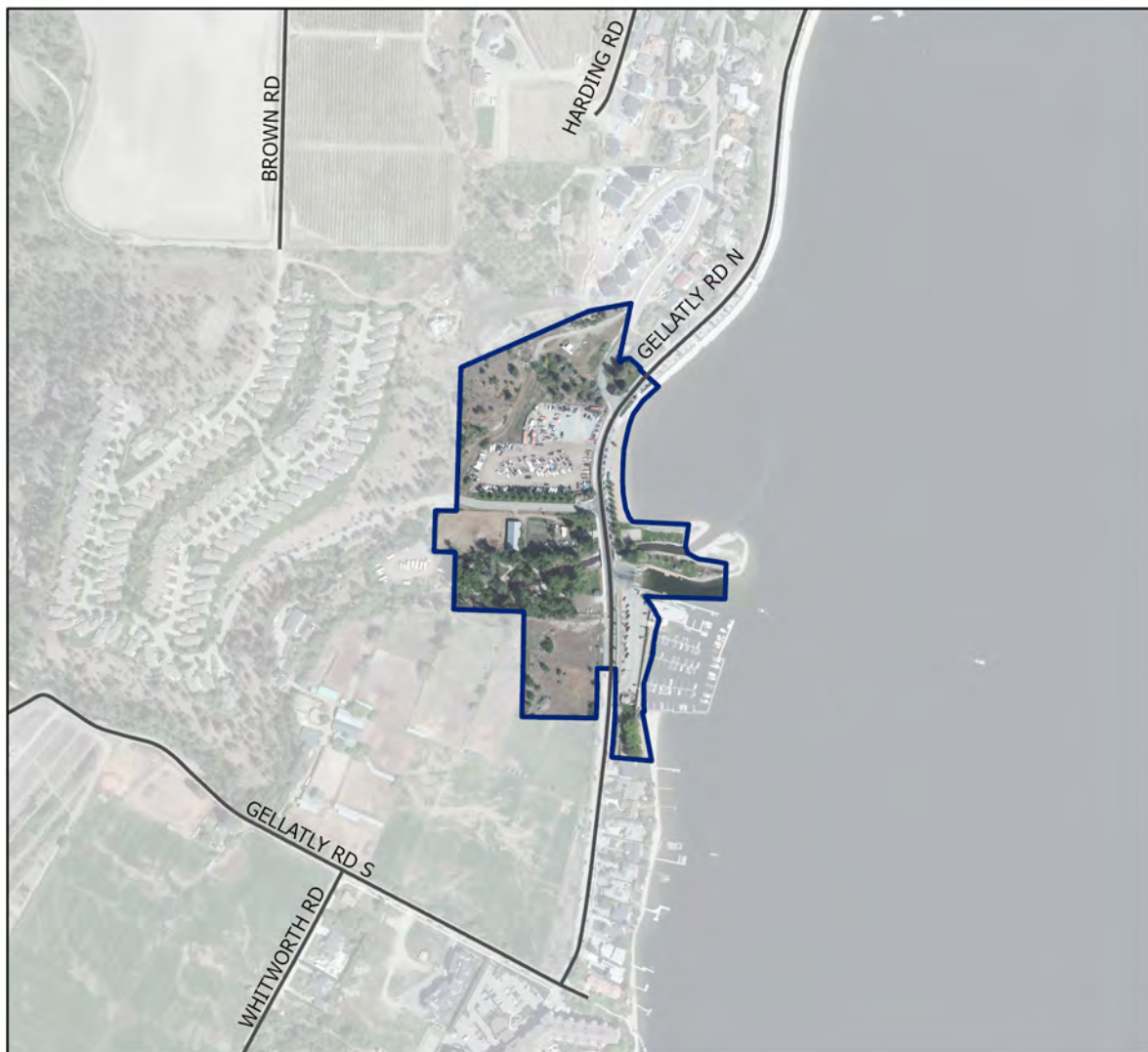


Figure 14. Gellatly Village



## 2.8 MEDIUM DENSITY RESIDENTIAL

Medium Density Residential land use designation applies to neighbourhoods in West Kelowna outside Centres where a strategic location might be well-suited to support higher density populations than what is typically found in low-density, single-detached residential neighbourhoods.

The Medium Density Residential designation will provide a range of low-rise multi-unit dwelling options to meet West Kelowna's housing needs, and will allow for low-rise housing forms including townhouses up to three storeys, and multi-unit housing (greater than three units) up to four storeys. Typically, this scale is used to transition between very low- and higher-density areas or to increase densities through residential development in appropriate locations.

Medium Density Residential environments will be pedestrian-scaled, and be located near amenities to serve residents' daily needs or the location will encourage existing or future transit connections in order to provide access to local amenities.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"><li>• Townhouses</li><li>• Duplexes</li><li>• Multi-unit housing</li><li>• Parks and open space, and pedestrian connections</li></ul>	<ul style="list-style-type: none"><li>• Medium density</li></ul>	<ul style="list-style-type: none"><li>• Low-rise (townhouses/duplex) up to 3 storeys</li><li>• Multi-unit housing (greater than 3 units) up to 4 storeys</li></ul>



## 2.8.1 Medium Density Residential Objectives

1. To encourage more diverse housing forms which help reduce our carbon footprint, improve opportunities for alternative modes of transportation, and create more active, healthier communities.
2. To focus medium density residential development by matching the intensity of development with the intensity of the road classification to promote transit supportive growth and variety in housing options, where appropriate. Consider more intense development along main arterial roads and less intense development on collector or local roads.
3. To provide an opportunity for residential development to modestly increase densities within existing single-detached residential neighbourhoods outside of Urban and Neighbourhood Centres, where appropriate.
4. To demonstrate how medium density development can be introduced into very low-density, single-detached neighbourhoods to support the evolution and growth of the area through sensitive integration of new and compatible housing forms .

## 2.8.2 Medium Density Residential Policies

1. Where appropriate, consider residential development of ground-oriented multi-unit housing within existing neighbourhoods on larger lots, as well as appropriately scaled multi-unit housing greater than three units on appropriate lots along main arterial roads, through zoning amendment applications.
2. Low-rise multi-unit residential development located within existing neighbourhoods on collector or local roads should be in ground-oriented forms such as semi-detached or attached townhouses, with at-grade private entrances.
3. No new low-density, single-detached residential zones are to be created or permitted within areas designated as Medium Density Residential.
4. Ensure more intense residential housing is sited to complement the type, form, scale, use and character of adjacent buildings and ensure private outdoor spaces are respected.
5. All multi-unit residential development should design the building mass, form and details to create an interesting and pedestrian-focused environment at the street level as well as supporting modes of transportation other than motor vehicles.
6. Where residential development along the waterfront is permitted, strive to maintain public view corridors to the Okanagan Lake from inland locations, as well as from the Okanagan Lake to prominent hillsides or other view corridors. Ensure that public enjoyment of the lakefront is enhanced as a result of the development by securing public access.
7. Mitigate the impact of residential uses on any adjacent non-compatible industrial sites or agricultural sites, ensuring adequate **buffering** measures are employed.

## 2.9 LOW DENSITY RESIDENTIAL

Low Density Residential land use designation applies across many neighbourhoods in West Kelowna.

The Low Density Residential designation will provide for a range of ground-oriented housing with flexibility in lot size, width and typology to accommodate a mix of housing options. More land-efficient and compact housing forms will be encouraged through **infill** development, including secondary suites, carriage houses and duplexes.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"><li>• Single-detached dwellings, including secondary suites, carriage houses, and clustered housing</li><li>• Duplexes</li><li>• Parks and open space, and pedestrian connections</li></ul>	<ul style="list-style-type: none"><li>• Low density</li></ul>	<ul style="list-style-type: none"><li>• Low-rise</li><li>• Up to 3 storeys</li></ul>

### 2.9.1 Low Density Residential Objectives

1. To provide traditional single family housing opportunities and encourage the sensitive densification of existing low-density neighbourhoods through **infill** development that promotes a more efficient use of land and infrastructure.
2. To promote more compact and diverse low density housing forms for families, including the consideration of smaller lot sizes, secondary suites, carriage houses, duplexes, and clustered single-detached housing in support of neighbourhood diversity and healthy communities.
3. To promote high-quality development that contributes to livable neighbourhoods.





### 2.9.2 Low Density Policies

1. Where appropriate and impacts can be minimized, **infill** development can be considered within existing neighbourhoods to permit smaller lot sizes, duplexes, clustered housing, secondary suites, and carriage houses.
2. Low density housing forms with more than 1 unit, such as duplexes or secondary suites, located within neighbourhoods will be ground-oriented with private entrances.
3. **Infill** opportunities will be considered in established residential areas that are well serviced by existing infrastructure, transit and other services.
4. Zoning amendment applications to accommodate **infill** housing opportunities, or conversions to properties that have up to two separate units, maintain suitable setbacks and do not require variances, are encouraged with sensitive integration.
5. Duplexes are considered an appropriate form of **infill** housing within neighbourhoods, but are also encouraged at a higher density as the neighbourhoods transition to Urban or Neighbourhood Centres.
6. Where residential development along the waterfront is permitted, ensure that public enjoyment of the lakefront is enhanced as a result of the development by securing public access.
7. Mitigate the impact of residential uses on non-compatible industrial sites or agricultural sites and ensure adequate **buffering** measures are utilized.
8. Consider opportunities for additional **infill** development at higher densities near Urban Centres.

## 2.10 COMMERCIAL

The Commercial land use designation applies to strategic locations for a variety of businesses and complementary mixed-use development located outside Centres.

The Commercial designation will provide for a variety of employment, entertainment, retail, service and institutional uses, along with integrated residential within mixed-use buildings. This designation is focused in key areas with access to populations that can support such uses. A variety of building types will be encouraged to reflect a diversity of opportunities and amenities.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>Commercial, including office, retail, and services</li> <li>Mixed-use buildings</li> <li>Institutional</li> <li>Live-work units (grade-related)</li> <li>Parks and open space, and pedestrian connections</li> </ul>	<ul style="list-style-type: none"> <li>Low Density</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise to mid-rise</li> <li>Up to 4 storeys</li> </ul>



### 2.10.1 Commercial Objectives

1. To provide convenient access to a range of services and employment opportunities to meet the daily needs of residents.
2. To provide locations supportive of businesses that offer a variety of quality employment options for residents and enrich West Kelowna's economy.
3. To encourage a mix of uses within the commercial area and easy access for nearby residents using alternative modes of transportation.
4. To encourage businesses to use available technology to reduce/eliminate the impacts of noise, odours, **greenhouse gases**, and other emissions that may affect adjacent residential uses.



## 2.10.2 Commercial Policies

1. Improve the form, character and **public realm** of existing and future commercial and mixed-use development.
2. Discourage auto-oriented commercial development in favour of more compact, pedestrian-scaled, and mixed-use formats with well-defined **streetscapes** supportive of pedestrian, bike and transit modes.
3. Where appropriate, incorporate accessible green space in site planning and require appropriate landscaping, as per the applicable urban design and development guidelines.
4. The **public realm**, including sidewalk and landscaped areas, should enhance and create a positive and attractive environment for pedestrians.
5. Where commercial and mixed-use development along the waterfront is permitted:
  - a. Strive to maintain public view corridors to the Okanagan Lake from inland locations, as well as from the Okanagan Lake to prominent hillsides or other view corridors; and
  - b. Ensure that public enjoyment of the lakefront is enhanced as a result of development by securing public access.
6. Retain compatible service and commercial uses that are essential elements of a liveable community within mixed-use development.

## 2.11 INDUSTRIAL

The Industrial land use designation applies to areas that are well suited for a variety of primary industrial activities such as processing, manufacturing, supply/distribution, warehousing/storage, and research/technology. Directly related services, and some secondary uses to support the primary use may be appropriate.

The Industrial designation provides opportunities to these uses in areas with convenient access to Highway 97, and where appropriate **buffering** can be provided to adjacent uses so as to limit noise and pollution trespass.

The Industrial designation supports initiatives to maintain and reinforce the area for primary industrial uses, and to promote the development of innovative technologies and emerging industries to strengthen and diversify West Kelowna's economy. It encourages development to have an attractive built form particularly in areas visible to the public.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>A broad range of primary industrial uses including processing, manufacturing, supply/distribution, warehousing/storage, and research/technology</li> <li>Ancillary commercial/office/retail/caretaker units, where directly related to or to support the primary industrial use</li> </ul>	<ul style="list-style-type: none"> <li>Low Density</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys with greater floor to ceiling heights for industrial use</li> </ul>



### 2.11.1 Industrial Objectives

- To preserve and optimize the industrial land base, so that it becomes the economic core of the City, by supporting existing industry and encouraging new industrial business, as well as encouraging land use decisions consistent with policies and objectives for a broad range of industrial and industrial-related uses in industrial areas.
- To preserve and enhance the employment land base that supports existing and emerging high-tech industries.
- To encourage high quality building and landscape design to attract investment, new uses and a skilled, diverse labour force.
- To encourage industrial businesses to use available technology to reduce/eliminate noise, odours, **greenhouse gas** and other emission and to protect the environment through consideration of the impact on air, water and land quality as a result of new uses, redevelopment or additions to existing industrial properties.
- To improve the form and character of industrial areas through promotion of redevelopment and revitalization of the **built environment** in accordance with applicable development permit guidelines.



### 2.11.2 Industrial Policies

1. Preserve the industrial focus of the primary industrial area north of Highway 97 between Westlake Road and Daimler Road.
2. Industrial uses, including but not limited to manufacturing, processing, laboratory and warehousing, should be the primary focus of the land, with limited ancillary commercial uses permitted.
3. Industrial lands are to promote land uses which:
  - a. Generate only limited shopping and retail traffic;
  - b. May have a public retail sales area for products manufactured or assembled on site;
  - c. Require large enclosed display and storage areas;
  - d. Require access to major roads for supply and distribution; and
  - e. Are not compatible with residential uses.
4. Bartley Road, Byland Road, Jennens Road, Ross Road, Stevens Road, Shannon Lake Road, or Westlake Road, where located or partially located within the Industrial area, should be promoted as a **high street** that encourages pedestrian mobility and access to businesses and community uses, while being compatible with vehicle travel. Sidewalk and landscape design should enhance and create a positive and attractive environment along the identified **high streets**.
5. Recognize the needs of local entrepreneurs by considering smaller lots and the development of small scale “incubator” facilities.
6. Discourage non-industrial land uses in the area of Gorman Bros. Mill that would lead to long-term conflict with the operation of the mill. Any proposed non-industrial development in this vicinity should consider a **buffer** area, including at minimum landscaping, fencing and/or the consideration of spatial separation depending on the specific land uses and established as a potential condition of zoning amendment.
7. Support businesses in developing and maintaining an eco-industrial network to build efficiencies in energy, resource use and waste management.
8. Where appropriate, incorporate accessible green space in site planning and require appropriate landscaping, as per the applicable development permit guidelines.
9. Continue to participate in the development of a comprehensive management strategy for the aggregate industry within the Central Okanagan, which will inform designated aggregate supply areas for West Kelowna, including the potential conversion of areas currently within the Industrial designation.
10. Low-rise within the Industrial designation may include consideration for higher overall building heights appropriate for the specific use where taller floor-to-ceiling heights may be necessary to accommodate a use.

## 2.12 BUSINESS PARK

The Business Park land use designation applies to areas that are well suited to allow a diversity of employment uses with potential impacts more appropriate to a Business Park context where it is adjacent to and **buffered** by West Kelowna's largest area of industrial lands and with convenient access to Highway 97.

The Business Park designation provides opportunities for uses such as equipment sales, light production/manufacturing, offices, show rooms, and warehousing/storage, including limited ancillary commercial that serves the employees of nearby industrial and employment areas, like convenience retail and restaurants. Secondary light Industrial uses may be permitted where appropriate and impacts to adjacent properties can be mitigated.

The Business Park designation seeks to support the economy of West Kelowna by providing opportunities for more diverse, lower-impact and emerging industries such as media, technology, and research and development, while also supporting a vital employment centre with amenities and services for local employees. Development within the Business Park is encouraged to present an attractive frontage along public streets, especially Highway 97.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>Commercial/Retail/Research/Technology/Biotechnology appropriate to a Business Park or where supporting adjacent Industrial uses, such as equipment sales, light production/manufacturing, media production/studios, offices, research laboratories, show rooms, warehousing/ storage</li> <li>Limited ancillary Commercial (convenience retail and restaurants), serving the needs of local employees where appropriate</li> <li>Secondary uses including light industrial may be permitted where appropriate and impacts to adjacent properties can be mitigated</li> <li>Ancillary caretaker units, where directly related to or to support the primary business park use</li> </ul>	<ul style="list-style-type: none"> <li>Low Density</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise</li> <li>Up to 3 storeys with greater floor to ceiling heights for business park or industrial use</li> </ul>



### 2.12.1 Business Park Objectives

1. To create opportunities for lower-impact industries to set up flexible commercial and industrial operations.
2. To create a pedestrian-friendly service centre for employees in and around the area.
3. To encourage high quality building and landscape design to attract investment, new uses and a skilled, diverse labour force.
4. To improve the form and character of the business park through promotion of redevelopment and revitalization of the **built environment** in accordance with applicable development permit guidelines, and encouraging new development with advanced technical and lower-impact industrial related uses as a transition from the higher intensity Industrial land use designation.



### 2.12.2 Business Park Policies

1. Maintain and enhance the Business Park as a hub for various employment uses and ancillary services, including but not limited to lower-impact industrial and related commercial uses such as manufacturing, distribution, technology, agricultural support services, aerospace, showrooms and storage.
2. Explore opportunities to accommodate new and emerging employment types which may include research and technology, light manufacturing and production, commercial offices, studios, and laboratories.
3. Commercial uses that are supportive and provide amenities to the local employees, such as convenience retail and restaurants, should be located on the ground level to promote easy access.
4. Any industrial uses permitted within the Business Park must be able to demonstrate a low level of impact on adjacent areas, including from any resulting noise, light, freight traffic, pollution or odour.
5. Commercial and industrial uses, which have their primary purpose as office, retail, and/or showroom are to be approved at the City's discretion at any zoning amendment, and should generally be directed to sites closer to Highway 97 or along designated highstreets in the Business Park.
6. Bartley Road, Byland Road, Jennens Road, Ross Road, Stevens Road, Shannon Lake Road, or Westlake Road, where located or partially located within the Business Park, should be promoted as a **high street** that encourages pedestrian mobility and access to businesses and community uses, while being compatible with vehicle travel. Sidewalk and landscape design should enhance and create a positive and attractive environment along the identified **high streets**.
7. Recognize the needs of local entrepreneurs by considering smaller lots and the development of small scale "incubator" facilities.
8. Where appropriate, incorporate accessible green space in site planning and require appropriate landscaping, as per the applicable urban design and development guidelines.
9. Support businesses in developing and maintaining an eco-industrial network to build efficiencies in energy, resource use and waste management.
10. All development should present an attractive frontage to the primary public street, especially frontages that face Highway 97.
11. Low-rise within the Business Park designation may include consideration for higher overall building heights appropriate for the specific use where taller floor-to-ceiling heights may be necessary to accommodate a use.

## 2.13 EDUCATIONAL / INSTITUTIONAL

The Educational/Institutional land use designation applies to lands that have been designated for the City, senior levels of government or other key institutions to offer their services to the community outside Centres, noting that Educational/Institutional uses are also permitted within Centres.

The Educational/Institutional designation recognizes the importance of providing land for these uses in a growing City, and the areas under the designation are selected in co-ordination with relevant jurisdictions to foster locations that are suitable to effective service delivery across the entire City.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• A broad range of institutional uses including community and recreation centres, fire halls, police stations, hospitals, places of worship, and other related uses</li> <li>• Educational uses</li> <li>• Ancillary housing initiatives</li> <li>• Parks and open space</li> <li>• Related recreational uses</li> </ul>	<ul style="list-style-type: none"> <li>• Low Density</li> </ul>	<ul style="list-style-type: none"> <li>• Low-rise to mid-rise</li> <li>• Up to 4 storeys</li> </ul>

### 2.13.1 Educational/Institutional Objectives

1. To support institutional uses in areas that are accessible to the broader community and which complement neighbouring uses in terms of form and character, and potential user groups.
2. To support the flexible and adaptable use of institutional lands in response to changing community demands.
3. To encourage institutional uses to use available technology to reduce or eliminate noise, odours, **greenhouse gases** and other emissions.

### 2.13.2 Educational/Institutional Policies

1. Future school sites should be located appropriately based on the size and composition of the school age population, as well as the ability of children and families to travel safely to and from the site. Area Plans must consider future school sites, as applicable.
2. Where possible, explore partnerships between institutions and the surrounding neighbourhood for the provision of joint community uses including public parks or open space and indoor community/recreation facilities.
3. Explore the potential for provincial and federal governments to locate offices and/or service facilities within lands designated Educational / Institutional.
4. Consider additional residential uses in combination with the institutional use, where the proposed residential use supports housing initiatives with a broader community interest such as supportive, transitional, community, affordable or non-market housing. **Social housing** initiatives related to addictions, mental health, or corrections will only be considered as part of Provincially or Federally led housing facilities and must include on-site support services.



## 2.14 TOURIST COMMERCIAL

The Tourist Commercial land use designation applies to lands that have been established outside Centres to accommodate appropriate tourism related commercial and residential uses that recognize surrounding uses and do not generate adverse impacts.

The Tourist Commercial designation recognizes the importance of providing lands for a growing tourism industry, where locations are suitable by complementing neighbouring uses in terms of form and character, and potential user groups.

The Tourist Commercial designation supports development that provides opportunity for local employment and services, and encourages development to have an attractive built form that is sensitive to the environment.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>Hotel and resort accommodation, services and amenities associated with tourism, including commercial and residential uses associated with tourism, where appropriate to the waterfront, or within an appropriate location with sensitive integration</li> <li>Campgrounds, Tourist Cabins and Motels</li> </ul>	<ul style="list-style-type: none"> <li>Medium Density</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise to mid-rise up to 4 storeys</li> </ul>

### 2.14.1 Tourist Commercial Objectives

1. To foster local economic development, provide a **sense of place**, and opportunities for public spaces.
2. To support commercial tourism by promoting a variety of uses and built forms appropriate for accommodations, services and amenities available to both local residents and the travelling public.
3. Improve the form, character and **public realm** amenities of existing and future Tourist Commercial developments.

### 2.14.2 Tourist Commercial Policies

1. Ensure that all Tourist Commercial development includes the creation of facilities and amenities for the tourists that they draw to the area as well as for the benefit of the surrounding local community. They should also generate opportunities for interaction with and employment for members of the community.
2. Create and maintain public access to West Kelowna's waterfront, consistent with the Waterfront Plan and encourage tourist commercial development on the waterfront that enhances the community's natural assets.
3. Mitigate any negative impacts of new development and ensures public enjoyment of the waterfront is maintained and significantly enhanced as a result.
4. Projects developed primarily for tourist use should be sensitive to the environmental impacts of their placement and primary emphasis should be placed on high quality **green building** design and extensive well-maintained landscaping. **Buffering** of abutting uses and services areas as well as transit and pedestrian connectivity will be encouraged.
5. Projects should promote economic development, consider provision of amenities and personal services open to the public, and the development should provide an extremely high design standard as a key tourist destination within the City.
6. Avoid zoning that would result in tourist accommodation uses on Crown or private lands abutting the road between Upper Glenrosa area and Crystal Mountain Resort.
7. Consider new tourist commercial development, where appropriate to the waterfront, or within an appropriate location with sensitive integration and consistent with the policies, through zoning amendment applications.



## 2.15 RURAL RESIDENTIAL

The Rural Residential land use designation applies to existing areas and neighbourhoods primarily defined by their blend between residential and rural character, as evidenced by clusters of non-farm settlement and limited farming operations. These areas are characterized by single-detached housing on large parcels which may also support limited agricultural production and home industries.

The Rural Residential designation supports non-intensive farming operations that do not generate adverse impacts such as noxious odours or excessive dust. These areas are not considered growth areas and will be restricted to **infill** uses that can be served by on-site water and wastewater treatment systems.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"><li>• Single-detached dwellings, including secondary suites and carriages houses</li><li>• Agricultural (non-intensive or agricultural activities on <b>ALR</b> land where consistent with the <i>Agricultural Land Commission Act</i>) and home industry uses</li></ul>	<ul style="list-style-type: none"><li>• Low density</li></ul>	<ul style="list-style-type: none"><li>• Low-rise</li><li>• Up to 3 storeys</li></ul>

### 2.15.1 Rural Residential Objectives

1. To ensure that housing development is appropriate and sensitive to the surrounding uses and the existing form and character of this area, including single-detached houses on large lots with generous open space.
2. To preserve natural resources and landscapes while allowing for functional and productive rural/residential areas and farming operations.

### 2.15.2 Rural Residential Policies

1. Development within the Rural Residential landscape should have no significant impact on adjacent natural areas or on the operations of adjacent agricultural areas, including consideration of storm water, transportation, setback and orientation impacts, as well as limiting trespass potential.
2. Development will respect the **Growth Boundary** and protect environmental resource and values. Zoning amendments allowing parcel sizes less than 30 hectares are not supported outside the **Growth Boundary**. Subdivision is not supported on lands outside the **Growth Boundary**, except where zoning amendments or variances are not required and minimum parcel size can be met.
3. Rural Residential areas located within the **Growth Boundary** and along the Okanagan Lake waterfront and where they are also outside the **Agricultural Land Reserve (ALR)** may be considered for potential Tourist Commercial development, where appropriate and impacts to adjacent properties are minimized to the satisfaction of the City, and development is consistent with the policies of the Tourist Commercial land use designation.



## 2.16 RESOURCE LAND

The Resource Land land use designation applies generally to areas suitable for recreation, agriculture or forest or mineral extraction.

The developed areas of West Kelowna are bounded by private and publicly owned (Crown) lands which the OCP designates as Resource Land. Provincial forest, community watersheds, recreation tenures, open grazing, transportation networks and mineral resources are managed by provincial resource agencies through consultation with the local community and resource operators. The management of Resource Lands is complex, involving local, regional, provincial and WFN jurisdictions and multiple regulatory requirements.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• Natural resource extraction and forestry</li> <li>• Recreation</li> <li>• Agricultural uses</li> <li>• Parks and open space</li> </ul>	<ul style="list-style-type: none"> <li>• Low density</li> </ul>	<ul style="list-style-type: none"> <li>• Low-rise</li> <li>• Up to 3 storeys</li> </ul>



### 2.16.1 Resource Land Objectives

1. To protect environmentally sensitive areas to maintain their ecological function.
2. To preserve significant view sheds of West Kelowna's natural areas.
3. To protect and enhance agricultural resources.
4. To protect community water resources and prevent negative downstream impacts.
5. To support the use of Crown lands within the City boundary for rural resource values where they are consistent with the community's values.
6. To demonstrate and encourage transparent and inclusive decision-making for Resource Lands with WFN and other government agencies.



### 2.16.2 Resource Land Policies

1. The Resource Land designation allows for agricultural and rural resource uses, including agriculture, forestry, sand and gravel extraction, as well as park and open space uses, including natural parks, recreation areas and environmentally sensitive areas (ESAs).
2. Support and seek to protect agricultural land and agricultural activities in Resource Land areas.
3. In order to minimize road access and to protect resource and environmental values, subdivision is not supported within the Resource Land designation, where lands are outside the **Growth Boundary** and require any zoning amendment allowing parcel sizes less than 30 hectares.
4. Provincial resource development activities will be considered in this designation subject to compatibility with tenure holders, consideration of neighbouring land uses and adherence to Development Permit Guidelines, as well as consideration of the impact on transportation infrastructure and view corridors, where applicable.
5. Sand and gravel extraction and forestry activities in or adjacent to environmentally sensitive areas, in areas with prominent community views to the site or within **riparian areas** are not supported.
6. Any transition of land from Crown to private tenure requires zoning amendment approval to appropriately review impacts on the environment, public services, roads, sewage and waste disposal and community water resources.
7. Where subdivision, long-term lease or transfer of tenure to private ownership is proposed in the Resource Land area, encourage the boundaries to be defined by natural terrain features.
8. Continue to participate in the development of a comprehensive management strategy for the aggregate industry within the Central Okanagan, which will inform designated aggregate supply areas for West Kelowna.
9. Work with relevant provincial agencies to develop a long-range plan for Crown land that supports growth in West Kelowna consistent with community values and vision.

## 2.17 AGRICULTURE

The Agriculture land use designation applies to areas that are an essential and celebrated aspect of West Kelowna’s character. These areas, often protected by the Provincial **Agricultural Land Reserve (ALR)**, are designated primarily for agriculture and agricultural-related activities.

This designation encourages diverse, prosperous, and adaptable agricultural uses to support a productive agricultural hub in the City. Sustainable farm practices (protection of surface and groundwater resources, aquatic habitat, woods, wetlands, wildlife habitat, and other natural characteristics) that do not place unreasonable constraints on the farming community, are also encouraged. As a result of the importance of agriculture in the City of West Kelowna, the protection of agricultural capacity, production and access to agricultural products is supported by this OCP.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• Agricultural uses</li> <li>• Residential uses (principal and secondary farm dwellings)</li> <li>• Ancillary agricultural retail for on-farm grown and/or produced goods</li> </ul>	<ul style="list-style-type: none"> <li>• Low density</li> </ul>	<ul style="list-style-type: none"> <li>• Low-rise</li> <li>• Up to 3 storeys</li> </ul>



### 2.17.1 Agriculture Objectives

1. To support the preservation and enhancement of the agricultural land base through land use decisions consistent with identified agricultural policies, Agricultural Land Commission (ALC) policies and decisions where applicable, and the Agricultural Plan.
2. To promote and support innovative community agricultural activities and their connection to local and regional markets.
3. To support consultation with the Agricultural Land Commission regarding the use of **ALR** land for community land use needs, as described in the *Agricultural Land Commission Act and the Local Government Act*.
4. To encourage innovative agricultural practices and secondary activities that contribute to farm income.
5. To encourage sustainable soil and water management practices as a key component of food security and agricultural sustainability.

### 2.17.2 Agriculture Policies

1. Support in principle the diversification of the agricultural economy in the City of West Kelowna through such activities as **farm-gate marketing** and other agri-tourism opportunities, which are ancillary to primary farming activities and do not impact the agricultural capability of farmland.

2. Where conflict exists between non-agriculture uses and agriculture, attempt to resolve the conflict with minimal negative effect on agriculture, consistent with the *Farm Practice Protection (Right to Farm) Act*, where the City works in collaboration with the Agricultural Land Commission and Ministry of Agriculture and Food staff. The City more generally supports education around agricultural practices and referrals to these agencies.
3. Support cultivation, production, improvement, processing or marketing of plants and animals, agri-tourism and other agricultural industries in support of the agricultural sector and a diverse use of agricultural lands.
4. Preserve agricultural land by directing development into designated Urban and Neighbourhood Centres, Residential, Commercial or Industrial land use designations.
5. With regard to Agricultural Land Use Designation outside of the **ALR**, the City will:
  - a. Prefer retention of these lands for agricultural use that is in accordance with the City's Zoning Bylaw;
  - b. Consider trail development, low intensity recreation activities and open space areas in conjunction with agri-tourism uses.
6. Notwithstanding the policy above, Agricultural areas immediately adjacent to Okanagan Lake may be considered for potential Tourist Commercial development only where:
  - a. Located within the **Growth Boundary** along the Okanagan Lake waterfront;
  - b. Located outside the **Agricultural Land Reserve (ALR)** and have low agricultural potential;
  - c. Considered appropriate and impacts to adjacent properties are minimized to the satisfaction of the City; and
  - d. Development is consistent with the policies of the Tourist Commercial land use designation.
7. In order to minimize impact to agricultural lands and to protect resource and environmental values, subdivision is not supported within the Agriculture designation. Although the City endeavours to protect larger lot sizes, it also fully recognizes the contribution and viability of all sizes of farms, including existing small farms, in its jurisdiction.
8. Require an Official Community Plan amendment to a Land Use Designation other than "Agriculture" if land is excluded from the **ALR** in order for further non-agricultural development to occur. (See General Land Use Policies for additional policy related to **ALR** exclusion.)
9. Agricultural operators are encouraged to consider the effect of any drainage patterns that would be altered through their farm practice to limit impact to downstream properties consistent with best practice established by the Province.
10. Support commercial agricultural operations through the administration of applicable Development Permit Guidelines that discourage plantings that may harbour diseases or insects harmful to agricultural operation, as well as programs such as the RDCO Sterile Insect Release Program and Noxious Weed Control Bylaws.
11. Support the ALC objective of retaining agricultural lands in larger parcels to maintain their viability for agricultural use, and further support consolidation of farmland where possible.
12. New roads and utility corridors should not be located on agricultural lands unless no suitable alternative exists. In those cases where no suitable alternative exists, land excluded from the **ALR** should be replaced with land of equal or greater agricultural value.
13. Discourage the proliferation of non-farm residential development or use, except as provided for by the Homesite Severance Policy within the **ALR**. Accessory homes and other housing will be limited according to Provincial **ALR** policies and regulations within the City's Zoning Bylaw.
14. Encourage lower intensity and complementary agricultural uses as a transition between existing urban development and farm operations. Consideration of such uses should not be construed as support for subdivision to smaller parcels, or a restriction on uses permitted in the **ALR** where located within the **ALR**.
15. Encourage innovative farming practices on smaller parcels within agricultural areas.
16. Encourage farms to participate in the Environmental Farm Plan Program.

## 2.18 NATURAL AREAS AND PUBLIC PARKS

The Natural Areas and Public Parks land use designation applies to lands throughout West Kelowna within a well-connected system of publicly accessible and diverse parks and greenspace as a valued amenity in West Kelowna and serves a joint mandate of environmental conservation and diverse public recreation opportunities. The designation also includes other privately held natural areas and greenspace that augments the protection of **sensitive ecosystems** and strengthens the natural assets of West Kelowna where the preservation of West Kelowna’s natural heritage is paramount.

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>Publicly accessible greenspace/parks</li> <li>Protected natural areas and privately held greenspace</li> <li>Low-impact recreation</li> </ul>	<ul style="list-style-type: none"> <li>Low Density</li> </ul>	<ul style="list-style-type: none"> <li>Low-rise (structures permitted only within government-owned parks)</li> <li>Up to 3 storeys</li> </ul>



### 2.18.1 Natural Areas and Public Parks Objectives:

1. To provide adequate recreational opportunities to improve the health and well-being of all CWK residents.
2. To improve access to parks and open space through acquisition of lands for future parks in ways that achieve an equitable distribution of parks throughout the City, linkages between natural areas and a variety of park types.
3. To conserve West Kelowna’s natural and cultural heritage through the acquisition of environmentally and culturally significant areas for protection as privately held greenspace or natural areas, or as publicly accessible park or greenspace.
4. To provide adequate parks and open space to support both residential and visitor use.
5. To maximize opportunities for indoor and outdoor recreation programs and services.
6. To pursue partnerships, joint uses with other agencies and other opportunities to provide and fund additional parks and recreational facilities and services.
7. To consider a variety of alternatives to help offset costs associated with purchasing parkland.
8. Consider the protection of water sources when reviewing proposed natural areas and public parks.



### 2.18.2 Natural Areas and Public Parks Policies

1. Apply the principles of **Crime Prevention Through Environmental Design (CPTED)** to parks and open space so that they are accessible in a safe and convenient manner.
2. Consider the policy and implementation direction established by the Parks Master Plan and Rec Trails Master Plan.
3. Upon subdivision, the minimum 5% dedication of land or funds in lieu of dedication for parks will be used to complement the City's park system in accordance with the provincial regulations of the *Local Government Act*, and the City's Parks Master Plan, Rec Trails Master Plan and Park Land Acceptance Policy.
4. Seek to protect natural areas for its conservation value and where it complements the existing park and trail system through park dedication above the maximum 5% at subdivision, in line with the criteria and guidance provided by the Park Land Acceptance Policy.
5. Through a variety of strategies aim for 20% of land area within West Kelowna to be in the form of natural areas and **publicly accessible open spaces** such as parks, trails, and plazas. As areas develop, ensure sufficient open space is provided to offset the increased densities. (Refer also to Schedule 2, **Greenbelt** and **Greenways** Data table, which outlines the current area attributed to each of the seven types of **greenbelt** or **greenway** that contribute to the 20% goal within the **Growth Boundary** of the City of West Kelowna.)
6. Require Area Plans and Development Applications to include parks, open space, pedestrian and linear corridors and major recreation facilities. These must include consideration of the City's Parks Master Plan, Rec Trails Master Plan, park pre-plans, community and staff input.
7. Encourage efforts by community organizations, Trusts and Service Groups to partner in the acquisition, maintenance or management of publicly owned spaces including parks, boulevards, foreshore, community gardens, trails, **greenways** and **greenbelts**.
8. Coordinate park and recreation planning initiatives with WFN and other regional partners to ensure the efficient and effective provision of parks and recreation services, and to ensure that, whenever possible, linear parks connect across municipal boundaries.
9. Consider acquiring significant large natural areas through purchase, donation, negotiation at the time of zoning or use of **density bonusing**, where such action is believed in the City of West Kelowna's best interest, and the land and processes comply with the Park Land Acceptance Policy.
10. At time of subdivision for all development types, and at time of zoning amendment for mixed-use, multi-residential, commercial, industrial and institutional developments, secure a **Statutory Right of Way (SRW)** for public access, up to 10 metres in width, where trails are included in a **Greenways** and **Greenbelt** Plan, or adjacent to creek corridors, or as otherwise identified during the development application process. The 10 metre corridor may be in addition to, and outside, any riparian management area requirements imposed through Environmental Development Permit Guidelines.
11. Continue working with WFN, RDCO, BC Parks and other community partners to foster the preservation and enhancements of West Kelowna's parks and open spaces.

## 2.19 COMPREHENSIVE DEVELOPMENT AREA

The Comprehensive Development Area (CDA) designation applies to lands identified through historical neighbourhood planning processes where Council may consider development interests in the area, but where the lands have not been thoroughly assessed for development potential. In these areas, significant constraints may affect their development potential, such as infrastructure, servicing, access, topography, visual impact or environmentally sensitive areas.

For these reasons, these areas must be planned on a comprehensive basis which may require collaboration/joint applications between adjoining landowners as a Comprehensive Development Plan (CDP). Although the identified Comprehensive Development Area designated lands lie within the **Growth Boundary**, consideration of any development application for these lands may only be authorized through resolution of Council (see Section 5.4 for additional detail regarding the CDP process).

USES	DENSITY	MAXIMUM BUILDING HEIGHT
<ul style="list-style-type: none"> <li>• Publicly accessible greenspace/parks</li> <li>• Protected natural areas and privately held greenspace</li> <li>• Low-impact recreation</li> <li>• Other uses pending further study</li> </ul>	<ul style="list-style-type: none"> <li>• pending further study</li> </ul>	<ul style="list-style-type: none"> <li>• pending further study</li> </ul>

### 2.19.1 Comprehensive Development Area Objectives

1. Align potential development opportunities in consideration of the City's growth concept strategies, and ongoing Land Use Analysis.
2. Ensure that the planning of new neighbourhoods and design of community infrastructure occurs in advance of individual or site-specific official community plan, zoning amendment and subdivision applications, including consideration of emergency services (fire and police).
3. Identify and evaluate impacts (both short and long term) to the community, and provide a thorough understanding of potential implications in these areas prior to consideration of development.
4. Ensure that proposed land uses are responsive to the topography and servicing challenges of the site.
5. Protect visually prominent hillsides, ridgelines and environmentally sensitive areas.
6. Support the preservation and enhancement of the agricultural land base in consideration of the City's identified agricultural policies within the OCP and Agricultural Plan.
7. Ensure that new development provides clear and substantial benefits to the community.
8. Minimize unacceptable impacts to the community or the environment.
9. Support the principle of complete neighbourhoods, including commercial areas provided they fit well with the neighbourhood, promote walkability, are compatible with services and other land uses in the area, and are viable given the location and community size.

### 2.19.2 General Comprehensive Development Area Policies

1. Consider applications for development only where community infrastructure (particularly network roads, community sewer, and community water supply) may be extended in a sequential and cost effective manner.
2. Prior to commencement of development application for a Comprehensive Development Area, terms of reference will be prepared by the Director of Development and brought forward to Council for consideration. The Terms of Reference will outline the general and specific requirements for the Comprehensive Development Area, consistent with the requirements outlined further in Section 5.4 related to the preparation of a Comprehensive Development Plan.

3. Where a Comprehensive Development Plan (CDP) has been completed for a CD Area and endorsed by Council, the City will consider amendments to the OCP Bylaw to ensure consistency with the approved CDP. Following the OCP amendment, the City will consider support of individual Zoning Bylaw amendment applications that are consistent with the CDP and OCP.
4. Proposals within the CD Areas to amend the OCP or Zoning Bylaws prior to the completion of a Comprehensive Development Plan or contrary to a CDP are unlikely to receive support. However, the application remains subject to Council discretion and Council would consider the application in accordance with Section 460(2) of the *Local Government Act*.
5. Should development within a CD Area be considered independent of the completion a full Comprehensive Development Plan, development should only be considered where:
  - a. The proposed development area lies immediately adjacent to existing municipal services and transportation infrastructure and the proposed urban expansion is based on a coordinated, phased approach in conjunction with the timely or phased extension of services in a continuous, sequential and cost effective manner; and
  - b. Detailed studies have been completed as part of the application process regarding:
    - i. The City's anticipated growth in relation to land use inventories indicating the need for further community development based on absorption rates within the City, and where:
    - ii. An evaluation of the site specific constraints for the proposed development area indicates feasibility of the site to meet the proposed development;
    - iii. An evaluation of the proposal indicates alignment with the City's Housing Strategy; and
    - iv. An evaluation of how the proposed development meets the broader objectives of the CD Area.

### 2.19.3 Goat's Peak CD Area Policies

The Goat's Peak CD Area is comprised of a number of parcels with multiple landowners, and is comprised of the remaining privately held lands within the Goat's Peak CD area. As such, revised policies reflect this refined area.

1. Consider the provision of additional community infrastructure, such as services, access, and amenities, to enhance existing and proposed regional and municipal parks and trails within the Goat's Peak area.
2. Provide a coordinated transportation and servicing infrastructure plan for all of the remaining identified lands within the Goat's Peak CDA for any application within the area.
3. Provide a detailed evaluation of the City's anticipated growth and land use inventory that confirms the necessity of the proposed development within the Goat's Peak area, including consideration of the phasing of development and timing of infrastructure and servicing extensions.

### 2.19.4 Raymer CD Area Policies

The Raymer CD Area is comprised of a number of parcels with multiple landowners, and is subject to significant review and evaluation based on an analysis of transportation options, community infrastructure requirements, environmental, geotechnical, archaeological and other constraints. As the site presents numerous challenges from a servicing and infrastructure perspective, this area is currently undergoing further study to determine to what extent it can accommodate any urban expansion and as to potential land uses.

Should the determination be made that the area can sustain urban expansion, development should be based on a coordinated, phased approach in conjunction with the timely expansion of services. This will ensure the expansion occurs in a sequential and cost effective manner.

1. Notwithstanding the specific Comprehensive Development Plan requirements noted as per Section 5.4.3, the potential development of the Raymer CD Area may include a more focused consideration of the following requirements:

- a. The City's Land Use Inventory;
- b. The City's growth management strategy:
  - i. Growth projections consistent with the City's Land Use Analysis;
  - ii. Absorption rates within the other identified growth management areas (including the City, WFN, and regionally);
  - iii. The City's overall growth management objectives, as outlined in the OCP; and
  - iv. The City's Asset Management Plan and the financial implications of extension of City infrastructure to this area.
- c. A coordinated phased approach in conjunction with the timely extension of services and community amenities;
- d. A review of the City's annual growth management policies. The policy review will assist in determining what kinds and amounts of additional development, if any, are appropriate, necessary or regarded as likely to yield benefits to the community;
- e. An evaluation to determine the potential impact on the adjacent Crown parcels (i.e. Regional parklands, potential acquisition for road, servicing and infrastructure connections, or WFN interests) and potential management considerations;
- f. A recreational trail network between Crown land, provincial and regional parks and connection to existing neighbourhoods and other Centres, as well as the potential protection of natural areas for its conservation values through park dedication, where appropriate;
- g. Should zoning amendment be contemplated for the Raymer CD Area, density transfer and bonusing concepts may be explored where it is in the City's interest to achieve community goals through such things as protection of environmentally sensitive areas and the provision of community amenities;
- h. The Raymer CD Area, as delineated on Schedule 1, indicates an agricultural overlay which reflects the current lands in the ALR. Any development of the Raymer CD Area must:
  - i. Include identification of ALR lands and appropriate use of the Agricultural land use designation (Section 2.17) in consideration of the *Agricultural Land Commission Act*;
  - ii. Include an evaluation of the necessity of urban-side **buffering** and setbacks between urban uses and **ALR** lands to help manage expectations of residents adjacent to working farmlands (with regard to odour, noise and spraying), including consideration of the Ministry of Agriculture and Food's "Guide to Edge Planning", and the ALC's "Landscape Buffer Specifications"; and
- i. The identification and consideration of other technical items such as:
  - i. Community water supply and connection to community sewer, including wastewater collection and treatment, and water supply and water quality protection;
  - ii. Important **views**cap**es**, such as those from Okanagan Lake and Kelowna City Centre;
  - iii. Environmentally sensitive areas, wildlife corridors and ecosystem connectivity maintenance and protection;
  - iv. Access, including: identification of additional access routes and the impact of traffic on existing roads and neighbourhoods; upgrading of affected access routes; road network improvements as outlined in West Kelowna's Transportation Master Plan, and the transportation section of the OCP; Emergency access/egress;
  - v. Wildfire hazards;
  - vi. The direction of surface and ground water drainage including assessment of water table and ground water hydrology; stormwater discharge considerations; consideration of raising of Rose Valley reservoir to "full pool", in order to protect the Rose Valley drainage basin; hydrological survey to identify natural springs;
  - vii. Historic and archaeological site identification and preservation; and
  - viii. Institutional requirements as part of a compact, complete community philosophy.



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