

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 19, 2017

RE: Okanagan Falls Town Centre Plan – Phase 3 Report (Urban Forum Associates)

Administrative Recommendation:

THAT the Board of Directors accept the Okanagan Falls Town Centre Plan – Phase 3 Report, prepared by Urban Forum Associates;

AND THAT Administration prepare an amending Bylaw to the Electoral Area “D-2” Official Community Plan based on the recommendations of the Okanagan Falls Town Centre Plan – Phase 3 Report for the Board’s consideration;

AND THAT Administration complete a review of the Electoral Area “D-2” Zoning Bylaw to ensure conformance to the Okanagan Falls Town Centre Plan – Phase 3 Report as a strategic project for 2018.

Purpose:

The purpose of the *Okanagan Falls Town Centre Plan – Phase 3 Report* is to provide direction and guidance for the future development of Okanagan Falls Town Centre area. The report makes a number of recommendations, including the implementation of new Development Permit Area Design Guidelines; a new “Town Centre” policy section for the Electoral Area “D-2” Official Community Plan; a location for a future Place Magnet to act as the new centre attraction of Town Centre; and sets out a new plan for local road upgrading, sidewalk & trail connections, parkspace, and lake access.

A key new direction for the Town Centre is the re-designation of most of the existing Commercial land to Medium Density Residential/Mixed Use development. Over time, this will create additional population to support local shops and services. Ultimately, when all the residential sites have been developed, an additional 300+ dwelling units are forecast in the Town Centre, along with approximately 60 new Tourist Commercial (i.e. hotel) rooms and approximately 700 m² of additional commercial space.

Background:

In 2014, the RDOS commissioned a process to develop a design-focused economic revitalization plan for Okanagan Falls Town Centre. The ultimate objective of the RDOS was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place.

The Okanagan Falls Town Centre planning process was conducted in three (3) phases, described below:

Phase 1: completed in June 2014, analyzed the current situation in Okanagan Falls Town Centre and engaged the local community in exploring opportunities to develop a 'Place Magnet' and in formulating a clear vision for the revitalization and future development of the Town Centre. A series of stakeholder workshops were conducted to gather input from the community.

A set of key Planning and Design Principles was developed in Phase 1 and endorsed by the community. As well, two alternative preliminary revitalization scenarios were developed. Those two scenarios were presented to the community for feedback and it was determined that there was consensus support for Scenario Option B, which envisioned new mixed-use development being oriented towards the Skaha Lake waterfront in a smaller, compact town centre core between Cedar Street and Main Street, north of Highway 97.

Phase 2: completed in December 2015, focused on a collaborative charrette process that took place in September 2015, and the plans that emerged out of that collaborative design exercise. The charrette convened a diverse range of key community stakeholders, facilitated by planning and design professionals. Invitations were issued for the Day 1 full-day workshop to key stakeholders, including members of advisory bodies for RDOS Area 'D', local Okanagan Falls retail business owners, land owners and members of the local real estate development business sector, members of the tourism and winery business sectors and representatives of community partner organizations. A total of 31 people attended the Day 1 workshop. On Day 2 the planning and design professionals developed drawings and concepts that flowed out of the work done with the participants on Day 1. At the conclusion of Day 2, the public was invited to attend a "pin-up" session where they were able to review the design concepts that emerged from the Day 1 workshop. This public review session was advertised in local newspapers and using community posters. Approximately 65 people attended this public event.

Phase 3: which is the subject of this report, was the preparation of the Okanagan Falls Town Centre Plan, which provides recommendations to RDOS for bylaw amendment and future projects. Included in this Phase was further technical work with a review of servicing capability in the Town Centre and a Traffic Impact Assessment of the expected growth from the Town Centre, the development of a new OCP "Okanagan Falls Town Centre" policy section, the preparation of Development Permit Area (DPA) design guidelines, and consideration of Plan implementation recommendations.

A public open house was held on September 14, 2017 at the Okanagan Falls Elementary School. Poster boards were set up of the proposed plan elements and feedback forms were provided for public response to the proposed plan. Please find attached the submitted public feedback forms (total of 21) to the proposed plan. The public had until September 29, 2017 to provide comments.

The Ministry of Transportation and Infrastructure (MoTI) was consulted throughout the preparation of the Traffic Impact Assessment for the Okanagan Falls Town Centre Plan and provided a copy of the finalized draft of the Phase 3 report. The finalized draft was also circulated to internal RDOS departments for comment.

Analysis:

The Phase 3 Report, prepared by Urban Forum Associates, has a number of recommendations for RDOS to consider for land use bylaw amendments. Primarily, these recommendations are directed to the Electoral Area "D-2" Official Community Plan (OCP) and includes the following:

1. **Recommendation #1:** That a new “Town Centre” section be introduced into the Electoral Area “D-2” Official Community Plan that includes objectives and policies that are specific to the land uses to be encouraged in the Town Centre.
2. **Recommendation #2:** That a new “Town Centre” OCP designation be applied to those properties shown on Figure 4 of the report (shown below):

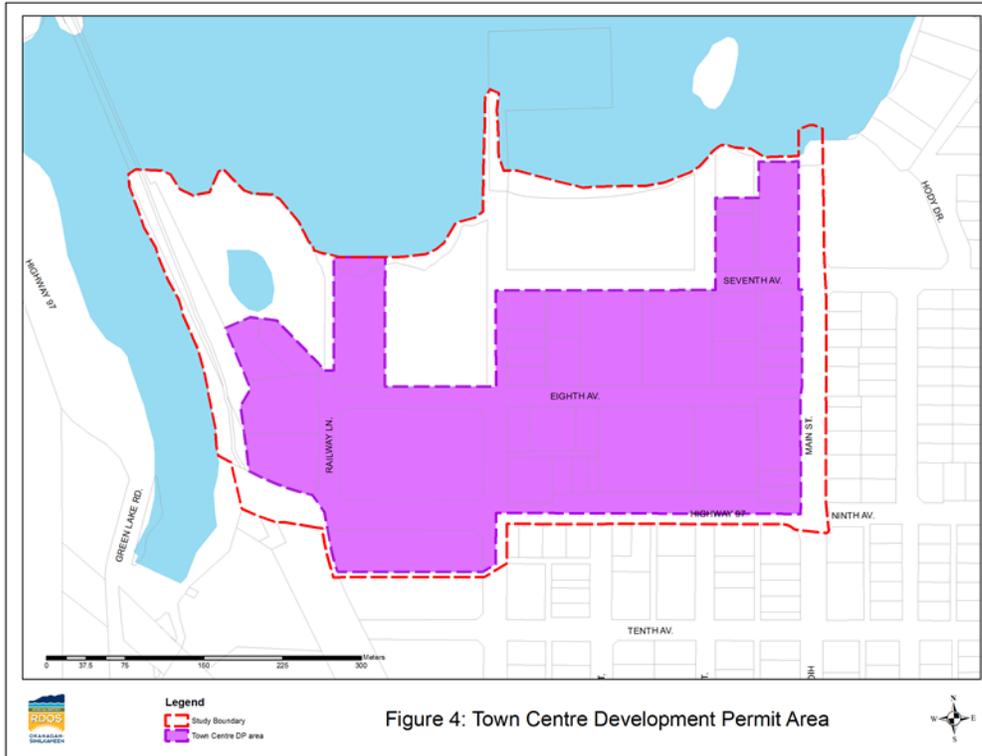


Figure 4: Town Centre Development Permit Area

3. **Recommendation #3:** That a new “Town Centre Development Permit Area” with specific design guidelines be added to Schedule “E” Form and Character Development Permit Areas section of the Electoral Area “D-2” OCP.
4. **Recommendation #4:** That Section 15.0 “Parks and Recreation Trails” of the Electoral Area “D-2” OCP be amended to include policies and objectives reflective of the Town Centre area.

Given the above recommendations, Administration recommends that upon Board acceptance of this Phase 3 report, that Administration prepare an amending Bylaw to the Electoral Area “D-2” OCP for future Board consideration.

In addition to the recommendations provided in the Phase 3 report, section 4.0 “Implementation” provides a number of follow-up studies and initiatives that RDOS may elect to pursue in relation to the Okanagan Falls Town Centre Plan. A summary of these initiatives are provided below:

- A review of the existing elements of the Electoral Area “D-2” Official Community Plan in relation to the existing Commercial (C) designation and Commercial Development Permit Area that currently applies to the study area.
- A review of the Electoral Area “D-2” Zoning Bylaw to ensure consistency between the recommended objectives and policies of the “Town Centre” OCP designation with the existing Town Centre (C4) Zone.

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- Preparation of public access design guidelines for foreshore areas of the Skaha lake waterfront.
 - Work with MoTI to secure its support of the Town Centre plan including recommendations to MoTI provided in Section 2.3 “Existing Road Network” of the Phase 3 report.
 - Undertake a technical study to determine the feasibility of a commercial water vessel moorage facility.
 - Secure a location and work with property owner and any potential investors/development partners to implement the identified “Place Magnet” project.

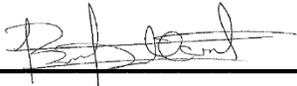
Of these above initiatives, Administration recommends that the first two be immediately pursued, with the review of the existing elements of the Electoral Area “D-2” OCP to ensure conformance to the recommendations of the Phase 3 report be undertaken in the proposed amending Bylaw.

The review of the Electoral Area “D-2” Zoning Bylaw in relation to the Okanagan Falls Town Centre Plan – Phase 3 Report is proposed to be considered by the Board as a strategic project for the 2018 Business Plan.

Alternative:

THAT the Board of Directors not accept Okanagan Falls Town Centre Plan – Phase 3 Report.

Respectfully submitted:



B. Dollevoet, Development Services Manager

Attachments: No. 1 - Okanagan Falls Town Centre Plan – Phase 3 Report (September 10, 2017 – Urban Forum Associates)

No. 2 - Public Feedback Forms