

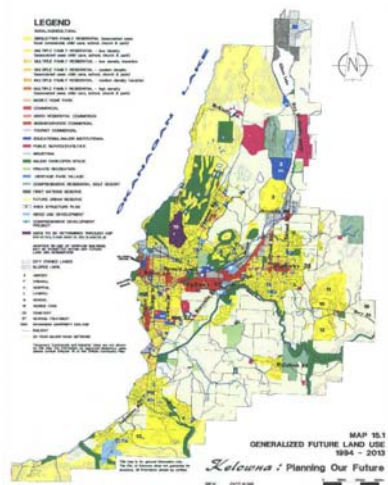
City of Kelowna Planning and Corporate Services Department: *The OCP, The Zoning Bylaw and Green Development*



City of Kelowna
Planning and Corporate Services
Presenter: Ryan Smith

The Official Community Plan

- ◆ Provides direction for the City of Kelowna's physical, economic, and social development over the coming twenty-year period.
- ◆ Provides a **Future Land Use (F.L.U.) designation map** outlining City's vision of how individual properties are expected to develop.
- ◆ Includes Development Permit Guidelines for Form and Character of Multiple Unit Development.



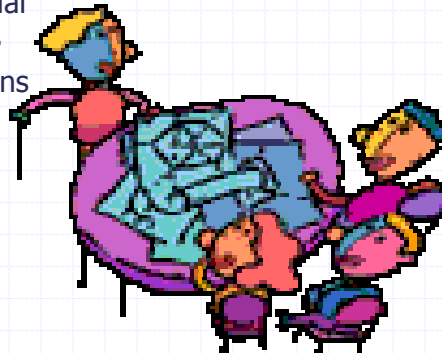
The Zoning Bylaw

- ◆ All properties within the City of Kelowna are zoned for specific land uses as set out in the Zoning Bylaw.
- ◆ **The Zoning Bylaw regulates:**
 - the use and density of development on land, and in buildings
 - the siting, size, and dimensions of buildings and uses
 - the location of uses on land, and within buildings
 - the landscaping required to be provided on site



The Pre-application Meeting

- ◆ Establish zoning or potential for rezoning of a property.
- ◆ Determine what applications are required and outline information required for a complete application.
- ◆ Provide comments on preliminary plans and drawings.
- ◆ Preliminary assessment of infrastructure and servicing requirements.



The Application Process

- Submit a complete application
- Know the application timelines
- Be prepared to make revisions to the plans and drawings
- Attend all relevant meetings and be prepared to present your proposal and answer questions
- Understand your role and responsibilities in the planning process
- When calculating financing needs, include application costs, Development Cost Charges, road improvement and other servicing costs.

Wrong Turns

- ◆ Good project, wrong location
- ◆ Incomplete Applications
- ◆ Good intentions, bad design
- ◆ Financing surprises
- ◆ Public Relations nightmares



Staying on Track

- ◆ Do your research:
 - Where does your development best fit within the City?
 - Prepare detailed financial analysis after meeting with Planning staff and development professionals to identify anticipated costs
- ◆ Prepare application package in accordance with checklist
- ◆ Hire a good designer – affordable does not mean it has to look bad or function poorly
- ◆ Start public consultation process early
- ◆ Be flexible, listen, but stay behind the wheel.



THE OCP...THE ZONING BYLAW AND GREENER DEVELOPMENT

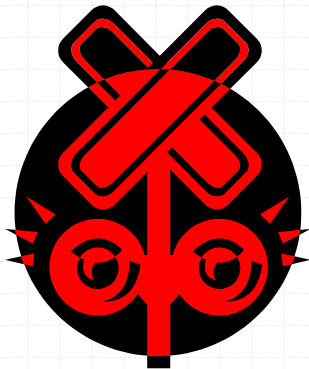


The OCP and "Greener Development"

- ◆ OCP Supports the provision of housing diversity
- ◆ OCP Supports Density bonusing for special needs/affordable housing
- ◆ OCP Supports more efficient use of land
- ◆ Shortfalls of the OCP with regard to Smart Growth?
- ◆ OCP Supports water/energy conservation and waste reduction



Where the Official Community Plan falls short...



- ◆ Does not link sustainable resource management/green development policies to housing or other types of development
- ◆ Does not recommend "carrots" for developers that "go green"
- ◆ Does not advocate alternative (green) development standards

Zoning and Density Bonusing

- ◆ How can I achieve more density than bylaw currently allows?
- ◆ Can I get a density bonus for incorporating sustainable/energy efficient/green technology into my development?



The City of Kelowna Zoning Bylaw and Density Bonusing

- ◆ Yes...The Zoning Bylaw provides for density bonusing in multi-family zones and soon mixed use commercial zones.
- ◆ No...The Zoning Bylaw does not provide any bonusing options for greener development practices



Suggestions for "Greening" Development Standards in the OCP and Zoning Bylaw



Greening the OCP and Zoning Bylaw

- ◆ Incorporate standards for "green development" into the OCP
- ◆ Base these standards on Industry "Best Practices" such as LEED's
- ◆ Provide criteria for "green" density bonusing in OCP
- ◆ Update the Zoning Bylaw to allow density bonusing for new Residential, Commercial, Industrial, Institutional development based on OCP Criteria



Questions?...Comments?

