



REGIONAL DISTRICT OF CENTRAL OKANAGAN
SPECIAL BOARD MEETING
AGENDA

Thursday, April 3, 2025
8:30 a.m.
Woodhaven Board Room
1450 K.L.O. Road, Kelowna, BC

	Pages
1. <u>CALL TO ORDER</u>	1
<p>Chairperson Wooldridge to call the meeting to order.</p> <p>As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.</p>	
2. <u>LAND ACKNOWLEDGEMENT</u>	
<p>The RDCO acknowledges our presence on the traditional, ancestral, and unceded tm̓x̓wúlaʔx̓w (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.</p>	
3. <u>ADOPTION OF THE AGENDA</u>	
<p><i>All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)</i></p> <p>To adopt the April 3, 2025 Special Board Meeting agenda.</p>	
4. <u>SPECIAL MEETING MATTERS</u>	
4.1 Kalamoir Regional Park Management Plan	45 m 2 - 111
<p><i>All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)</i></p> <p>To seek Regional Board approval for the Kalamoir Regional Park Management Plan dated April 2025.</p>	

4.2	Regional Employment Lands Inventory - Final Report	30 m	112 - 285
	Deferred from February 20, 2025 Regular Board Meeting.		
	<i>All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)</i>		
	To receive the final report for the Regional Employment Lands Inventory for information.		
4.3	Fire Prevention and Regulations Amendment Bylaw No. 1564	5 m	286 - 297
	<i>All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208) Bylaw adoption requires 2/3 majority (LGA s.228)</i>		
	To consider first, second and third reading and adoption of Fire Prevention and Regulations Amendment Bylaw No. 1564 to change the open burning minimum venting index to fifty-five (55).		
4.4	Noxious Insect and Pest Control Program - Service Review	15 m	298 - 302
	<i>All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)</i>		
	To bring forward the Service Review for the Noxious Insect and Pest Control Program.		
4.5	Noxious Weed Program - Service Review	15 m	303 - 309
	<i>All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)</i>		
	To bring forward the service review of the Noxious Weed Control Program.		
4.6	RDCO Strategic Priorities 2023-2026 Status Report	30 m	310 - 336
	<i>All Directors – Unweighted Corporate Vote – Simple Majority (LGA s.208)</i>		
	To receive the RDCO Strategic Priorities 2023-2026, CAO Report to the RDCO Board of Directors and consider amendments proposed by the Chief Administrative Officer		

5. MOTION TO CLOSE THE MEETING

THAT the April 3, 2025 Special Board meeting be closed to the public pursuant to section 90(1)(c) and (d) of the *Community Charter* to discuss items related to:

- labour relations;
- the security of the property of the municipality.

6. ADJOURN



POSTED
Mar 28/25

NOTICE OF SPECIAL MEETING

Please take note that a Special Meeting of the REGIONAL BOARD is being scheduled as follows:

DATE: April 3, 2025 (Thursday)
TIME: 8:30 a.m.
LOCATION: Woodhaven Board Room, Regional District Offices
1450 KLO Road, Kelowna

This Special Meeting is being held to consider the following items:

- Kalamo Regional Park Management Plan
- RDCO Strategic Priorities 2023-2026 Status Report
- Regional Employment Lands Inventory - Final Report
- Noxious Insect and Pest Control Program - Service Review
- Noxious Weed Control Program - Service Review
- Fire Prevention and Regulations Amendment Bylaw No. 1564

And a portion of this Special Meeting will be closed to the public pursuant to section 90(1) (c) and (d) of the *Community Charter* to discuss an item related to:

- labour relations; and
- the security of the property of the municipality.

As an open meeting, a live audio-video feed will be broadcast and recorded on rdco.com



Sandi Horning, Deputy Corporate Officer

Phone: 250-469-6204
Email: corporate.officer@rdco.com



Regional Board Report

Request for Decision

To: Regional Board
From: Manager – Parks Capital Planning & Asset Management
Date: April 3, 2025
Subject: Kalamoior Regional Park Management Plan

Voting Entitlement: *All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)*

Purpose: To seek Regional Board approval for the Kalamoior Regional Park Management Plan dated April 2025.

Executive Summary:

Kalamoior Regional Park is 27.6-hectare natural area park managed for its ecosystems and wildlife values while balancing the needs for passive recreational opportunities for the public. The Park's location on Okanagan Lake makes it an idyllic place to connect with nature, relax on the beach, and enjoy the network of multi-use trails crisscrossing the natural landscape.

In 2021, the RDCO Parks Services engaged Ecoscape Environmental Consultants to prepare an updated management plan for Kalamoior Regional Park. The management plan went through a rigorous community engagement process and was developed to provide a 20-year vision and guidance on the future development and operation of the park. The plan seeks to build partnerships with local indigenous communities and community groups, ensure public safety, meet service level requirements, engage volunteers, protect nature, and limit park development. The management plan reflects the Regional Board's current strategic priorities, particularly, improving access to the park and accessibility for a wider range of users, and has been incorporated into the future park vision, goals, recommended actions and capital development.

In addition, the management plan includes conceptual park development plans for improvements to the main parking area, a new small mid-way Collens Hill Road parking area, and improvements to the Waterfront and Sunnyside Trails up to a 2.4m wide multi-use standard to increase accessibility, safety for users, and protection of the park's natural features. The improvements to the Waterfront and Sunnyside Trails will provide a multi-use recreational trail connection to active transportation routes north and south of the park, which is consistent with the previous Kalamoior Regional Park Management Plan and decades of Regional Board supported Regional Transportation and Active Transportation planning.

Recommendation(s):

THAT the Regional Board approve the Kalamoior Regional Park Management Plan in the form attached to the Report of the Manager – Parks Capital Planning & Asset Management dated April 3, 2025;

AND THAT the Regional Board supports the Kalamoior Regional Park Management Plan's implementation plan to upgrade the Waterfront Trail and Sunnyside Trail up to a 2.4m wide multi-use standard which is consistent with the previously approved master trail and transportation plans, Okanagan Trail 2000 project, 2005 Kalamoior Regional Park Management Plan, 2011 Regional Active

Transportation Master Plan, 2020 Regional Bicycling and Trails Master Plan, and the 2020 Regional Transportation Plan.

Respectfully Submitted by: Wayne Darlington, Manager – Parks Capital Planning & Asset Management

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|---------------------------|--|
| √ Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| √ Health and wellness | √ Environment and climate – Regional priority only |
| √ Regional transportation | <input type="checkbox"/> Growth and development – Electoral Area priority only |
-

Background:

Kalamoior Regional Park (Kalamoior) is a popular and well used park located along Okanagan Lake in West Kelowna, adjacent to the Sunnyside Road, Collens Hill Road and Casa Loma Road neighbourhoods.

The 27.6-hectare natural area park offers a network of natural surfaced multi-use trails, beach and swim areas, accessible floating canoe/kayak launch and open natural spaces to park visitors. The multi-use waterfront trails are frequently used by bird watchers, dog walkers, hikers, runners, and cyclists.

The park since its acquisition from the provincial government by the RDCO in 1982, has predominantly remained the same. Since that time, much of the work was focused on replacing assets, trail works such as improvements to the Sunnyside and Waterfront trail in 2009, installation of an accessible dock and canoe/kayak launch, forest fire fuel mitigation work, signage, swim area buoys, washrooms, construction of a boardwalk from Casa Loma, closure of the dedicated road along the waterfront portion of the park which were added to the park, and many other small projects.

Much of the work in Kalamoior over the past 20 years was guided by the 2005 Kalamoior Regional Park Management Plan, which requires an update to meet current trends. In particular, the Central Okanagan region is growing rapidly, population is expected to increase by 36% by 2046, from 247,000 residents in 2023 to 335,000 residents by 2046. As population growth increases so does the demand for access to parks and recreational amenities, which in turn presents challenges and opportunities for the development and management of Kalamoior.

Kalamoior over the last 20 plus years has also been identified in various long term planning initiatives related to getting people active and using alternative forms of transportation to help protect our environment and reduce our climate footprint. These long-term plans were supported by previous RDCO Regional Boards, and include the following:

- Okanagan Trail 2000 Project,
- 2005 Kalamoior Regional Park Management Plan,
- 2011 Active Transportation Master Plan,
- 2020 Regional Bicycling and Trails Master Plan, and the
- 2020 Regional Transportation Plan.

In 2021, the RDCO identified a need to update the 2005 Kalamoior Regional Park management plan. The updated Kalamoior Regional Park management plan was developed to better align and reflect the Regional Board's current strategic priorities, and identify the park's vision, goals, challenges, opportunities, and capital development over the next 20 years. The updated plan minimizes adding new assets and infrastructure, there are no new trails being considered, and protection of the natural ecosystems is a priority. The updated plan does focus on increasing park accessibility and access, public safety, partnerships with indigenous communities, connection to other trail networks, forest fire fuel treatments, volunteer opportunities, and trail improvements. The park is limited to further development, this updated plan effectively reaches the parks developable limits while balancing conservation with passive recreation.

Through the process of updating the plan, an extensive public and stakeholder engagement process was undertaken in 2022 to 2023 as part of the management plan development. Public engagement was carried out through online surveys through the RDCO's YourSay consultation platform, in-person open house, on-line forums and a stakeholder workshop. Input received through the engagement process provided valuable feedback on the draft conceptual designs for the Sunnyside Trail and Waterfront Trail improvements, and parking areas.

In general, most input from the public and stakeholder engagement was supportive of the updated concept plan, particularly around the improvements to the parking area, the addition of a small parking area at the mid-point of Collens Hill Road, and the on-going efforts to maintain the natural ecosystems of the park. The biggest concerns related to the concept plan are related to the Waterfront Trail and Sunnyside Trail improvements being proposed. These concerns continue to be raised regarding this portion of the plan, multiple groups and individuals currently have opposing viewpoints, with some not wanting any improvements to these trails, while others wanting a wider more developed trail than what is being proposed, and others who are indifferent or supportive of the proposed trail improvements.

The Implementation of the management plan goals, and recommended action items has been phased over the 20-year timeframe with priority on developing the passive recreational amenities to meet increasing public use, conservation of sensitive habitats and ecosystems, delivery of interpretive and educational programs, and foster partnership opportunities with local indigenous communities and community partner groups. The management plan includes the following key implementation capital projects:

- 1) Upgrades and improvements to the main parking area, to support accessibility in the park and to the accessible dock and canoe/kayak launch, improve vehicle movement and safety of park users, increase the number of parking spaces (where possible) including accessible parking spaces, and to improve access to the beach area.
- 2) Construct a new small 9-10 car parking area, at the midway point on Collens Hill Road, on a previously disturbed area of the park, supporting additional parking and access to the park's trails and amenities.
- 3) Upgrade the Waterfront Trail and Sunnyside Trail to a 2.4m wide multi-use trail standard, to improve trail user safety (ie. guardrails), meet board strategic priorities through improving access and accessibility to a broader demographic range, improved signage, protect conservation (ie. invertebrate boardwalks over scree slope crossings), replace aging assets (bridges and boardwalk), and to provide a multi-use trail connection to the identified active transportation networks to the north and south of the park that is consistent with decades of trail and transportation planning for the region. In addition, the improved trails will also permit improved

access for future forest fire fuel mitigation projects, and wildfire response in the event of an emergency.

The capital development priority for the first phase (Year 1 – 5) will include the trail improvements to widen and resurface the Waterfront and Sunnyside Trails, lower parking lot improvements, the cost for this combined work is estimated at \$1.8 million with funding from grants and existing capital allocation for park improvements. This work supports the RDCO's service delivery of accessible regional parks and providing passive recreational opportunities that supports a healthy lifestyle, connecting residents to nature, and balancing the conservation values of the natural areas within the park. Wherever possible RDCO staff will seek out grants and other funding opportunities to support projects and work as identified within the implementation plan. The overall capital implementation costs for the plan over the 20-year period is estimated at \$2,985,000, which is broken down as follows:

- Short-term (Year 1 – 5) - \$1,960,000 includes the following projects:
 - Lower Parking Area Improvements
 - Sunnyside Trail Improvements
 - Waterfront Trail Improvements
 - Casa Loma Boardwalk Upgrades
 - Park Entrance Signs

- Short-Medium Term (Year 6 – 10) - \$310,000 includes the following projects:
 - Washroom Replacement
 - Upper Rim Trail Improvements
 - Parks Signage Updates

- Medium-Long Term (Year 11 – 15) - \$640,000 includes the following projects:
 - Collens Hill Road Repaving
 - Parks Signage Updates
 - Collens Hill Road Parking Area Construction
 - Collens Hill Road Parking Area Washroom

- Long Term (Year 16 – 20) - \$75,000 includes the following projects:
 - Park Entrance Sign Replacements
 - Parks Signage Updates
 - Park Management Plan Update

The operational implementation component of the management plan over the 20-year period is estimated to cost \$522,000, which focuses on operational maintenance and maintaining service level requirements, wildfire mitigation, tree of heaven mitigation, volunteer events, swim area improvements, and on-going washroom maintenance. The funding for the operational and capital implementation component(s) will be considered by the Regional Board each year through the development and presentation of the RDCO's 5 Year Financial Plans.

The proposed improvements to the Waterfront and Sunnyside Trails were identified to find a balance in perspective between opposing views, where care is being taken to protect the parks ecosystems while still achieving a 2.4m wide multi-use trail that provides a greater opportunity for a wider range of users, and improved trail safety. The proposed trail is 2.4m wide, with 0.5m wide vegetation management area on either side of the trail. It is important to note that ~80% of the existing trail (both trails) is already greater than 1.5 meters in width, with ~20% of the existing trail being between 1.0 to 1.5 meters in width.

The maximum width of the proposed trail is 2.4m wide, however, it is anticipated that short sections of the trail may not be able to achieve the full 2.4m width. The proposed trail project does not meet urban active transportation standards, it does however provide a safe multi-use trail connection that connects to identified active transportation networks north and south of the park. The following identifies the rationale for proposing these trail improvements:

- Increase user safety of the Waterfront and Sunnyside Multi-Use Trails – install guardrails, improve site lines, improve signage, increase width of trail to 2.4 meters where possible to permit users to safely pass each other, manage vegetation within 0.5m of the trail edge, replace bridges, and to keep trail users on defined trails minimizing rogue trails.
- Cycling currently is permitted on the Waterfront and Sunnyside Multi-Use Trails – the trails are regulated by the Regional Parks Regulation Bylaw 1427 and permits cycling. Cyclists must follow the requirements of the bylaw, including speed limits which are 15km/h, and are to follow typical trail etiquette where cyclists need to yield to hikers and horses, and hikers need to yield to horses. Improvements as noted will assist in making the trails safer for all uses.
- Increase accessibility and access within the park – increase the width of trail to 2.4 meters wide, where possible, improve surfacing with a smooth compacted crush surfacing, adjust grades where possible. This provides the ability for a wider range of public, including those with lower abilities, to use the park, and for opportunities for alternative methods to access the park, such as cycling.
- Protect parks species and ecosystems – minimize disturbance through trail widening, protect invertebrates by constructing a trail width boardwalk (habitat bridge) over the two scree crossings, plant native tree and non-tree species, minimize erosion.
- Meeting strategic board priorities – increasing access to Regional Parks, supporting healthy living and connecting residents to nature, improving accessibility, reducing our carbon impact through use of alternative transportation.
- Meeting long-term trail planning initiatives and regional connections – Okanagan Trail 2000, 2005 Kalamoair Regional Park Management Plan, 2011 Regional Active Transportation Master Plan, 2020 Regional Bicycling and Trails Master Plan, and 2020 Regional Transportation Plan.

In conclusion, the Kalamoair Regional Park Management Plan is generally a status quo management plan that protects and conserves the parks natural ecosystems while balancing passive recreation opportunities in a responsible and respectful manner. The main priorities for improvements within the park are centred around board strategic priorities that support access to regional parks and for regional parks to be more inclusive and accessible to a broader demographic of regional residents.

As a result, RDCO staff are recommending that the Regional Board approves the Kalamoair Regional Park Management Plan and Implementation Plan as presented, that includes trail upgrades for the Waterfront and Sunnyside Trails up to a 2.4m wide, which provides a critical public safety improvements and a multi-use trail connection to the identified active transportation networks north and south of the park. This is consistent with the board's current strategic priorities and decades of trail and transportation planning supported by previous regional boards as identified previously.

If the Regional Board is not supportive of the recommendation identified above, staff have provided two alternate recommendations for consideration.

Considerations:*Organizational/External:*

The approval of the Kalamoior Regional Park Management Plan with Implementation Plan inclusive of the Waterfront Trail and Sunnyside Trail widening up to a 2.4m wide multi-use standard will provide a trail connection to active transportation connections north and south of the park. The completion of the trail widening completes a portion of the decades long work towards a successful region wide multi-use active trail network. These long-term plans include, the Okanagan Trail 2000 project, 2005 Kalamoior Regional Park Management Plan, 2011 Regional Active Transportation Master Plan, 2020 Regional Bicycling and Trails Master Plan, 2020 Regional Transportation Plan, and the 2020 City of West Kelowna's Westside Trail Technical Brief.

Financial:

The management plan will provide the overall vision and a 20-year implementation plan to guide future park development priorities, capital and operational needs, for consideration as part of the development of future Regional District 5 Year RDCO Financial Plans. RDCO will continue to seek opportunities to obtain external funding sources and grants to assist in the delivery of capital projects.

*Alternate Recommendation(s):***Alternate Recommendation #1:**

THAT the Regional Board approve the Kalamoior Regional Park Management Plan in the form attached to the Report of the Manager – Parks Capital Planning & Asset Management dated April 3, 2025;

AND THAT the Regional Board supports the Kalamoior Regional Park Management Plan's implementation plan, as set out in Option 1.2 of the Implementation Option(s) Tables attached to this Report, to upgrade the Waterfront Trail up to a 2.4m wide multi-use standard and limit improvements to the Sunnyside Trail to necessary public safety trail improvements, conservation measures and maintain the trail to a narrow multi-use standard.

Alternate Recommendation #2:

THAT the Regional Board approve the Kalamoior Regional Park Management Plan in the form attached to the Report of the Manager – Parks Capital Planning & Asset Management dated April 3, 2025;

AND THAT the Regional Board supports the Kalamoior Regional Park Management Plan's implementation plan, as set out in Option 1.3 of the Implementation Option(s) Tables attached to this Report, to limit improvements to the Waterfront Trail and Sunnyside Trail to necessary public safety trail improvements, conservation measures and maintain the trails to a narrow multi-use standard.

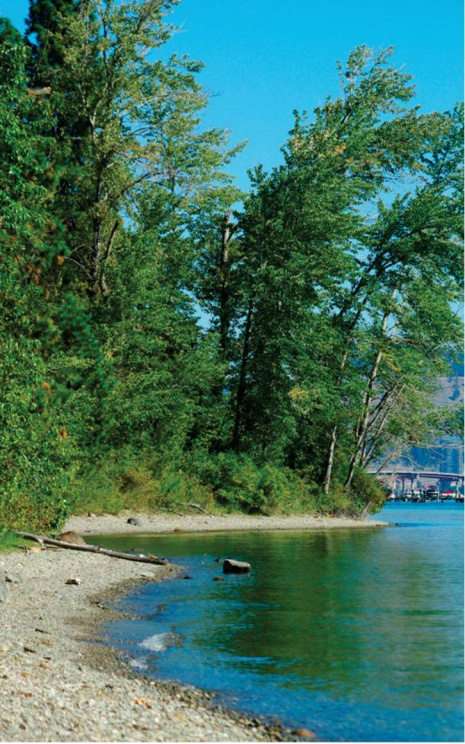
Considerations not applicable:

- Legal/Statutory Authority

Attachment(s):

- 1) Final Draft Kalamo Regional Park Management Plan
 - 2) Kalamo Regional Park Management Plan – Implementation Option(s) Tables
 - 3) Type 2 Multi-Use Trail X-Section – Kalamo
 - 4) Kalamo Regional Park Management Plan-Waterfront and Sunnyside Trail Video Tour
 - 5) 2025-04-03 Kalamo Regional Park Management Plan Presentation
-

KALAMOIR REGIONAL PARK MANAGEMENT PLAN: 20-YEAR UPDATE



Prepared For:
Regional District of Central Okanagan

April 2, 2025

Version 2
File No. 21-3949

LAND ACKNOWLEDGEMENT

The RDCO acknowledges our presence on the traditional, ancestral, and unceded *tm̓xʷúlaʔxʷ* (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

ACKNOWLEDGEMENTS

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Stakeholders

Rob Braun and the Community Recreational Initiatives Society (CRIS), Mark Sunderland and the Friends of Kalamo, Bryden Winsby and the Lakeview Heights Community Association, Ryan Holt and the Casa Loma Community Association, Bruce Dalrymple and Gellatly Bay Trails and Park Society, Janice Liebe and the Trail of the Okanagan Society, Wayne Wilson and the Central Okanagan Land Trust, Gillian Crawshaw and the Central Okanagan Naturalists Club, Brian Henschel and Casa Loma Lakeshore Resort, and all other members of the public that contributed to this management plan.

EXECUTIVE SUMMARY

Kalamoior Regional Park (the Park) is a 27.6-hectare natural park located in West Kelowna along 1.8 km of Okanagan Lake foreshore. It encompasses increasingly rare and remnant grasslands, cliff and talus habitats. The Park is vast with ecological diversity, ranging from dry steep upland habitats to moisture receiving gullies containing spring features. The Park is bordered by residential communities to the north, south and west. It contains a network of natural surfaced trails that traverse the upland slopes and waterfront. The Park is commonly utilized for hiking, dog walking, biking, access to the lakefront and swimming via a universally accessible canoe/kayak launch and floating dock.

The Kalamoior Park Management Plan establishes the framework and guidance for the management and development of the regional park over the next 20 years, including the vision and strategic goals that align with regional priorities and commitments to protect the natural environment and to provide an accessible, inclusive, sustainable, and resilient park, while meeting the public, community, wildlife and cultural needs. The management plan takes into account the Regional Board's current strategic priorities including increasing population growth, accessibility, climate change, health and wellness, transportation, and reconciliation.

A comprehensive community engagement process was held to gather park usage information and Park priorities to inform the Management Plan. Phase I of the engagement consisted of an on-line survey to determine how residents and park users utilize the park and to gather feedback on priorities for improvement. The survey results with 483 responses indicated priorities such as trail and parking improvements, retention of wildlife and habitat conservation, enhancement of neighborhood access, and the need for updated signage.

Phase II of the engagement consisted of sharing two draft parking lot designs and one trail concept with stakeholders at a stakeholder meeting, and with the public at an open house and at an on-line forum. The public and stakeholders were asked what they liked the most and least about the changes to parking and trails and to provide comments. More than 100 people attended the open house in Kalamoior Regional Park, and 119 people visited the on-line forum, with 47 people contributing to the forum discussion.

Nine Strategic Goals were created to achieve the vision for the Park, which include meeting and anticipating future challenges (e.g. population growth, climate change impacts, and recreational demands); provide accessible recreation; protect the natural environment and sensitive ecosystems; wildlife connectivity; foster various recreation and environmental experiences; advance regional transportation initiatives through multi-modal trails; promote reconciliation with the syilx / Okanagan people; use innovative and sustainable practices within the park to build climate adaptability and resiliency; and, foster relationships with external partners.

For each Strategic Goal, several objectives and actions were recommended and then matched with corresponding items from the capital and operational development plans. These recommendations include capital projects, such as parking area improvements, constructing a Midway Parking Area, trail and bridge improvements (Upper Rim Trail, Casa Loma Boardwalk, Sunnyside Trail and Waterfront Trail), replacement of the entrance sign, and repaving Collens Hill Road, and operational activities, such as trail maintenance, wildfire mitigation, invasive species management, swim grids and buoys, and contract services.

The implementation plan includes a cost breakdown for each of the capital and operational actions over 5-year increments, with consulting and contingencies built into the estimates. These tangible action items will help meet the nine Strategic Goals and vision statement for the Park, allowing the natural environment and park visitors to coexist for generations. Beyond the 20-year scope of the Park Management Plan, work is expected to continue to collaborate with municipal partners on shared interests, like creating additional parking outside of the park and linking to future transportation networks.

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1.0 INTRODUCTION

1.1. Purpose

The Kalamoior Regional Park Management Plan establishes the framework and guidance for the management and development of the regional park over the next 20 years. The management plan provides the vision and strategic goals that align with regional priorities and commitments to protect the natural environment and to provide accessible, inclusive, sustainable, and resilient regional parks while meeting the public, community, wildlife and cultural needs.

1.2. Location, Regional & Environmental Context

Kalamoior Regional Park (the Park) is a 27.6-hectare park located in West Kelowna within the Regional District of Central Okanagan (RDCO) (Figure 1-1). The Park is located along an approximate 1.8 km foreshore of Okanagan Lake, encompassing increasingly rare and remnant grasslands, cliff and talus habitats. Kalamoior Park is vast with ecological diversity, ranging from dry steep upland habitats to moisture receiving gullies containing spring features. The Park is bordered by Okanagan Lake to the east and residential communities to the north, south and west. Kalamoior Regional Park contains a network of natural surfaced trails, 4.5 kilometers of designated trails and over 1.0 kilometers of informal trails, that traverse the upland slopes and waterfront. The Park is commonly utilized for its hiking, biking, dog walking and access to the lake front and swimming via a universally accessible canoe/kayak launch and floating dock. The Park is a natural area surrounded by residential development and adjacent neighbourhoods (i.e., Casa Loma, Lakeview Heights, and Sunnyside).

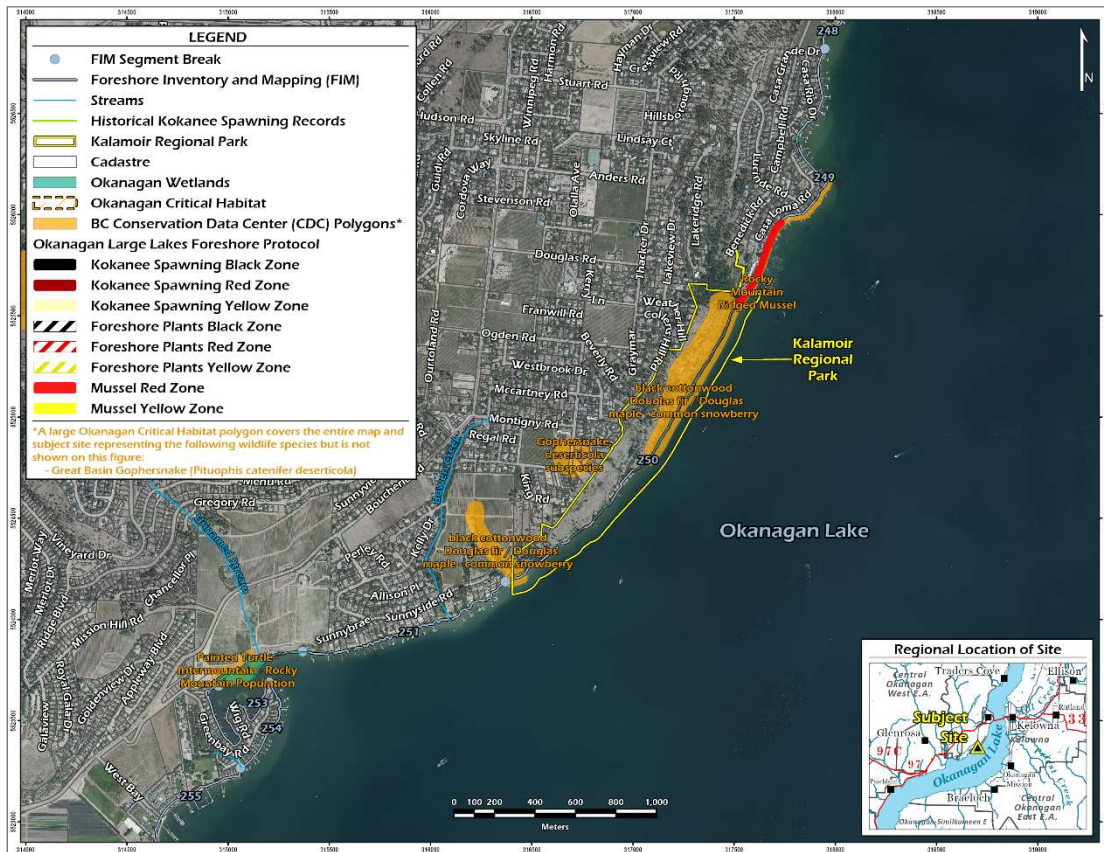


Figure 1-1. Park Location

1.3. Planning Process and Policy Context

The Kalamoior Regional Park Management Plan (the Management Plan) process began in 2021 in collaborations with Ecoscape Environmental Consultants Ltd. (Ecoscape), RDCO staff, Westbank First Nation (WFN), the public and stakeholders including Friends of Kalamoior, Community Recreational Initiatives Society, Central Okanagan Land Trust, Central Okanagan Naturalists' Club, Casa Loma Community Association, Casa Loma Lakeshore Resort Strata, Gellatly Bay Trails and Parks Society, Lakeview Heights Community Association and the Trail of the Okanagans Society. The Management Plan area encompasses all 27.6 hectares of the Park. The Management Plan provides the historical background, current and projected status of ecological and recreational features within the Park. The Management Plan provides a set of 20-year management goals and priorities that will provide direction for present and future management decisions associated with the Park and natural environment.

Several regional bylaws, planning documents and resources informed the development of the Management Plan and are described below.

Official Regional Park Plan for the Central Okanagan (Bylaw #884), 2000

The Official Regional Park Plan for the Central Okanagan (Bylaw #884) (ORPP) is a high-level guidance document for the acquisition, planning, management and operation of Regional Parks. Kalamoior Regional Park is classified as a Regional Natural Area Park in the ORPP. Regional Natural Area Parks are described as areas containing regionally significant features such as vegetation communities and wildlife habitat and can provide opportunities for increasing the awareness and understanding of the natural environment in the Central Okanagan. Development in these areas are to be limited to internal trails, open spaces, unique landscape features and interpretive facilities and nature study areas. Facilities and amenities must adhere to environmentally appropriate design criteria and parking should be provided as necessary to accommodate user access.

Kalamoior Regional Park Management Plan (2005-2025)

In 2004, the RDCO undertook the development of a 20-year management plan for Kalamoior Regional Park with the assistance of a technical working group consisting of community members, government agencies and non-government organizations. The management plan objectives included the protection of the natural environment, management of public use to protect park resources, restoration of degraded natural areas, and to provide opportunities for outdoor activities. Kalamoior Regional Park was identified as an integral component of the Okanagan Trail 2000 project, to develop a regional trail route linking communities for pedestrian and cyclists through the Central Okanagan from Peachland to Lake Country. In November 2005, the RDCO Regional Board approved the management plan.

Biophysical Inventory for Kalamoior Regional Park

Ecoscape was retained by the RDCO in 2012 to complete a baseline biophysical inventory and environmental assessment of the Park. The inventory and assessment summarizes and describes bioterrain and landform information, documents and describes existing aquatic and terrestrial habitats, provides an overview of existing and potential wildlife species occurring within the Park, assesses the potential for at risk species, and identifies potential management zones within the Park.

The biophysical inventory was updated in 2022 as part of this management plan and changes are provided in Appendix A.

RDCO Regional Parks Design Guidelines

The RDCO Parks Design Guidelines provides resources, design guidelines, and specifications to build and maintain park infrastructure and trails. The design guidelines include standard design details for five trail classifications based on trail width, surfacing material, desired slope and trail use.

Memorandum of Understanding for the Protection and Conservation of Cultural Heritage Sites in Regional Parks

In 2017, the Westbank First Nation (WFN) and the RDCO entered into a Memorandum of Understanding for the protection and conservation of cultural heritage sites in regional parks. The RDCO and WFN acknowledge the land throughout the Central Okanagan have been used by the syilx / Okanagan people since time immemorial and regional parks are situated within the WFN and syilx / Okanagan people traditional, ancestral and unceded territory. The WFN is the recognized custodian of knowledge for their traditional use and cultural information. Both parties agree to work collaboratively towards the shared goals on the protection and conservation of the cultural, heritage and archaeological values found in the regional parks in a manner that is based upon mutual, respect, honor, and recognition.

RDCO Parks Community Wildfire Protection Plan (CWPP)

The CWPP was conducted in 2021 as an update to the 2010 CWPP. The 2010 plan provided fuel management activities to treat high risk fuel areas within the RDCO parks. Since 2010 many of these activities had been completed, fuel types had changed, fuel loading had increased, and total park area increased. The updated CWPP was a response to the current and predicted future wildfire risks for regional and community parks and provides recommendations to reduce community vulnerability and increase public awareness. Three primary actions included fuel treatments for the four highest priority areas within the regional parks, supporting, coordinating or encouraging multi-jurisdictional emergency exercises and develop, coordinate and/or participate in a community FireSmart resiliency committee.

Regional Bicycling and Trails Master Plan (RBTMP)

The RBTMP is an update to the 2012 Transportation Master Plan to reflect changes and updates to the additional trail connections, active transportation plans, and provincial and federal active transportation design criteria. The plan was developed through the Sustainable Transportation Partnership of the Central Okanagan, which includes the RDCO, City of West Kelowna, WFN, the District of Lake Country, the District of Peachland and the City of Kelowna. The plan proposes a 193 km trail network, where only 82 kms existed in 2020. The network is made up of a primary regional “spine” system that would provide a continuous corridor for commuters and recreational users to link urban and town centers and regional destinations in the Central Okanagan. The RBTMP proposes an alternative external linear trail and cycling transportation corridor connection through Kalamoior Regional Park to build future linkages in the regional network.

Climate Projections for the Okanagan Region

A Climate Projection Report was developed for the Okanagan Region to align with goals set out by the British Columbia Climate Action Charter and includes climate projections for both 2050 and 2080. The 2050 projections are to assist with medium-term planning purposes whereas the 2080s projections provide guidance for long-term planning and decision-making.

2.0 PARK OVERVIEW

2.1. Site Description & Environmental Values

The Park occurs within the Okanagan Very Dry Hot Ponderosa Pine Variant (PPxh1) which is the driest forested regions in BC. The climate consists of hot dry conditions in the summer, and cool conditions with little snow in the winter. Historically, fire has played an essential role in the ecology of this zone. The PPxh1 is dominated by open canopy forests of Ponderosa pine with a bunchgrass understory.

The Park contains five BC Red-listed ecosystems, which are recognized as being threatened or endangered. These include the forested, riparian, and grassland communities, which are all regionally significant ecosystems. The other two forest ecosystems within the Park are BC Blue-listed, meaning they are of special concern. Overall, the Park is characterized by grassland and open woodland with gravel beaches, rocky shoreline, rock outcrops, and riparian communities.

2.2. Park History

The Park is largely a glacial lacustrine escarpment adjacent to Okanagan Lake that was originally comprised of six upland parcels secured through subdivision development applications dating between 1921 and 2001. The Park has a long history as a public park in various forms and over the years, the park has evolved from a small community park to a Class 'C' provincial park and finally as a regional park.

Highlights – Chronology of Park Acquisition

- 1921, 1950 Casa Loma Park and Kalamoior Park were created through plans of subdivision and vested to the Crown.
- Late 1950s The Lakeview Irrigation District requested the Province of B.C. designate Casa Loma Park and Kalamoior Park as a Class 'C' provincial park, to provide local recreational amenities and to permit a local park board appointed by the Minister to manage the park.
- 1959 The two parks were designated as Kalamoior Park, a Class 'C' provincial park. The park was administered by the Province of B.C. from 1959 to 1983 with the assistance of a local Board of Directors.
- 1973 -1975 BC Parks appoints a new Kalamoior Park Board to manage the park. Park improvements were carried out which included the construction of the park trail system, picnic areas, washroom, and paved road to the beach. A seasonal lifeguard was hired in 1975 and red cross swimming lessons were offered to the public.
- 1982 The RDCO made application to the Province of B.C. for the Crown lands, known as Kalamoior Park.
- 1982 A small parcel of land, dedicated as Park, was obtained through a subdivision process and added to the Kalamoior Park.
- 1983 The Province of B.C. transfers the ownership of Kalamoior Park to the RDCO through a Crown Grant for park purposes. The park is now known as Kalamoior Regional Park.

- 2001 A subsequent small parcel of land, dedicated as Park, was obtained through a subdivision process and added to Kalamoior Regional Park. The park is now comprised of six parcels of land.
- 2005 RDCO obtains a 10-year licence of occupation from the Province of B.C. over portions of the unsurveyed Crown foreshore fronting onto Kalamoior Regional Park.
- 2015 RDCO renews the Crown foreshore tenure, in the form of a 30-year licence of occupation, over portions of the unsurveyed Crown foreshore on Okanagan Lake fronting onto Kalamoior Regional Park for park purposes, designated swim areas and non-motorized boat access to the lake.
- 2020 Kalamoior Regional Park’s four original land parcels (formerly Casa Loma Park and Kalamoior Park) and the discontinued, closed road allowance within the park were consolidated to form one large lot.

In 2020, the City of West Kelowna (CWK) acquired an undeveloped lot through a subdivision process, as a future addition to Kalamoior Regional Park. The lot has been included in the preparation of this park management plan. A formal operational agreement between RDCO and CWK will be required to allow the RDCO to operate and maintain the lot as part of the park.

Currently the park boundary is bound by Collens Hill Road on the west, Okanagan Lake to the east, Casa Loma neighborhood to the north and Sunnyside neighborhood to the south. The park stretches along approximately 1.8 km of Okanagan Lake foreshore and 200 m inland at its widest location (Figure 2-1). The RDCO has secured various Crown Land Tenure’s over the years to increase the usability of the foreshore and provide access to the lake.

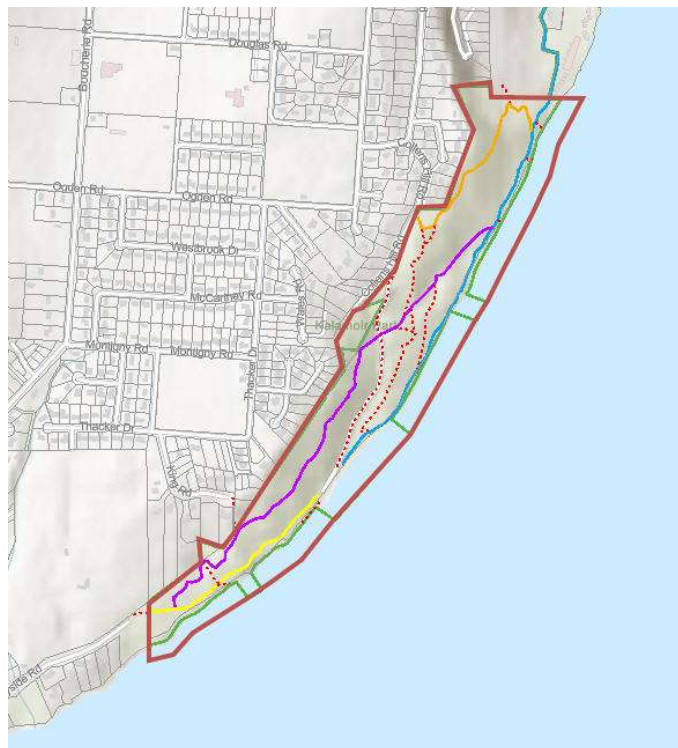


Figure 2-1. Park Boundary, including Crown Land Tenure areas, trails and roads

2.3. Indigenous History

The area encompassed by Kalamoior Regional Park is the traditional territory of the syilx / Okanagan people. There is evidence that the syilx / Okanagan people fished in Okanagan Lake and hunted on lands now occupied by the park. When Europeans began populating the area, disease and rapid cultural changes reduced the numbers of syilx / Okanagan people here. The syilx / Okanagan people were assigned to reserve areas in the vicinity of Kalamoior Regional Park (I.R. # 9 and I.R.# 10) in 1877 and 1888, respectively, and much of their traditional territory was taken over by European descendants, cleared and converted to farms. European settlers pre-empted much of the land near the park, and clearing for farming activities altered the landscapes from their original forested nature. Subsequent land uses have erased most traces of the original culturally significant areas, with only a few specific archaeological finds (hunting artifacts and middens) remaining in the vicinity of the Park.

The trail network in the Park includes the Upper Rim trail or tk'iwlxəx tqiltk q'ax which is a close translation but literally translates to "to climb up on top of trail". This particular region was commonly used by syilx Okanagan people to hunt and gather resources. The area closer to the shoreline was often used as a campsite but people would regularly use these trails to gather resources.

The Sunnyside trail translates to sʔəlxəʔit ʔyaʔnxʔilxʔ q'ax. It is recognized that this area was known to the settlers and pioneers as "sunny side" as this face of the terrain receives a lot of daylight sun. Because of the large amounts of sun, this area is known to grow many of the indigenous plants and medicines that have been harvested for generations. Food and medicines such as rosehips, Saskatoon berry, arrow-leaved balsam root, juniper, ponderosa pine and many others were harvested along these trails. cnitkʔ q'ax refers to the shoreline trail and is a good fit for this trail located along the waterfront. Water is considered one of the sacred elements vital to human and non-human existence and therefore, has always been held in high regard. There are various ceremonies related to water that acknowledge its physical and spiritual role in the community. Some celebrations connect water to other resources and/or people while others are specific to water and all it provides. It is acknowledged that nʔəxʔitkʔ, commonly referred to as the Ogopogo, represents our relationships to the lake and water. The nsyilxcən word nʔəxʔitkʔ translates to "the sacred spirit of the lake" and does not just refer to the illusive creature that may or may not roam throughout Okanagan Lake. The spirit of the lake refers to all animals and plants within the lake and everything that surrounds and flows into the lake. More importantly, the spirit of the lake is dependent on our connection to it and how we acknowledge that connection.

According to the Provincial records, there are no previously recorded archaeological sites located within the Park. Although, there are no registered archaeological sites on record, this does not preclude the potential for archaeological sites or diminish the historical presence of the syilx / Okanagan people on the land.

2.4. Park Amenities, Features & Uses

Amenities

- Three designated public swimming areas: one large swimming area located in the center of the park foreshore that can be easily accessed from the Collen Hill Road entrance and two smaller swimming areas located to the north and south of the central swimming area, with easy access from the Sunnyside Road or Casa Loma entrance;
- Universally accessible floating dock with canoe/kayak launch and swim raft located within the central beach and swim area near the parking lot;
- Picnic tables, washrooms and park benches;

- Gravel beach areas along the Okanagan Lake foreshore;
- Three designated off-leash dog beach areas;
- Four designated trails: Waterfront Trail cnitk^w q'ax, Mike Passmore Trail, Upper Rim Trail tk'iwlxəx tqiltk q'ax, and Sunnyside Trail s'xəl'xəŋlt ŋya'tnx^wilx^w q'ax.
- Over one kilometer of narrow, informal trails throughout the Park that allow for movement and connection between the main trails and down to the waterfront;
- Wayfinding signs for designated trail assigned dual language trail names written in English and nsyilxcən, the syilx / Okanagan language. Waterfront Trail cnitk^w q'ax (refers to the shoreline trail), Upper Rim Trail tk'iwlxəx tqiltk q'ax (meaning "to climb up on top of trail"), and Sunnyside Trail s'xəl'xəŋlt ŋya'tnx^wilx^w q'ax (translates to the sunny side trail);
- Interpretive and educational signage is located throughout the Park;
- One main gravel surfaced parking lot in the park with access from the Collens Hill Road entrance and public street parking along Sunnyside Road, Benedick Road and Casa Loma Road;
- Small informal parking area for 2 cars located mid-way along the access road in the park; and
- Large wooden boardwalk and smaller wooden foot bridges built over sensitive habitat are located throughout the Park.

Features

- Diverse ecosystems rich with native plants and tree species – ranging from dry grassland areas with arrowleaf balsam root, prickly pear cactus and Oregon grape to open ponderosa pine forest;
- A Special Preservation area that provides critical habitat for snake species at risk;
- Red- and Blue-listed ecosystems that support a variety of rare and listed- wildlife;
- Abundant birds and wildlife in the park provide opportunities for viewing and connecting with nature; and
- Undisturbed and natural areas of Okanagan Lake foreshore for public enjoyment.

Uses

- Main uses include hiking, swimming, kayaking, dog walking, picnicking and biking. The 4.5 kilometers of designated trails are used mostly for walking, running, hiking and on-leash dog walking;
- The Waterfront cnitk^w q'ax and Sunnyside s'xəl'xəŋlt ŋya'tnx^wilx^w q'ax trails are natural surfaced, multi-use trails located along the Okanagan Lake foreshore and are heavily used by hikers, dog walkers, runners, occasional mountain bikers and commuters;
- Okanagan Lake and beach areas used by swimmers, sun-bathers and non-motorized boaters/kayakers;
- No motorized boat launching permitted from the foreshore or floating dock; and
- Biking occurs predominantly on the Waterfront and Sunnyside Trails and are used by some cyclists as a commuter route to connect to adjacent Active Transportation corridors in West Kelowna and beyond.

2.5. Site Analysis

The Park's amenities, features, uses and condition were determined through mapping existing amenities and uses such as the trails, parking areas, and accessible floating dock, and the condition was evaluated based upon the updated Biophysical Inventory (see Appendix A). A map of existing amenities is provided in Figure 2-2. The site analysis map illustrates that the Park activities are located throughout the Park, with high use areas centralized around the lake (i.e., trails, dock, and beaches) as well as the parking areas and washrooms.

Vehicle access into the Park is limited to Collens Hill Road and limited street parking is available from Sunnyside Road, Casa Loma Road and Benedick Road. Multiple trail access locations are available for cyclists, hikers, dog walkers and recreation users from the Casa Loma area to the north, the Sunnyside Road neighbourhoods to the south and Collens Hill Road to the northwest.

The existing Sunnyside and Waterfront trails adjacent to the lake vary in trail types, width, slope, and difficulty. The Sunnyside and Waterfront trails will require trail improvements, such as widening and boardwalk installations to accommodate shared use, reduce user conflicts, increase public safety, improve accessibility and meet the future desired design criteria for a Type 2 Standard Multi-use Trail.

Numerous informal and unsanctioned trails crisscross the hillside and connect with the main designated trails in the Park. These trails will need to be re-evaluated occasionally to determine which trails require improvements and which trails require to be decommissioned.

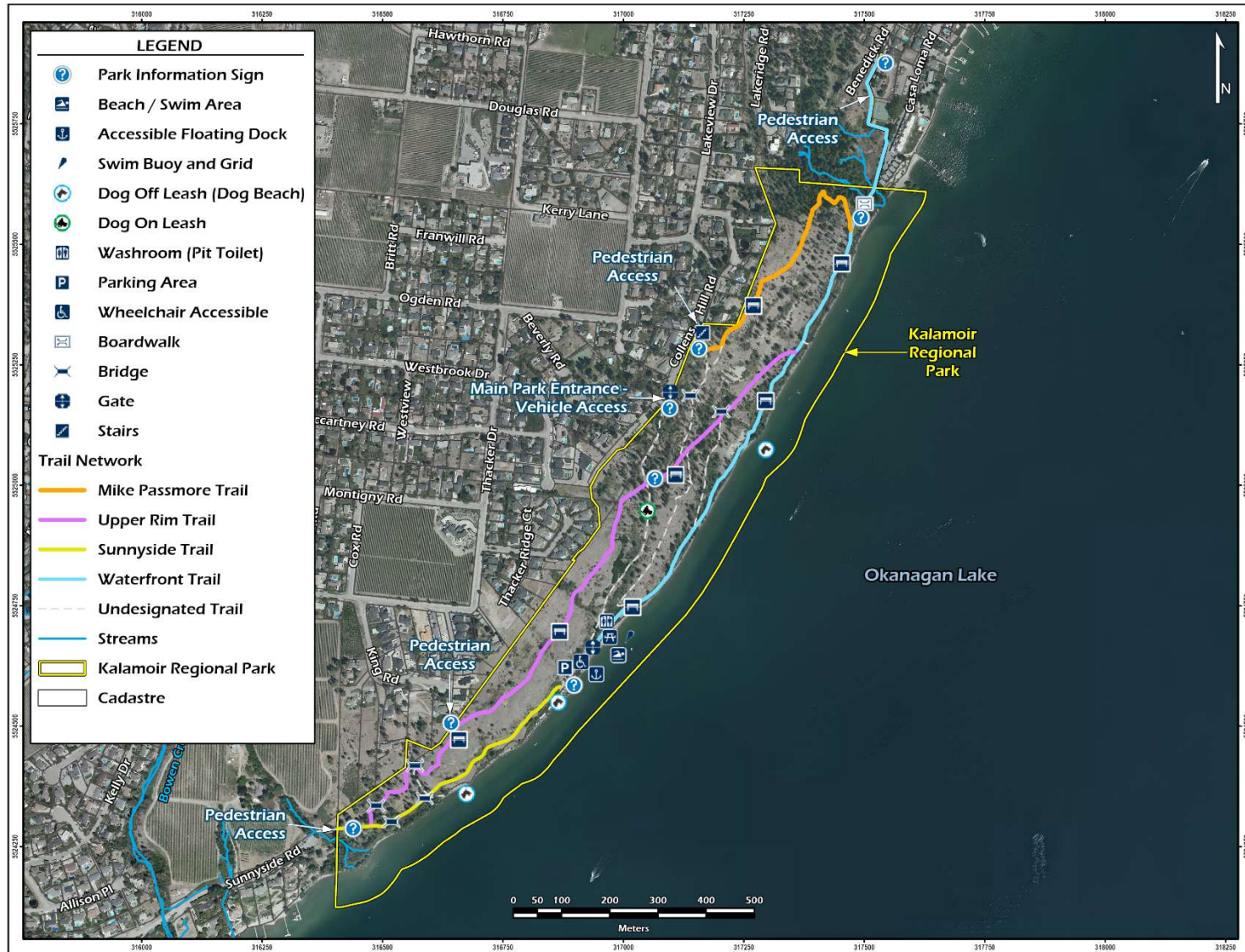


Figure 2-2. Site Analysis

2.5.1 Climate Change Impacts & Adaptations

A Climate Projection Report was developed for the Okanagan Region to align with goals set out by the British Columbia Climate Action Charter. Key projections for 2050 and 2080 include:

- Warmer temperatures are predicted year-round, resulting in longer warm seasons, and shorter cold seasons over time.;
- Considerably hotter summers are anticipated. By the 2050s, the region can expect an average of 22 days above 30°C per year and 36 days per year by the 2080s. This change is more pronounced in the valley bottoms, with approximately 50 additional days above 30°C by the 2080s, on average, compared to the past. Temperatures can be expected to surpass 43°C on an annual basis in the populated areas of the Okanagan region by the end of the century;
- Increased duration of growing season is projected to increase from about 5.5 months to almost 7 months by the 2050s, and almost 8 months by the 2080s;
- Winter nighttime low temperatures are projected to warm more than other seasons. By the 2050s, there will be 28% fewer frost days, which will have an impact on invasive species, agriculture, and streamflow;
- Increased precipitation across all seasons, with the exception of summer. The average expected precipitation will increase during the spring and autumn months by 17% by the 2080s. This can lead to more frequent flooding and landslides, as well as stress to ecosystems and infrastructure. Whereas summer is expected to remain the driest season and become drier. By the 2080s, the region can expect 23% less precipitation in the summer; and,
- With warmer annual temperatures, the winter “season” is expected to shorten while the summer “season” will lengthen, causing spring-like conditions earlier and autumn-like conditions later in the year.

The primary adaptation strategy to minimize the impacts and intensity of climate change experienced locally is an aggressive reduction of greenhouse gas (GHG) emissions. The ability to limit GHG emissions is intrinsically linked to how far apart communities are from one another, and how people and goods move between them.

The Regional District is adapting and building resiliency in the Park through the development, operations and maintenance of Park assets to address climate change impacts and from increasing population demands and Park usage.

Parks and multi-modal, shared use trails provide connectivity to active transportation corridors that connect communities and neighbourhoods for pedestrians and cyclists and provide low-carbon transit options.

Building trails and amenities using sustainable materials increases the life cycle of the Park assets and reduces the frequency of replacement or upgrades. Surfacing trails with aggregate materials can aid in reducing soil erosion and drainage issues due to climate change impacts from flooding and drought conditions and improve accessibility.

The installation of wooden boardwalks over sensitive areas, such as riparian habitats and scree slopes, aids in preserving natural areas, reduces erosion and soil disturbance, and protects valuable habitat for reptiles and wildlife under the changing climatic conditions.

2.6. Strengths, Weaknesses, Opportunities & Threats Analysis

Strengths

- Multi-modal recreation trails;
- Established user base with an active stake in the wellbeing of the Park;
- Universally accessible dock and canoe/ kayak launch;
- Access to Okanagan Lake and foreshore beach areas
- Mosaic of functioning ecosystem habitats, including those that are rare and at-risk;
- Diversity of wildlife; and,
- Rocky outcrops that provide a safe haven for species at risk, particularly reptiles.

Weaknesses

- Active sediment and erosion concerns due to steep slopes and seasonal flooding;
- Invasive plant species population/seed bank that has the potential to spread throughout the Park and adjacent properties;
- Wildfire risk due to fuel loads and need for fuel mitigation;
- Limited parking available within the park; and
- Limited opportunities for developing new trails due to park size and topography.

Opportunities

- Collaborate with WFN to incorporate Indigenous knowledge of syilx places that hold cultural value and traditional ecological knowledge (TEK) to carry out ecological restoration, protection and conservation work in the Park;
- Partner with WFN to develop, incorporate, and deliver syilx/ Okanagan language and cultural values into park programming, interpretation, and park signage;
- Work with municipal partners, City of West Kelowna, Friends of Kalamo, stakeholders and volunteers to advance the park goals and implement recommendations; and
- Upgrade the Waterfront and Sunnyside Trails from Sunnyside Road to Casa Loma to provide a wider, accessible trail for increased multi-use, improved accessibility, and to decrease Park users conflicts.
- Support and advance regional trail and transportation initiatives and projects such as the Okanagan Trail 2000, Regional Active Transportation Plan, Sustainable Transportation Partnership of the Central Okanagan (STPCO), and RDCO Regional Growth Strategy.

Threats

- Impacts of climate change, such as drought, flooding, wildfires, soil erosion, and temperature extremes on park ecosystems and assets;
- Introduction and facilitation of invasive species encroachment from disturbance following trail upgrades, wildfire fuel reduction projects, natural disturbances (flooding, fire, etc.);

- Increasing urban density and increased population over the next 20-years may increase user and wildlife conflicts, intensify the pressure on core habitat areas and amenities maintenance requirements; and
- Impacts and overuse of park trails and amenities by increasing number of park visitors will diminish the park visitor experience and protection of the environment.

3.0 COMMUNITY ENGAGEMENT PROCESS

3.1. Phase I

As part of the update to the Plan, the public, stakeholders, WFN and not-for-profit partners were encouraged to participate in the first of two phases of public engagement (Phase I) in the form of an online survey. The first phase of public consultation was to determine how residents and park users are currently utilizing the park and to gather feedback on priorities for improvement.

The Phase I online survey was open to the public between February 25 and March 15, 2022 with the use of Bang the Table software. The survey was advertised on the RDCO website and Castanet. In addition, several stakeholder groups were sent engagement letters and notified of the online survey. The survey included yes and no questions, multiple choice, custom responses/comments and the ability to place a point with associated comments on an interactive map. A total of 483 individuals participated in the survey. Appendix B provides a summary of the results from Bang the Table.

3.2. Phase II

Following the feedback from Phase I, a conceptual plan was developed (see Section 4.5). Phase II community engagement included presenting the concepts in a stakeholder workshop and to the public via the RDCO Your Say online platform and a public open house.

3.2.1 Stakeholder Workshop

As part of this phase of engagement, a total of seven stakeholder groups attended an in-person workshop on March 29th, 2023, and one stakeholder provided feedback electronically. Stakeholders were asked to comment on what they liked most, what they liked least, and other comments for each concept. The stakeholders were generally supportive of the lower-parking, mid-parking and secondary access concepts including the accessibility upgrades, and mixed feedback was received regarding the multi-use trail. Appendix C provides a summary of the feedback provided for each concept.

3.2.2 Public Engagement

The RDCO Your Say online forum was open for feedback on the concepts prepared between April 5 to 29, 2023. Participants were asked to comment on what they liked most and least about changes to the parking areas, what they liked most and least about changes to the trails, and any other comments. A total of 119 people visited the online forum and 47 people contributed to the forum discussion, for a total of 86 comments. As with the stakeholder workshop, most participants were generally supportive of the lower-parking, mid-parking and secondary access concepts including the accessibility upgrades, and mixed feedback was received regarding the multi-use trail.

A pop-up open house was held at the Park on April 16th, 2023. Over 100 people came to the open house to provide their feedback on the concepts. A survey was provided that asked what do you like most and least about the changes to the parking areas; what do you like most and least about changes to the trails; and other comments.

Online forum and open house survey results are provided in Appendix D.

4.0 MANAGEMENT PLAN

4.1. Vision

The Park is located along the foreshore of Okanagan Lake within a sensitive mosaic of Ponderosa pine forest and grasslands nestled in a suburban landscape of the City of West Kelowna. The Park is an inviting destination for people of all generations to enjoy and appreciate nature. Whether hiking, biking, swimming, or kayaking there are many ways to immerse yourself in the park and interact with the surrounding natural and cultural landscape. With the ever-increasing pressure of climate change and development, stakeholders, residents and our partners have strived to establish a 20-year park management plan that preserves the natural and cultural environment for future generations to enjoy.

As part of the management plan, an updated vision statement was developed to guide future development, operations and stewardship of the park for the next 20-years.

Vision Statement

Kalamoior Regional Park's natural scenery, Okanagan Lake shoreline and upland grassland ecosystems are an enticing and welcoming destination for park visitors and wildlife. The park is a place of solitude, appreciation, and inspiration for the public to experience and connect with nature while participating in outdoor recreational pursuits for generations to come.

4.2. Strategic Goals

The management plan strategic goals provide the framework and direction for the future park development, operations and maintenance, and resource requirements needed to carry out the long-term implementation plan. The strategic goals in turn are linked to key priorities, accompanying objectives and recommended actions as presented in Section 4.8.

- **SG-1** To meet the present and anticipated future population growth, climate change impacts, and increased recreational demands of residents of the Central Okanagan.
- **SG-2** To provide enhanced park accessibility and inclusivity for people of all ages and abilities.
- **SG-3** To protect and maintain the natural environment and sensitive ecosystems.
- **SG-4** To ensure connectivity between the regional park and adjacent natural area corridors for wildlife.
- **SG-5** To provide a range of outdoor recreation experiences and opportunities for environmental education and stewardship.
- **SG-6** To provide shared, multi-modal trails to meet future increased usage and advance regional transportation initiatives.
- **SG-7** To promote and advance reconciliation with the syilx / Okanagan people through collaboration on park development, interpretive programs, and management activities.

- **SG-8** To adopt and implement innovative management practices and sustainable materials in the park development and operations to build climate adaptability and resiliency.
- **SG-9** To strengthen and foster relationships and develop partnerships opportunities with external partners.

4.3. Carrying Capacity

The carrying capacity of a park is described as the maximum number of park users that can occupy an area without compromising the environmental integrity or park user experience. Carrying capacity concerns both humans and wildlife that occupy the Park. The RDCO estimated that the Park experiences about 55,000 visits annually. The growth of the Central Okanagan is predicted to grow 36.2% by 2034 or an average annual growth of 1.56%, which is slightly greater than the previous 10-years. Consequently, it is anticipated that visits to the Park will increase to at least 80,000 by 2043 and without appropriate management strategies, the condition of the park and user experience may be impacted.

When managing the carrying capacity and visitor use of the park, the overall goal is to provide high-quality visitor experiences and satisfaction while protecting the natural and cultural values of the space.

Several core capacity types such as – environmental, social (experiential), managerial, and cultural capacity were taken into consideration as part the development of the park management plan.

- Environmental (ecological and biophysical) capacity can be viewed as how resilient the ecosystems are to the demands placed upon it. The demands may originate from natural and environmental factors and visitor use which impacts the vegetation, soils, wildlife, biodiversity, water quality and park trails.
- Social (experiential) capacity is how people use the land or area before the user experience and satisfaction is diminished. Examples of some impacts that can reduce the user experience include crowding, perception of safety, user conflicts, wildlife – human conflicts, trail conditions, number of trail users, parking capacity or lack of parking spaces.
- Managerial capacity is the amount of park management resources (financial budget, park space, park facilities and amenities, staffing) available to meet the park’s vision and goals and public expectations.
- Cultural capacity is how cultural values, knowledge, resources and practices are connected to the land or a specific place are respected, protected and supported.

The Park is also subject to seasonal use increases and crowding during the summer season which can lead to conflict. Parking is limited during peak times, in the evenings and weekends or summer, leading to users parking in non-designated areas causing soil erosion and disturbance. Trail braiding and the use of unsanctioned trails further contributes to natural area degradation. Therefore, future upgrades to the Park will be required to address and accommodate increased Park visitors and different kinds of use without compromising the Park user experience or the natural environment.

4.4. Management Zones

The ORPP defines five management zones, which are all represented in the Park, reflecting the diversity of features found in the Park. The management zones include Special Preservation, Ecosystem, Natural Environment, Outdoor Recreation, and Park Services. The zones are used to determine the general uses the

lands in each category can support and define the development activities that can occur within each management zone. The zones are described as follows and displayed in Figure 4-1.

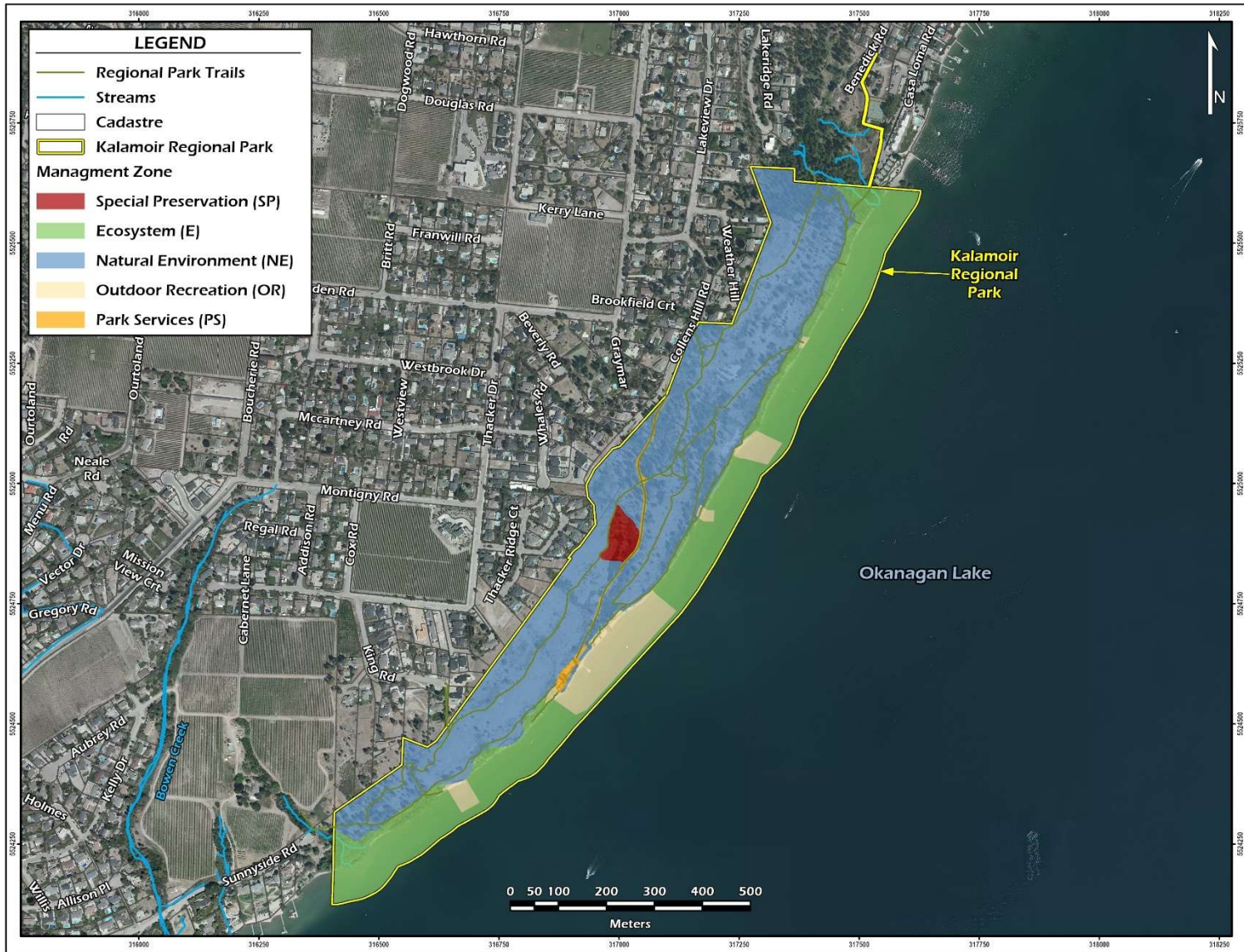


Figure 4-1. Park Management Zones

4.4.1 Special Preservation

Special preservation zone refer to areas or features that warrant conservation and protection due to the unique, threatened, or endangered natural or cultural features and/or are considered a representative feature/area of the natural environment in the region.

This zone in the Park is limited to a sparsely vegetated bedrock outcrop and talus slope. The feature is located northwest of Collens Hill Road near the center of the Park. Rocky outcrops are often encrusted with a diversity of lichen species, which are adapted to the dry and nutrient poor nature of the sites. Coupled with this, these sites are also extremely important to reptile species as they typically provide critical security and denning habitat. Furthermore, sparsely vegetated sites with warm aspects provide important basking habitat for reptiles. Whereas ungulates such as deer rely on them in the winter, as they maintain minimal snowpack. Sparsely vegetated sites are sensitive to anthropogenic disturbance as lichen species can be easily trampled.



Special Preservation Management Zone – Bedrock Outcrop/Talus Slope

Development in this area should be avoided, and when unavoidable, limit development to minimize disturbance and in consideration of the critical habitat and species that rely upon it.

4.4.2 Ecosystem

Conservation and the perpetuation of ecosystems with minimal anthropogenic interference and impacts is the primary focus of this zone, some of which may be sensitive/ listed ecosystems that may support species at-risk or concern. These zones can offer an opportunity for park users to experience the Park’s natural environment and cultural values through recreational activities, so long as the activities do not conflict with the maintenance of the ecosystems themselves.



Ecosystem Management Zone – Riparian and undisturbed Okanagan Lake aquatic habitats

This zone in the Park includes the BC Red-listed (endangered or threatened) Black cottonwood / Douglas-fir – Common Snowberry Red-osier Dogwood riparian habitat associated with Okanagan Lake and Bowen Creek, and the lake’s open water / aquatic habitats, including the Okanagan Large Lakes Foreshore Protocol Red Colour Zone for Freshwater Mussels. The Foreshore Inventory Mapping (FIM) current and potential Aquatic Habitat Index (AHI) for FIM Segment 250, which is adjacent to the Park were ranked as very high. The ranking parameters include the foreshore protocol (e.g., presence of the critical habitat, such as

mussel colour zones) and upland conservation zones as determined from the Sensitive Ecosystem Inventory.

Given the rate of growth within the Okanagan Valley, and the overall development pressure on Okanagan Lake, efforts should be made to minimize shoreline disturbance and to maintain its natural state well into the future. As such, development and recreational activities should be limited in this zone. If development is required in this zone, consideration should be given to locations which will have minimal impacts on the ecosystems. Decommission and restoration of unsanctioned trails and disturbed areas is a priority.

4.4.3 Natural Environment

Natural environment zones contain natural ecosystems that may support at-risk species. Recreational activities should be limited to those that require minimal services and amenities, and motor vehicle access excluded through this zone. Development within these zones should be limited to trails and trail infrastructure supporting moderate volume use. Focus is balanced between ecosystem and low-intensity recreational use.

This zone encompasses the majority of the Park, including all of the grassland and open canopy ponderosa pine forest habitats. Grasslands are extremely fragile and are very prone to anthropogenic disturbance of the cryptogamic soil crust, facilitating infestation by non-native Eurasian species (e.g., tree of heaven). Cryptogamic soil crusts are an assemblage of bacteria, cyanobacteria, green algae, mosses, liverworts, micro fungi and lichen living symbiotically. The cryptogamic crust promotes soil structure and formation, protection of the soil surface from erosion, increases water infiltration and provides a stable rooting soil structure for other flora species. Cryptogamic crusts are incredibly sensitive to disturbance and take a long time to recover, if at all. Once the cryptogamic crust has been disturbed, the soil structure and functionality become less suitable to native species but some invasives can thrive under these conditions, such as the tree of heaven seen in the Park. Many of the grassland areas in the Okanagan have been so heavily impacted that they no longer resemble the native community but are better described as "weed fields". For this reason, the preservation of high-quality grassland and associated cryptogamic crust within Park is that much more important.



Natural Environment Zone – Grassland and open ponderosa pine habitats

Coniferous woodlands provide important habitats for a suite of wildlife. The ponderosa pine is of particular importance to two rare woodpeckers; the white-headed and Lewis' woodpeckers for feeding and nesting. Woodpecker cavities are also utilized by secondary cavity nesters including the Blue-listed Flammulated Owl, whose habitat is restricted to ponderosa pine and interior Douglas-fir. Ponderosa pine is of further importance to other species, especially when the trees are located in close proximity to water and riparian habitats, such as in the Park.

Development should be limited to permeable trails and signage. Every effort to maintain ecosystem health, protect wildlife trees and the cryptogamic crust of the grasslands through the prevention of unsanctioned trails should be conducted. Areas of disturbances in the grasslands should be reseeded with native grasses to limit the establishment of invasive plant species and weeds.

4.4.4 Outdoor Recreation



Outdoor Recreation Zone – Existing trails and designated beaches

The outdoor recreation zone contains the main park amenities and is managed with focus on providing moderate to high intensity recreational use of the main trail network and park amenities such as the floating dock for canoe/kayak launching, designated swim areas, dog off leash beach areas, viewpoints, wayfinding and interpretive signage.

Motorized boat launching is not permitted from the park foreshore and the accessible floating dock.

The recreational areas are located across all zones or in proximity to the other management zones in the Park and support passive recreational activities and nature appreciation.

Existing and future trail connections allow access to other management zones within the Park and can be planned and designed to redirect park users from more environmentally sensitive areas and assist in reducing user conflicts. Development of new trails is limited due to the number of existing trails and sloped topography within the Park. Where feasible, look to formalize and upgrade existing informal trails instead of constructing new trails.

4.4.5 Park Services

The park services zone includes areas that are currently developed and disturbed by anthropogenic activities such as the non-permeable and paved roads, parking areas and buildings. This zone provides locations within the Park that support the operations and maintenance functions and vehicular access.

The Parks Services zone in the Park includes the Collens Hill Road entrance, internal access road, and parking areas.

Development and expansion is limited within the zone due to space constraints and future parking areas will need to be located in other management zones.



Park Services – Existing Parking and Collens Hill Road

4.5. Asset Management

Kalamoior Regional Park contains a number of defined trails, boardwalks, simple washrooms, small bridges, signage, fencing, and parking lots. In general, these assets have been constructed with consideration given to the natural elements of the park. These park assets should be included within the RDCO’s Asset Management Plan system and reviewed regularly to ensure that sufficient funding is considered and

allocated to maintain or replace these assets to meet service level requirements. Any major maintenance or replacement should be considered and planned within a 20-year capital plan.

4.6. Stewardship and Partnerships

Since the Park's inception from a small community park to a regional park, there has been strong support, community interest and long-term commitment by not-for-profit organizations, partners, volunteers and the public to provide a natural open space park with recreational amenities and lake access for all to enjoy.

The RDCO and our external park partners and stakeholders have fostered collaborative relationships and opportunities to advance shared common interests and goals for Kalamoior Regional Park.

Some of our partners and stakeholders include:

- City of West Kelowna
- Westbank First Nation
- Casa Loma Community Association
- Community Recreation Initiatives Society (CRIS)
- Friends of Kalamoior
- Gellatly Bay Trails and Parks Society
- Lakeview Heights Community Association

4.7. Development Concept Plan

Following public engagement, three primary park improvement/ capital development projects for the Park are proposed over the next 20-years:

1. Conduct trail upgrades on the Sunnyside Trail and Waterfront Trail to a Type 2 Standard Multi-Use Trail with a 2.4 m wide gravel-surfaced trail, as site conditions permit. Explore the need to construct a secondary alternate access trail from the Sunnyside Road park entrance to accommodate 2-way directional passage for pedestrians and cyclists as increased Park users on the trails are anticipated over the next 20-years and will assist in improving accessibility in the park (Figure 4-2). Associated proposed trail improvements include elevated boardwalks, retaining walls, wayfinding signs, and timber guardrails, which will facilitate 2-way passage and protect the surrounding natural environment.
2. Expansion and upgrades to the lower parking lot (Figure 4-3). Upgrades include a vehicle turn-around; paved, accessible parking for three vehicles; timber guardrails to designate the multi-use trail for bikes and separate Park users from vehicular access; and provide a safe, designated, and paved crossing to access the beach and trails across the parking lot; and,
3. Expansion and upgrades to the existing informal midway parking area along Collens Hill Road within the park (Figure 4-4), including nine gravel parking stalls, a hammerhead turn-around, and a bear-proof disposable bin.

Concepts have been prepared by BENCH and are provided below.

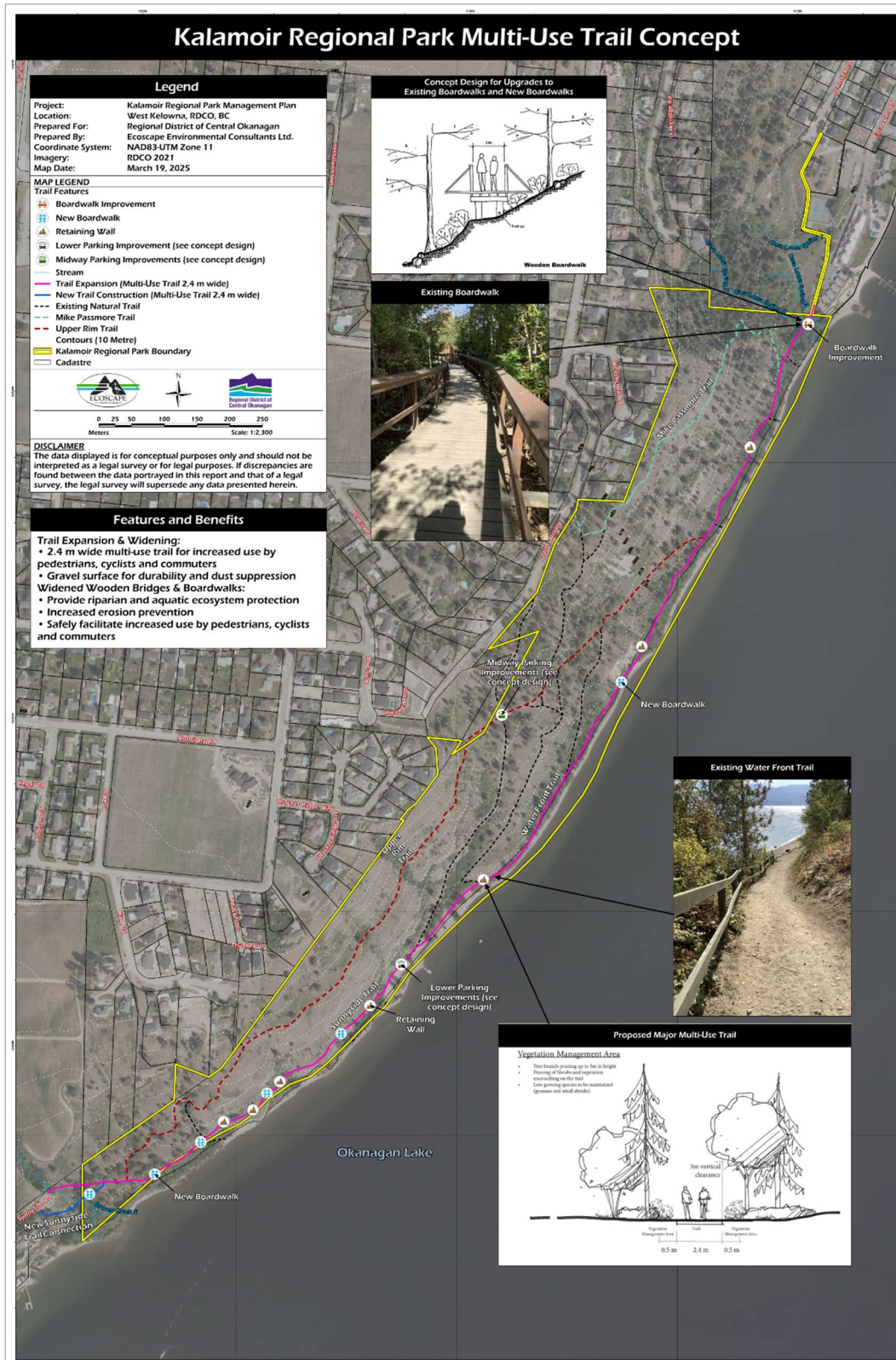
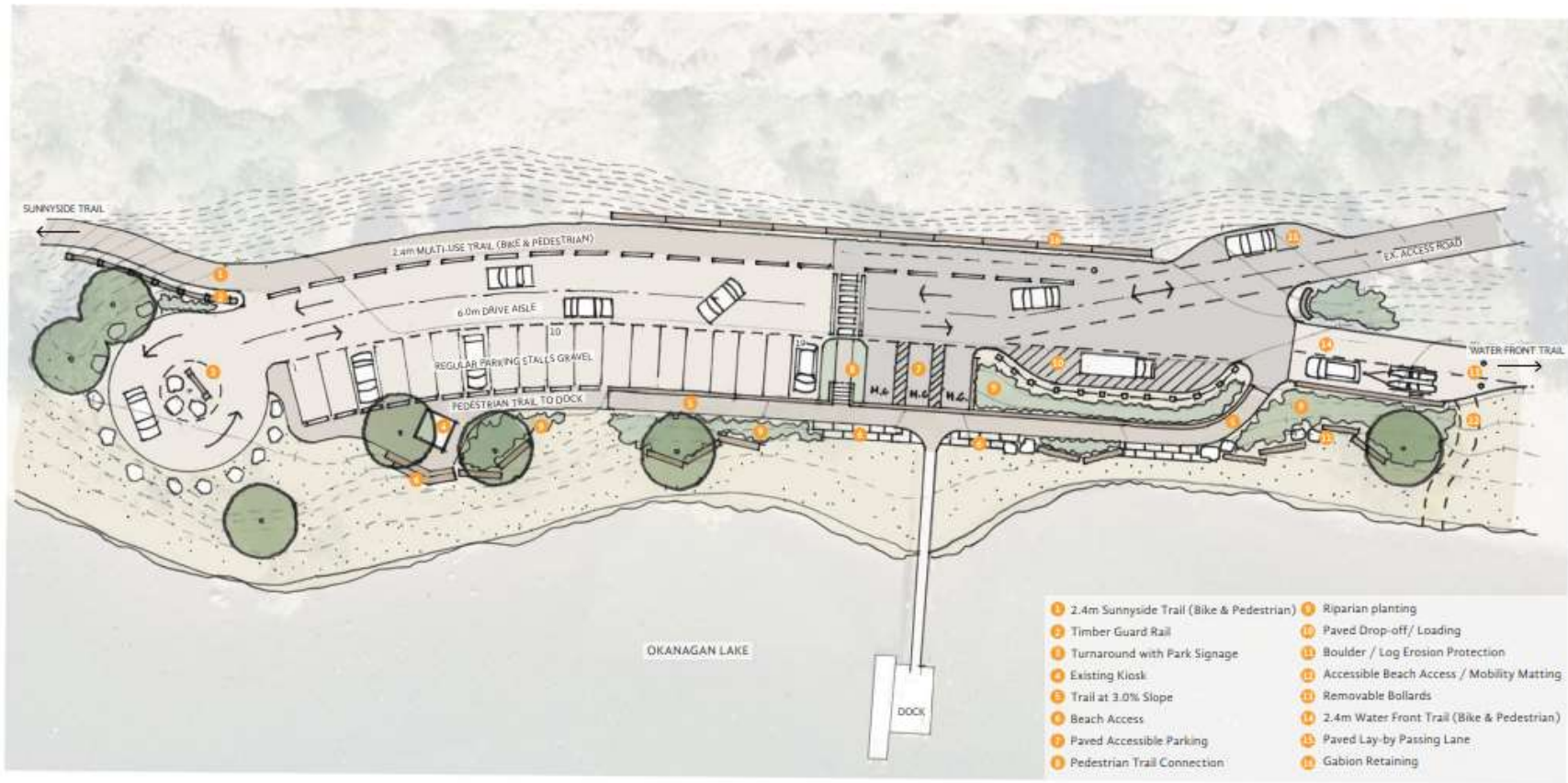


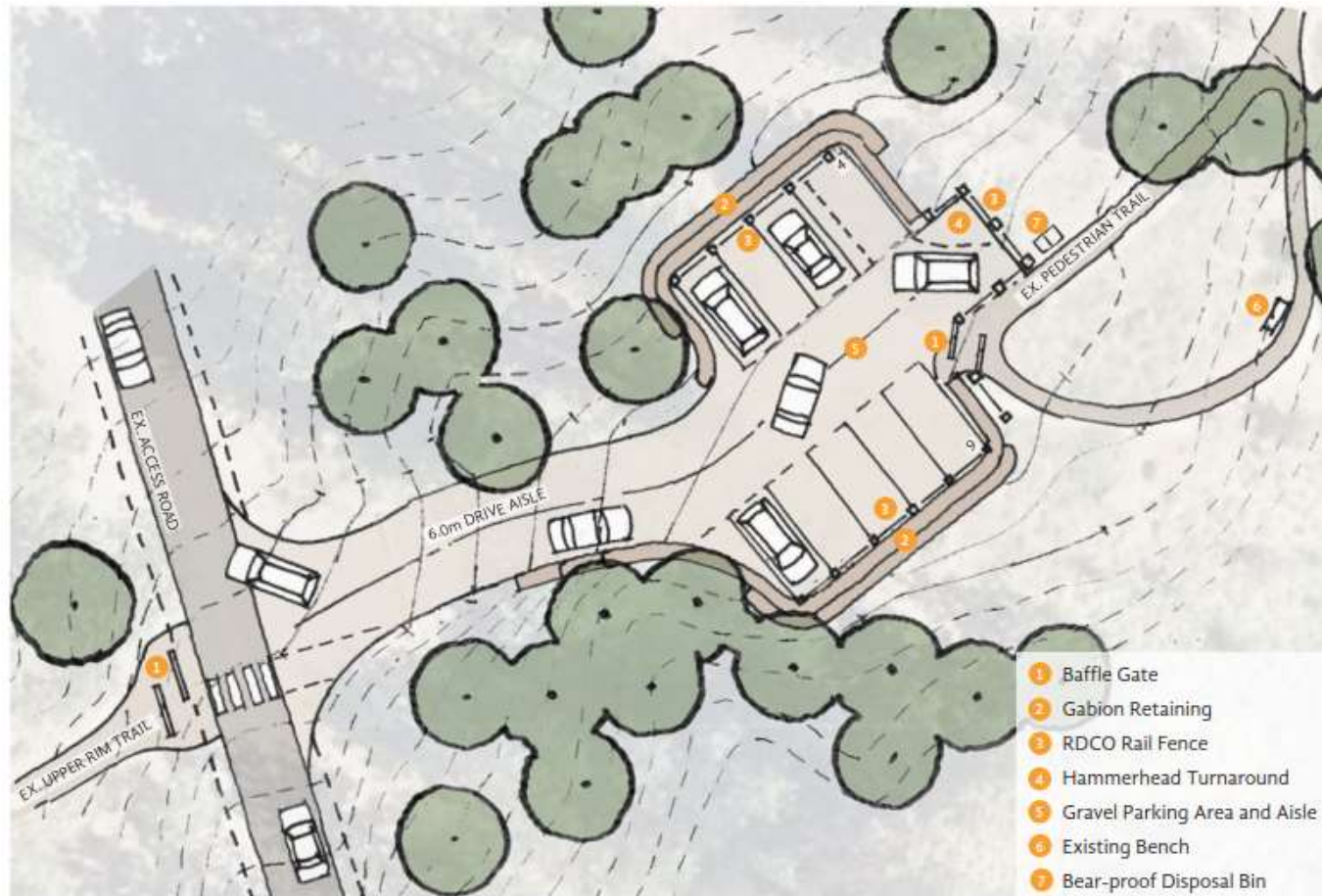
Figure 4-2. Trail Upgrades Concept. Designed by BENCH and figure prepared by Ecoscape.



FEATURES:

- 19 parking stalls + 3 accessible/loading stalls
- 2.4m wide multi-use trail (bike & pedestrian)
- Paved entrance with accessible drop-off area
- Accessible trail connection to dock
- Improved shoreline riparian enhancement and erosion prevention
- Gate replaced with removable bollards
- Lay-by passing at entrance

Figure 4-3. Lower Parking Lot Concept Design. Design and figure prepared by BENCH.



FEATURES:

- Gravel parking area (9 stalls)
- 6.0m parking drive aisle
- Hammerhead turnaround
- Retaining with cut and fill in disturbed areas
- Improved trail signage + trail connection

Figure 4-4. Midway Parking Concept. Design and figure prepared by BENCH.

4.8. Goals, Objectives & Recommended Actions

The management plan has been broken into several key priorities that encompass the following areas: environment and conservation; climate adaptability and resiliency; recreation and access; operational safety and security; and stewardship and partnerships. These priority areas aided in the identification of objectives, based on the strategic goals and management zones, and recommended actions to achieve these goals. Each objective and recommended action were matched with an associated action item from the capital and operational development plans. The Park’s management objectives, goals and recommendations are provided below.

Strategic Goal	Objective and Recommended Actions	Action Item
Maintain and protect ecosystems from degradation and disturbance impacts (natural and human caused)		
<p>SG-1 To meet the present and anticipated future population growth, climate change impacts, and increased recreational demands of residents of the Central Okanagan.</p>	<ul style="list-style-type: none"> • Exposed and disturbed soils during development should be seeded with a suitable native assemblage to outcompete invasive establishment • Minimize ground disturbances in undisturbed areas during maintenance activities to preserve natural areas and prevent the introduction of new invasive plants • Managing the tree of heaven population with mechanical methods alone will not eradicate the population; as such, chemical methods should be conducted in conjunction with hand-removal of seedlings • Protect and implement bio-control agents to control invasive species in partnership with the Province of BC • Limit Park user access to the foreshore to the designated public swim and dog beaches • Maintain trail network so that it does not intersect critical habitat or BC Red-listed riparian communities 	<p>OPM-01, OPM-04, OPM-05</p>
<p>SG-6 To protect and maintain the natural environment and sensitive ecosystems.</p>		
Preserve sensitive and critical habitat and protect wildlife, including species at-risk		
<p>SG-4 To ensure connectivity between the regional park and adjacent natural area corridors for wildlife.</p>	<ul style="list-style-type: none"> • Boardwalks should be utilized when necessary to prevent trail impacts on sensitive steep slopes and ephemeral gullies • Keep development of trails and amenities out of the Special Preservation areas or in critical habitat and locate Park user activities away from these areas • Inform the public of appropriate activities in each management zone through signage and education 	<p>CAP-04, CAP-10, OPM-01, OPM-03</p>

Strategic Goal	Objective and Recommended Actions	Action Item
	<ul style="list-style-type: none"> • Installation of seasonal signage to inform Park users of reptile activity or install barriers to prevent conflicts • Monitor for reptile activity, and adjacent trails / Collens Hill Road should be temporarily closed if it is found that Park users and/or vehicles are causing harm to reptiles 	
Respond to and increase Park resiliency to climate change impacts (pests, invasive plants, drought, flooding, and wildfires)		
<p>SG-8 To adopt and implement innovative management practices and sustainable materials in the park development and operations to build climate adaptability and resiliency.</p>	<ul style="list-style-type: none"> • Protect wildlife trees that provide for avian species that function as natural predators to pests • Utilize native plant species when undertaking restoration and enhancements within the Park • Protect the riparian and foreshore habitats as a flood mitigation measure 	<p>CAP-07, CAP-08, CAP-12, CAP-13, OPM-03, OPM-04, OPM-06</p>
<p>SG-1 To meet the present and anticipated future population growth, climate change impacts, and increased recreational demands of residents of the Central Okanagan.</p>	<ul style="list-style-type: none"> • Utilize bioengineering techniques to mitigate and stabilize soils and foreshore areas from flooding and erosion • Work with Friends of Kalamo and volunteers to conduct invasive species and weed inventory and monitoring, removal events, with a focus on removing tree of heaven seedlings within three months of germination, when hand-pulling and mulching is still feasible. 	
	<ul style="list-style-type: none"> • Maintain and construct trails and infrastructure that are climate resilient • Relocate low lying sections of trail to higher ground or utilize elevated boardwalks where feasible • Undertake wildfire mitigation projects, consideration given to include controlled and cultural burns to prevent wildfires in the Park and protect the natural environment and Park infrastructure • Carry out fuel management treatments in conjunction with RDCO Parks Community Wildfire Protection Plan recommendations 	

Strategic Goal	Objective and Recommended Actions	Action Item
Minimize greenhouse gas emissions in the Central Okanagan and regional parks and increase carbon sequestration		
<p>SG-1 To meet the present and anticipated future population growth, climate change impacts, and increased recreational demands of residents of the Central Okanagan.</p>	<ul style="list-style-type: none"> • Use low carbon materials and methodologies when improving Park amenities when feasible • Increase carbon sequestration through vegetation management, ecosystem restoration and planting of native trees and shrubs • Widening trail to safely support increased Park users and promote low-carbon transit opportunities through the Central Okanagan (i.e. cycling) 	<p>CAP-02, CAP-03, CAP-04</p>
<p>SG-6 To provide shared, multi-modal trails to meet future increased usage and advance regional transportation initiatives.</p>		
Facilitate a safe visitor experience and minimize potential conflicts among user groups		
<p>SG-6 To provide shared, multi-modal trails to meet future increased usage and advance regional transportation initiatives.</p>	<ul style="list-style-type: none"> • Widen Sunnyside and Waterfront Trails to 2.4 m wide standard multi-use trail to accommodate increased Park users, improve accessibility and public safety, while balancing the protection of the natural environment. • Encourage cyclists to use the designated Sunnyside and Waterfront Trails • Educate the park users on trail etiquette and develop signage on trail code of conduct for shared use. • Install wayfinding and speed limit signs for cyclists • Install “Walk Bike” signage where necessary for cyclists • Improve the existing parking lot area to ensure access as population increases over the next 20-years • Minimize wildlife attractants from Park users via the use of wildlife proof waste and recycling bins 	<p>CAP-01, CAP-02, CAP-03, CAP-04, CAP-05, CAP-10, OPM-01</p>
Accommodate and provide amenities for park users of all abilities		
<p>SG-2 To provide enhanced park accessibility and inclusivity for people of all ages and abilities.</p>	<ul style="list-style-type: none"> • Maintain and upgrade Park amenities to accommodate increasing Park users as the population increases over the next 20-years • Construct and upgrade trails in accordance with the Regional Park Design Guidelines where feasible 	<p>CAP-01, CAP-03, CAP-04, OPM-01, OPM-07</p>

Strategic Goal	Objective and Recommended Actions	Action Item
	<ul style="list-style-type: none"> • Maintenance of road surfaces and amenities for accessibility • Provide paved parking lot and parking stalls for improved accessibility to the floating dock and beach • Improve access to the beach area and lake by installing mobility mats • Increase accessibility in the Park by identifying, removing and preventing barriers. 	
Incorporate First Nation culture and heritage in the Park		
<p>SG- 7 To promote and advance reconciliation with the syilx Okanagan people through collaboration on park development, interpretive programs, and management activities.</p>	<ul style="list-style-type: none"> • Develop and replace existing trail signs with syilx names and information on cultural heritage • Work with WFN to develop and provide cultural and heritage programs, events and interpretive content • Work with WFN on incorporating traditional ecological knowledge and practices into planning of habitat restoration and fuel management projects • Develop a native plant species list for ecosystem and habitat restoration in conjunction with WFN 	<p>CAP-10, OPM-03</p>
Maintain and support park operations		
<p>SG-2 To provide enhanced park accessibility and inclusivity for people of all ages and abilities.</p>	<ul style="list-style-type: none"> • Minimize wildlife attractants from Park users via the use of wildlife proof waste and recycling bins • Maintenance of road surfaces, trails, and amenities to accommodate projected increases in population and Park usage over the next 20 years • Regular inspection of interpretive, wayfinding, and educational signage for readability • Monitor and prohibit motorized boat access to the foreshore beach and swim areas to protect swimmers • Monitor trail conditions and park amenities for wear and tear and need for increased maintenance due to higher usage • Renewal and replacement of park amenities to be coordinated with the regional parks asset management plan and schedule • Assess the informal and unsanctioned trails for future upgrades or decommissioning 	<p>CAP-11, CAP-12, CAP-13, OPM-01, OPM-02, OPM-03, OPM-04, OPM-07, OPM-08</p>
<p>SG-1 To meet the present and anticipated future population growth, climate change impacts, and increased recreational demands of residents of the Central Okanagan.</p>		

Strategic Goal	Objective and Recommended Actions	Action Item
	<ul style="list-style-type: none"> Seek external grant funding opportunities to assist in delivery of habitat restoration, wildfire mitigation and capital renewal project work 	
Build and support existing and new partnerships with external partners - City of West Kelowna, WFN, Friends of Kalamo and volunteers		
<p>SG-9 To strengthen and foster relationships and develop partnerships opportunities with external partners.</p> <p>SG-5 To provide a range of outdoor recreation experiences for environmental education and stewardship</p>	<ul style="list-style-type: none"> Engage the public and volunteers to support and advance environmental stewardship initiatives and activities through events and park programs Host volunteers in parks events for fuel management (fire mitigation, Clean-up and FireSmart education) and invasive weed pull events with the Friends of Kalamo and volunteers Host volunteers in Parks event - Friends of Kalamo and RDCO Pancake Breakfast Support external partners in regional initiatives to advance connectivity between Active Transportation corridors Support municipal partners in shared park interests to acquire future access, trailheads and parking areas 	<p>OPM-05, OPM-06</p>

5.0 IMPLEMENTATION PLAN

The 20-year Plan for the Park provides estimated capital and operational costs for the management challenges, goals and recommendations provided in Section 4.8, including the concepts presented in Section 4.5. These preliminary cost estimates will become more accurate with further design work and site assessments.

Capital costs include physical assets that can depreciate over time such as structures, parking areas, kiosks, trails, etc. Each capital cost has been estimated in 2024 dollars and includes a 10% construction contingency and 15% consulting fees to accommodate detailed design and build-out. The rate of inflation, outside of the short-term recommendations, was not included in these estimates. Additionally, these terms apply to the BENCH cost estimates for the trail and parking areas upgrades. Whereas operational costs include day to day expenditures, such as planning tasks, volunteer events and salaries and do not depreciate over time. Operational costs have been estimated in terms of either being Park Visitor Services (PVS), Park Resource Operations (PRO), Parks Planning and Capital Projects (PPC), or Park Administration (PA).

The following section provides a breakdown of total capital and operational costs in five-year increments for each management concern for the next 20-years.

5.1. Twenty-Year Plan and Budget

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Capital Costs							
CAP-01	PPC	Lower Parking Improvements - upgrades to parking layout, accessibility, signage, paving, safety barriers and trail connections. Improvements to accessibility and access to the park, meets regional board strategic priorities.	\$620,000				\$620,000
CAP-02	PPC	Sunnyside Trail Improvements - trail upgrades up to 2.4m wide multi-use standard, accessibility, resurface, drainage and erosion, site lines and grades where possible, signage, intersections, habitat protection (scree area boardwalks), and replace bridges/ boardwalks.	\$710,000				\$710,000
CAP-03	PPC	Waterfront Trail Improvements - trail upgrades up to 2.4 m wide multi-use standard, accessibility, resurface, drainage and erosion, site lines and grades where possible, signage and intersections.	\$500,000				\$500,000
CAP-04	PPC	Casa Loma Boardwalk Upgrades, including geotechnical/structural engineer consulting, replace existing deck with 2 m wide deck	\$100,000				\$100,000

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
		boards and railing as part of the park's asset renewal program.					
CAP-05	PPC	Collens Hill Road Parking Area - construct new small 9 car stall parking area mid way down road, including park amenities (benches, signage, waste bins, and dog bag dispensers). New parking area assists with expanding parking within the park and meets strategic priorities of the Regional Board.			\$180,000		\$180,000
CAP-06	PPC	Collens Hill Road Parking Area - Construct Washroom.			\$50,000		\$50,000
CAP-07	PPC	Washroom Replacement – remove and replace existing washrooms at main beach area.		\$60,000			\$60,000
CAP-08	PPC	Upper Rim Trail Improvements - clear and grub trail edges, replacement of small wooden bridges, install safety guardrails and fences where needed.		\$240,000			\$240,000
CAP-09	PPC	Park Entrance Sign - replace entrance sign at Collens Hill Road, Benedick Road & Sunnyside Roads.	\$20,000			\$25,000	\$45,000

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
CAP-10	PPC	Park Signs - review and update wayfinding, kiosks, location (YAH), lectern, information, regulatory, and interpretation signage.	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
CAP-11	PPC	Collens Hill Road-Repave Park access road			\$400,000		\$400,000
CAP-12	PPC	Upgrade and/or replace park assets, in conjunction with the regional park's asset management program, condition assessments, and capital replacement schedule. (see action items in this implementation table).					
CAP-13	PPC, PRO	Park Management Plan Review – plan to be reviewed every 5 years and updated at year 20.				\$40,000	\$40,000
Subtotal			\$1,960,000	\$310,000	\$640,000	\$75,000	\$2,985,000
Operational & Maintenance Costs							
OPM-01	PRO	Trail maintenance and repairs	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
OPM-02	PPC	Pavement condition assessment for Collens Hill Road		\$20,000			\$20,000
OPM-03	PRO	Wildfire Mitigation - Prescriptions & Fuel Management Treatment, as per RDCO Parks CWPP & CWRP		\$75,000			\$75,000

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
OPM-04	PRO	Wildfire Mitigation - Treatment for Tree of Heaven	\$10,000				\$10,000
OPM-05	PRO, PVS	Work with Friends of Kalamoior & volunteers on Fuel Management Clean up Events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM_06	PRO, PVS	Work with Friends of Kalamoior & volunteers on invasive weeds removal events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM-07	PRO	Install swim grid, logs, buoys and signage for swim areas	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
OPM-08	PRO	Contract Services - Washroom Maintenance	\$58,000	\$60,000	\$63,000	\$66,000	\$247,000
Subtotal			\$110,500	\$197,500	\$105,500	\$108,500	\$522,000
Total			\$2,070,500	\$507,500	\$745,500	\$183,500	\$3,507,000

6.0 FUTURE AREAS OF PARK INTEREST

Park area expansion is limited due to urban development and existing residential neighborhoods adjacent to the Park. Continue to work with municipal partners to support and collaborate on shared Park interests when opportunities become available. Shared interests may include securing and improving new trail access locations, connectivity to Active Transportation corridors, and creating additional trailhead and parking areas beyond the Park boundaries. Okanagan Lake foreshore interests focus on riparian habitat conservation and provision of passive recreation opportunities.

APPENDIX A: Biophysical Inventory 2022 Update

Ecosystem Polygons

- Polygon 1 extends further north capturing more area along the shoreline.
- The 2012 polygon 2 has been split into multiple polygons. It now consists of 3, 4, 5 and 6.
- The park boundary now extends further east into Okanagan Lake. This addition is polygon 2.
- The 2012 polygon 4 has been split into multiple polygons. It now consists of polygon 7, 8, 9, 10 and 11.
- The 2012 polygon 5 has been split into multiple polygons. It now consists of polygon 7, 8 and 10.
- The 2012 polygon 7 is now polygon 12.
- The 2012 polygon 6 is now captured in polygon 1.
- The 2012 polygon 8 is now polygon 13.

Environmental Sensitivity

The environmental sensitivity mapping remains similar to the 2012 data with the majority of the park within the High rating and both the northeastern and southeastern corners with Very High ratings. The changes to the 2022 polygons include adding the area that extends into Okanagan Lake (polygon 2) which is mapped as Very High.

Proposed Management Zones

The proposed management zones in 2022 have modestly changed from 2012. The differences are an addition of a Park Services area which follows an existing road/trail, the addition of a Special Preservation area within polygon 6 and polygons 1 and 2 are designated as Ecosystem with small areas of Outdoor Recreation.

APPENDIX B: Summary of Phase I Community Engagement

Introduction

Ecoscape Environmental Consultants Ltd. (Ecoscape) was retained by Regional District of Central Okanagan (RDCO) to prepare a 20-year Management Plan Update for Kalamoior Regional Park. A previous Management Plan, in consultation with the public, stakeholders and a technical committee was developed in 2005. The Plan update will take into account the Regional Board's current strategic priorities, increasing population growth, climate change, increasing park use and the park carrying capacity.

As part of the update to the Plan, the public, stakeholders, Westbank First Nation and not-for-profit partners were encouraged to participate in the first of two phases of public engagement (Phase I) in the form of an online survey. The first phase of public consultation was to determine how residents and park users are currently utilizing the park and to gather feedback on priorities for improvement. The purpose of this appendix is to summarize the key results of the Phase I survey and how they relate to the primary objectives for the 20-year park management plan.

Public Engagement Plan

From the survey results, the initial primary objectives point to the following:

- Trail and parking improvements;
- Promote wildlife and habitat conservation;
- Enhancement of neighborhood access; and,
- Updated signage including, but not limited to park boundaries, directional, cultural/environmental information.

The feedback provided will be considered for incorporation where possible into a draft concept plan. At that time, the second phase of public engagement will take place to gather input on conceptual plans. Following the end of Phase II, the final management plan will be prepared for consideration by the RDCO Board.

Phase I Engagement

The Phase I online survey was open to the public between February 25 and March 15, 2022 with the use of Bang the Table software. The survey was advertised on the RDCO website and Castanet. In addition, Friends of Kalamoior, Casa Loma Community Association and Lakeview Heights Community Association were sent engagement letters and notified of the online survey. The survey included yes and no questions, multiple choice, custom responses/comments and the ability to place a point with associated comments on an interactive map.

A total of 483 individuals participated in the survey. The following subsections summarize the results provided by Bang the Table of the Phase I survey.

Phase I Survey Results

Of the 483 individuals that participated, 63% were female with 55-64 years old and 35-44 years old being the most common age classes of respondents, at 25% and 22.7%, respectively. Most respondents visit the park with their dog (48.4%) and have been to the park more than five times (32.6%). The most enjoyable activity in the park was overwhelmingly walking/hiking with 91.3% of respondents selecting this activity, followed by walking a dog (53.7%), wildlife viewing (51.9%), swimming (50.4%) and meeting with friends and/or family (47.7%). Alternatively, the most common response to any activities that detract from your enjoyment of the park was off-leash dogs (37.9%), dog droppings (31.8%), and crowding (25.3%).

Overwhelmingly, respondents felt somewhat or very satisfied with the accessibility, hours of operation and overall safety of the park, as well as recreational opportunities and overall enjoyment of visiting the park.

Trails, Parking and Services

It was generally found that trail and parking conditions were considered somewhat satisfactory, at 46.3% and 35.9%, respectively. However, most respondents found that they were somewhat dissatisfied with the parking availability. When asked about the condition of the trails in relation to biking limitations, the majority of respondents reported that the trails within the park are too narrow (41.7%) or too steep (28.3%) for biking. Many comments identified the trail between Sunnyside Road and the parking area/beach as being too steep or too narrow. When asked what should be prioritized over the 20-year management plan, creating new parking areas and access trails was found to be a high priority for most respondents at 34.6%, however increasing access to cycling was not found to be a priority (40.3% answered not a priority).

Overwhelmingly, respondents found that the park was very clean (51.2%) and there was good garbage bin availability and washroom access. A total of 36.3% of respondents indicated they “did not know” with regards to recycling bin availability, which may indicate they did not know if there were any available.

Wildlife and Habitat Conservation

Wildlife and habitat conservation were found to be the most important theme for the 20-year park management plan, with the seven questions related to this theme having the greatest percentages of high priority responses out of the 22 options. The top three “high priority” responses for priorities for the management plan were as follows:

1. Protect natural plants and wildlife (69.2%);
2. Protect wetland habitat (56.9%); and
3. Restore disturbed natural areas (46.0%).

Fire and fuel mitigation efforts were also found to have a high priority according to 42.7% of respondents. Decommissioning trail segments in sensitive habitats, implementing erosion control measures and storm water management were found to be of moderate priority, at 34.7%, 43.6% and 38.9%, respectively. Currently, most respondents were very satisfied with the protection of natural areas within the park (49.5%).

Neighborhood Access

The majority of park users access the park via their car (68.0%), by walking (46.15%) followed by biking (21.1%) (**Figure 1**). Controlling motorized access through the park was found to be a high priority for the 20-year management plan according to 36.9% of respondents.

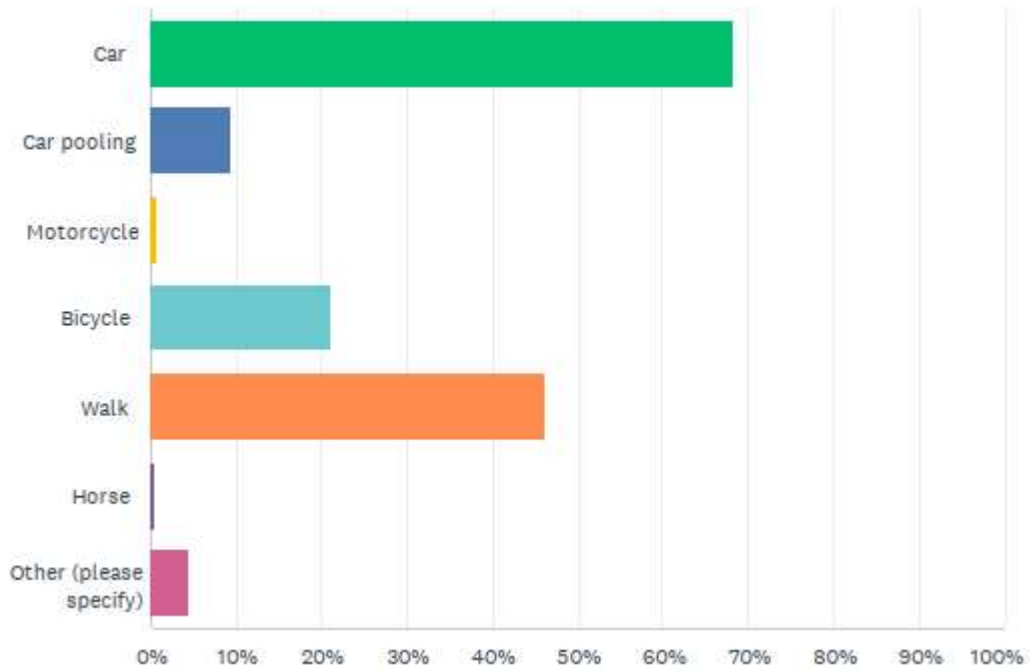


Figure 1. Percentage of respondents that indicated a mode of transportation typically used to access Kalamo Regional Park.

Signage

Respondents were generally satisfied with the current park signage, with 42.8% very satisfied with the directional signage and 45.7% very satisfied with the information panels. Education primarily had very or somewhat satisfied responses (32.2% and 35.4%, respectively); however, 23.9% of respondents said they did not know, which may indicate they are not aware of any educational signage within the park (**Figure 2**).

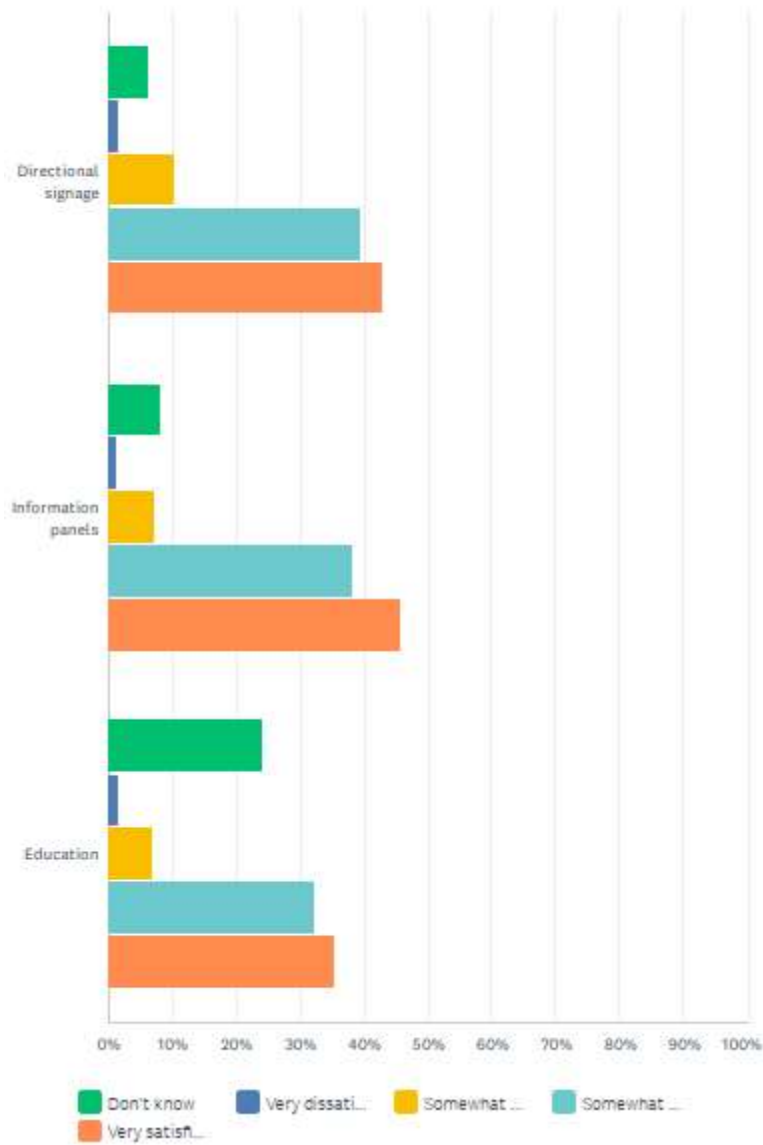


Figure 2. Levels of satisfaction with directional signage, information panels, and education in Kalamo Regional Park.

When asked what should be prioritized over the 20-year management plan, improving directional signage and providing more interpretative/educational signage were not found to be priorities (39.2% and 39.8% found these items to be low priorities).

APPENDIX C: Summary of Phase II Stakeholder Engagement

Stakeholder Workshop

A stakeholder workshop was held on March 29th, 2023 to gain feedback on the concepts prepared. A total of seven groups attended in person, and one stakeholder provided feedback electronically. Stakeholders were asked the following questions for each concept:

- What do you like most?
- What do you like least?
- Other comments.

Summary of Feedback

Secondary Access Route from Sunnyside Drive Concept

- Concerns of secondary access requiring tree removal, fill importation, and increased public access that could cause parking issues at the south end of the Park.
 - Parking delineation at the end of the cul de sac outside of the Park should be implemented to improve efficiency of access.
- Safety concerns with increased biking traffic, particularly with concern to the upper trails and the impact of e-bikes in the Park.
- Concern with proposed width of 2.4 m
- It was seen as a positive that no other new trails are proposed with the exception of this concept.

Lower Parking Lot Concept

- Concern with only half proposed to be paved.
 - Paving allows for lines to be drawn to define parking stalls.
 - Wheelchairs can manage hard pack gravel; it does not need to all be paved from an accessibility perspective.
- Concern with whether there is room to park a truck and trailer.
 - The roundabout needs to be able to accommodate that scenario.
 - Unloading areas and truck and trailer parking should be designated.
- Retaining wall on lower side may impact ability for the Community Recreational Initiatives Society (CRIS) to unload kayaks, as they need room on both sides.
 - Provide access trail from accessibility parking area to the north of the dock by altering the retaining wall to allow for access and foreshore launching of kayaks.
 - Provide an access ramp from the unloading zone.
- Safety benefits of separating park users from parking area.
- Update the kiosk and have a “call for action” note to allow for donations to the Park.
- The beach protection was favoured, more shade trees should be planted.
- Concern as to whether a fire truck could access this parking lot and use the round-about.
- Concern surrounding foreshore flooding.
 - Mitigated via boardwalks.
- Turn around and accessibility access were seen as positives.
- Delineation between people beach vs. dog beach is perfect.

Mid-way Parking Concept

- Desirable concept provides needed parking for locals and dog walkers accessing the upper trails.
- Noted concerns with reversing out of parking stalls, will require a 3-5 point turn.
 - Consider a better approach angle to mitigate this and allow for easier turnaround.
- Ideal an area previously disturbed is being utilized to minimize disturbance to natural areas.
- Suggested that parking stalls have fun names (i.e., Stellar's Jay, etc.) to encourage people to park appropriately.
- No concerns with Park users walking through the parking lot to access either end of the trail.
- Suggested that washrooms be installed, without it, Park users will find a place to use the washroom here.

Trail Improvements Concept

- The proposed brush clearing of 1 m on either side of the trail upgrades may confuse the visually impaired (brush against the legs help them navigate where the edge of the trail is)
- Prefer if bikes did not have access to all trails as it would change the nature of the Park.
- Concerns with increased traffic and encouraging cyclists though the Park.
 - It's not necessarily about encouraging cyclists, but more about making the trails safer by widening them.
 - Any improvement to the trails will encourage many cyclists.
- Consider using the "Taco Design", which can avoid large cuts in steeply sloped areas and prevent the need for extensive retaining walls – design being used in trail corridor between Peachland and Goats Peak.
- Suggested "no biking" signs be installed at the upper trails.
 - Upper trails have existing erosion and are occasionally utilized by extreme mountain bikers, which could create conflicts.
- Concerns with regard to conflicts between different users (i.e., hikers, dog walkers, cyclists).
- How does a commuter route through the Park align with the Conservation Park status.
- Concern with regard to conflicts with wildlife and impacts on wildlife movement through the Park.
- As the population grows and access increases, the Park may be loved to death.
 - Concern with providing all amenities and activities to all people.
- Increasing the trail from the proposed 2.4 m width to 3 m would allow for wheelchair access.
- Baseline Park user numbers should be compared against park users' numbers post-construction.
- Agreed lower trail could be improved, but suggested it not be as wide as 2.4 m.
- Upper trails, boardwalks, and bridges should be maintained.
- Recommended that trail improvements be 3 m wide vs. 2.4 m to match the Active Transportation Design, which connects at either end of the Park. Boardwalks should at least be 3 m as the railings contain the width.

Appendix D: Phase II Summary of Public Open House and Online Forum and Informational Handout

Public Open House and On-line Forum

A public open house was held on April 16, 2023 from 10 am to 2 pm in Kalamo Regional Park and an on-line forum was open to the public between April 5 – April 29, 2023, to gain feedback on the prepared parking lot and trail concepts. More than 100 people attended the open house in Kalamo Regional Park, and 119 people visited the on-line forum, with 47 contributing to the forum discussion. The public was asked the following questions:

- What do you like most and least about changes to parking areas?
- What do you like most and least about changes to trails?
- Other comments?

Summary of Feedback

Secondary Access Route from Sunnyside Drive Concept:

- Parking delineation at the end of the cul de sac outside of the Park should be implemented to improve efficiency of parking and access.
- Safety concerns with increased biking traffic and especially with e-bikes.
- Concern with the increased widening of the trail and the secondary access route and their impacts on the natural environment.

Lower Parking Lot Concept:

- Most respondents had favorable comments pertaining to the lower parking lot concept. Sixteen people explicitly stated that they liked the proposed design.
- Paving of half the parking lot.
 - Gravel is more sustainable and better for the environment.
- Intersection of the trail and parking lot
 - Three people felt the parking lot should be designed so that the trail does not cross it.
 - Two people felt that there were safety concerns with the trail crossing the parking lot.
 - There was mixed input on whether physical barriers are needed where the trail crosses the parking lot.
 - Others felt the trail crossing should be well defined with pavement markings, speed bumps and signage.
 - There was one comment that angle parking should be considered for easier and safer exit of stalls.
 - Others felt that the 2.4 m bike / pedestrian path was not needed in the parking lot and that the space would be better used for parallel parking.
 - Another concern was the excavation of the steep embankment and the proposed retaining wall, both of which will have impacts to the natural environment.
- There was mixed input on the turnaround at the end of the parking lot
 - Two people commented that the turnaround was not necessary and instead it could provide extra parking.
 - Several others had favorable comments about the turnaround.
- Handicap access was seen as a positive of the parking lot design.
 - One person commented that it was amazing to have a wheelchair accessible beach.

- Mobility access routes should be positioned close to Handicap parking spaces
- The pedestrian trail connection should not have stairs. It needs a ramp to allow handicap access from parking to trail and dock.

Mid-way Parking Concept:

- Most respondents had favorable comments pertaining to the mid-way parking lot concept, including:
 - Nice use of middle ground
 - Liked the idea of formalizing the mid-way parking lot
 - Desirable concept provides needed parking for locals and dog walkers accessing the upper trails.
- Other comments included:
 - Concerned there may be loss of a picnic table and viewing spot?
 - Don't put parking in one of the nicest parts of the park.

Trail Improvements Concept:

- Thirty-one people supported the idea of widening the trail, while 46 people were opposed, largely due to the concern that a wider trail would lead to more bikes, higher speeds and great user conflicts.
- Comments in support of the trail widening included:
 - Widening the trail will ensure a more enjoyable experience for all.
 - Like the boardwalk idea to reduce the impact to the environment.
 - The proposed trail widening does not consider handicap access, ideally it would be constructed so it is suitable for wheelchair and hand bike accessibility.
 - Recommended that trail improvements be 3 m wide vs. 2.4 m to match the Active Transportation Design, which connects at either end of the Park.
 - It's not necessarily about encouraging cyclists, but more about making the trails safer by widening them.
- Comments from people opposed to the trail widening:
 - Widening trails only encourages more speed....bikers need to heed the warning....DEAD SLOW.
 - This is a nature trail, not a commuter route.
 - I do not like the boardwalk idea and I am concerned about the impact of the trail widening on the gullies and steep slopes.
 - The Sunnyside trail should not be widened, but improved for walkers, not bikers.
 - Any improvement to the trails will encourage more cyclists.
 - Concerns regarding conflicts between different users (i.e., hikers, dog walkers, cyclists).
 - Concern with providing all amenities and activities to all people.
 - Agreed, the lower trail could be improved, but suggested it not be as wide as 2.4 m.
 - Concerns with increased traffic and encouraging cyclists though the Park when there are other alternative commuter routes.

General Comments:

- Park Access and Parking outside of the Park
 - Encourage active transportation (cycling, hiking, strollers) access to the park to reduce the need to expand parking for vehicles.
 - Close to 10 people suggested that improvements to the parking areas at both Sunnyside and Benedick Road trailheads is needed to encourage foot and cycle traffic and to reduce the need for expanded parking within the park.

- Multiple people commented that baffle gates restrict access to people with mobility challenges (e.g., use of a hand bike). Is there a different type of barrier that doesn't exclude those with mobility challenges?
- The proposed parking improvements are not enough. Formalizing alternative parking outside the park should be considered.
- Dogs
 - Would like to see upgrades to the dog beaches. Dogs are off leash, but with no fences, there is no stopping a dog from venturing elsewhere.
 - Dog beaches should not be fenced, if a dog cannot be controlled, the animal should not be in the park.
 - The size of the dog beaches should be increased
 - Multiple people highlighted the need for more control of off leash dogs and more trash receptacles available for dog owners.
- Bikes
 - Bikes should be prohibited on upper trails due to safety concerns.
 - Bikes should be restricted to a single trail through the park.
 - Electric bikes should not be allowed in the park
 - Prefer if bikes did not have access to all trails as it would change the nature of the Park.
 - Suggested "no biking" signs be installed at the upper trails.
- Signage
 - Reduce signage, as there are already too many.
 - Signs should be placed on uphill side of trails to not ruin the viewscape.
 - Signage improvements needed.
- Park Acquisition
 - Multiple people commented that the acquisition of additional park land in West Kelowna should be considered to reduce increasing pressure on Kalamo Park.
 - Several others highlighted the opportunity to expand Kalamo Park above Casa Loma Resort.
- Other
 - A larger buoyed swim area with buoys indicating metres would be a low-cost improvement.
 - Conservation of this park is the mandate, and it should be managed as such.
 - Cement pads to level picnic tables would be nice.

Kalamoior Regional Park Management Plan

Open House

April 16, 2023

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Land Acknowledgement

The RDCO acknowledges our presence on the traditional, ancestral, and unceded $t\acute{m}x^w\acute{u}la\eta x^w$ (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

Introductions

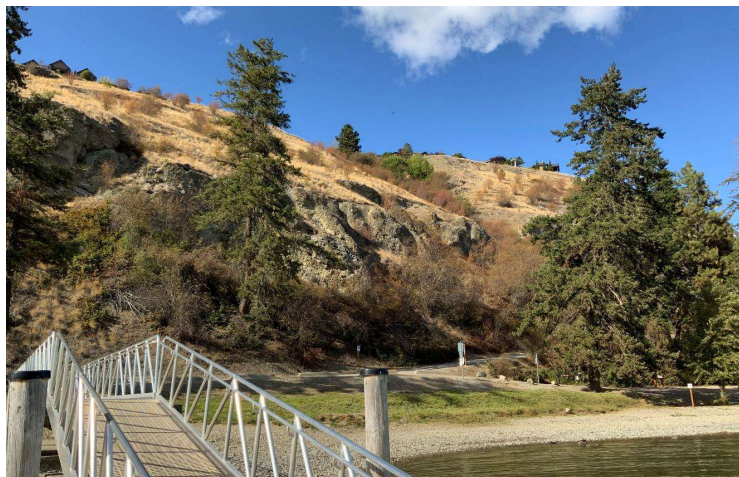


3

Park Overview

Features, Amenities & Uses

- 27.6-hectares along ~1.8 km foreshore of Okanagan Lake, encompassing increasingly rare grasslands, cliff and talus habitats
- 4.5 km of designated trails and 1.1 km of informal trails
- Hiking, biking, dog walking, swimming, beach access and universally accessible dock for canoe and kayak launching
- Trail connectivity to adjacent neighbourhoods
- Natural open space habitat for wildlife



4

Park Management Plan

Purpose:

- To guide the future development, operations and management of the Kalamo Regional Park over the next 20 years.

Management Objectives:

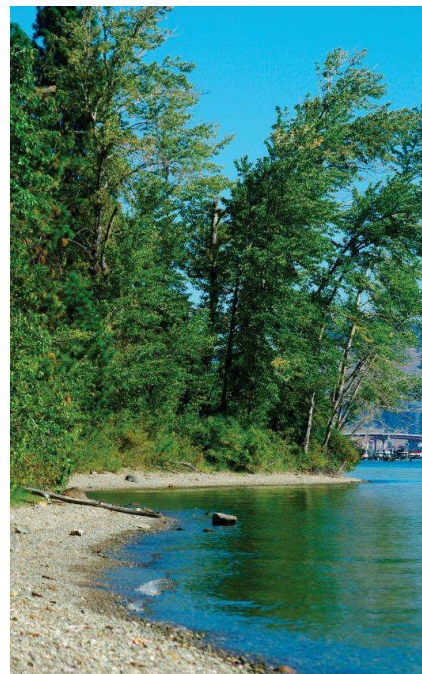
- To meet the present and anticipated future population growth, climate change impacts and increased recreational demands of residents of the Central Okanagan
- To protect and maintain the natural environment, including regionally significant or under-represented in regional parks or protected areas within the RDCO
- To ensure connectivity between regional park and protected areas through natural area corridors
- To provide a range of outdoor recreation experiences and opportunities for environmental education

5

Park Management Plan

Process:

1. Public use survey completed in March 2022
2. Stakeholder workshop – conceptual park designs for feedback
3. Public open house (Pop-up in the Park on April 16th)
4. Yoursay.rdco.com – online public engagement on concept designs
5. Draft management plan
6. Final management plan – Summer 2023



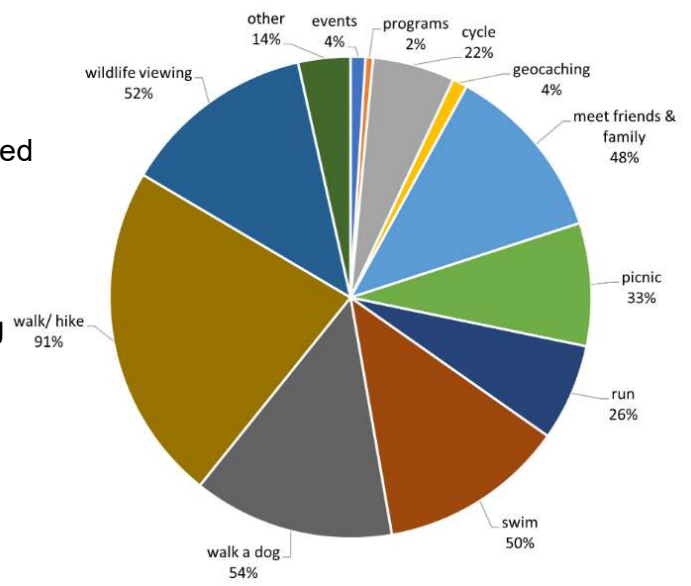
6

Phase I – Public Survey

Results

- 483 survey responses received in 2022
- The majority of respondents felt satisfied or very satisfied with the accessibility, hours of operations, safety of the park, recreational opportunities and overall enjoyment when visiting the park
- Most enjoyable activities: walking/hiking, walking a dog, wildlife viewing, swimming, and meeting with friends and/or family
- Activities that detract from your enjoyment of the park: was off-leash dogs, dog droppings, and crowding

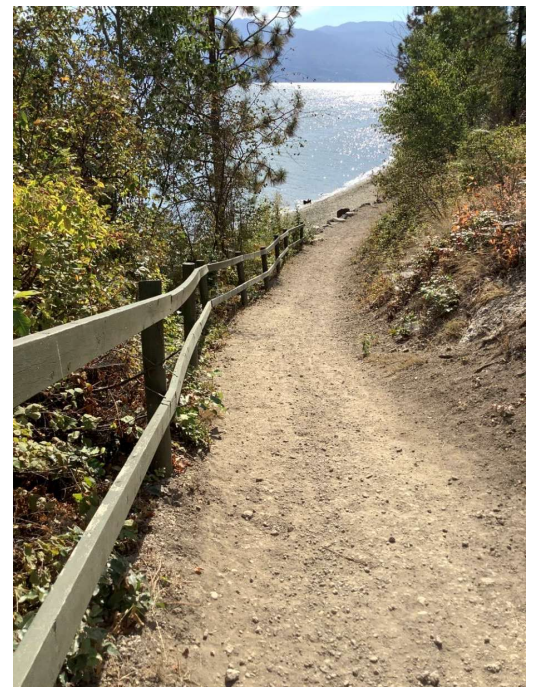
Activities People Enjoy in Kalamo Regional Park



Phase I – Public Survey

Trails, Parking & Services

- Trails and parking conditions were considered somewhat satisfactory, 46% and 36% respectively
- Trails in the park were too narrow or too steep for biking, such as the trail between Sunnyside Road and the parking area/beach
- Creating new parking areas and access trails was a high priority for respondents (34%)
- Increasing the access to cycling was not a priority for 40% of respondents



Phase I – Public Survey

Neighbourhood Access & Signage

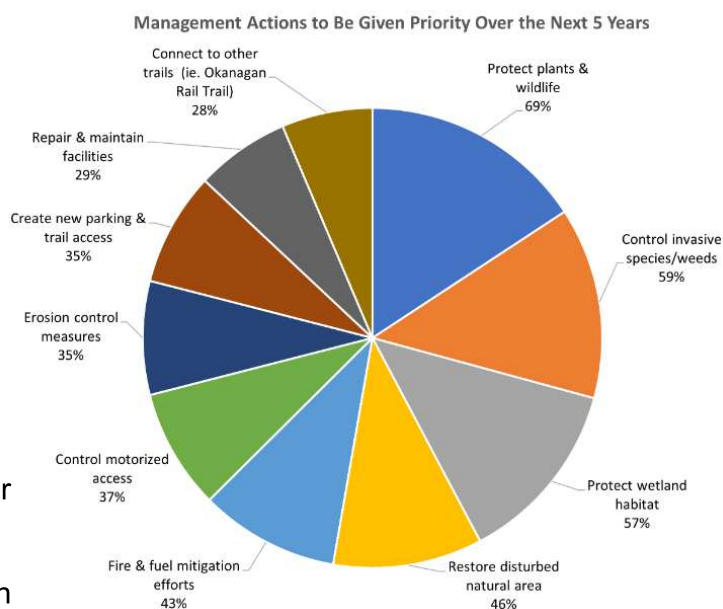
- The majority of park users access the park via their car (68.0%), by walking (46.15%) followed by biking (21.1%)
- Controlling motorized access through the park was found to be a high priority for the 20-year management plan
- Respondents were generally satisfied with the current park signage
- Education primarily had very or somewhat satisfied responses
- Improving directional signage and providing more interpretative/educational signage were not found to be priorities for the next 20-years



Phase I – Public Survey

Wildlife & Habitat Conservation

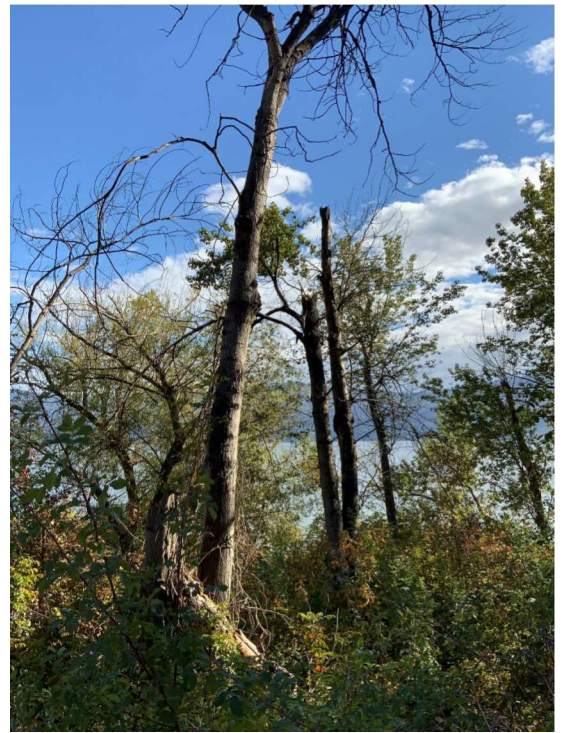
- Wildlife and habitat conservation were found to be the most important theme for the management plan
- Top 3 priorities were protect natural plants and wildlife, protect wetland habitat and restore disturbed natural areas
- Fire mitigation efforts were found to have a high priority
- Decommissioning trail segments in sensitive habitats, implementing erosion control measures and storm water management were found to be of moderate priority
- Most respondents were very satisfied with the protection of natural areas within the park.



Conceptual Designs

Primary Focus

- Sunnyside and Water Front Trail improvements
- Parking area improvements
- Promote wildlife and habitat conservation
- Update signage such as park boundaries, directional and cultural/environmental information



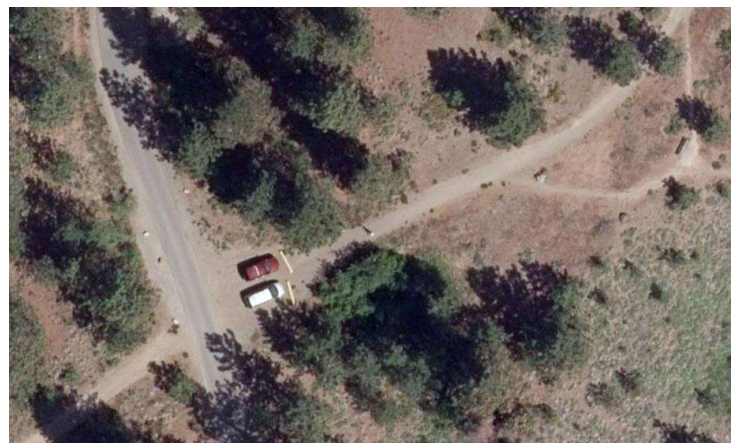
Midway Parking Area Concept Design

Existing

- Two informal gravel parking stalls next to Collens Hill Road with cars backing up into roadway
- Upper Rim Trail intersects with Collens Hill Road and parking area

Proposed Improvements will...

- Formalize and construct future parking area
- Improve sight lines and safety for trail users and vehicle circulation
- Reduce parking congestion in lower parking area



Midway Parking Area Concept Design

Features

- Gravel parking area (9 stalls)
- 6.0 m parking drive aisle
- Hammerhead turnaround
- Retaining with cut and fill in disturbed areas
- Improved trail signage & trail connection
- Baffle gate at Upper Rim Trail
- Improved circulation and sight lines



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Lower Parking Area Concept Design

Existing

- Informal gravel parking stalls (17 stalls plus 2 accessible stalls)
- Gravel trail access to beach, lake and accessible dock
- Challenging to turn vehicles around if parking lot is full
- No separation between trail users and vehicles in the parking area

Proposed improvements will

- Formalize the parking stalls and improve overall vehicle circulation
- Provide accessible paved parking stalls and loading area
- Provide safe, accessible (paved) access to beach from parking



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Lower Parking Lot Concept Design

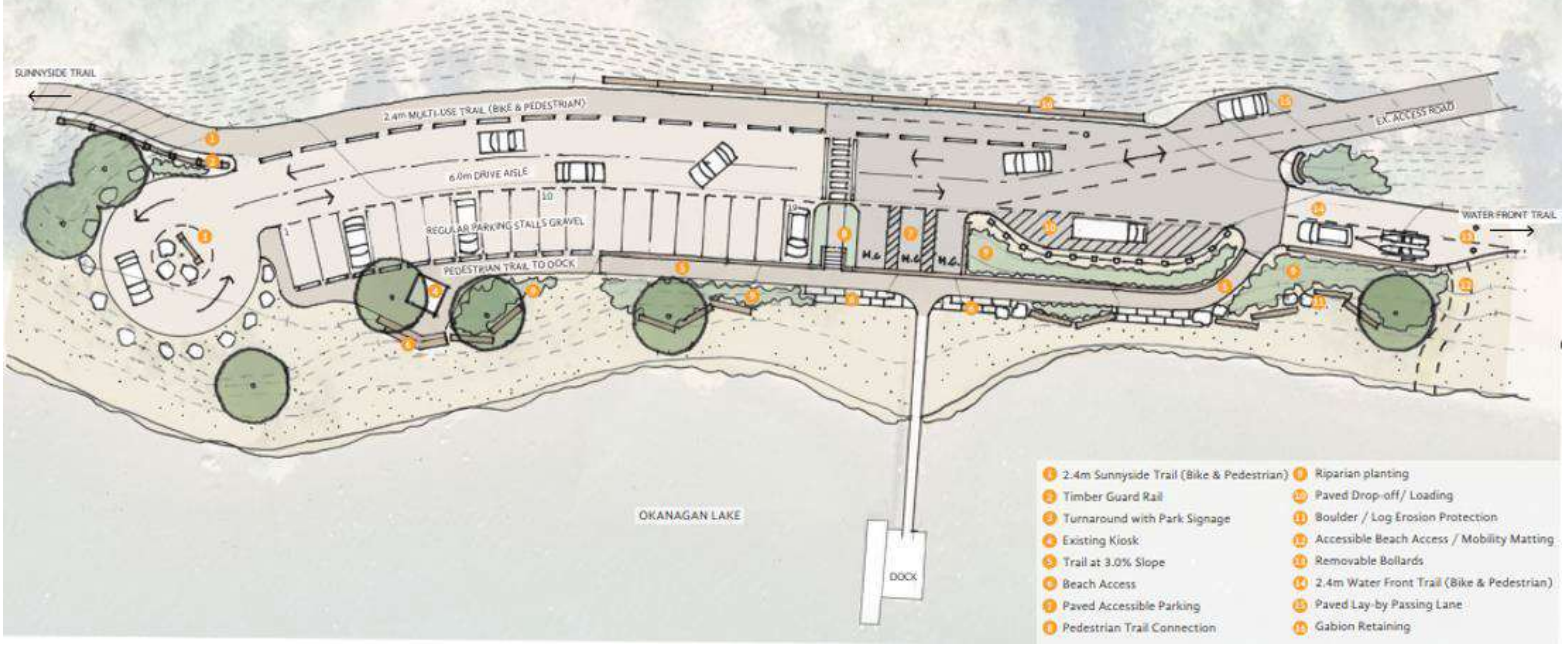
Features

- Gravel parking area (19 stalls)
- Paved accessible parking (3 stalls)
- 2.4 m wide multi-use gravel trail
- Paved parking entrance with accessible drop-off area
- Accessible trail connection to the canoe and kayak dock
- Separated multi-use trail and vehicle parking area
- Improved shoreline and riparian enhancement and erosion protection
- Improved vehicle and pedestrian circulation



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Lower Parking Lot Concept Design

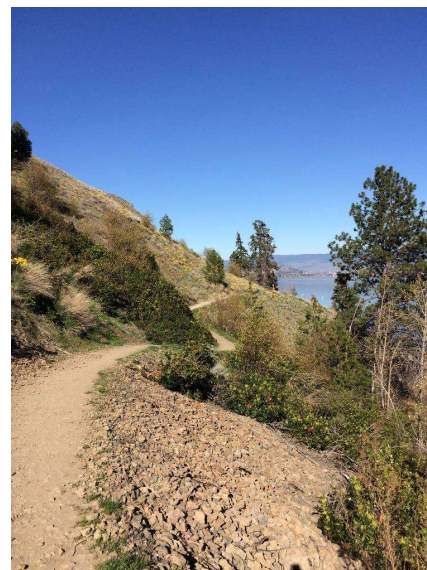


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Trail Conditions & Improvements

Existing

- Trails vary in width from single track to 1.8 m wide on the Water Front and Sunnyside Trails.
- Trail grades vary from level ground to 15% grade or more
- Challenging grade/approach for cyclists and pedestrians from Sunnyside Road to and from lower parking area.
- Narrow trail sections with limited areas to step aside for passing
- Sections of steep and rocky scree side slopes
- Erosion along sections of trails due to increased trail use, natural sluffing of native soils, periodic flooding



17

Trail Design Process

Considerations given to

- Reduce trail user conflicts by widening trail and provide areas to safely step aside
- Facilitate safe passage and protect the natural environment with boardwalks, timber guardrails and retaining walls to prevent erosion
- Improve existing trails instead of building new trails to reduce impacts to natural environment
- Public education and signage on shared multi-use trails such as Sunnyside and Water Front Trails
- Provincial and Regional initiatives for multi-modal transportation corridors (i.e. BC Active Transportation)
- Accessible BC Act – improve accessibility to Okanagan Lake, dock and trails

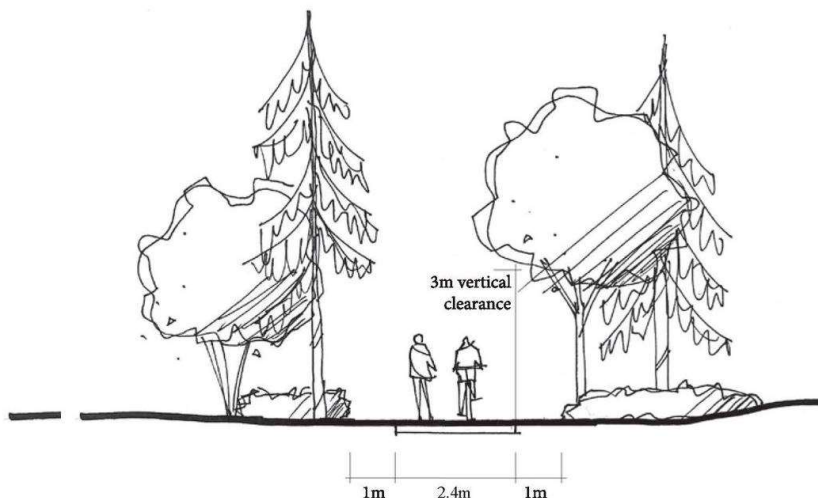


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Trail Improvements – Concept Design

Multi-Use Trail Design

- RDCO Regional Parks Design Guidelines for Type 2: Standard Multi-use Trail
- 2.4 m wide gravel surface
- Improve accessibility by reducing trail grades, where feasible



Trail Connection Concept

Secondary Connection

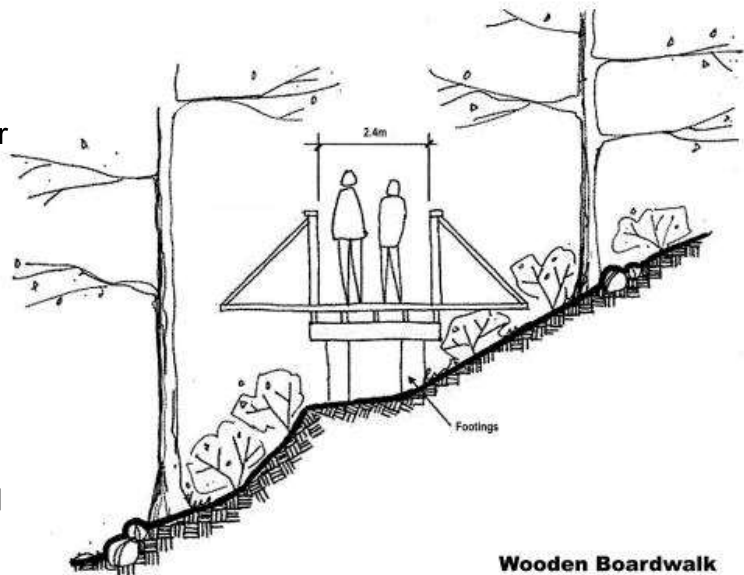
- Construct secondary multi-use trail connection with safe grade and approach for cyclists and pedestrians
- Boardwalk over Bowen Creek
- 2.4 m wide gravel trail



Trail Improvements – Concept Design

Boardwalk Upgrades

- RDCO Regional Parks Design Guidelines for trail and boardwalk
- 2.4 m wide timber boardwalk with handrails
- Elevate to allow passage underneath by animals & snakes
- Mitigate erosional impact on side slopes and vegetation



Wooden Boardwalk

21

What do you think about the Lower Parking Area Concept?

What do you like most?

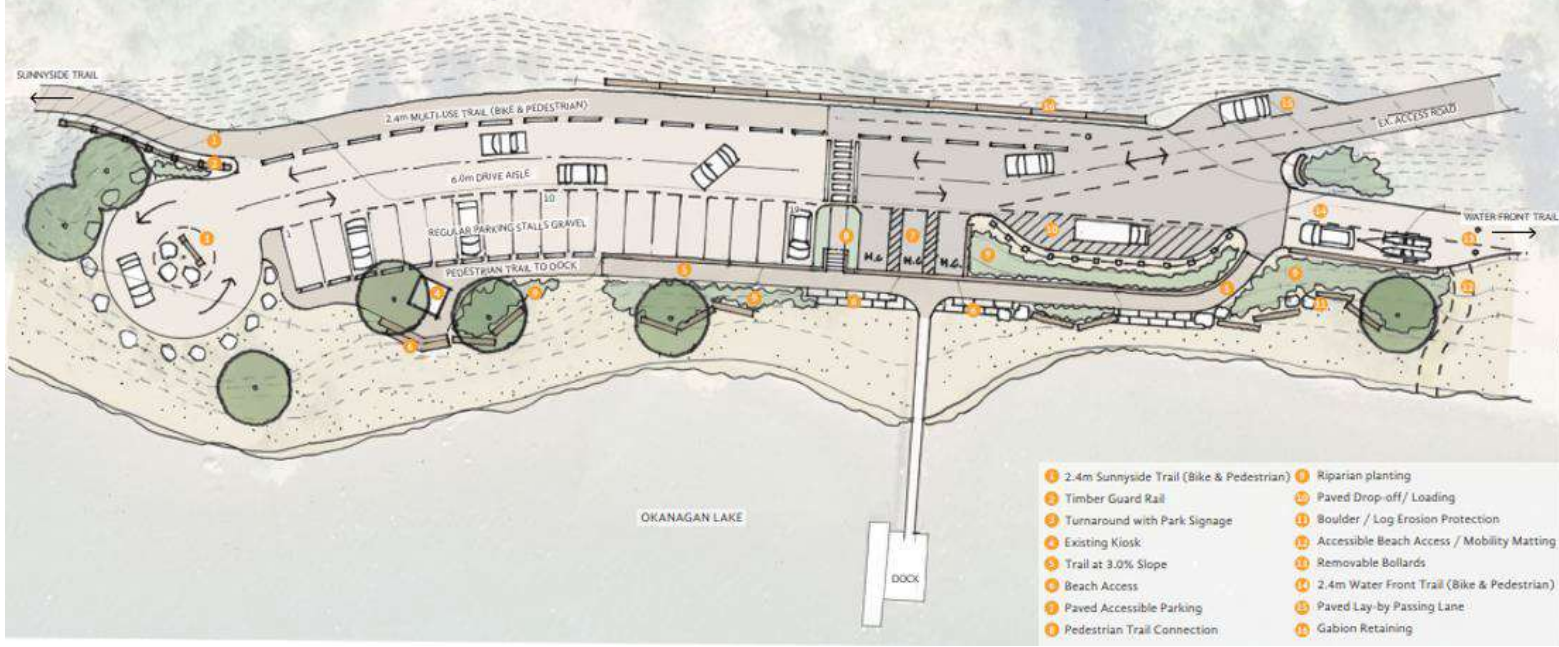
What do you like least?

Other comments?



22

Lower Parking Lot Concept Design



Lower Parking Area Concept Design

Existing

- Informal gravel parking stalls (17 stalls plus 2 accessible stalls)
- Gravel trail access to beach, lake and accessible dock
- Challenging to turn vehicles around if parking lot is full
- No separation between trail users and vehicles in the parking area

Proposed improvements will

- Formalize the parking stalls and improve overall vehicle circulation
- Provide accessible paved parking stalls and loading area
- Provide safe, accessible (paved) access to beach from parking



Lower Parking Lot Concept Design

Features

- Gravel parking area (19 stalls)
- Paved accessible parking (3 stalls)
- 2.4 m wide multi-use gravel trail
- Paved parking entrance with accessible drop-off area
- Accessible trail connection to the canoe and kayak dock
- Separated multi-use trail and vehicle parking area
- Improved shoreline and riparian enhancement and erosion protection
- Improved vehicle and pedestrian circulation



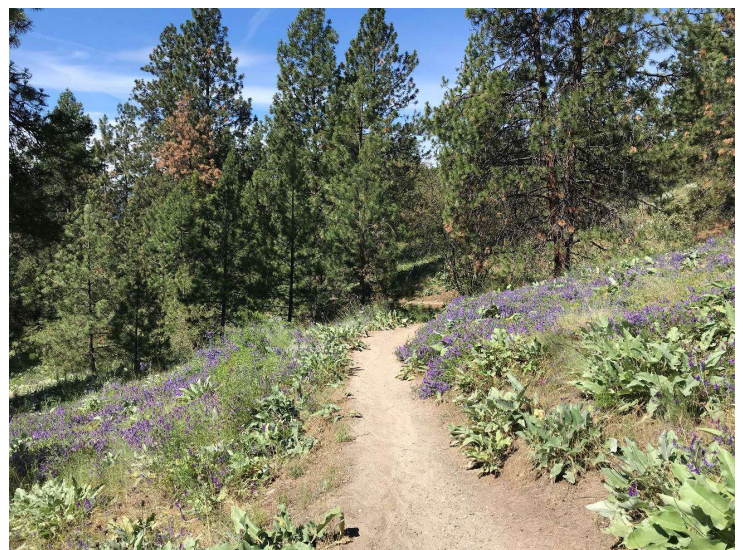
25

What do you think about the Trail Connection & Improvements?

What do you like most?

What do you like least?

Other comments?

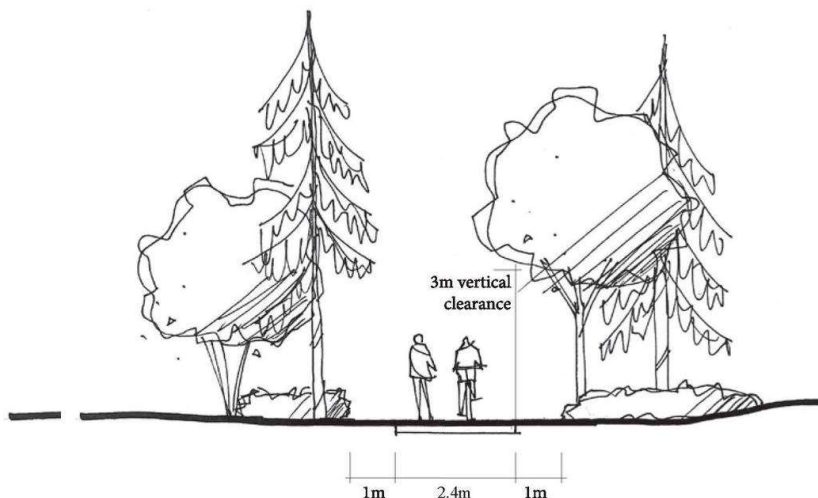


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Trail Improvements – Concept Design

Multi-Use Trail Design

- RDCO Regional Parks Design Guidelines for Type 2: Standard Multi-use Trail
- 2.4 m wide gravel surface
- Improve accessibility by reducing trail grades, where feasible



27

Trail Design Process

Considerations given to

- Reduce trail user conflicts by widening trail and provide areas to safely step aside
- Facilitate safe passage and protect the natural environment with boardwalks, timber guardrails and retaining walls to prevent erosion
- Improve existing trails instead of building new trails to reduce impacts to natural environment
- Public education and signage on shared multi-use trails such as Sunnyside and Water Front Trails
- Provincial and Regional initiatives for multi-modal transportation corridors (i.e. BC Active Transportation)
- Accessible BC Act – improve accessibility to Okanagan Lake, dock and trails



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Trail Connection Concept

Secondary Connection

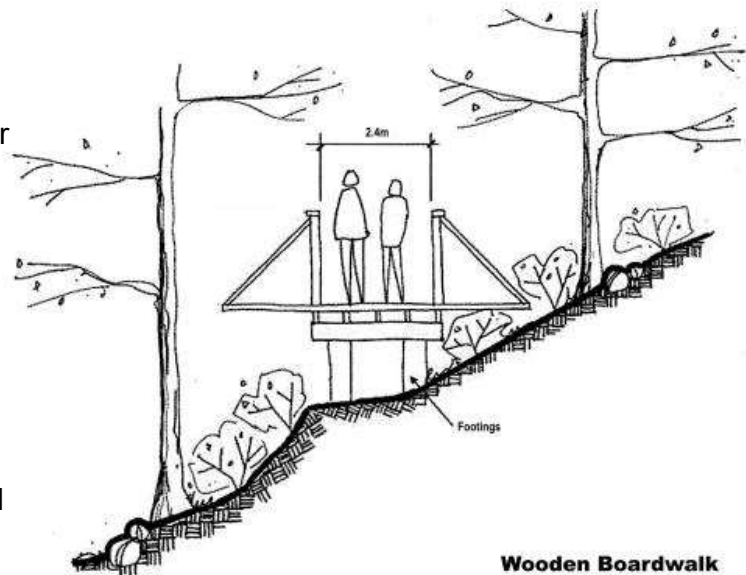
- Construct secondary multi-use trail connection with safe grade and approach for cyclists and pedestrians
- Boardwalk over Bowen Creek
- 2.4 m wide gravel trail



Trail Improvements – Concept Design

Boardwalk Upgrades

- RDCO Regional Parks Design Guidelines for trail and boardwalk
- 2.4 m wide timber boardwalk with handrails
- Elevate to allow passage underneath by animals & snakes
- Mitigate erosional impact on side slopes and vegetation



What do you think about the Mid Parking Area Concept?

What do you like most?

What do you like least?

Other comments?



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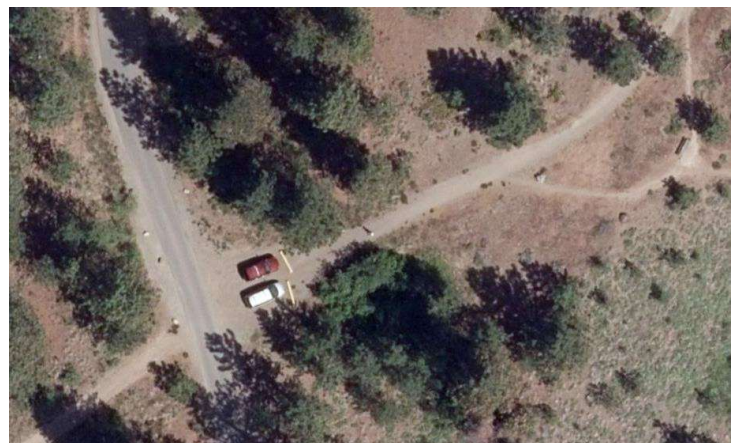
Midway Parking Area Concept Design

Existing

- Two informal gravel parking stalls next to Collens Hill Road with cars backing up into roadway
- Upper Rim Trail intersects with Collens Hill Road and parking area

Proposed Improvements will...

- Formalize and construct future parking area
- Improve sight lines and safety for trail users and vehicle circulation
- Reduce parking congestion in lower parking area



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Midway Parking Area Concept Design

Features

- Gravel parking area (9 stalls)
- 6.0 m parking drive aisle
- Hammerhead turnaround
- Retaining with cut and fill in disturbed areas
- Improved trail signage & trail connection
- Baffle gate at Upper Rim Trail
- Improved circulation and sight lines



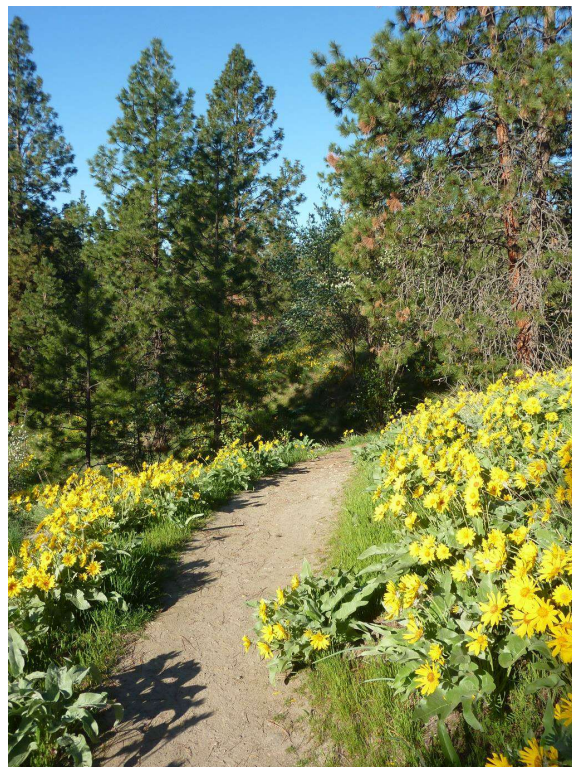
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Feedback

How you can provide feedback

- Online at Yoursay.rdco.com between April 5th to 29th
- Public Open House (Pop up in Kalamoior) on April 16th from 10:00 am to 2:00pm

Thank you!



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1.1. 20-YEAR IMPLEMENTATION PLAN – RECOMMENDED OPTION AS PRESENTED – UPGRADE WATERFRONT & SUNNYSIDE TRAIL TO 2.4M WIDE MULTI-USE STANDARD

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Capital Costs							
CAP-01	PPC	Lower Parking Improvements - upgrades to parking layout, accessibility, signage, paving, safety barriers and trail connections. Improvements to accessibility and access to the park, meets regional board strategic priorities.	\$620,000				\$620,000
CAP-02	PPC	Sunnyside Trail Improvements – trail upgrades up to 2.4m wide multi-use standard, accessibility, resurface, drainage and erosion, site lines and grades where possible, signage, intersections, habitat protection (scree area boardwalks), and replace bridges/boardwalks.	\$710,000				\$710,000
CAP-03	PPC	Waterfront Trail Improvements - trail upgrades up to 2.4m wide multi-use standard, accessibility, resurfacing, drainage and erosion, site lines and grades where possible, signage, and intersections.	\$500,000				\$500,000
CAP-04	PPC	Casa Loma Boardwalk Upgrades, including geotechnical/structural engineer consulting, replace existing deck with 2 m wide deck boards and railing as part of the park’s asset renewal program.	\$100,000				\$100,000
CAP-05	PPC	Collens Hill Road Parking Area - construct new small 9 car stall parking area mid way down road, including park amenities (benches, signage, waste bins, and dog bag dispensers). New parking area assists with expanding parking within the park and meets strategic priorities of the Regional Board.			\$180,000		\$180,000
CAP-06	PPC	Collens Hill Road Parking Area - Construct Washroom.			\$50,000		\$50,000
CAP-07	PPC	Washroom Replacement – remove and replace existing washrooms at main beach area.		\$60,000			\$60,000
CAP-08	PPC	Upper Rim Trail Improvements - clear and grub trail edges, replacement of small wooden bridges, install safety guardrails and fences where needed.		\$240,000			\$240,000
CAP-09	PPC	Park Entrance Sign - replace entrance sign at Collens Hill Road, Benedick Road & Sunnyside Roads.	\$20,000			\$25,000	\$45,000
CAP-10	PPC	Park Signs - review and update wayfinding, kiosks, location (YAH), lectern, information, regulatory, and interpretation signage.	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
CAP-11	PPC	Collens Hill Road-Repave Park access road			\$400,000		\$400,000
CAP-12	PPC	Upgrade and/or replace park assets, in conjunction with the regional park’s asset management program, condition assessments, and capital replacement schedule. (see action items in this implementation table).					
CAP-13	PPC, PRO	Park Management Plan Review – plan to be reviewed every 5 years and updated at year 20.				\$40,000	\$40,000
Subtotal			\$1,960,000	\$310,000	\$640,000	\$75,000	\$2,985,000

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Operational & Maintenance Costs							
OPM-01	PRO	Trail maintenance and repairs	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
OPM-02	PPC	Pavement condition assessment for Collens Hill Road		\$20,000			\$20,000
OPM-03	PRO	Wildfire Mitigation - Prescriptions & Fuel Management Treatment, as per RDCO Parks CWPP & CWRP		\$75,000			\$75,000
OPM-04	PRO	Wildfire Mitigation - Treatment for Tree of Heaven	\$10,000				\$10,000
OPM-05	PRO, PVS	Work with Friends of Kalamoior & volunteers on Fuel Management Clean up Events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM_06	PRO, PVS	Work with Friends of Kalamoior & volunteers on invasive weeds removal events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM-07	PRO	Install swim grid, logs, buoys and signage for swim areas	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
OPM-08	PRO	Contract Services - Washroom Maintenance	\$58,000	\$60,000	\$63,000	\$66,000	\$247,000
Subtotal			\$110,500	\$197,500	\$105,500	\$108,500	\$522,000
Total			\$2,070,500	\$507,500	\$745,500	\$183,500	\$3,507,000

1.2. 20-YEAR IMPLEMENTATION PLAN – ALTERNATE RECOMMENDATION #1 – UPGRADE WATERFRONT TRAIL TO 2.4M WIDE MULTI-USE STANDARD, SUNNYSIDE TRAIL AT EXISTING WIDTH, SAFETY IMPROVEMENTS

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Capital Costs							
CAP-01	PPC	Lower Parking Improvements - upgrades to parking layout, accessibility, signage, paving, safety barriers and trail connections. Improvements to accessibility and access to the park, meets regional board strategic priorities.	\$620,000				\$620,000
CAP-02	PPC	Sunnyside Trail Improvements – no trail widening (maintenance), safety improvements to trail (guardrail fencing, bridge/boardwalk replacements, surfacing, address hazards, signage), invertebrate habitat protection on rock scree slopes.	\$125,000				\$125,000
CAP-03	PPC	Waterfront Trail Improvements - trail upgrades up to 2.4m wide multi-use standard, accessibility, resurfacing, drainage and erosion, site lines and grades where possible, signage, and intersections.	\$500,000				\$500,000
CAP-04	PPC	Casa Loma Boardwalk Upgrades, including geotechnical/structural engineer consulting, replace existing deck with 2 m wide deck boards and railing as part of the park’s asset renewal program.	\$100,000				\$100,000
CAP-05	PPC	Collens Hill Road Parking Area - construct new small 9 car stall parking area mid way down road, including park amenities (benches, signage, waste bins, and dog bag dispensers). New parking area assists with expanding parking within the park and meets strategic priorities of the Regional Board.		\$180,000			\$180,000
CAP-06	PPC	Collens Hill Road Parking Area - Construct Washroom.			\$50,000		\$50,000
CAP-07	PPC	Washroom Replacement – remove and replace existing washrooms at main beach area.		\$60,000			\$60,000
CAP-08	PPC	Upper Rim Trail Improvements - clear and grub trail edges, replacement of small wooden bridges, install safety guardrails and fences where needed.		\$240,000			\$240,000
CAP-09	PPC	Park Entrance Sign - replace entrance sign at Collens Hill Road, Benedick Road & Sunnyside Roads.	\$20,000			\$25,000	\$45,000
CAP-10	PPC	Park Signs - review and update wayfinding, kiosks, location (YAH), lectern, information, regulatory, and interpretation signage.	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
CAP-11	PPC	Collens Hill Road-Repave Park access road			\$400,000		\$400,000
CAP-12	PPC	Upgrade and/or replace park assets, in conjunction with the regional park’s asset management program, condition assessments, and capital replacement schedule. (see action items in this implementation table).					
CAP-13	PPC, PRO	Park Management Plan Review – plan to be reviewed every 5 years and updated at year 20.				\$40,000	\$40,000
Subtotal			\$1,375,000	\$490,000	\$460,000	\$75,000	\$2,400,000

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Operational & Maintenance Costs							
OPM-01	PRO	Trail maintenance and repairs	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
OPM-02	PPC	Pavement condition assessment for Collens Hill Road		\$20,000			\$20,000
OPM-03	PRO	Wildfire Mitigation - Prescriptions & Fuel Management Treatment, as per RDCO Parks CWPP & CWRP		\$75,000			\$75,000
OPM-04	PRO	Wildfire Mitigation - Treatment for Tree of Heaven	\$10,000				\$10,000
OPM-05	PRO, PVS	Work with Friends of Kalamoior & volunteers on Fuel Management Clean up Events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM_06	PRO, PVS	Work with Friends of Kalamoior & volunteers on invasive weeds removal events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM-07	PRO	Install swim grid, logs, buoys and signage for swim areas	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
OPM-08	PRO	Contract Services - Washroom Maintenance	\$58,000	\$60,000	\$63,000	\$66,000	\$247,000
Subtotal			\$110,500	\$197,500	\$105,500	\$108,500	\$522,000
Total			\$1,485,500	\$687,500	\$565,500	\$183,500	\$2,922,000

1.3. 20-YEAR IMPLEMENTATION PLAN – ALTERNATE RECOMMENDATION #2 – MAINTAIN WATERFRONT & SUNNYSIDE TRAILS AT EXISTING WIDTH WITH SAFETY IMPROVEMENTS

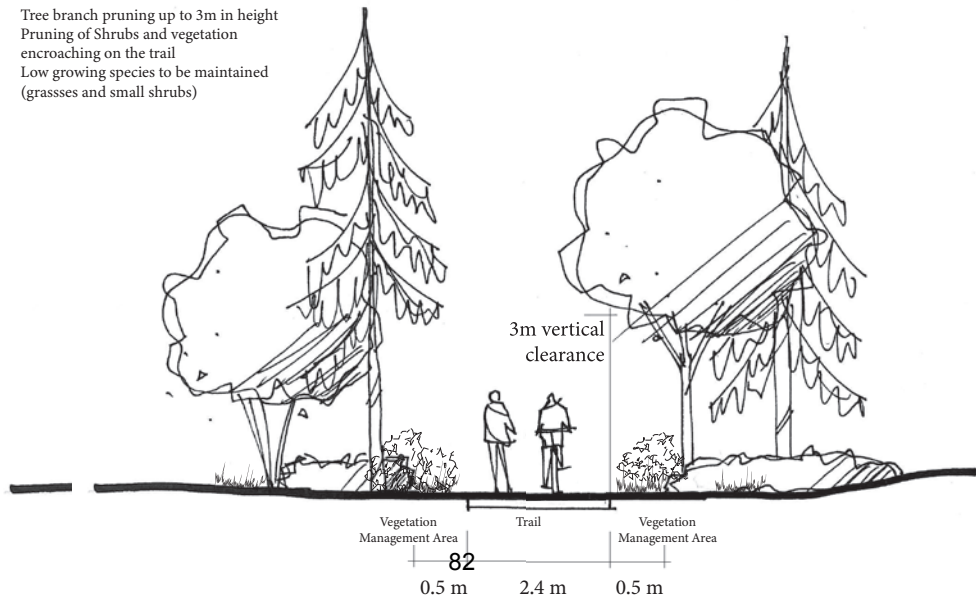
Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Capital Costs							
CAP-01	PPC	Lower Parking Improvements - upgrades to parking layout, accessibility, signage, paving, safety barriers and trail connections. Improvements to accessibility and access to the park, meets regional board strategic priorities.	\$620,000				\$620,000
CAP-02	PPC	Sunnyside Trail Improvements – no trail widening (maintenance), safety improvements to trail (guardrail fencing, bridge/boardwalk replacements, surfacing, address hazards, signage), invertebrate habitat protection on rock scree slopes.	\$125,000				\$125,000
CAP-03	PPC	Waterfront Trail Improvements - no trail widening (maintenance), safety improvements to trail (guardrail fencing, surfacing, address hazards, signage).	\$125,000				\$125,000
CAP-04	PPC	Casa Loma Boardwalk Upgrades, including geotechnical/structural engineer consulting, replace existing deck with 2 m wide deck boards and railing as part of the park’s asset renewal program.	\$100,000				\$100,000
CAP-05	PPC	Collens Hill Road Parking Area - construct new small 9 car stall parking area mid way down road, including park amenities (benches, signage, waste bins, and dog bag dispensers). New parking area assists with expanding parking within the park and meets strategic priorities of the Regional Board.			\$180,000		\$180,000
CAP-06	PPC	Collens Hill Road Parking Area - Construct Washroom.			\$50,000		\$50,000
CAP-07	PPC	Washroom Replacement – remove and replace existing washrooms at main beach area.		\$60,000			\$60,000
CAP-08	PPC	Upper Rim Trail Improvements - clear and grub trail edges, replacement of small wooden bridges, install safety guardrails and fences where needed.		\$240,000			\$240,000
CAP-09	PPC	Park Entrance Sign - replace entrance sign at Collens Hill Road, Benedick Road & Sunnyside Roads.	\$20,000			\$25,000	\$45,000
CAP-10	PPC	Park Signs - review and update wayfinding, kiosks, location (YAH), lectern, information, regulatory, and interpretation signage.	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
CAP-11	PPC	Collens Hill Road-Repave Park access road			\$400,000		\$400,000
CAP-12	PPC	Upgrade and/or replace park assets, in conjunction with the regional park’s asset management program, condition assessments, and capital replacement schedule. (see action items in this implementation table).					
CAP-13	PPC, PRO	Park Management Plan Review – plan to be reviewed every 5 years and updated at year 20.				\$40,000	\$40,000
Subtotal			\$1,000,000	\$310,000	\$640,000	\$75,000	\$2,025,000

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Operational & Maintenance Costs							
OPM-01	PRO	Trail maintenance and repairs	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
OPM-02	PPC	Pavement condition assessment for Collens Hill Road		\$20,000			\$20,000
OPM-03	PRO	Wildfire Mitigation - Prescriptions & Fuel Management Treatment, as per RDCO Parks CWPP & CWRP		\$75,000			\$75,000
OPM-04	PRO	Wildfire Mitigation - Treatment for Tree of Heaven	\$10,000				\$10,000
OPM-05	PRO, PVS	Work with Friends of Kalamoior & volunteers on Fuel Management Clean up Events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM_06	PRO, PVS	Work with Friends of Kalamoior & volunteers on invasive weeds removal events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM-07	PRO	Install swim grid, logs, buoys and signage for swim areas	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
OPM-08	PRO	Contract Services - Washroom Maintenance	\$58,000	\$60,000	\$63,000	\$66,000	\$247,000
Subtotal			\$110,500	\$197,500	\$105,500	\$108,500	\$522,000
Total			\$1,110,500	\$507,500	\$745,500	\$183,500	\$2,547,000

4.2.2 Type 2: Multi-Use

Vegetation Management Area

- Tree branch pruning up to 3m in height
- Pruning of Shrubs and vegetation encroaching on the trail
- Low growing species to be maintained (grasses and small shrubs)



Waterfront and Sunnyside Trail Video Tour

The following key points are outlined in the video:

1. Upgrades to trails and the addition of boardwalks helps to define routes and keep park users on the trail. This reduces environmental impact and off-trail use. There is no intention to pave the trail.
2. Boardwalks are used to move park users over environmentally sensitive areas, reducing impact to habitat.
3. Funds for the park work will come from grant programs and existing capital allocated for park improvements. The estimate for the lower parking lot, Waterfront and Sunnyside trail upgrades is \$1.8 million.
4. Bikes are currently using the Sunnyside and Waterfront Trails – upgrades ensure cyclist and pedestrian safety.
5. Trail widths where practical will be 2.4m with an additional .5m to 1m for vegetation management on each side of the trail (pruning to remove branches and keeping vegetation low on the edges of the trail).

Link to YouTube video is here [Waterfront and Sunnyside trails](#)

Kalamoior Regional Park Management Plan

Regional District of Central Okanagan Board Meeting

April 3, 2025

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com

Purpose:

- To seek Regional Board approval for the Kalamo Regional Park Management Plan dated April 2025.





Management Plan Overview:

- Park Assessment
 - Site description & environmental values
 - Park history & Indigenous history
 - Site analysis
 - S.W.O.T.
- Community Engagement
 - Love for the park
 - Feedback on parking and trail design concepts
- Management Plan
 - Vision
 - Management zones
 - Development concept plans
 - Goals, objectives & recommended actions
- 20-year Implementation Plan
 - Capital
 - Operational

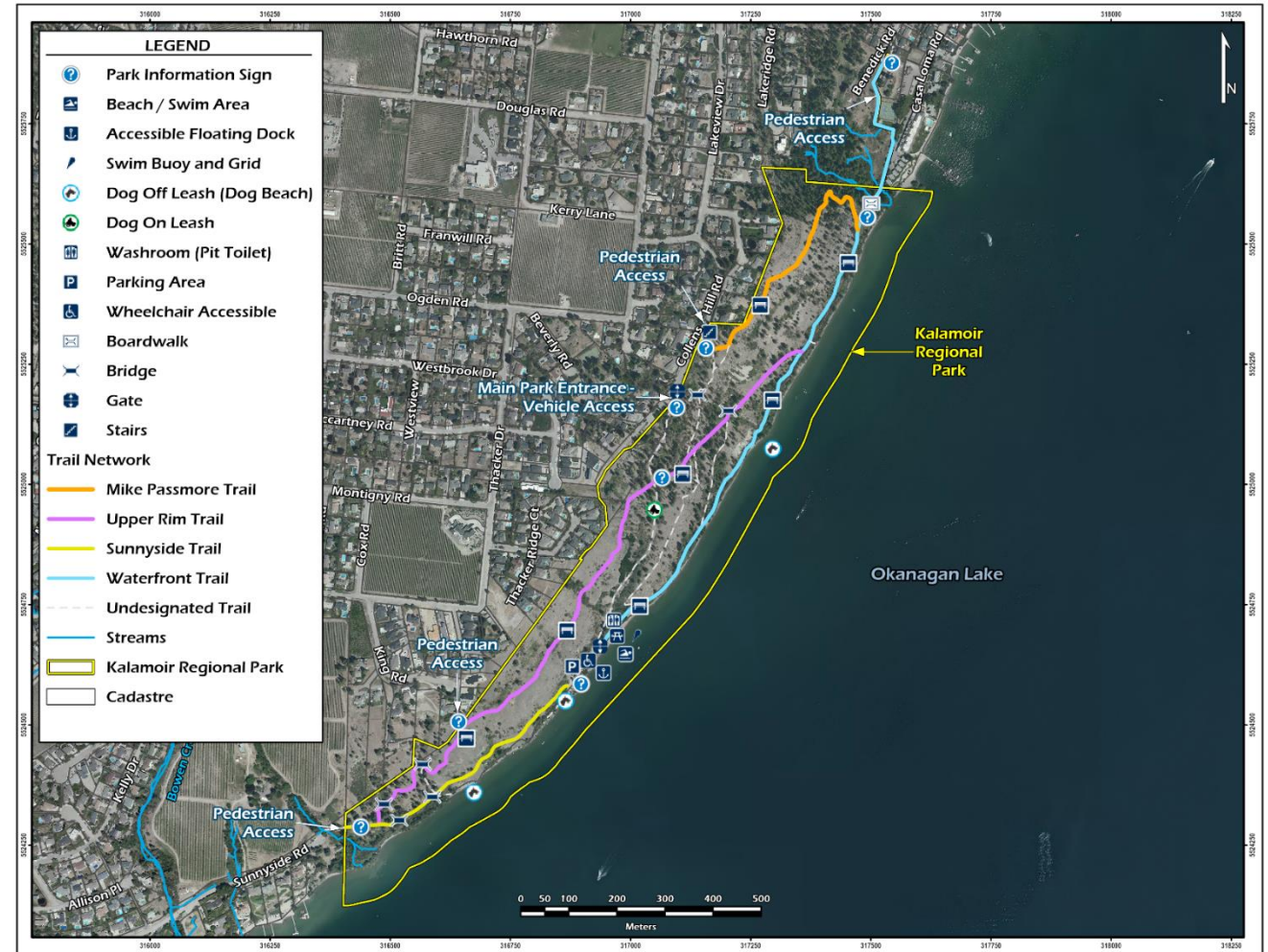
Vision Statement

Kalamoior Regional Park's natural scenery, Okanagan Lake shoreline and upland grassland ecosystems are an enticing and welcoming destination for park visitors and wildlife. The park is a place of solitude, appreciation, and inspiration for the public to experience and connect with nature while participating in outdoor recreational pursuits for generations to come.

Kalamoior Regional Park

Highlights

- Natural Area Park (27.6 ha)
- Okanagan Lake foreshore (1.8 km)
- Universally accessible canoe/kayak launch
- High ecological diversity
- Network of natural surfaced trails
- Bordered by residential



Park Assessment

Strengths

- Multi-modal recreation trails
- Established users with active stake in the Park's wellbeing
- Universally accessible dock and canoe / kayak launch
- Access to Okanagan Lake and beaches
- Functioning ecosystems & diversity of wildlife



Park Assessment

Weaknesses

- Limited parking available
- Active sediment and erosion concerns
- Invasive plant populations



Park Assessment

Opportunities

- Collaborate with WFN to incorporate indigenous knowledge, language and cultural values
- Work with partners and community volunteers to advance Park goals
- Upgrade Waterfront and Sunnyside Trails for improved multi-modal use and to decrease park user conflicts
- Parking lot upgrades to improve accessibility



Park Assessment

Threats

- Effects of climate change
- Increasing urban density and population



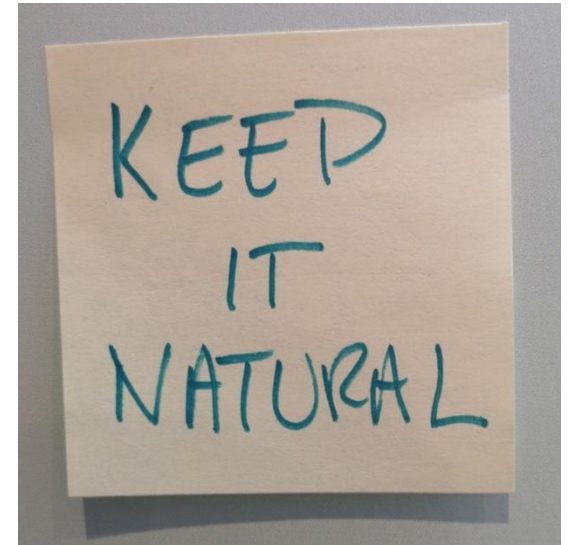
Public Engagement – Phase 1

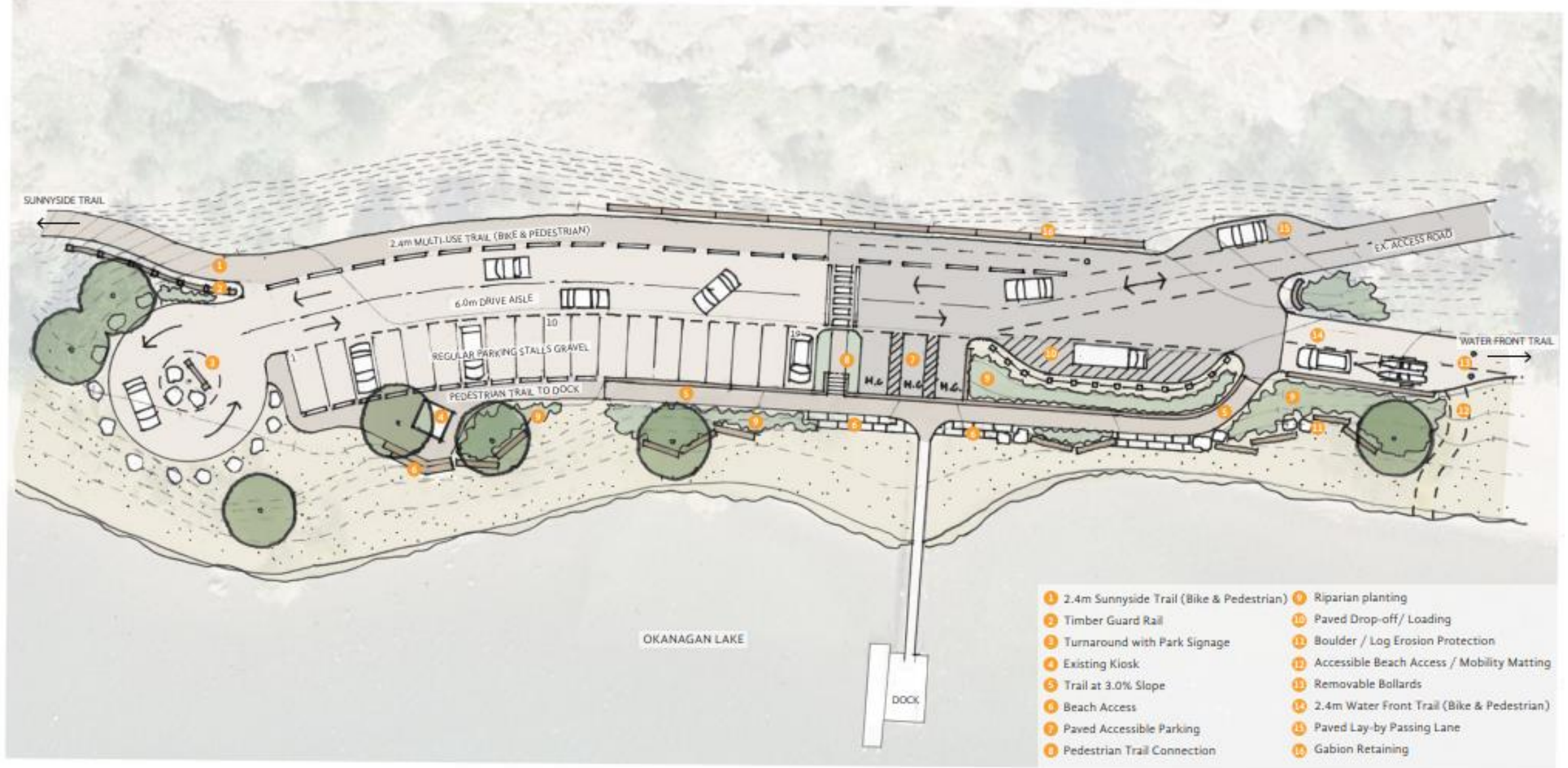
What people love

- Walking/hiking
- Dog walking
- Wildlife viewing
- Swimming
- Place to gather with friends/family

Priorities for Improvement

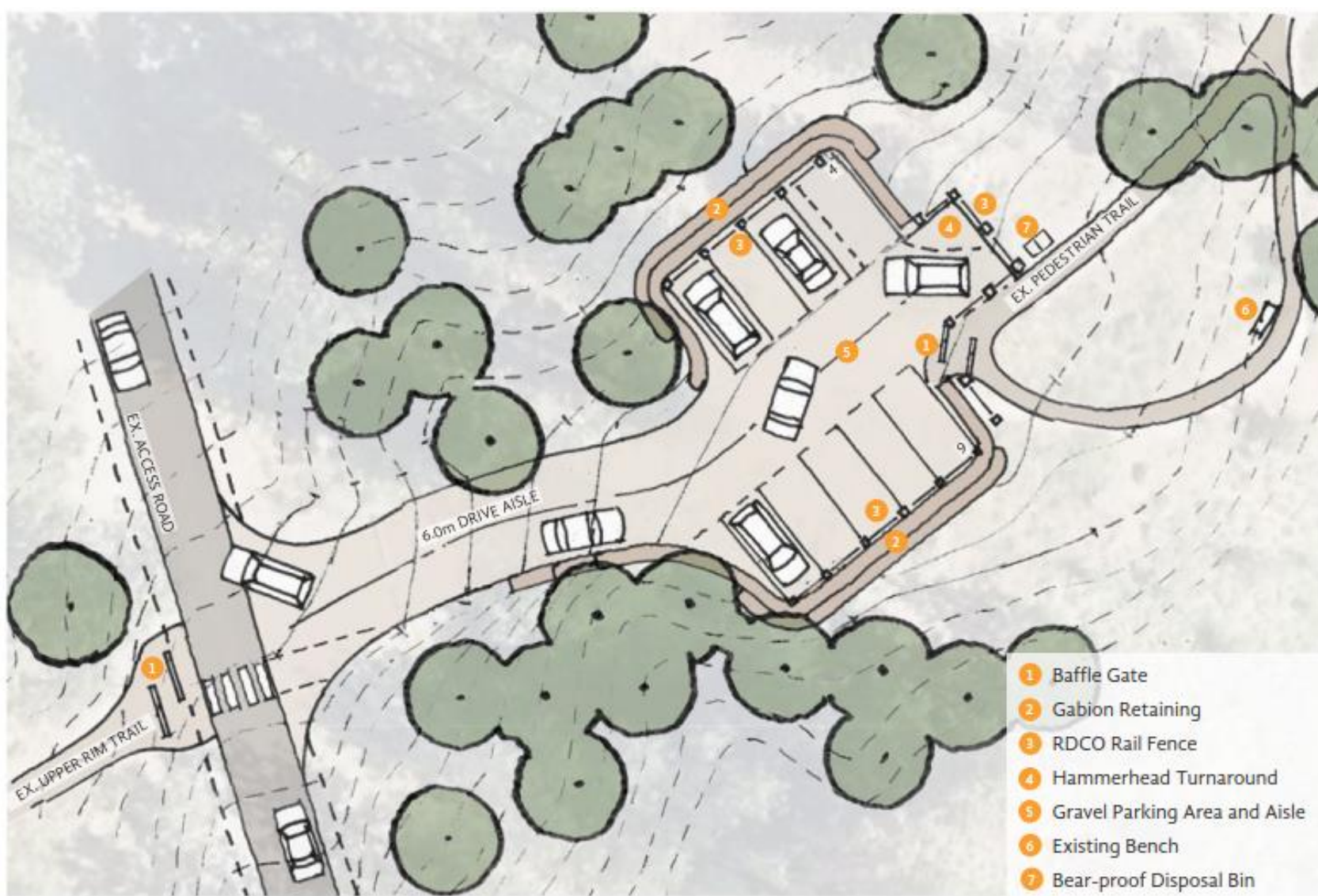
- Trail and parking improvements
- Enhancement of neighborhood access
- Updated signage
- Promote wildlife and habitat conservation





FEATURES:

- 19 parking stalls + 3 accessible/loading stalls
- 2.4m wide multi-use trail (bike & pedestrian)
- Paved entrance with accessible drop-off area
- Accessible trail connection to dock
- Improved shoreline riparian enhancement and erosion prevention
- Gate replaced with removable bollards
- Lay-by passing at entrance



FEATURES:

- Gravel parking area (9 stalls)
- 6.0m parking drive aisle
- Hammerhead turnaround
- Retaining with cut and fill in disturbed areas
- Improved trail signage + trail connection

Existing Waterfront Trail



Features and Benefits

Trail Expansion & Widening:

- 2.4 m wide multi-use trail for increased use by pedestrians, cyclists and commuters
- Gravel surface for durability and dust suppression

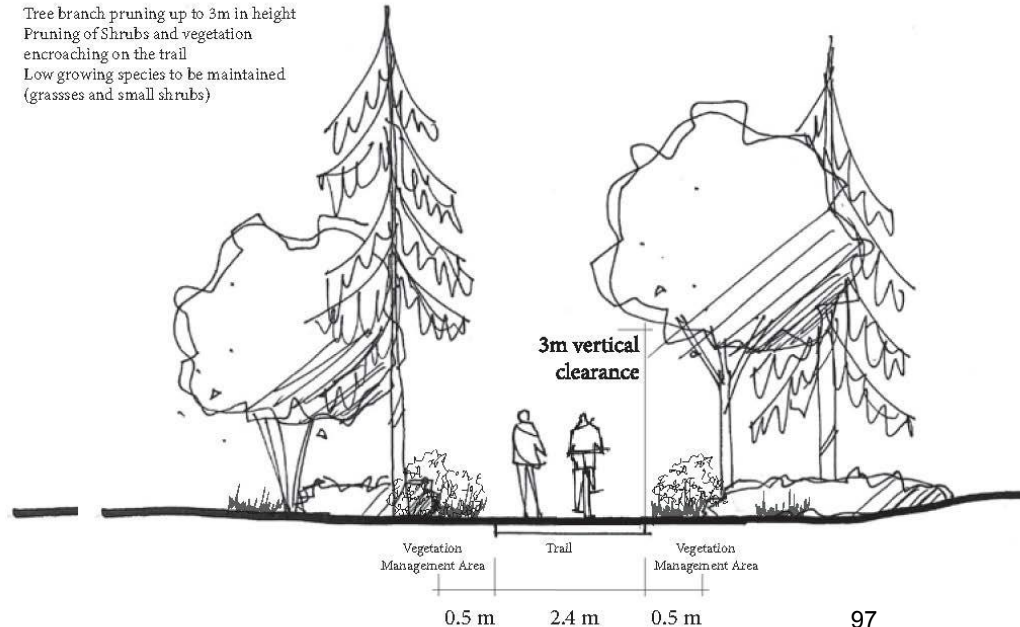
Widened Wooden Bridges & Boardwalks:

- Provide riparian and aquatic ecosystem protection
- Increased erosion prevention
- Safely facilitate increased use by pedestrians, cyclists and commuters

Proposed Multi-Use Trail

Vegetation Management Area

- Tree branch pruning up to 3m in height
- Pruning of Shrubs and vegetation encroaching on the trail
- Low growing species to be maintained (grasses and small shrubs)



Kalamoior Regional Park Multi-Use Trail Concept

Legend

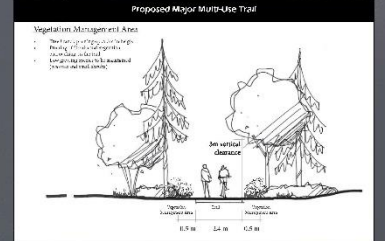
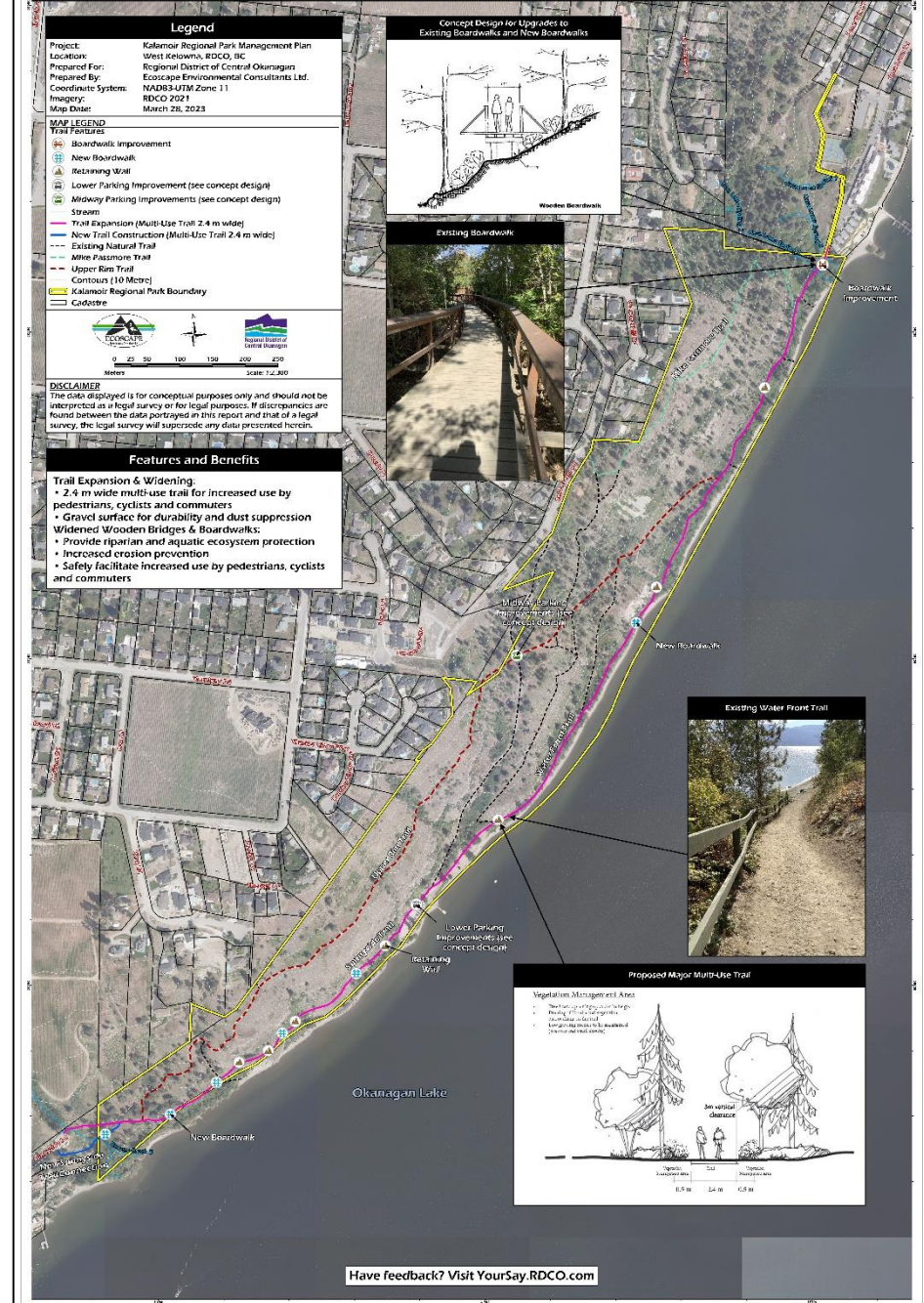
Project: Kalamoior Regional Park Management Plan
 Location: West Kelowna, BC
 Prepared For: Regional District of Central Okanagan
 Prepared By: Ecovaga Environmental Consultants Ltd.
 Coordinate System: NAD83-UTM Zone 11
 Imagery: RDCC 2021
 Map Date: March 28, 2023

- MAP LEGEND**
- Trail Features**
- Boardwalk Improvement
 - New Boardwalk
 - Retaining Wall
 - Lower Parking Improvement (see concept design)
 - Midway Parking Improvements (see concept design)
 - Stream
 - Trail Expansion (Multi-Use Trail 2.4 m wide)
 - New Trail Construction (Multi-Use Trail 2.4 m wide)
 - Existing Natural Trail
 - Mike Passmore Trail
 - Upper Rim Trail
 - Contours (10 Metres)
 - Kalamoior Regional Park Boundary
 - Cadastre

DISCLAIMER
 The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.

Features and Benefits

- Trail Expansion & Widening:**
- 2.4 m wide multi-use trail for increased use by pedestrians, cyclists and commuters
 - Gravel surface for durability and dust suppression
- Widened Wooden Bridges & Boardwalks:**
- Provide riparian and aquatic ecosystem protection
 - Increased erosion prevention
 - Safely facilitate increased use by pedestrians, cyclists and commuters



Public Engagement – Phase 2

- What do you like most about the three concepts?
- What do you like least about the three concepts?
- Other comments



Public Engagement – Phase 2

Feedback – Lower Parking Concept

- Most people liked the design
- Improved accessibility was seen as a positive
- Safety concerns regarding the trail crossing the parking lot
- Mixed feelings on turnaround

Feedback – Midway Parking Concept

- Most people liked the design
- Parking for access to the upper trails
- Makes use of flat, disturbed ground
- Loss of a viewpoint





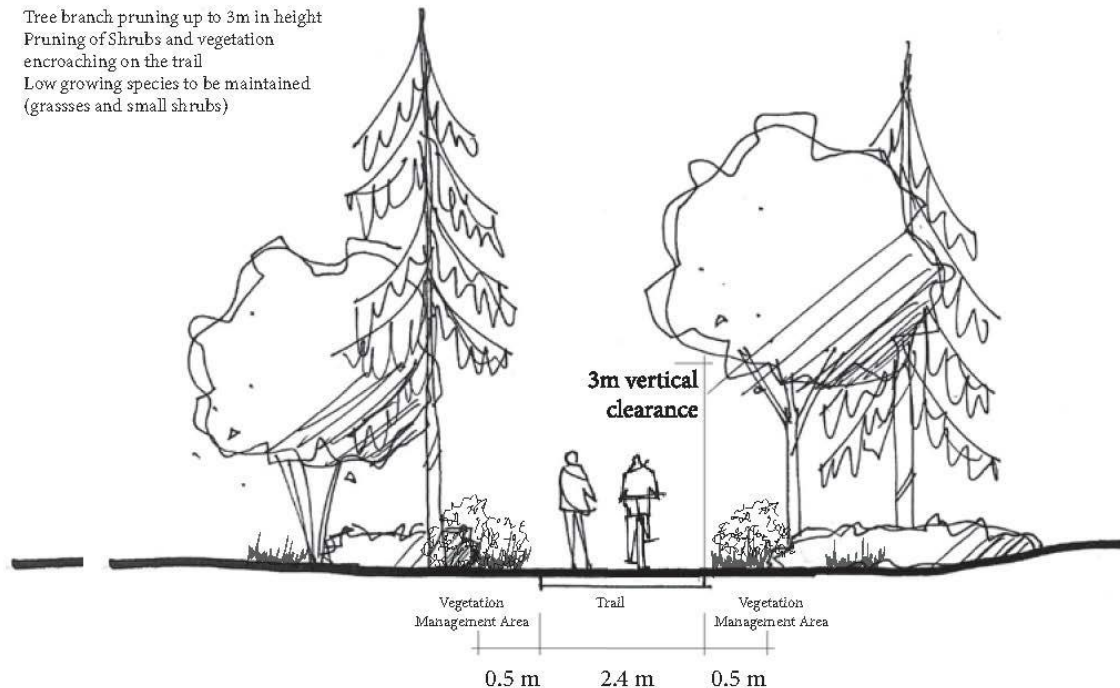
Public Engagement – Phase 2

Feedback – trail widening

Proposed Multi-Use Trail

Vegetation Management Area

- Tree branch pruning up to 3m in height
- Pruning of Shrubs and vegetation encroaching on the trail
- Low growing species to be maintained (grasses and small shrubs)



- Mixed support for trail widening
- Concerns that a wider trail will lead to more bikes, higher speeds, greater user conflict
- A wider trail, is a safer trail
- Concerns with how trail widening will impact the environment



Other Comments

- Need for improved parking at trailheads outside of the park
- Bikes should be prohibited from upper trails
- E-bikes should not be allowed
- Need for more control of off leash dogs
- Need for additional park land in West Kelowna

Management Goals & Recommendations

Environment and Conservation

Maintain and protect ecosystems, critical habitat, and wildlife, including species at-risk, from degradation and disturbance

- Action OPM-04: Wildfire mitigation – Treatment for the invasive Tree of Heaven
- Action OPM-01: Trail maintenance and repair to avoid critical habitat or BC Red-listed riparian communities
- Action CAP-02: Sunnyside Trail Improvements – utilize boardwalks to prevent trail impacts on sensitive steep slopes and ephemeral gullies

Climate Adaptability and Resiliency

Minimize greenhouse gas emissions and increase carbon sequestration

- Action CAP-01: Lower Parking Improvements – including ecosystem restoration and planting of native trees and shrubs
- Action CAP-02: Sunnyside Trail Improvements - widen trail to safely promote low-carbon transit opportunities (i.e., cycling)
- Action CAP-03: Waterfront Trail Improvements - widen trail to safely promote low-carbon transit opportunities (i.e., cycling)

Recreation & Access

Accommodate and provide amenities for park users of all abilities

- Action CAP-01: Provide paved parking lot and parking stalls for improved accessibility to the floating dock and beach
- Action CAP-01: Improve access to the beach area and lake by installing mobility mats
- Action OPM-01: Monitor trail conditions and park amenities for wear and tear and need for increased maintenance due to higher usage

Operational Safety & Security

Facilitate a safe visitor experience and minimize potential conflicts among user groups

- Action CAP-10: Educate park users on trail etiquette and develop signage on trail code of conduct for shared use
- Action CAP-01: Improve the lower parking lot to ensure safe park access

Stewardship & Partnerships

Incorporate First Nation's culture and heritage in the Park and support existing partnerships with external organizations

- Action OMP-03: Work with WFN on incorporating traditional ecological knowledge and practices into Park initiatives
- Action OMP-06: Engage volunteers to support and advance environmental stewardship initiatives

Implementation Plan – Capital Items

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Capital Costs							
CAP-01	PPC	Lower parking area improvements	\$620,000				\$620,000
CAP-02	PPC	Sunnyside Trail improvements - multi-use trail upgrades to 2.4 m wide	\$710,000				\$710,000
CAP-03	PPC	Waterfront Trail improvements multi-use trail upgrades to 2.4 m wide	\$500,000				\$500,000
CAP-04	PPC	Casa Loma boardwalk upgrades - 2.4m wide	\$100,000				\$100,000
CAP-05	PPC	Collens Hill Road parking area - construct new small 9 car stall parking area			\$180,000		\$180,000
CAP-06	PPC	Collens Hill Road parking area - Construct Washroom.			\$50,000		\$50,000
CAP-07	PPC	Washroom replacement – remove and replace existing washrooms		\$60,000			\$60,000
CAP-08	PPC	Upper rim trail improvements - repairs, safety guardrails, etc.		\$240,000			\$240,000
CAP-09	PPC	Park entrance sign - replace entrance sign at access points	\$20,000			\$25,000	\$45,000
CAP-10	PPC	Park signs - review and update wayfinding and interpretation signage	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
CAP-11	PPC	Collens Hill Road - repave park access road			\$400,000		\$400,000
CAP-12	PPC	Park asset renewal - as per regional parks asset management program					
CAP-13	PPC, PRO	Park management plan review – review every 5 years and update at year 20				\$40,000	\$40,000
Subtotal			\$1,960,000	\$310,000	\$640,000	\$75,000	\$2,985,000

Implementation Plan – Operational Items

Action Item	Division	Action	Short Term (Year 1-5)	Short-Medium Term (Year 6-10)	Medium-Long Term (Year 11-15)	Long Term (Year 16-20)	Total (Year 1-20)
Operational Costs							
OPM-01	PRO	Trail maintenance and repairs	\$7,500	\$7,500	\$7,500	\$7,500	\$30,000
OPM-02	PPC	Pavement condition assessment for Collens Hill Road		\$20,000			\$20,000
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OPM-04	PRO	Wildfire mitigation - treatment for Tree of Heaven	\$10,000				\$10,000
OPM-05	PRO, PVS	Work with Friends of Kalamoior & volunteers on fuel management clean up events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM_06	PRO, PVS	Work with Friends of Kalamoior & volunteers on invasive weeds removal events	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
OPM-07	PRO	Install swim grid, logs, buoys and signage for swim areas	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
OPM-08	PRO	Contract services - washroom maintenance	\$58,000	\$60,000	\$63,000	\$66,000	\$247,000
Subtotal			\$110,500	\$197,500	\$105,500	\$108,500	\$522,000

Implementation Plan Costing Summary

20 Year Full Implementation Capital and Operational Estimated Costs		Total Cost
▪ 20 Year Implementation Plan Capital Costs	= \$2,985,000	\$3,507,000
▪ 20 Year Implementation Plan Operational Costs	= \$522,000	

Conclusion:

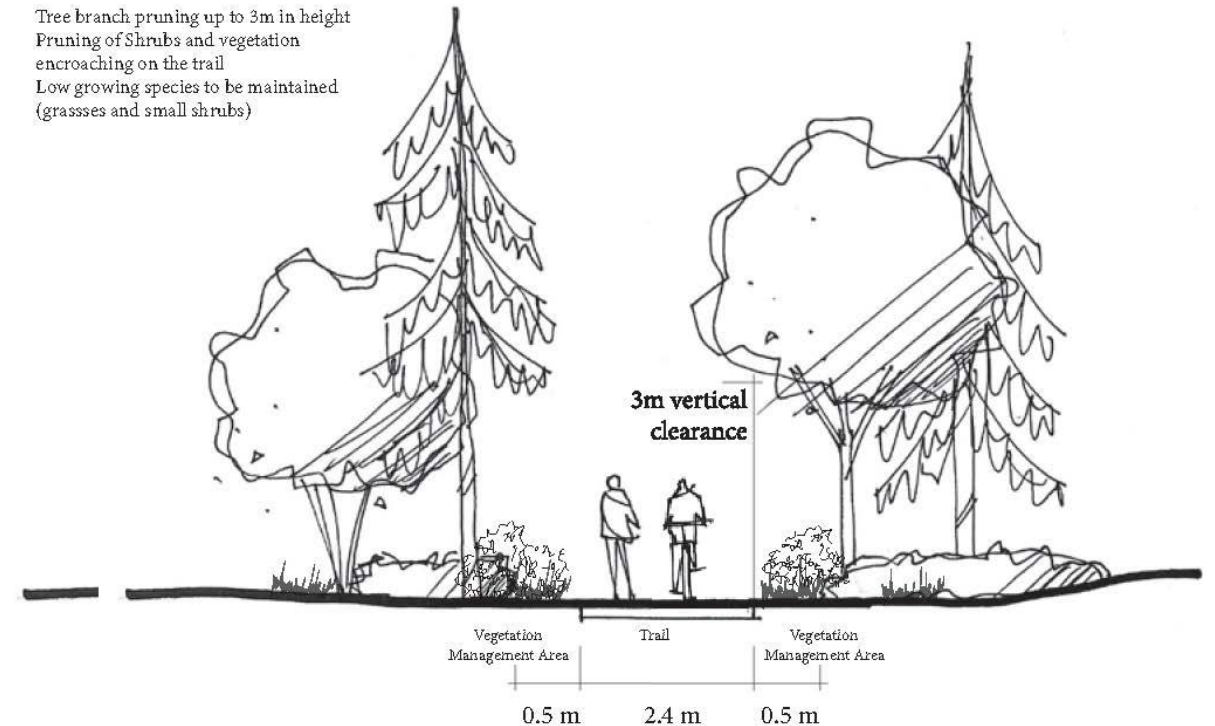
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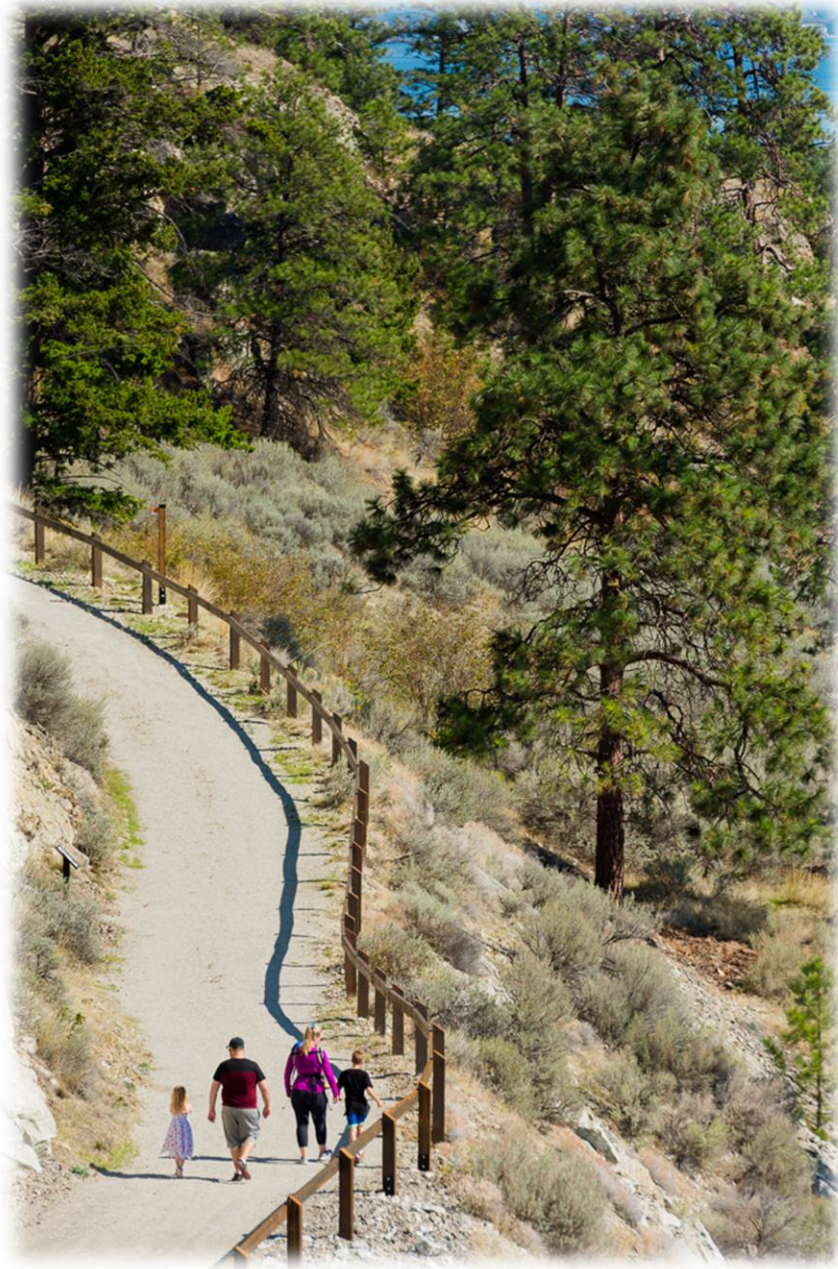
- Trail Width
 - 2.4m wide
 - 0.5m wide vegetation management area
- Boardwalk Width
 - 2.4m wide
- Conservation Values
 - Conservation key importance
 - Balance conservation with recreation
- Project Cost
 - \$1.8 million (Trails and Parking)
 - Seeking external funding
- Equipment Types
 - Only use right sized equipment
 - Specialized trail equipment and hand work
- Remaining Unbiased
 - Do not favor one group over another
 - Finding a balance beneficial to all

4.2.2 Type 2: Multi-Use

Vegetation Management Area

- Tree branch pruning up to 3m in height
- Pruning of Shrubs and vegetation encroaching on the trail
- Low growing species to be maintained (grasses and small shrubs)





Conclusion:

Plan Benefits Moving Forward:

- Improved parking area & access
- Improved accessibility
- Supports healthy living
- Trail Connections
- Protection of conservation values
- Increased park user safety
- Improved signage
- Addressing invasive species
- Build partnerships with sylix communities & community groups
- Support volunteer activities

Conclusion:

Recommendation & Options:

- Recommendation
 - Approve the Management Plan as presented
 - Waterfront Trail to a maximum 2.4m width
 - Sunnyside Trail to a maximum 2.4m width
- Alternate Recommendation #1
 - Approve the Management Plan with Amendment
 - Waterfront Trail to maximum 2.4m width
 - Sunnyside Trail, maintain width, include safety improvements
- Alternate Recommendation #2
 - Approve the Management Plan with Amendment
 - Waterfront Trail, maintain width, include safety improvements
 - Sunnyside Trail, maintain width, include safety improvements



Recommendation

All Directors – Unweighted Corporate Vote – Majority (LGA s.208)

THAT the Regional Board approve the Kalamoior Regional Park Management Plan in the form attached to the Report of the Manager – Parks Capital Planning & Asset Management dated April 3, 2025;

AND THAT the Regional Board supports the Kalamoior Regional Park Management Plan's implementation plan to upgrade the Waterfront Trail and Sunnyside Trail up to a 2.4m wide multi-use standard which is consistent with the previously approved master trail and transportation plans, Okanagan Trail 2000 project, 2005 Kalamoior Regional Park Management Plan, 2011 Regional Active Transportation Master Plan, 2020 Regional Bicycling and Trails Master Plan, and the 2020 Regional Transportation Plan.



Thank you



Regional Board Report

Information

To: Regional Board
From: Director of Development and Engineering Services
Date: April 3, 2025
Subject: Regional Employment Lands Inventory - Final Report

Voting Entitlement: *All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)*

Purpose: To receive the final report for the Regional Employment Lands Inventory for information.

Executive Summary:

Ensuring an adequate supply of available, serviced employment lands is vital for supporting economic development in the rapidly growing Central Okanagan region. However, there is a lack of information on whether the current supply of employment lands will be sufficient to meet future demand. The Regional Employment Lands Inventory (RELI) is designed to fill this gap. The study used employment projections to estimate future deficits/surplus in employment lands across the region. It also created an interactive mapping tool to help the business community, real estate professionals, and public more easily locate employment lands that meet their requirements. By understanding projected future employment land shortages, all governments in the region can work together to ensure the Central Okanagan has the employment lands necessary to attract business and support a thriving regional economy now and into the future.

The RELI study indicates there are several employment land categories where the demand will be greater than the supply over the next 20 years. These include both commercial and institutional employment lands which are projected to experience shortages by 2046. Additionally, vacant industrial land that is serviced and unconstrained is also in short supply across the region. Most of the projected shortages are located within the City of Kelowna but population growth across all parts of the region will drive the demand for local services and businesses.

Moving forward, the Central Okanagan government partners will need to work together to ensure needed employment lands are in adequate supply, appropriately serviced, and protected from competing development pressures. The second phase of this work, the Regional Employment Lands Strategy, will build on the findings and momentum of this first phase by identifying key actions to address projected employment land shortages across the region. As per the recently endorsed 2024 Regional Growth Strategy Priority Projects Plan, the Phase 2: Regional Employment Lands Strategy is scheduled to launch in 2026, pending future Board support during the annual budget cycle.

Recommendation(s):

THAT the Regional Board receives the final Regional Employment Lands Inventory report as attached to the Report from the Director of Development and Engineering Services, dated April 3, 2025, for information.

Respectfully Submitted by: Mariah VanZerr, Regional Planning Managaer

Report Approved by: Danielle Noble-Brandt, Director of Development and Engineering Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|--|---|
| <input type="checkbox"/> Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| <input type="checkbox"/> Health and wellness | <input type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | <input checked="" type="checkbox"/> Growth and development – Electoral Area priority only |
-

Background:

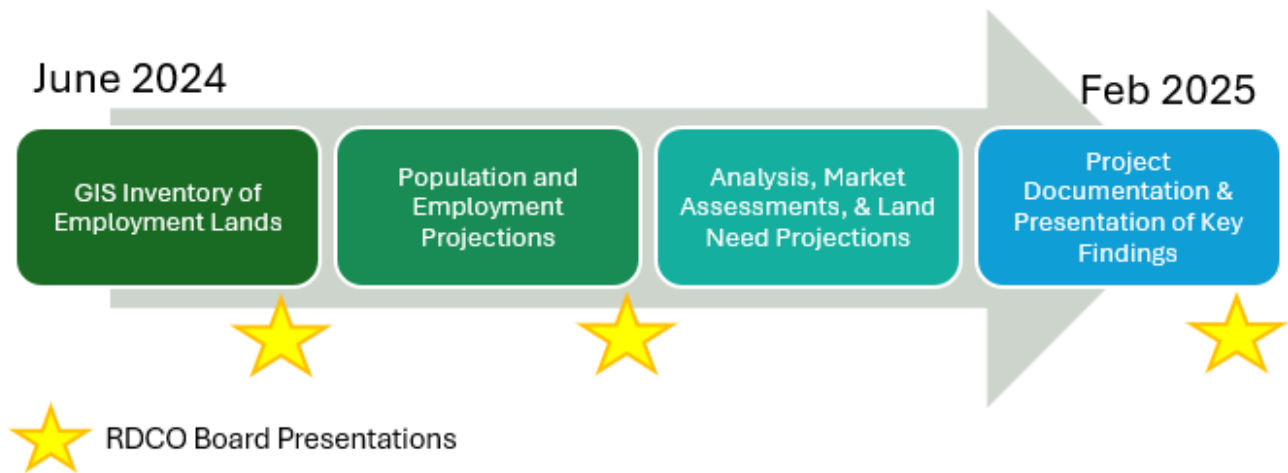
The Central Okanagan is one of Canada's fastest growing regions with unique development and planning needs. Over the next several years, the RDCO is advancing key regional planning initiatives to address topics that pose challenges across jurisdictional boundaries, such as regional housing, economic development, and transportation. Each regional government partner is impacted by challenges in these areas. As part of implementing the Regional Growth Strategy, the RDCO is advancing regional planning initiatives, such as the Regional Employment Lands Inventory (RELI), to help partner jurisdictions plan for their own communities' growth and development. Since economic activity crosses jurisdictional boundaries, a regional approach allows for better coordination between member governments and a more holistic look at employment land trends across the entire Central Okanagan.

Regional Employment Lands Inventory

Ensuring an adequate supply of available, serviced employment lands is vital for supporting economic development in the rapidly growing Central Okanagan region. However, there is a lack of information on whether the current supply of employment lands will be sufficient to meet future demand. The Regional Employment Lands Inventory (RELI) is designed to fill this gap. The study used employment projections to estimate future deficits/surplus in employment lands across the region. It also created an interactive mapping tool to help the business community, real estate professionals, and public more easily locate employment lands that meet their requirements. By understanding projected future employment land shortages, all governments in the region can proactively work together to ensure the Central Okanagan has the employment lands necessary to attract business and support a thriving regional economy now and into the future.

The Regional Employment Lands Inventory was included in the 2017 Regional Growth Strategy (RGS) Priority Projects Plan. It was developed in collaboration with the Central Okanagan Economic Development Commission and a Technical Committee comprised of subject matter experts from all the partner governments in the region. The project was funded by provincial grants from the Union of British Columbia Municipalities and the Local Government Housing Initiatives Funding Program.

The project began in June 2024 and is now complete. It was developed in four phases and included three presentations to the RDCO Board at key project milestones.



The Regional Employment Lands Inventory is an assessment of the supply of employment-supporting lands in the Central Okanagan at a regional scale. The project methodology was developed to create an understanding of the following three elements:

- Employment Projections: How much employment growth, in terms of jobs by sector, is reasonable to expect across the region by 2046?
- Land Use Demand: How do those jobs relate to different types of employment lands?
- Potential Supply: How much employment land is available to accommodate future job growth? Where are there shortfalls or constraints?

Key Findings

Coupled with a review of employment land utilization and market trends, the RELI incorporates regional projections of population and employment growth to develop detailed outlooks for employment land need. Projections for three employment growth scenarios were prepared to enable the region and its partners to plan for a range of potential viable outcomes. Detailed findings are included in the Regional Employment Lands Inventory & Gap Analysis Final Report (Attachment 1). A summary of key findings and highlights is provided below:

- By 2046 the region is projected to grow by 50,000 to 126,000 new residents¹.
- Accounting for new residents and residents aging into the workforce, employment is projected to grow by between 44,000 - 67,000 new jobs. Factoring for where people work and changing trends in remote work, it is expected that between 38,000 - 58,000 of these jobs are linked to employment lands in the region.
- Accounting for historic and emerging land use trends, the projected job growth translates to a need for approximately 3,478 to 3,848 hectares of employment land.

¹ Net population change has been adjusted from reporting in the Rennie report, which summarizes change between 2024 and 2046, to reflect the 2023 base utilized by the employment projections.

- The projections of future employment land demand compared to supply indicate that several employment land categories will likely experience shortages. These include commercial and institutional employment lands, which are projected to experience shortages by 2046. Additionally, vacant industrial land that is serviced and unconstrained is also in short supply across the region.
- Most of the projected shortages are located within the City of Kelowna, but population growth across all parts of the region will drive the demand for local services and businesses.

While it can be challenging to make room for employment growth, the benefits to the region of a strong, robust regional economy mean the Central Okanagan must be proactive to ensure the additional jobs and businesses that will want to locate here are supported both now and in the future. These businesses, across all sectors, represent an integral component for the continued development of resilient communities, providing jobs and creating numerous other economic benefits for residents and the entire Central Okanagan region.

RELI Interactive Mapping Tool

The Regional Employment Lands Inventory includes an interactive mapping tool that allows the business community, real estate professionals, and public to quickly search for employment lands across the Central Okanagan. The tool is designed to optimize land use efficiencies, facilitate key property acquisitions, and aid in more informed real estate transactions. The tool enables users to quickly search for commercial, industrial, institutional, agricultural, tourist/commercial, or other rural employment lands by jurisdiction. The tool also allows users to filter for employment lands by features such as vacancy, access to existing servicing (water, sewer and transportation), environmental constraints and slope, among others. Parcel data includes information related to future land use designation and zoning. The tool will be updated regularly and is available on the RDCO website at the following link: [RELI Interactive Mapping Tool](#).

Next Steps:

The findings of the Regional Employment Lands Inventory provide information that each partner jurisdiction can utilize as they update their various land use and infrastructure master plans. Moving forward, the Central Okanagan government partners will need to work together to ensure employment lands are in adequate supply across the region, appropriately serviced, and protected from competing development pressures.

The second phase of this work, the Regional Employment Lands Strategy, will build on the findings and momentum of this first phase by identifying key actions to address projected employment land shortages across the region. As per the recently endorsed 2024 Regional Growth Strategy Priority Projects Plan, the Phase 2: Regional Employment Lands Strategy is scheduled to launch in 2026, pending future Board support during the annual budget cycle.

Considerations:

Organizational/External:

The project was led by the Development and Engineering Services Department, with collaboration and support from Information Services, Communications, and the Central Okanagan Economic Development Commission.

Financial:

The RDCO received funding for this project through the Union of British Columbia Municipalities (UBCM) 2023 Complete Communities grant in the amount of \$150,000. An additional \$30,000 in grant funding was received from the British Columbia Local Government Housing Initiatives Program.

Considerations not applicable:

- Legal/Statutory Authority:
- Alternate Recommendation:

Attachment(s): 1. Regional Employment Lands Inventory-Final Report
 2. Regional Employment Lands Inventory - Presentation

REGIONAL EMPLOYMENT LANDS INVENTORY & GAP ANALYSIS

Regional District of Central Okanagan



Prepared for:



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ACKNOWLEDGEMENTS

The Regional District of the Central Okanagan is located within the traditional, ancestral and unceded land of the syilx / Okanagan people, who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands on which we live, work, and play.

This report was developed in collaboration between the RDCO and local partners, including guidance from a Technical Committee comprised of staff and subject matter experts from the following local governments and organizations:

- The Regional District of Central Okanagan
- The City of Kelowna
- The City of West Kelowna
- The District of Peachland
- The District of Lake Country
- Westbank First Nation
- The Central Okanagan Economic Development Commission

The report also incorporates regional population projections prepared in parallel by Rennie and regional employment projections prepared by Deloitte.

EXECUTIVE SUMMARY

PURPOSE

This Regional Employment Lands Inventory (RELI) & Gap Analysis report provides a comprehensive assessment within the Regional District of Central Okanagan (RDCO) to understand and proactively plan for the supply and utilization of employment-supporting lands. This includes the RDCO East and West Electoral Areas, City of Kelowna, City of West Kelowna, District of Peachland, District of Lake Country, Westbank First Nation (WFN) (IR #9 & #10), and Okanagan Indian Band (OKIB) (IR #7). The RELI analysis provides a contextual assessment of current employment land uses for various economic activities across the region and local jurisdictions, accompanied by a set of detailed employment land demand projections between 2023 and 2046. The report culminates in a land demand and supply gap analysis, identifying where the region may face shortfalls for different types of serviced employment lands.

At its core, the RELI project seeks to understand three key elements:

- **EMPLOYMENT CHANGE:** How much employment growth is reasonable to expect across the region by 2046?
- **LAND USE DEMAND:** How do those jobs relate to different types of land and how much land is needed to accommodate that demand?
- **POTENTIAL SUPPLY:** How much land do we have available to accommodate that demand? Where are there shortfalls or constraints?

The development of the report was guided by a Technical Committee of staff from across the region and informed by regional population and employment projections prepared in parallel by consulting teams from Rennie and Deloitte, respectively.

A Geographic Information System (GIS) tool has also been created that will enable the RDCO, member jurisdictions, First Nations, and local partners to better understand the location of existing employment lands and constraints. The GIS tool is intended to support future strategic planning and economic development.

UNDERSTANDING THE EMPLOYMENT LANDS INVENTORY

The RELI consolidates and categorizes land use and policy data from local jurisdictions across the Central Okanagan into a standardized format for analysis purposes. Employment lands were sorted into six different Employment Land Analysis Classes (ELAC), which represent typical economic functions and business activities. The classes are split between urban and rural groupings based on typical location and servicing requirements, summarized as follows:

Urban

- **Commercial** – Retail, service and office uses, including most mixed-use spaces that span across a range of formats (e.g. standalone buildings, commercial malls, ground floor storefronts, and other mixed employment spaces).
- **Industrial** – Economic activities typically associated with the manufacture, storage, or transportation of goods and materials, typically located in factories, warehouses, logistics facilities and business parks. This category also includes the airport, landfills, wastewater treatment plants and facilities, as well as other civic properties of industrial nature.
- **Institutional** – A mix of civic functions including schools, primary healthcare facilities and municipal halls.

Rural

- **Agricultural** – Lands used for farming and other supportive uses. May also include employment associated with the production of food and processing of compost located on farmlands designated for agricultural uses.
- **Tourism / Commercial Recreation (TCR)¹** – Tourist-oriented uses including hotels and resorts, private recreational properties (e.g. golf courses), wineries and other tourist-oriented commercial services that are not typically found within urbanized areas.
- **Other Rural** – Uses that are primarily extractive in function, including lands for hunting and other non-urban lands.

The RELI incorporates several different data sets to identify opportunities and constraints associated with each parcel of land. These include:

- Whether the parcel is currently occupied or vacant, as identified by BC Assessment
- If the current zoning aligns with the intended Future Land Use set forth in the respective local planning legislation documents (i.e. Official Community Plan, OKIB Land Use Plan and WFN Land Use Law)

¹ Not all jurisdictions feature Future Land Use categories that distinguish between Commercial and TCR uses (ex. the City of Kelowna). In these cases, TCR-related employment is generally accommodated within their Commercial and Agricultural ELAC categories.

- If residential uses are also permitted within the land use designation
- If the site has access to public infrastructure and transit service
- If the site features geographic or environmental constraints

Each of these factors enables the RELI to provide important context on the current land supply for different types of employment activities and its ability to accommodate growth. The following table provides an overview of the Central Okanagan Region’s employment lands supply, detailing:

- **Parcels:** Total number of parcels within each ELAC
- **Occupied:** All sites within the ELAC considered to be actively occupied by a functional improvement or otherwise utilized for productive use according to BC Assessment
- **Vacant:** All sites within the ELAC that either do not feature a functional improvement or are not otherwise utilized for productive use according to BC Assessment
- **% of Total:** The share of all regional employment land (by area) that belong to this ELAC

Central Okanagan Region Lands Distribution Overview (ha)					
Total Central Okanagan Region Employment Lands: 56,740.9 ha					
Commercial 1,036.2 ha	Parcels	2,558	Agricultural 33,630.1 ha	Parcels	3,992
	Occupied	877.2 ha		Occupied	16,310.6 ha
	Vacant	159.0 ha		Vacant	17,319.5 ha
	% of Total	1.8%		% of Total	59.3%
Industrial 1,795.7 ha	Parcels	945	Tourism / Commercial Recreation 3,338.8 ha	Parcels	617
	Occupied	1,198.6 ha		Occupied	310.9 ha
	Vacant	597.1 ha		Vacant	3027.8 ha
	% of Total	3.2%		% of Total	5.9%
Institutional 720.0 ha	Parcels	583	Other Rural 16,220.0 ha	Parcels	103
	Occupied	654.4 ha		Occupied	778.2 ha
	Vacant	65.6 ha		Vacant	15,441.8 ha
	% of Total	1.3%		% of Total	28.6%

Source: B&A Studios, using data from RDCO, local jurisdictions, and BC Assessment

The RELI identifies 56,741 ha of employment-supporting land across the Central Okanagan. Of this, approximately 3,552 ha (6.3%) is urban in nature, with rural uses totaling approximately 53,189 ha (93.7%). Key statistics related to this inventory, including identification of vacant land and potential constraints are detailed throughout the body of the report, with jurisdiction specific breakdowns and mapping provided in **Appendix A**.

EMPLOYMENT LAND UTILIZATION AND PROJECTED DEMAND

Coupled with a review of employment land utilization and market trends, the RELI incorporates regional projections of population and employment growth from 2023 to 2046² to develop detailed outlooks for employment land need. Employment projections for Low, Medium and High Growth scenarios were prepared to enable the region and its partners to plan for a range of potential viable outcomes based on the historic trajectory of growth in the region³, summarized as follows:

- From 2023 and 2046 the region is projected to grow by 50,000 to 126,000 new residents⁴.
- Accounting for new residents and residents aging into the workforce, employment is projected to grow by between 44,000 and 67,000 new jobs. Factoring for where people work and changing trends in remote work, it is expected that between 38,000 and 58,000 of these jobs are expected to be linked to employment lands in the region.
- Considering both historic and emerging land use trends, the projected job growth translates to a need for between approximately 631 ha and 959 ha of urban employment land, and 2,848 ha to 2,889 ha of rural employment land, representing a total of approximately 3,478 ha to 3,848 ha projected employment land demand.

Projected Land Demand by ELAC, Central Okanagan							
Analysis Class	Assumed Density (jobs/ha)*	Low Employment Scenario		Medium Employment Scenario		High Employment Scenario	
		Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)
Commercial	88.0	17,110	194.5	21,350	242.2	26,575	299.9
Industrial	45.5	11,135	244.8	13,700	301.1	17,165	377.5
Institutional	44.3	8,460	191.1	9,945	222.3	13,000	281.1
Agricultural	0.3	770	2,741.0	770	2,741.0	770	2,741.0
TCR	10.8	335	34.9	320	33.4	400	42.3
Other Rural	1.3	95	71.7	105	79.3	140	105.7
Total		37,900	3,478.0	46,190	3,619.4	58,050	3,847.5

Source: B&A Studios, using data from Deloitte, RDCO, and local jurisdictions

² Due to the timing of available land vacancy data, 2023 is utilized as the baseline for the employment projections and associated land demand estimates, differing slightly from the population projections, which rely on a 2024 base year.

³ The Low employment scenario reflects the 5-year trend in migration to the region. The Medium scenario represents a detailed assessment of international and intra-provincial migration prepared by Rennie. The High scenario is based on the outlook prepared by BC Stats, which assumes high rates of immigration.

⁴ Net population change here differs from that highlighted in the Rennie report, which summarizes change between 2024 and 2046, to instead reflect the 2023 base utilized by the employment projections.

GAP ANALYSIS

Considered together, the projections of employment land need and the detailed assessment of the Regional Employment Land Inventory enable the measurement of both demand and supply factors culminating in a regional gap analysis. This analysis identifies areas of potential surplus or deficit between the demand for land and the capacity to accommodate it within ELACs at the regional and local level.

Central Okanagan Projected Land Demand and Supply Gap, 2023-46 (ha)					
ELAC	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus/(Deficit)	Demand	Surplus/(Deficit)
Urban Employment Land					
Commercial	159.0	194.5	(35.5)	299.9	(140.9)
Industrial	597.1	244.8	352.3	377.5	219.6
Institutional	65.6	191.1	(125.4)	281.1	(215.5)
Rural Employment Land					
Agricultural	17,319.5	2,741.0	14,578.5	2,741.0	14,578.5
TCR	3,027.8	34.8	2,993.0	42.3	2,985.6
Other Rural	15,441.8	71.7	15,370.1	105.7	15,336.1

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

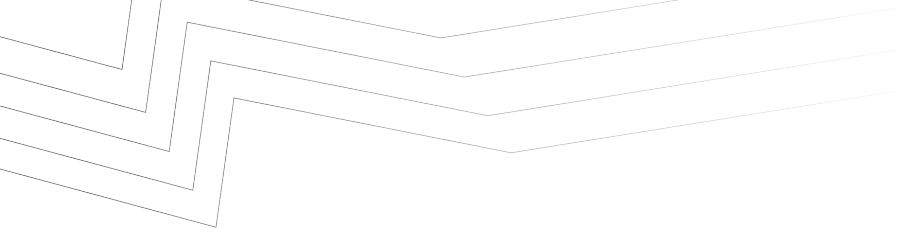
A Note When Reviewing the Gap Analysis Summary:

The total supply of vacant land does not provide the full picture as it relates to the employment capacity of the Central Okanagan. Many of these lands feature constraints, including limited access to public infrastructure, challenging topography, environmental restrictions, soil conditions and other factors that may limit the potential to accommodate economic activity.

In other instances, vacant parcels may represent city owned lands that are held in reserve for the expansion of civic uses, like the airport, landfill and wastewater treatment facilities. These lands may have limited potential to accommodate future business and employment growth.

Commercial:

- The region faces an annual average demand between approximately 8 ha and 13 ha of Commercial land per year. With a total of approximately 159 hectares of vacant land, this equates to between 12 to 19 years of supply.
- As much as three-quarters of this demand is projected to be generated in the City of Kelowna, which would far exceed the current supply. Barring the designation of additional Commercial designated land, much of this growth will need to be accommodated via the



intensified redevelopment of Kelowna's underutilized occupied lands (estimated at approximately 145 ha), though spillovers to other land uses, such as Industrial lands, and neighbouring communities may still occur even under the more conservative growth scenarios.

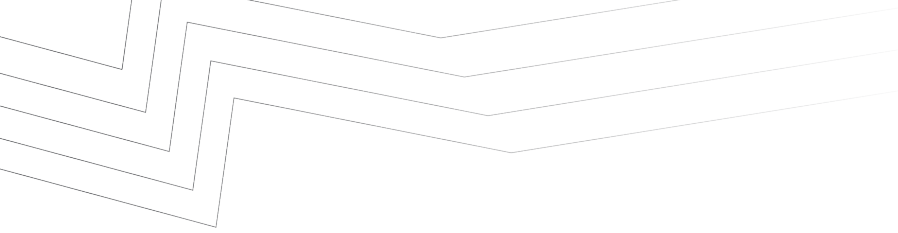
- Outside of Kelowna, most local jurisdictions are projected to have a modest surplus of vacant Commercial land after accounting for local demand. These lands could also potentially absorb some of the regional pressure currently allocated to Kelowna, though the population-serving nature of many Commercial businesses means this potential is somewhat limited. Servicing is also noted as a constraint for these lands, specifically in Kelowna and Lake Country.

Industrial:

- The region is projected to face an annual average demand between approximately 11 ha to 16 ha of Industrial land per year. With just over 597 ha of Industrial land flagged as vacant, this equates to between 36 and 56 years of supply; however, this does not consider constraints that may limit the use of these lands.
- With approximately 522 ha of vacant Industrial land, the City of Kelowna is projected to accommodate the largest share of Industrial growth by 2046. However, this comes with the caveat that just under two thirds of this land (approx. 344 ha) are currently serviced, and only a small portion (approx. 60 ha) are not otherwise constrained by potential geographic or environmental constraints. Additionally, some of the vacant supply has been designated for future civic uses, including the airport, transit yards, and landfill, and may not absorb as much potential for employment as other Industrial lands. These limitations may hinder Kelowna's ability to accommodate a significant portion of the projected growth.
- Throughout the rest of the region, only Lake Country appears to have a sufficient supply of vacant Industrial land to meet local projected demand. While Industrial demand for other parts of the region is modest, the supply of designated Industrial land that is both vacant and serviced could be a hindrance to economic opportunities tied to these lands at the local level.

Institutional:

- Projected demand for Institutional uses ranges between approximately 8 ha and 12 ha per year. With only about 66 ha of vacant supply identified, the region could potentially absorb this supply in less than a decade, though the post-pandemic impacts to some institutional functions may mute some of that demand in the near term while space needs are re-evaluated.

- 
- As with the other urban lands, Kelowna is expected to see the bulk of the total demand, putting considerable pressure on their limited supply of available land. Projected population growth in all other jurisdictions will also create local need for additional Institutional space across the region, most notably WFN IR #9 & IR #10, Lake Country and West Kelowna.
 - Some of this demand may be accommodated via the intensification of existing Institutional assets, though it appears likely that additional Institutional lands will also be required through to 2046. However, Institutional lands are often challenging to signal far in advance due to the specific nature of serving the population and demand associated with areas with population growth.

Agricultural:

- Demand for Agricultural uses is projected at 2,741 ha, or approximately 119 ha per year on average.
- While there is a regional surplus of vacant Agricultural lands to accommodate demand to 2046, most are constrained by steep slopes that limit potential farming activities. The RELI also cannot speak to soil quality, which is a key consideration in Agricultural productivity.
- Given the economic importance of agricultural uses to the Central Okanagan, the Region and its partners should be careful to protect viable agricultural lands over the long term.

Tourism / Commercial Recreation:

- The demand for Tourism and Commercial Recreation lands is projected to add between approximately 35 ha and 42 ha by 2046.
- While the land requirements of individual resort communities and other commercial recreational uses vary by case, the supply of vacant TCR land appears to be more than sufficient to accommodate TCR employment growth within the projection window.

Other Rural:

- There is only a limited amount of demand projected for Other Rural lands by 2046, approximately ranging from 72 ha to 106 ha.
- There does not appear to be a shortfall in the amount of land available to accommodate employment in this category. Should expansion of permanent growth boundaries be considered, these lands may warrant consideration for conversion to accommodate other economic activities facing land deficits.

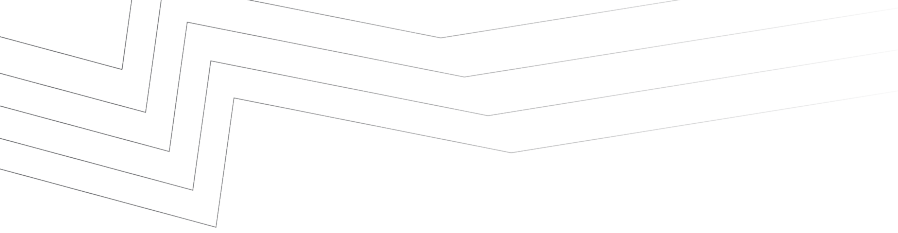
FINDINGS AND IMPLICATIONS

The Regional Employment Land Inventory gap analysis indicates there are several areas where the projected rate of employment growth will be greater than the current land supply's capacity to accommodate. This is most prevalent amongst urban employment land uses, namely Commercial and Institutional, but also amongst vacant Industrial land with access to infrastructure servicing and limited physical and environmental encumbrance. Most of this demand is focused within the City of Kelowna, but population growth across all parts of the region will drive the demand for local services and businesses.

As the available supply of vacant land and soft sites are depleted it will become increasingly challenging to bring new space to the market. Businesses are likely to face increased competition and rising rents, factors that may affect where employers choose to locate and grow their business, potentially choosing to move to a neighbouring jurisdiction within the region, moving somewhere else in BC, or out of province altogether.

The potential impacts of losing employment activity due to the lack of available land are threefold:

- The loss of local businesses could negatively affect the economy due to the loss of potential or existing jobs and tax revenues for governments.
- The further away these businesses locate, the greater the distance customers and workers will need to commute, and goods must be transported, resulting in increased fuel consumption, GHG emissions, traffic congestion, and cost to consumers and commuters. Longer travel distances and increased congestion may weaken the local supply chain, potentially leading to further loss of businesses in the region.
- The loss of employment activity across different sectors could weaken the region's economic diversity and resiliency, potentially exposing the economy to greater fluctuations in market cycles and broader economic shifts.



While it can be challenging to make room for growth, the benefits to the region of a strong, robust regional economy mean the Central Okanagan must be proactive to ensure the additional jobs and businesses that will want to locate locally are supported. These businesses, across all sectors, represent an integral component for the continued development of resilient and complete communities, providing jobs and creating numerous other economic benefits for residents and the region as a whole.

For this reason, proactive management and planning for continued growth across each of the different types of employment land are crucial for the long-term success of the Central Okanagan, its member jurisdictions, First Nations, and economic partners. The challenges facing employment land and economic planning are complex and will require a cooperative and coordinated effort from each to ensure shared success.

The RELI serves as a foundational tool to assist with this work. By providing a comprehensive understanding of what corresponding infrastructure and servicing plans the region has and what will be needed, the tool will inform the development of effective employment land studies, economic development and investment attraction studies, and policy solutions that ensure the Central Okanagan region is well positioned for continued and sustainable success.

1. INTRODUCTION

The Regional Employment Lands Inventory (RELI) is a geospatial tool designed to identify and understand the supply and utilization of employment-supporting lands in the Regional District of Central Okanagan (RDCO). This report details the methodology used to prepare the RELI and summarizes the primary findings from a gap analysis between current supply and future demand for different types of employment land between 2023 and 2046.

Project Overview

B&A Studios was retained by the Regional District of Central Okanagan (RDCO) to assist in the development of a Regional Employment Lands Inventory (RELI). The objective of this project is to identify and categorize all major land types that support economic activities across the region, utilizing quantitative and qualitative assessment to understand how these lands are utilized by different employment uses, where vacant and underutilized lands currently exist and estimating their capacity to accommodate projected future growth.

The RELI project supports various policies of the Regional Growth Strategy (RGS). The analysis provides a contextual assessment of current employment land uses for various economic activities across the Region and within the local municipal jurisdictions and First Nations, namely the RDCO East and West Electoral Areas, City of Kelowna, City of West Kelowna, District of Peachland, District of Lake Country, Westbank First Nation (IR #9 & #10), and Okanagan Indian Band (IR #7). Development of the RELI was guided by a Technical Committee comprised of subject matter experts from across the region.

This work was undertaken in parallel with and informed by the preparation of regional population and employment projections prepared by consulting teams from Rennie and Deloitte, respectively. The range of growth outlooks provided by the projections, coupled with the analysis of land and space utilization trends prepared as part of the RELI background research, provide an estimate of the future demand for employment land through to the year 2046.

A Geographic Information System (GIS) tool has also been created that will enable the RDCO, member jurisdictions, First Nations, and local partners to better understand the location of existing employment lands and constraints. The GIS tool is intended to support future strategic planning and economic development.

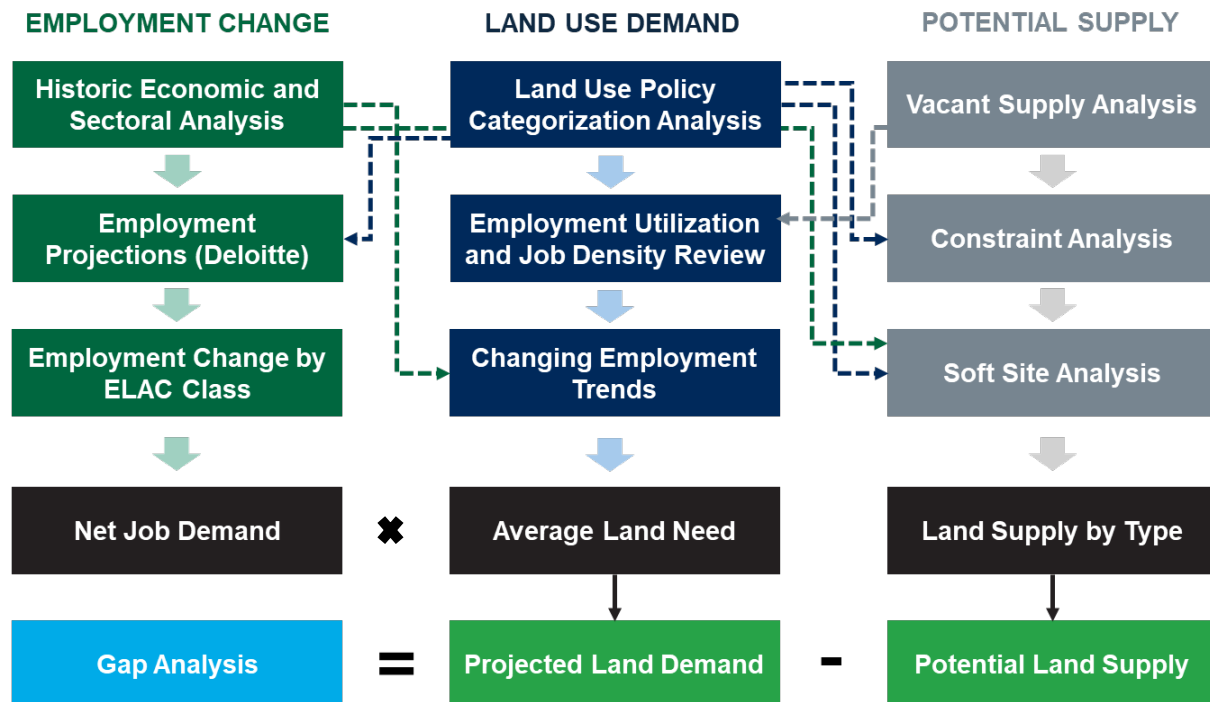
Methodology

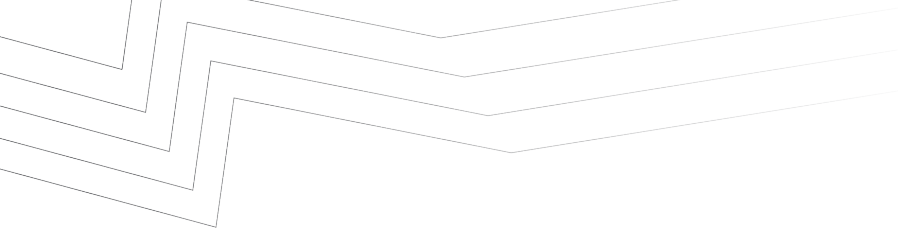
At its core, the RELI project seeks to understand three key elements:

- **EMPLOYMENT CHANGE:** How much employment growth is reasonable to expect across the region by 2046?
- **LAND USE DEMAND:** How do those jobs relate to different types of land and how much land is needed to accommodate that demand?
- **POTENTIAL SUPPLY:** How much land do we have available to accommodate that demand? Where are there shortfalls or constraints?

To understand each of these elements and answer the associated questions, the RELI project involved a detailed review of various related factors. This iterative process, summarized in Figure 1, incorporated numerous data sources to build an inventory of employment lands across the region, while also understanding how historic and emerging trends may shape the need for different types of land into the future. Work related to each element featured its own workstream, though research from each workstream informed elements of the others, as shown by the dashed lines in the diagram.

Figure 1: Overview of the RELI Methodology





The development of the Regional Employment Land Inventory and assessment of the current and future employment lands inventory was comprised of two overarching phases:

Phase 1: Development of Preliminary Inventory

The first phase was technical in nature, consisting of the consolidation and categorization of land use data into a preliminary GIS inventory based on current land use policies and assessment information. Key data utilized includes:

- Official Community Plans (OCP), including Future Land Use Plans, Comprehensive Community Plans and Strategic Plans;
- Local zoning bylaws and Land Use Laws;
- Additional land use policy shapefiles (i.e. agricultural land reserve, development permit areas, urban centres, etc.) provided by the RDCO and its partners; and
- Parcel ID, assessment value, current use, and vacancy from BC Assessment.

B&A undertook a comprehensive review of each of these sources to develop a definition of employment lands and developed a high-level categorization system based on Future Land Use designations, indicating intended uses under policy, and current zoning bylaws, representing permitted uses. The land use designations were categorized into categories for analysis based on the type of economic activity that typically was permitted, with special consideration given to economic activities critical to the region. GIS modelling was then used to identify key statistics, including the number and area of parcels within each category, distinguishing between occupied and vacant lands, presented for review by members of the project Technical Committee. Preliminary findings from this analysis were provided to the consulting team at Deloitte in order to inform the development of the employment projections.

Phase 2: Analysis of Inventory Utilization, Demand and Supply Gaps

The second phase incorporated the population and employment projections provided at the regional and local level to further assess employment lands and analyze current and future employment land demand with considerations of land occupancy and development potential based on infrastructure and servicing linkages, coupled with a market assessment of employment land demand. Additional data utilized to supplement this stage of analysis includes:

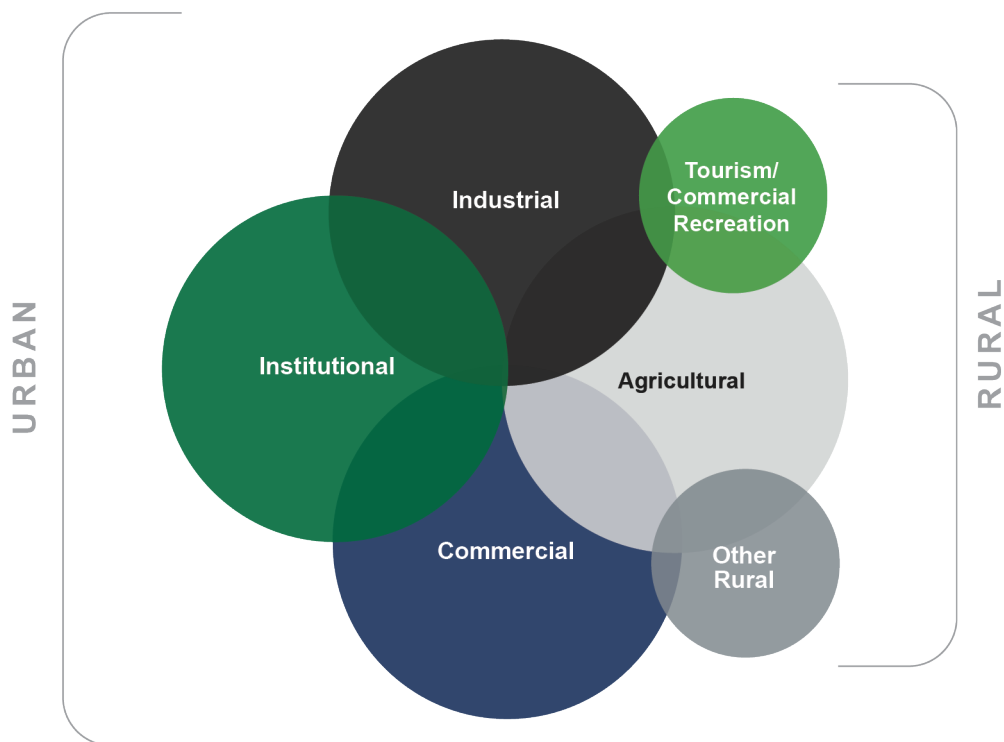
- Statistics Canada, Census Data 2006-2021
- CoStar market inventory data
- Regional Population Projections from 2024 to 2046, prepared by Rennie
- Regional Employment Projections from 2023 to 2046, prepared by Deloitte

Employment Land Analysis Classes

Employment land uses were classified into six primary Employment Land Analysis Classes (ELAC), which represent typical land use activities tied to economic function and land use policy. These analysis classes were proposed based on the general characteristics of lands that accommodate employment and economic function in the region.

At a high level, the employment land uses fall under two broad categories: urban and rural.

Figure 2. Conceptual Diagram of Employment Land Analysis Classes



Urban employment lands account for employment typically found within urban areas and are often characterized by employment uses that require access to transportation and other physical infrastructure. These uses also tend to feature higher employment densities than rural activities and demonstrate a stronger linkage to built space within employment land. The ELAC that are considered urban are Commercial, Industrial, and Institutional.

Rural employment lands are typically located outside of the urbanized area, often tied to the area of land rather than built space, and often less infrastructure dependent. The ELAC that are considered rural are Agricultural, Tourism/Commercial Recreation, and Other Rural.

Employment Activities within ELAC Categories are Not Mutually Exclusive

The ELAC categories represent a tool to understand the linkage between different land use types based on common characteristics of employment activity, characterized by their employment sector, and legal permissions as set forth by local bylaws and policy documents. While the ELAC classes are based on a detailed review of permitted OCP, Land Use Plan and zoning permissions, the range of permitted uses and general flexible nature of employment activities means that these categories are not rigid. Economic activities within each class may feature some types of employment and ancillary functions that would typically be observed in other classes (e.g. commercial retail show rooms and small offices in industrial areas, restaurants located in institutional hospital and educational campuses, etc.).

A summary of the Employment Land Analysis Classes is as follows:

Urban

- **Commercial** – Retail, service and office uses, including most mixed-use spaces that span across a range of formats (e.g. standalone buildings, commercial malls, ground floor storefronts, and other mixed employment spaces). For the region, this typically includes commercial in urban centres and along main streets, neighbourhood commercial retail, and comprehensive mixed-use development districts.
- **Industrial** – Economic activities typically associated with the manufacture, storage, or transportation of goods and materials, typically located in factories, warehouses, logistics facilities and business parks. This category also includes the airport, landfills, wastewater treatment plants and facilities, as well as other civic properties. Unlike the other two urban land uses, employment in this class may be more land extensive and less reliant on built space (e.g. outdoor storage facilities, works yards, etc.), though general shortages of industrial land and new forms of industrial intensification have seen a steady shift towards higher density forms of industrial development. Industrial employment activity also may result in unwanted nuisances (i.e. noise, heavy truck traffic, odours, etc.) that make it less compatible with mixed-use formats and in close proximity to sensitive uses, like residential.
- **Institutional** – A mix of civic functions including schools, primary healthcare facilities, and municipal halls. Employment activities under this classification are often planned to function separately from other population-serving commercial functions, though they can also occur in mixed-employment and mixed-residential formats (e.g. a childcare facility or library located at grade with residential occupying the floors above).

Rural

- **Agricultural** – Lands used for farming and other agricultural uses, including both those located within the Agricultural Land Reserve (ALR)⁵ and those that are not. May also include employment associated with the production of food and processing of compost located on lands primarily designated for agricultural uses. Excludes agricultural and rural residential estate lots that feature little to no agricultural production.
- **Tourism / Commercial Recreation (TCR)** – Tourist-oriented uses including hotels and resorts, private recreational properties (including some private golf courses), and other tourist-oriented commercial services that are not typically found within the urbanized area. Unlike other urban commercial uses, these activities tend to be more land extensive and have specific locational preferences that make them distinct. These uses play a notable role in the region given the economic importance of tourism and the visitor economy.
- **Other Rural** – Uses that are primarily extractive in function and including lands for hunting and other non-urban categorized lands. The Other Rural category also includes lands where agricultural uses are not the primary or priority function. May feature a range of employment activities not located in the urban area, including smaller industrial, repair and service functions.

Employment Lands with Residential Permissions

Land use policies for some employment areas also permit a range of mixed residential uses, most commonly in Commercial, Institutional and, in some cases, Industrial areas. These areas permit the mixing of residential and employment uses within the same sites, which may create competition within the land base between the different functions. Due to the disparate land economics between residential and different employment uses, residential uses often outcompete the development and retention of employment space in these areas unless otherwise protected or required by policy (e.g. requirements to provide commercial at grade along main streets and in areas of high urban density). The RELI identifies lands within each ELAC where residential uses may be permitted as a primary or standalone function, noting that the inclusion of significant residential uses could limit the potential of these lands to support employment functions⁶.

⁵ The ALR is a provincial designation in which agriculture is recognized as the priority use and is intended to help preserve agricultural land for farming and ranching purposes.

⁶ The 'Residential Permitted' flag was developed with guidance from local planning staff. Employment lands that permit residential uses as a secondary or supporting use (ex. a single residential caretaker unit on an Industrial site, or single detached home on a Rural or Agricultural site) are not included in this Residential Permitted sub-category.

Ancillary Employment Uses in Residential Lands

In a similar vein, some jurisdictions feature residential areas where some accessory retail and service uses may be permitted. These can include permission for neighbourhood corner stores or small commercial retail elements in what otherwise is a residential only area. While these areas can accommodate a small measure of employment, economic activity is typically ancillary to the primary residential use and not considered a significant contributor to the RDCO's ability to accommodate economic activity. For this reason, these lands are not considered major contributors to the RELI beyond sites where an existing employment use was already established at the time of inventory preparation.

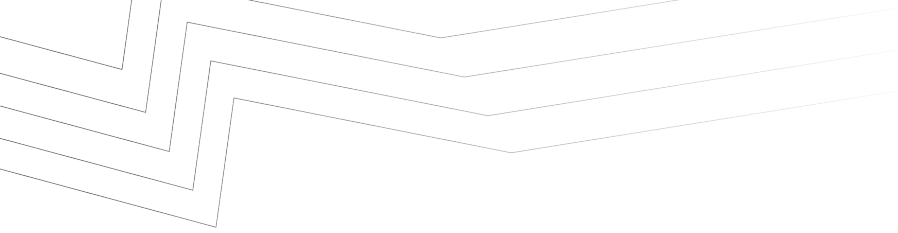
Approach to ELAC Sorting

ELAC classes in the RELI represent the intended use under current policy. As such, each site is classified primarily based on the Future Land Use designation established in current their respective municipal OCP or Land Use Plan.

As a first step to preparing the RELI, the project team undertook a comprehensive review of local land use policies to produce a reference index of Future Land Use (the intended use of the land) and Zoning (the current as-of-right use permissions of the land) designations to identify and classify employment lands into one of the six ELAC, according to the employment category that best fits. A summary of this index and the associated ELAC assumptions is provided in **Appendix B**.

From here, available geospatial land use policy layers provided by each partnering community were reviewed before being incorporated into the RDCO's parcel fabric layer to generate an **Employment Analysis Polygon (EAP)** layer. This enriched parcel layer contains attributes necessary for the inventory identification and classification process, including site area, address, Future Land Use designation, current zoning, and additional data from BC Assessment including information on the occupancy of the site, its current use, and the assessed value of land and structures on the property.

By joining the index and EAP layer, the ELAC codes were then assigned to each parcel based on applicable Future Land Use and Zoning features. Additional scripts were run to identify any overlapping parcels and elements to remove instances of duplicated land area and relevant data was amalgamated for multiple units located on the same parcel, as often happens in the case of stratified properties. Additional manual edits were made based on feedback provided by the Technical Committee to resolve data discrepancies and land use changes that had not yet been reflected in the open data source mapping layers.



The EAP was then further enriched by merging additional fields to flag factors that may influence the supply of occupied and vacant land. This includes flagging occupied ‘soft sites’ that may have potential to redevelop at higher densities based on the ratio of assessed land and improvement values; parcels that may have potential constraints including the need to be rezoned and serviced; and those that have permitted residential uses that may compete with, or limit employment uses, were flagged in the analysis to assist with the estimation of employment supporting lands.

What are Soft Sites?

‘Soft Sites’ are properties currently occupied by their intended employment use but may be underutilized relative to other employment lands in their category, representing potential candidates for redevelopment at higher densities. The method used to identify these sites for the purposes of the RELI is discussed further on in the report.

Limitations to the Analysis

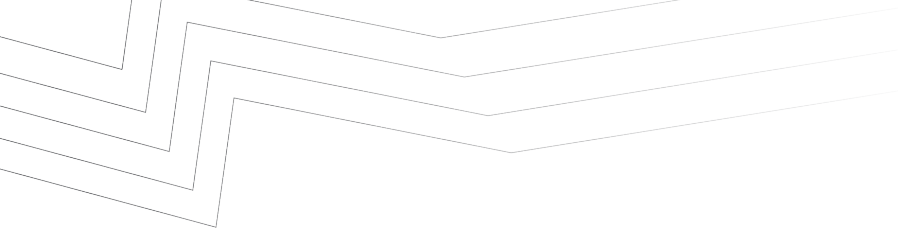
When utilizing different data sources for complex analysis, it's important to be aware of several limitations. The time of publication can lead to discrepancies, as data may be outdated or not reflective of current conditions. Geographic differences can result in variations in data relevance, and the granularity of data inputs may affect the level of detail available, potentially overlooking critical nuances. In developing the RELI for the RDCO, the project team has made every effort to review and validate data, and in doing so must note the following limitations:

Estimating Employment at the Parcel Level

At its core, the employment utilization and demand analysis contained within the RELI relies on an estimate of the number of jobs that are tied to different types of land within each jurisdiction.

The primary data source for employment that notes both job type and regularly reported place of work at this geographic level comes from the Statistics Canada Census, which is produced once every five-years. Statistics Canada produces special runs of employment data at the Census Subdivision level (i.e. municipal and First Nation reserve boundaries) on request to include employment by industry activity, as classified by the North American Industrial Classification System (NAICS), based on place of work status. This is the smallest geography available that allows for distinction of employment activity of this nature.

NAICS code information is broken out into categories and sub-categories represented by the number of digits, ranging from 2-digits (high-level sectors), all the way down to 6-digits (specific industry activities). Due to privacy concerns, Statistics Canada rounds employment counts by NAICS code to the nearest 5, making analysis of smaller categories challenging, particularly at



the local jurisdictional level where these groupings may only encapsulate a few jobs in total. For this reason, the RELI analysis relies on employment figures at the 3-digit (sub-sector) level when estimating employment activity between different land use categories (ELAC). This approach helps to mitigate the impacts of Statistics Canada rounding while still providing a general idea of which employment activities are located in which types of land, though there are instances where some subsectors may be split between more than one ELAC. In these cases, the study team conducted a review of 4- to 6-digit NAICS code definitions and counts at the regional level to estimate the share splits between ELAC classes at the local level. This classification exercise was developed in partnership with Deloitte and was similarly applied to the development of the employment projections to ensure conformity with the employment land demand estimates.

The COVID Pandemic and the 2021 Census

The primary source of data used in this analysis regarding employment located in each local jurisdiction is from Statistics Canada, most notably the Census of Canada. The Census serves as the foremost tool for assessing local and regional change over time in Canada and is one of the only standardized accounts of employment between local jurisdictions over time.

Because the Census is only conducted once every five years, it limits the ability to conduct comparisons and track certain sectoral trends in the interim period. The data from the most recent Census data is also considered challenged on account of when the most recent survey was conducted, in May of 2021. This occurred at a time when the impacts of the COVID-19 pandemic and the related lockdowns were still acute, with only some businesses operating in a traditional manner, with others in the process of furloughing workers or temporarily shutting down.

The pandemic also resulted in significant shifts in where and how we work, meaning that the most recent data collected may not be representative of future economic and employment trends, most notably evident by a surge in respondents listing Working From Home as their primary place of work in the 2021 Census. While this was likely indicative of many respondents' status at the time of reporting, many workers have since been called back to a Usual Place of Work. As a result, some data specific to the Region's employment activities from the 2021 Census may not be truly representative of actual employment counts, locational preferences and trends as we emerge from the shadow of the pandemic.

Where possible, the project team has conducted additional trend-based analysis to contextualize the findings of the 2021 Census and to inform assumptions looking forward. This includes a trend review at the census subdivision level for each jurisdiction in the preceding three census periods (2006, 2011, and 2016), a high-level review of trends from the Labour Force Survey, which is prepared monthly at the Census Metropolitan Area (but excludes First Nations), and accounting for economic indicator data from market brokerages and similar economic surveys.



Employment Land Classification and BC Assessment Data

The process of creating the EAP relies on automated scripts that merge the shapefiles for legal parcels with BC Assessment data and local Zoning and Future Land Use layers. In rare instances, Zoning and Future Land Use layers did not overlap cleanly with the parcel layer, resulting in more than one zone or land use permission applying to a portion of the parcel. ***Due to the challenges in breaking out other data sources, such as assessment data, on a pro-rated basis, the RELI model instead attributes the ELAC class based on whichever zone and Future Land Use covers the core of the parcel.*** This may result in deviations in the total area for certain permitted land uses.

2. REGIONAL EMPLOYMENT LANDS INVENTORY

The RELI includes 56,741 ha of designated employment land, broken out across various types of Employment Land Analysis Classes (ELAC). This section summarizes the current inventory based on the classification system, including key statistics involving vacancy, potential development constraints and information on how these lands are utilized.

The Employment Lands Inventory at a Glance

The Regional Employment Lands Inventory identifies, classifies, and assesses the status of employment-supporting lands across the Central Okanagan region. This tool assigns each parcel with non-residential permissions to standardized ELAC groupings based on overlapping Future Land Use and Zoning features. This approach enables a high-level assessment of the employment lands across the region and within each local jurisdiction based on occupancy as tracked by BC Assessment. For additional details on how land uses were categorized, refer to **Appendix B**.

The following tables in this section provide an overview of the Central Okanagan Region's employment lands supply, detailing:

- **Parcels:** Total number of parcels within each ELAC
- **Occupied:** All sites within the ELAC considered to be actively occupied by a functional improvement or otherwise utilized for productive use according to BC Assessment
- **Vacant:** All sites within the ELAC that either do not feature a functional improvement or are not otherwise utilized for productive use according to BC Assessment
- **% of Total:** The share of all regional employment land (by area) that belong to this ELAC

What Counts as Occupied or Vacant Land?

The occupancy status of lands in the RELI relies on determinations made by BC Assessment. Staff at BC Assessment include consideration of the occupancy status of a property as part of their regular review to update the assessed value of improvements and land on each property for taxation purpose. Typically, a parcel is considered occupied if: it contains a structure or improvement that shows signs of active use and is not considered derelict; if the parcel is being actively used in support of an adjacent occupied use (e.g. a paved parking facility or material storage lot); or if there are signs of active productive use of the land (e.g. tending of crops and fields, herding of livestock, etc.).

Regional Inventory

A high-level summary of the Regional Employment Lands Inventory, including occupied and vacant land, is provided in Table 1 below, and mapped in Figure 3 on the following page.

Table 1. Employment Land Distribution, Central Okanagan Region

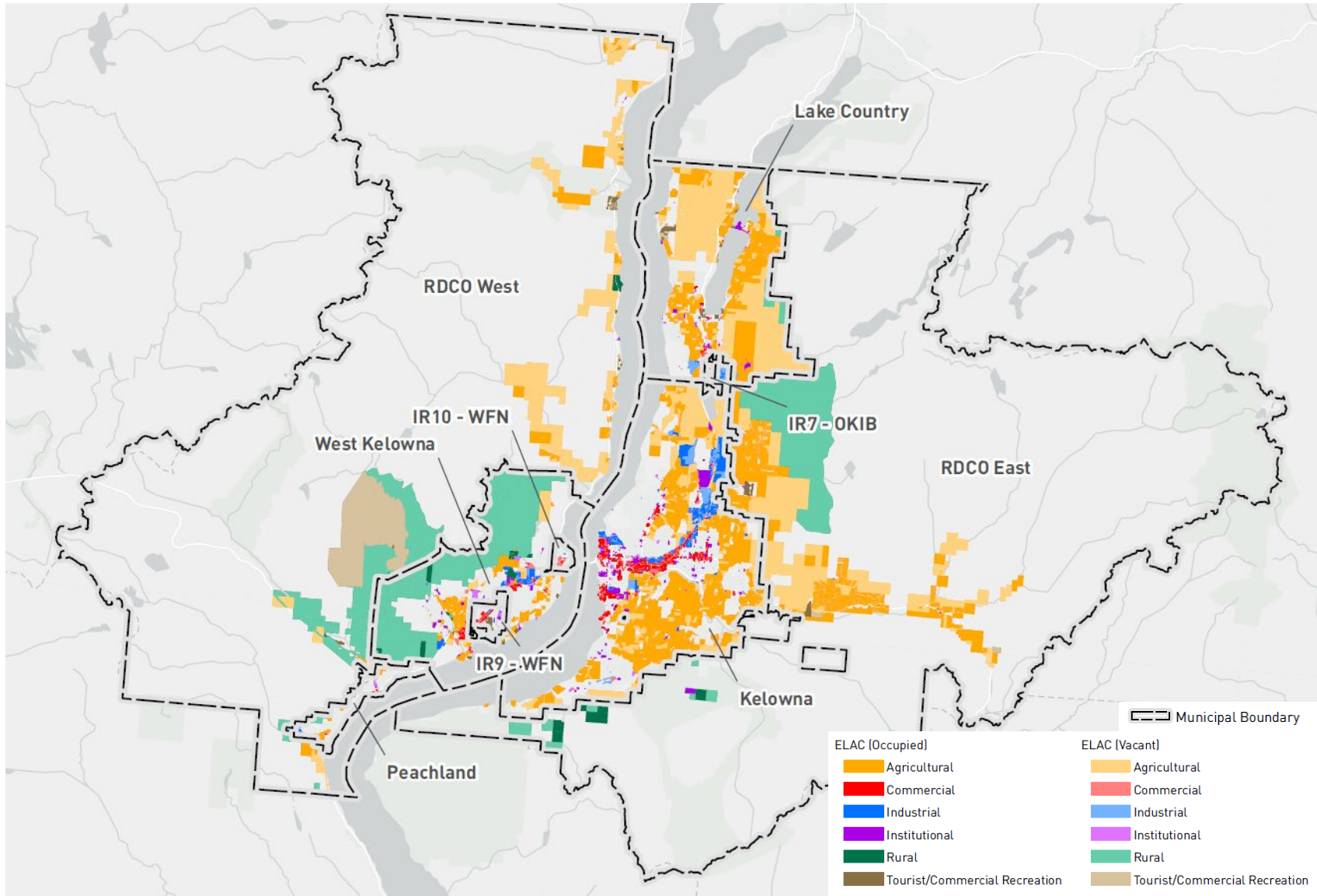
Central Okanagan Region Lands Distribution Overview (ha)					
Total Central Okanagan Region Employment Lands: 56,740.9 ha					
Commercial 1,036.2 ha	Parcels	2,558	Agricultural 33,630.1 ha	Parcels	3,992
	Occupied	877.2 ha		Occupied	16,310.6 ha
	Occupied & Zoned	642.8 ha		Occupied & Zoned	13,189.7 ha
	Vacant	159.0 ha		Vacant	17,319.5 ha
	% of Total	1.8%		% of Total	59.3%
Industrial 1,795.7 ha	Parcels	945	Tourism / Commercial Recreation 3,338.8 ha	Parcels	617
	Occupied	1,198.6 ha		Occupied	310.9 ha
	Occupied & Zoned	1,044.9 ha		Occupied & Zoned	113.7 ha
	Vacant	597.1 ha		Vacant	3027.8
	% of Total	3.2%		% of Total	5.9%
Institutional 720.0 ha	Parcels	583	Other Rural 16,220.0 ha	Parcels	103
	Occupied	654.4 ha		Occupied	778.2 ha
	Occupied & Zoned	488.4 ha		Occupied & Zoned	457.7 ha
	Vacant	65.6 ha		Vacant	15,441.8 ha
	% of Total	1.3%		% of Total	28.6%

Source: B&A Studios, using data from RDCO, local jurisdictions, and BC Assessment

What is Meant by Occupied and Zoned?

The inventory is primarily distinguished by OCP or Land Use Plan Future Land Use (FLU) designations, which indicate overarching policy direction for long-term use. However, not all current uses match the FLU designation. In several cases, the current in-force zoning differs from the FLU, indicating that the current use may not be actively represent the intended employment function. While some of these non-conforming uses may represent ancillary or supportive activities (e.g. a restaurant located within an industrial area that primarily serves local workers), others may be occupying lands that could otherwise be utilized for additional economic activity. Lands that are both occupied and zoned to match the ELAC are identified as a subset of the total occupied supply to demonstrate the utilization of existing land, and to highlight the potential additional supply that is being occupied by other uses.

Figure 3: Regional Employment Lands Inventory, Central Okanagan Region



Source: B&A Studios, using data from RDCO, local jurisdictions and BC Assessment

URBAN EMPLOYMENT LANDS

Urban ELAC groupings account for approximately 3,552 ha, or 6.3% of the total inventory by area. While smaller in terms of relative area and share, these lands comprise most of the employment and economic activity within the Central Okanagan region. These lands tend to be much more densely utilized, with much lower rates of vacant land.

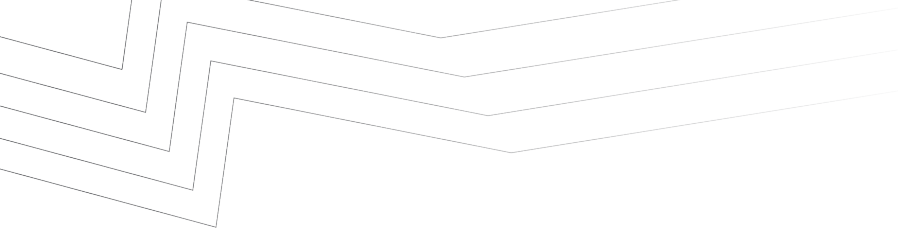
Commercial designated lands in the region total approximately 1,036 ha (1.8% of total), encompassing a range of uses, from small retail standalone storefronts, strip malls and service centers, to large highway focused retail power centers and freestanding offices. Averaging only 0.4 ha per parcel, properties in this ELAC also tend to be notably smaller than those in other categories. About 160 ha (15%) of the region's Commercial land is flagged as vacant, while an additional 234 ha of occupied Commercial land is currently zoned for other uses, most of which tend to be residential in nature. Commercial employment uses do tend to have better prospects for mixing with residential uses than other ELAC categories, though this comes with a risk of net loss of employment space as existing Commercial projects are often redeveloped with only minimal ground floor employment if policy requirements do not dictate otherwise.

The inventory identifies 1,796 ha of Industrial designated land, making it the largest urban employment ELAC (3.2% of total inventory). At an average of 1.9 ha per parcel, properties in this category tend to be much larger than other urban employment uses, reflecting the unique nature and needs of many Industrial employment activities. One-third of the Industrial inventory (597 ha) is listed as vacant, most of which is located near the airport in northeastern Kelowna. However, this figure may be somewhat deceiving, as various constraints may make many of these sites less than ideal locations to accommodate growth, as is discussed further on in this report. It is also important to note that in Kelowna, certain currently vacant Industrial lands may be designated for airport, landfill, transit facilities, and other civic uses and not available to accommodate for other uses.

Institutionally designated lands represent the smallest ELAC in the region at only 720 ha, or 1.3% of the total. This class also features the lowest share of vacant land at approximately 66 ha (9%). While there is approximately 166 ha of designated Institutional land that is not currently zoned for Institutional uses, many of these non-conforming uses are comprised of parks and other civic features, which makes them unlikely candidates to accommodate additional growth.

RURAL EMPLOYMENT LANDS

Overall, the rural land use categories comprise the largest cumulative area of employment supporting lands, accounting for nearly 53,189 ha, or over 93% of all designated employment lands in the inventory. This is not surprising given the land extensive nature of the economic



activity associated with these lands, and the significant area that has been designated for their use outside of the urban built-up areas.

Agricultural uses account for the largest ELAC in the region, accounting for approximately 33,630 ha, or almost three-fifths of the total employment land inventory. Much of this supply falls within the Agricultural Land Reserve, indicating provincial direction that these lands are to be reserved for approved agricultural activities. However, less than half of the identified Agricultural ELAC supply is flagged as occupied, with approximately 13,190 ha both occupied and zoned for Agricultural uses. While it is likely that some of the lands listed as vacant may be used for other productive Agricultural purposes, like livestock grazing, and some vacant lands may feature geographic and soil features that limit their Agricultural potential, the available data appears to indicate that there is a considerable amount of vacant Agricultural lands to accommodate additional employment and productivity growth within these lands⁷.

Lands that fall under the Tourism / Commercial Recreation (TCR) (3,339 ha) and Other Rural (16,220 ha) ELAC groupings also represent a significant amount of the designated employment land inventory, accounting for 5.9% and 28.6% of the total regional inventory, respectively. However, an even greater share of these two categories is flagged as vacant, with only 114 ha of TCR land and about 458 ha of Other Rural land being noted as being both occupied and zoned for their intended use. Some of these vacant and designated areas represent special study areas for future resorts and other regional investment projects, with the potential to absorb a considerable amount of employment demand. However, due to their location often far outside of the urban area, and the general lack of access to public infrastructure and transit also hinders their potential to accommodate near-term growth and investment except in certain specific cases.

Local Inventories

The RELI is further broken out for each municipality and First Nation community located within the region. While detailed breakdowns of supply by ELAC for each jurisdiction, including occupancy and constraints are provided in **Appendix A**, a high-level summary comparison between the City of Kelowna and the rest of the region is provided here to demonstrate some of the key distinctions between the central city and the rest of the Central Okanagan.

⁷ Due to limitations in the available data, this study cannot qualify the productive potential of the vacant Agricultural land supply with regards to issues such as soil quality, irrigation and drainage, and other constraints. A Regional Agricultural Strategy is identified in the Regional Growth Strategy Priority Projects Plan and will help to inform and address actions to strengthen and protect agricultural activities.

Why Do Some Communities Show No Land in Certain ELAC?

Depending on policy permission, some jurisdictions lack Future Land Use categories that align cleanly with one or more ELAC categories. This is more common in rural categories, which have been broken out at the request of the Technical Team to reflect the nuance of certain economic activities in the Central Okanagan.

In the case that a given jurisdiction does not feature land in an ELAC, local jobs that are assumed to locate in that category are instead reallocated to the next best ELAC for which designated land is present. For example, while the City of Kelowna features a significant supply of Agricultural land, it does not have polices that clearly distinguish direction exclusively for TCR or Other Rural land uses. Jobs associated with these activities are primarily accommodated under Kelowna's Commercial and Agricultural lands, respectively.

The following table summarizes the employment lands distribution for the City of Kelowna.

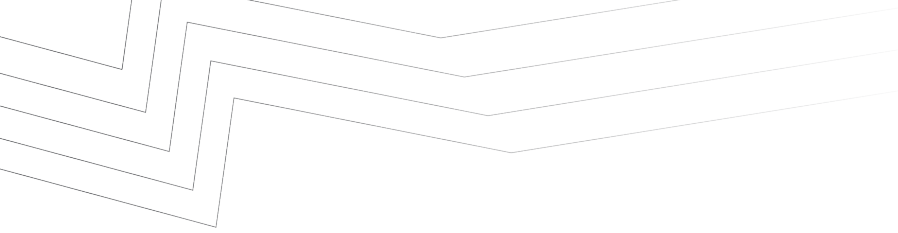
Table 2. Employment Land Distribution, City of Kelowna

City of Kelowna - Employment Lands Distribution Overview (ha)					
Total City of Kelowna Employment Lands: 11,964.9 ha					
Commercial 624.6 ha	Parcels	1,480	Agricultural 9409.2 ha	Parcels	1,842
	Occupied	565.0 ha		Occupied	6,375.1 ha
	Occupied & Zoned	487.6 ha		Occupied & Zoned	5,647.9 ha
	Vacant	59.7 ha		Vacant	3,034.1 ha
	% of Total	5.2%		% of Total	78.6%
Industrial 1521.0 ha	Parcels	725	Tourism / Commercial Recreation 0 ha	Parcels	-
	Occupied	999.2 ha		Occupied	-
	Occupied & Zoned	874.4 ha		Occupied & Zoned	-
	Vacant	521.8 ha		Vacant	-
	% of Total	12.7%		% of Total	-
Institutional 410.1 ha	Parcels	408	Other Rural 0 ha	Parcels	-
	Occupied	379.0 ha		Occupied	-
	Occupied & Zoned	325.3 ha		Occupied & Zoned	-
	Vacant	31.1 ha		Vacant	-
	% of Total	3.4%		% of Total	-

Source: B&A Studios, using data from RDCO, City of Kelowna and BC Assessment

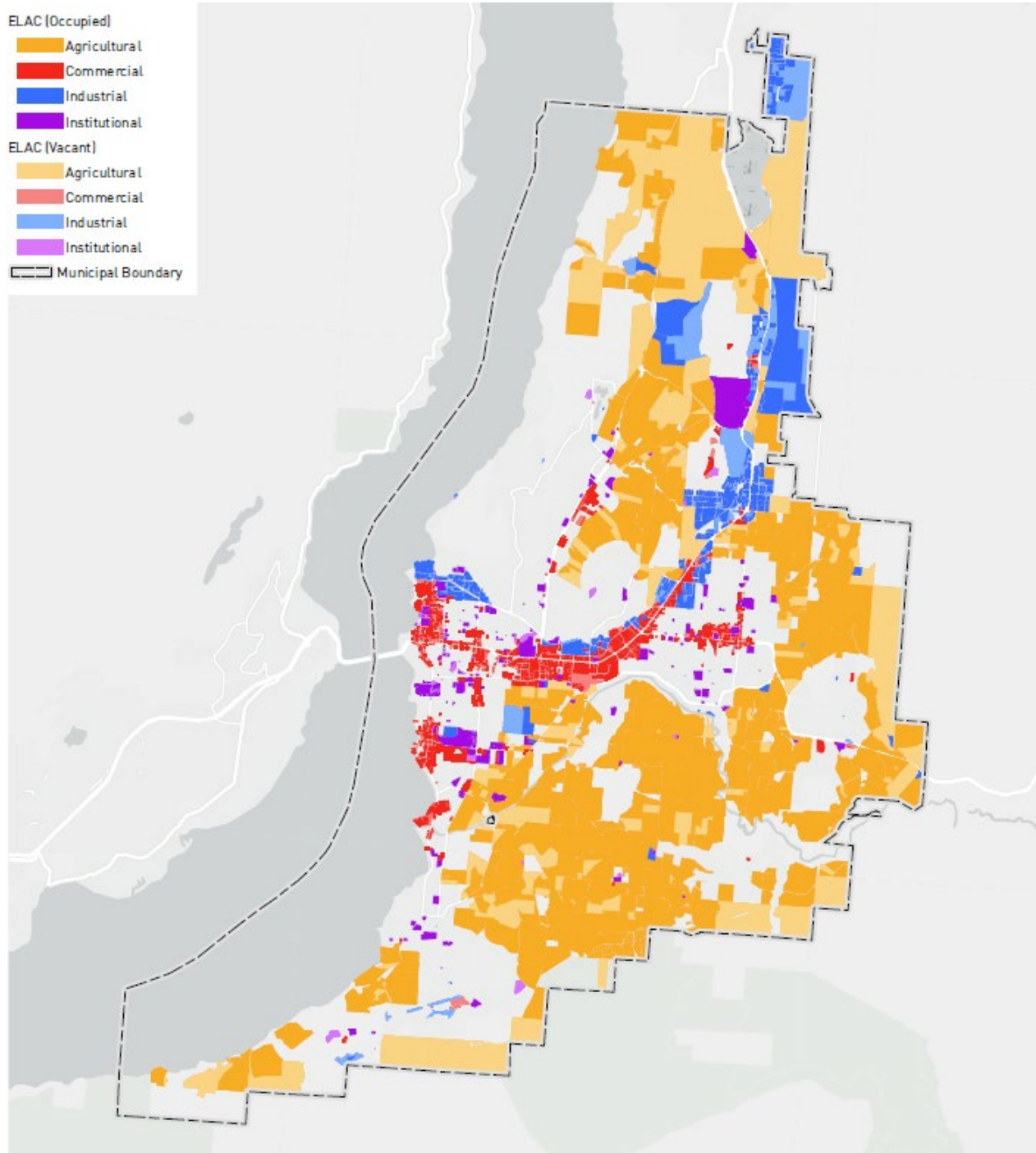
Totalling up to nearly 11,965 ha, Kelowna contains over 21% of the region's employment lands. Key findings are as follows:

- Nearly four-fifths of this supply is designated for Agricultural uses, primarily located along the urban periphery and most of which is designated as Agricultural Land Reserve.

- 
- As the urban and economic core of the Central Okanagan, the City accounts for 60.2% of the region's Commercial land, 84.7% of its Industrial land, and 56.9% of its Institutional land.
 - Kelowna's Future Land Use permissions are quite broad when it comes to allowing the mixing of Commercial and residential uses, including most of the City's designated Urban Centres and permissions for small scale retail and population serving uses in the majority of established residential neighbourhoods. While this may suggest an even larger supply of land that could potentially support Commercial employment growth, **it is important to note that the current economics of land development heavily favour residential uses, limiting the likelihood that a significant amount of employment supporting space will be delivered in these areas where not explicitly required as a condition of redevelopment.** For this reason, the inventory of the Commercial employment lands in Kelowna excludes Mixed Use parcels that do not front onto designated High, Retail, and Mixed Residential Streets in the Urban Centres.
 - In terms of Institutional employment lands, Kelowna General Hospital, Okanagan College and UBC's Okanagan Campus contribute the most in addition to local institutional land.
 - Kelowna's Industrial lands are regionally significant, including several key clusters along the Okanagan Highway corridor, the North End, and much of Northern Kelowna. These lands also include the Kelowna International Airport and Glenmore Landfill, both of which are large in area but comparatively lower in employment density than most other Industrial lands by nature of their function.
 - The City features approximately 522 ha of the region's 597 ha (87%) of vacant industrial land, much of which is located in Northern Kelowna. While this quantity of vacant land is significant, over half is considered constrained due to a myriad of issues, including site topography, environmental constraints, or lack of immediate access to public infrastructure. These issues, which are discussed further down in this section, do not necessarily prohibit the use of these lands for employment functions, but may limit the types of supportable economic functions and investment that can occur. It has been noted that significant plots of vacant land have also been designated for future civic uses such as airport, landfill, and wastewater treatment facilities and are not available for future use.

A reference map of Kelowna's employment lands is provided in Figure 4 on the following page.

Figure 4: Regional Employment Lands Inventory, City of Kelowna



Source: B&A Studios, using data from RDCO, City of Kelowna and BC Assessment

Table 3 summarizes the distribution of employment lands across the rest of the region.

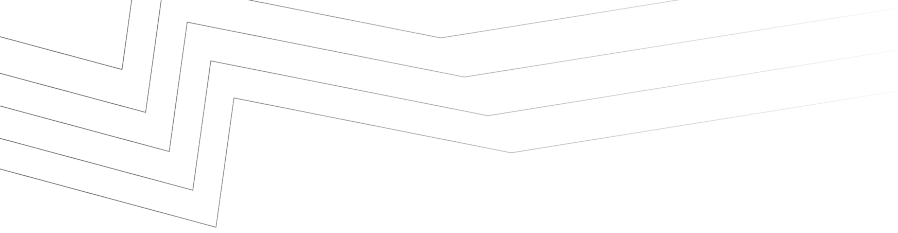
Table 3. Employment Lands Distribution, Central Okanagan, Excluding City of Kelowna

Central Okanagan, Excl. City of Kelowna - Employment Lands Distribution Overview (ha)					
Total Central Okanagan, Excl. City of Kelowna Employment Lands: 44,776.0 ha					
Commercial 411.5 ha	Parcels	1,078	Agricultural 24,220.9 ha	Parcels	2,150
	Occupied	312.2 ha		Occupied	9,935.5 ha
	Occupied & Zoned	155.2 ha		Occupied & Zoned	7,541.8 ha
	Vacant	99.3		Vacant	14,285.4
	% of Total	0.9%		% of Total	54.1%
Industrial 274.7 ha	Parcels	220	Tourism / Commercial Recreation 3,338.8 ha	Parcels	617
	Occupied	199.4 ha		Occupied	310.9 ha
	Occupied & Zoned	170.5 ha		Occupied & Zoned	113.7 ha
	Vacant	75.3		Vacant	3,027.8
	% of Total	0.6%		% of Total	7.5%
Institutional 310.0 ha	Parcels	175	Other Rural 16,220.0 ha	Parcels	103
	Occupied	275.4 ha		Occupied	778.2 ha
	Occupied & Zoned	163.1 ha		Occupied & Zoned	457.7 ha
	Vacant	34.6		Vacant	15,441.8 ha
	% of Total	0.7%		% of Total	36.2%

Source: B&A Studios, using data from RDCO, local jurisdictions, and BC Assessment

Beyond the City of Kelowna, employment land opportunities are slightly more dispersed, with key findings below:

- Most Commercial lands are concentrated in West Kelowna (187 ha) and Westbank First Nation (IR #9 & IR #10, totaling 105 ha), accounting for nearly three quarters of the regional supply outside of Kelowna between the two. The remaining supply of Commercial land is primarily comprised of smaller service centers in the other communities.
- West Kelowna also accounts for the largest share of designated Industrial (166 ha) and Institutional land (132 ha) throughout the rest of the Central Okanagan. It is followed by Lake Country, which features 48 ha of Industrial land (over 44 ha of which is flagged as vacant) and 96 ha of Institutional land.
- At nearly 8,873 ha, Lake Country features the largest supply of Agricultural land outside of the City of Kelowna. It is followed by RDCO East (8,796 ha), RDCO West (5,236 ha), West Kelowna (1,207 ha), and Peachland (109 ha).
- Tourism / Commercial Recreation uses are found across the region in various resort communities and private recreational properties, with the largest supply located in RDCO



West (2,975 ha), most of which is on account of the vast area designated for the Crystal Mountain Resort under the Rural Westside OCP. In practice, the current resort facility itself is quite small (4.3 ha), with the rest of the designated Future Land Use area encompassing most of Mount Last considered otherwise vacant.

- West Kelowna has the most land designated for Other Rural uses (6,223 ha), followed by RDCO East (5,601 ha), RDCO West (3,952 ha), Lake Country (332 ha) and Peachland (113 ha).
- With the exception of a few designated TCR uses located in IR #9 (44 ha), Westbank First Nation (IR #9 and IR #10) and the Okanagan Indian Band (IR #7) do not feature Future Land Use policies that align with the Agricultural, TCR or Other Rural ELAC categories. Any employment associated with these lands is assumed to fall under their Commercial designated lands.

Development Constraints on Vacant Land

Even though a parcel of land may be flagged as vacant by BC Assessment, this does not necessarily mean it represents an easy opportunity to accommodate future growth. Site constraints, including physical topography, environmental restrictions, access to public services, or others, may hinder or even prevent the development of a vacant site for future employment uses. While the factors that influence redevelopment potential will vary from site-to-site and use-to-use based on a myriad of factors, the RELI flags vacant lands based on the presence of commonly identified constraints. These include:

- **Access to Physical Infrastructure** – Is the site located within 100m of public road, water, and sanitary sewer connections?^{8,9,10}
- **Access to Frequent Transit Service** – Is the site located within a 400m walkshed of transit stop serviced by a Rapid or Frequent Service line (less than 20-minute headways)?

⁸ Also accounts for access to major infrastructure servicing agreement areas that are not directly provided by regional municipal partners. As detailed linear infrastructure location data was not provided for these areas, the RELI assumes all parcels within these areas are considered serviced.

⁹ While the RELI also identifies sites with public stormwater services, this infrastructure is much newer and less developed in many parts of the region. Coupled with the fact that many employment uses can mitigate this issue via on-site stormwater management systems, stormwater access is not included as part of this constraint flag.

¹⁰ For a site to be considered 'To Have Access to Infrastructure' it must be located within 100m of each of roads, water and sanitary linear infrastructure. If one is missing, the site is considered to be missing servicing for the purpose of the land constraint summary.

- **Is the Site Otherwise Constrained** – Is more than half of the site area subject to a steep slope (more than 20% grade) or subject to an Environmentally Sensitive Area policy restriction (e.g. Regional Ecosystem Connectivity Corridor, Sensitive Drainage Areas, Sensitive Ecosystems, Vulnerable Groundwater Aquifers, Watercourses and Riparian Areas)?

A summary of the vacant land supply including potential constraints is provided in Table 4 below.

Table 4: Vacant Employment Land Inventory by ELAC and Constraint Status

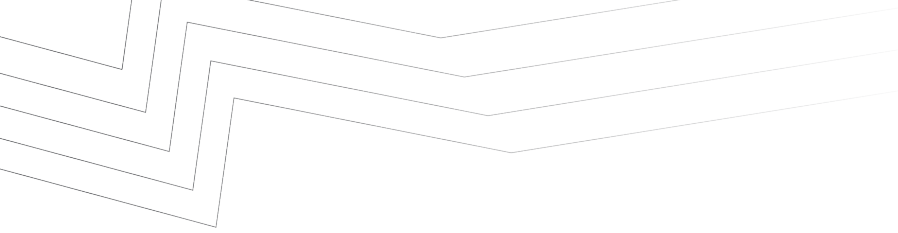
Vacant Employment Land Inventory by ELAC and Constraint Status				
ELAC	Vacant Land Total (ha)	Has Access to Infrastructure* (ha)	Has Access to Frequent Transit* (ha)	Not Otherwise Constrained* (ha)
Commercial	159.0	136.6	75.0	49.0
Industrial	597.1	409.4	163.6	80.4
Institutional	65.6	51.0	14.4	31.5
Agricultural	17,319.5	1,718.5	803.8	1,309.4
TCR	3,027.8	38.1	0.3	7.4
Other Rural	15,441.8	4,132.4	-	153.1

Source: B&A Studios, using data from RDCO, local jurisdictions and BC Transit

Note: * Constraint statuses are not mutually exclusive and do not necessarily sum to total.

The constraint figures shown represent access to existing infrastructure and transit services. The RELI also includes consideration for planned infrastructure and transit expansion, with additional details provided in **Appendix A**.

- The majority of vacant Commercial and Institutional employment lands feature access to physical infrastructure servicing. However, a much lower share feature access to frequent transit, which may hinder access to both customers and workers.
- Over two thirds of the region’s vacant Industrial land has immediate access to physical infrastructure servicing, and just under one third has access to frequent transit service. While some Industrial uses may not require such linkages, improving access will likely improve opportunities for higher density economic activities on these sites.
- A significant majority of rural lands, including Agricultural, TCR and Other Rural uses, feature limited access to physical infrastructure and transit services, and may feature difficult terrain or environmental restrictions. However, the rural nature of these activities



also means they are often less dependent on servicing and therefore less impacted by these constraints when compared to urban employment activities.¹¹

- While there are local plans to expand individual public services (roads, water or sewer) to sites that currently do not have access in North Kelowna and other parts of the region, most planned expansions will not offer all three services, resulting in these sites still being flagged as lacking full access to infrastructure. Depending on what infrastructure services are available, some sites may be more appropriate for certain employment lands over others and may require additional considerations.

Underutilized Lands and Other Opportunities for Additional Supply

While properties listed as vacant represent the most likely candidates to accommodate future economic growth, the RELI also recognizes other types of existing land that could redevelop and intensify over time, creating more opportunities to add employment within the existing supply of designated employment land. Two types of additional infill potential sites are flagged as part of the RELI:

Occupied Employment Lands where Zoning Does Not Match the ELAC:

There are several instances within the RELI where current zoning for occupied sites does not align with the intended employment activities associated with the ELAC. In some cases, these may be legal non-conforming uses that were established before the current land use direction, while others may be alternative non-employment uses that are permitted under certain mixed-use permissions contemplated by the municipal OCP or Land Use Plan. Depending on the nature of the non-conforming use and market economics at the time, these properties may eventually redevelop for employment uses, creating additional employment supply within the existing land base.¹²

Soft Sites Amongst Existing Employment Uses:

Over time, as buildings age and permitted uses and densities increase, property owners may be incentivized to redevelop existing employment lands for higher and better uses, potentially accommodating expanded employment and economic functions. The pace of

¹¹ It is worth noting that Agricultural uses are often better suited to sites without significant slope or grade issues, which can be a significant constraint depending on what is being grown or raised.

¹² The chance of a non-employment use being redeveloped will depend heavily on the value of the existing use versus the potential uplift created through redevelopment. In instances where the existing non-aligned use is multi-family residential, is not considered likely that these uses will redevelop as employment uses under current market conditions unless otherwise required by policy. This is because multi-family residential uses currently tend to out-perform employment uses from a financial perspective.

change and triggers for such redevelopments are highly subjective, and will vary from use-to-use, site-to-site, and will often be dependent on market conditions and local policies (e.g. portion of mixed-use development required for employment activity). However, in urban markets with steady growth outlooks, it is not uncommon to experience a steady rate of infill redevelopment.

To account for this potential, the RELI utilizes BC Assessment data to create a ratio of the cumulative value of all improvements located on each parcel over the assessed land values of the land itself. This ratio provides a high-level proxy for redevelopment potential on the principle that higher assessed land values represent the potential for higher economic value that land can support. Lower improvement values relative to the land assessment indicate the economic value of the current structures are not keeping pace with that potential.

Recognizing that land values can vary wildly between different land uses and market areas, these ratios were broken out by ELAC class and jurisdiction, identifying the bottom 15th percentile of improvement to land ratios for lands that are currently occupied and zoned to match the ELAC. The 15th percentile threshold was chosen as a conservative estimate of the rate at which infill redevelopment might reasonably be expected to occur within the RELI projection timeline (discussed further in Chapter 3) based on a review of infill development patterns in other communities across Canada.

Table 5 summarizes these potential lands at the regional level.

Table 5: Central Okanagan Region Summary of Occupied Underutilized Lands

Central Okanagan Region Summary of Occupied Underutilized Lands			
ELAC	Zoning ≠ ELAC (ha)	Soft Sites (ha)	Underutilized Total (ha)
Commercial	234.4	103.1	337.4
Industrial	153.7	230.0	383.7
Institutional	166.0	68.7	234.7
Agricultural	3,120.9	1,914.8	5,035.7
TCR	197.2	32.9	230.1
Other Rural	320.6	131.2	451.8

Source: B&A Studios, using data from RDCO, local jurisdictions and BC Assessment

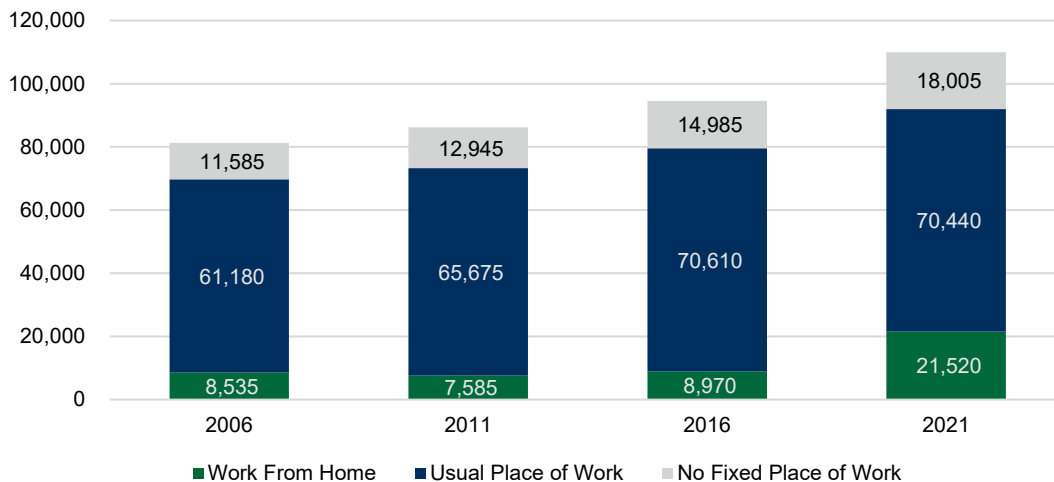
3. EMPLOYMENT LAND UTILIZATION ANALYSIS

The next step in the RELI analysis involved assessing historical employment and brokerage market data against the employment lands inventory to better understand the relationship between jobs and the land, and its implications for future demand.

Estimating Jobs in Each Employment Lands Analysis Class

Analysis of employment trends over time demonstrates the changing nature of work, and its implications for future land demand. The rate of growth in the Central Okanagan has been accelerating steadily over the past four Census periods (2006, 2011, 2016, and 2021), but recent events – including the disruption of the COVID-19 pandemic, have significantly impacted where jobs are located. As shown in Figure 5 below, while regional employment grew by over 16% between 2016 and 2021, almost all this growth occurred in the form of Work from Home jobs, which more than doubled over this period, while jobs reporting to a Usual Place of Work remained relatively flat. While this shift is likely overstated due to the timing of the Census, which was conducted during May of 2021 when many pandemic related restrictions were still in effect, the long-term implications of many businesses shifting towards remote and hybrid work arrangements have had a significant impact on the amount of space required for many employment activities.

Figure 5. Place of Work Trend Analysis, Central Okanagan Region, 2006, 2011, 2016 & 2021



Source: Statistics Canada

To understand the utilization of land and implications for future demand, Census employment figures are broken out into ELAC categories based on the sectors that best align with the employment activities likely to occur within each land type. To do this, employment was assigned to each of the six ELAC based on three-digit subsector NAICS codes. Table 6 provides several examples of how employment sectors are applied to different classes. A more detailed breakdown of these allocations is provided in **Appendix B**.

Table 6: Examples of Employment Sectors in each Employment Land Analysis Class

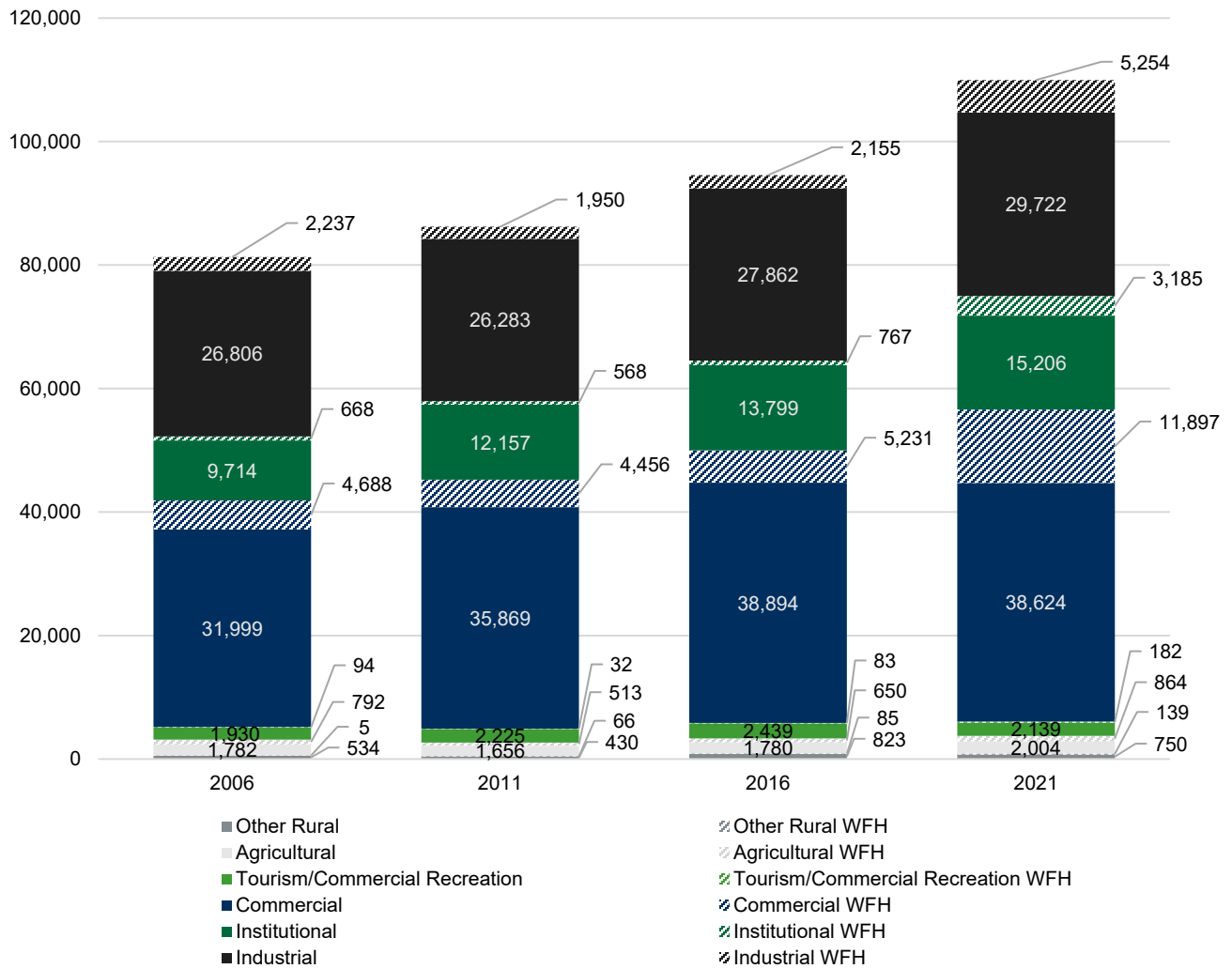
Employment Land Analysis Classes and Common Employment Sectors					
Commercial	Industrial	Institutional	Agricultural	Tourism / Commercial Recreation¹³	Other Rural¹³
Retail shops, office, restaurants, and other service-focused functions involving the exchange of goods and services to consumers	Production and distribution of goods, infrastructure, and other supporting services	Provision of a range of public assembly uses such as educational institutions, hospitals, and other public buildings	Farm focused employment, along with supportive activities	Tourist-oriented services and recreation establishments such as hotels and resorts, private golf courses, etc.	Primarily forestry and other extractive industries, along with supportive activities
<ul style="list-style-type: none"> • 44-45 Retail Trade • 52 Finance and Insurance 	<ul style="list-style-type: none"> • 22 Utilities • 23 Construction • 31-33 Manufacturing • 48-49 Transportation and Warehousing 	<ul style="list-style-type: none"> • 61 Educational Services • 62 Health care and social assistance • 91 Public Administration 	<ul style="list-style-type: none"> • 111-112 Farms • 115 Support activities for agriculture and forestry • 	<ul style="list-style-type: none"> • 713 Amusement, gambling and recreation industries • 721 Accommodation Services 	<ul style="list-style-type: none"> • 113 Forestry and logging • 114 Fishing, hunting, and trapping • 211 Oil and gas extraction 212 Mining and quarrying

¹³ The City of Kelowna does not have polices that clearly distinguish direction exclusively for TCR or Other Rural land uses. Jobs associated with these activities are primarily accommodated under Kelowna’s Commercial and Agricultural lands, respectively.

Employment Change Among Land Uses

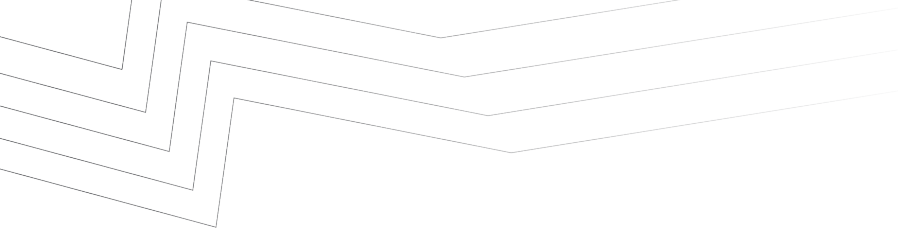
Estimated employment among each of the ELAC classes is summarized in Figure 6, with the changing rate of jobs tied to employment land¹⁴ and Work From Home employment highlighted in each category.

Figure 6. Employment Change by ELAC and Place of Work, Central Okanagan Region, 2006, 2011, 2016 & 2021



Source: B&A Studios, using data from Statistics Canada

¹⁴ For this analysis, jobs tied to employment land includes both jobs with a Usual Place of Work and jobs with No Fixed Place of Work. While the former may not regularly report to the same job site, these jobs are assumed to create induced demand for employment land by nature of their activity.



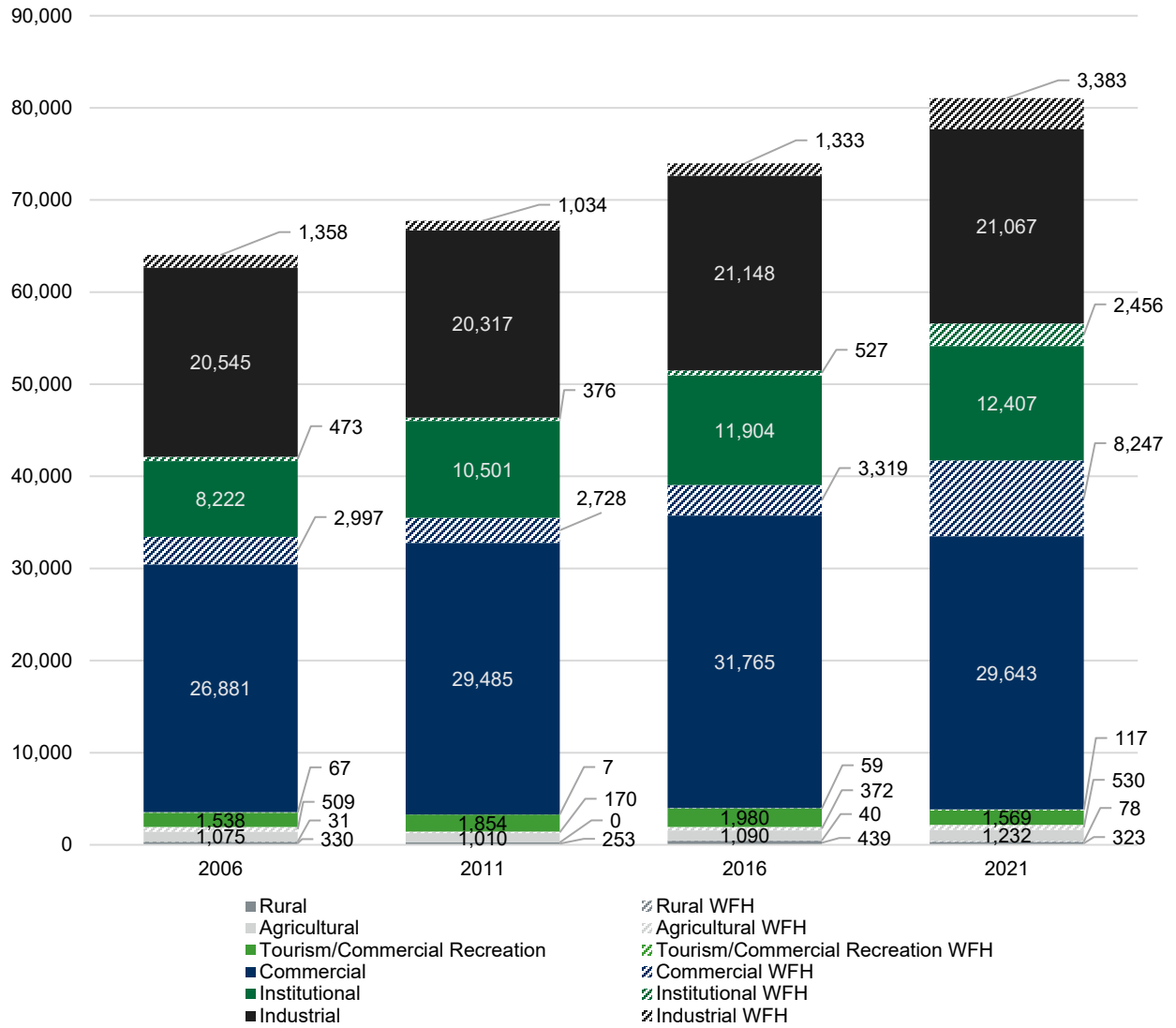
Key findings are as follows:

- The Commercial ELAC accounts for the most jobs by a considerable margin, followed by Industrial and Institutional. Job growth in these categories also accounts for the majority of new employment across the region. Meanwhile, employment in the rural land use categories is more modest.
- Between 2016 and 2021, Work From Home employment more than doubled in most categories and nearly tripled within Institutional employment. In terms of pure employment count, the biggest impact was seen in Commercial employment as WFH employment grew by 6,141. This is not altogether surprising as Commercial WFH had already been trending upwards pre-pandemic, largely on account of office employment experimenting with shorter work weeks and flexible forms of work prior to the pandemic.
- Despite the shift to Work From Home employment, employment land-based Industrial, Institutional, and Agricultural employment saw increases during the pandemic. The steady increase in employment land-based employment in the 10 years between 2006 and 2016 also indicates a trend towards continued land and space need prior to the pandemic.
- The relative share of Work From Home jobs in each ELAC has been relatively stable between 2006 and 2016. While the prevalence of WFH is not likely to fully return to the pre-pandemic levels in the future, trends to date indicate that the overall share of WFH will continue to decline back towards the historic mean as more businesses and employers begin to require workers to report back to the workplace through both traditional and hybrid work arrangements.

This analysis is further broken out between the City of Kelowna (Figure 7) and the rest of the region (Figure 8) on the following two pages to demonstrate the unique dynamics Kelowna faces in terms of employment land as the central city.

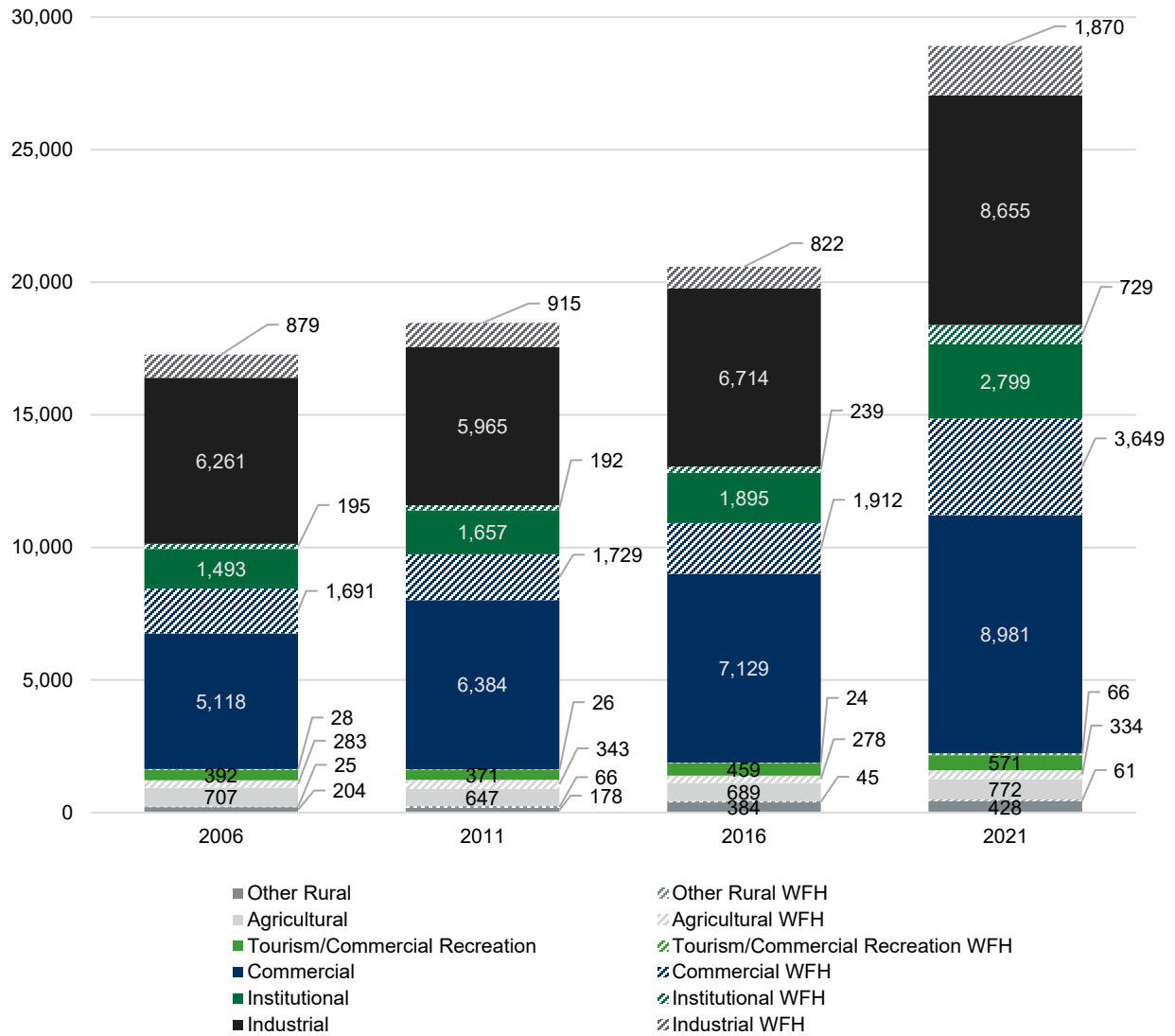
- While both Kelowna and the rest of the region saw net growth in employment, jobs tied to urban employment land remained flat or declined between 2016 and 2021 in the City of Kelowna but increased in the rest of the Central Okanagan. This is largely driven by the higher concentration of office-based employment in Kelowna's Commercial lands, which were more likely to make the shift towards remote and hybrid work arrangements.
- As more businesses gradually recall employees to the workplace, Kelowna is likely to see a rebalancing between Work From Home and jobs reporting to employment lands, particularly in the case of Commercial employment, supplemented by the deliveries of new employment spaces.

Figure 7. Employment Change by ELAC and Place of Work, City of Kelowna, 2006, 2011, 2016 & 2021



Source: B&A Studios, using data from Statistics Canada

Figure 8. Employment Change by ELAC and Place of Work, Central Okanagan excluding Kelowna, 2006, 2011, 2016 & 2021



Source: B&A Studios, using data from Statistics Canada

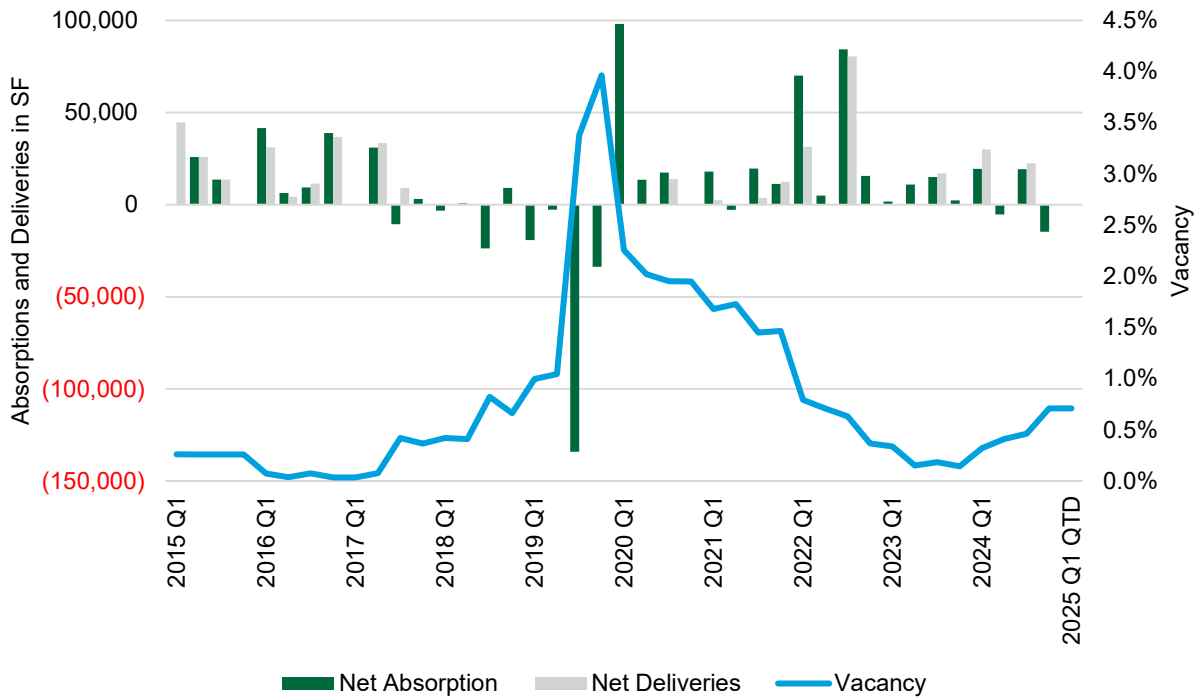
Market Absorption Trends

To supplement the analysis of employment and land dynamics, a review of local brokerage data was conducted utilizing market inventory data tracked by CoStar¹⁵. This analysis considered a range of available vacancy and space delivery data within the Central Okanagan office, retail and industrial markets to understand how land and space is being used in relation to economic conditions and employment growth demand.

COMMERCIAL - Retail

The Central Okanagan Commercial Retail market features nearly 6 million square feet of supply, which currently sits at a vacancy rate of 0.7%.

Figure 9. Net Absorption, Deliveries & Vacancy, Retail, Central Okanagan Region



Source: CoStar

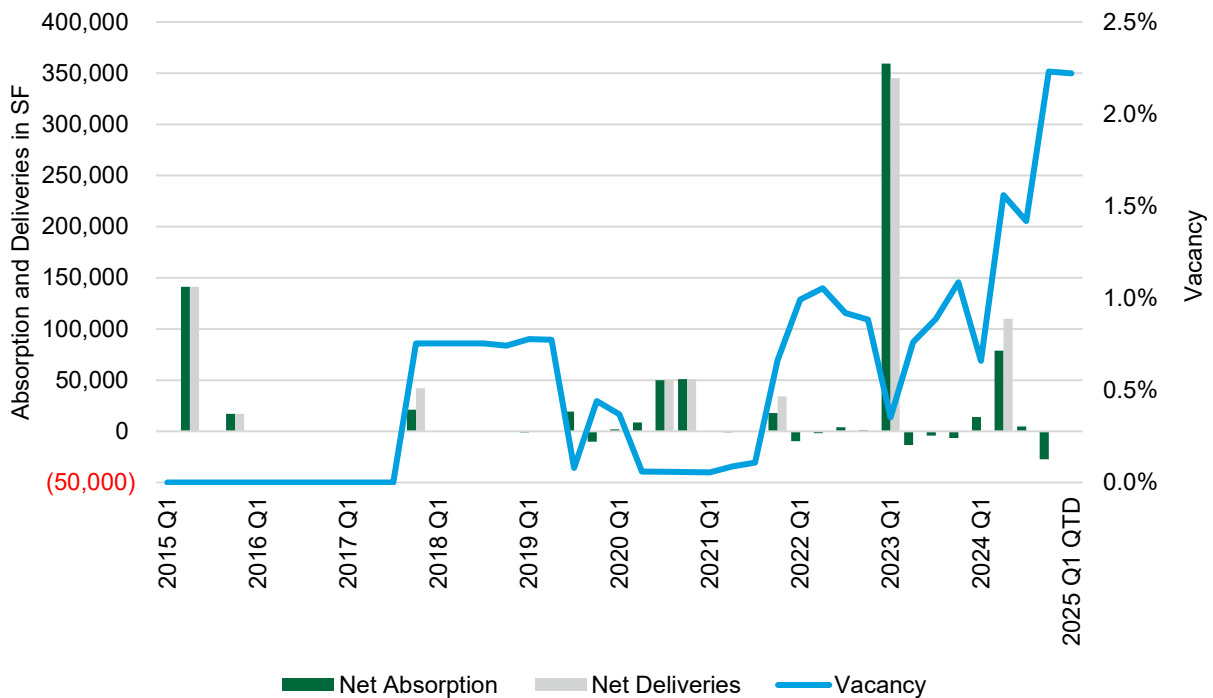
¹⁵ CoStar is a comprehensive real estate brokerage platform providing commercial property data used to evaluate market assessment of recent land transactions, development activity and space utilization through indicators including vacancy, absorption and rental rates for Commercial Retail, Industrial, Office and other employment spaces.

Barring the disruption caused by the COVID-19 pandemic, which the market has since recovered from, Commercial Retail vacancies have historically remained below 1.0% in the Central Okanagan over the past decade. This is despite the delivery of new supply over this timeframe. While recent economic headwinds and a period of higher interest rates have resulted in a slight uptick in vacancies, the market remains remarkably tight, suggesting demand for additional retail space will continue to grow with the regional population.

COMMERCIAL - Office

The Commercial Office inventory in the Region totals approximately 3.4 million square feet with a vacancy rate of 2.2%.

Figure 10. Net Absorption, Deliveries and Vacancy, Office, Central Okanagan Region



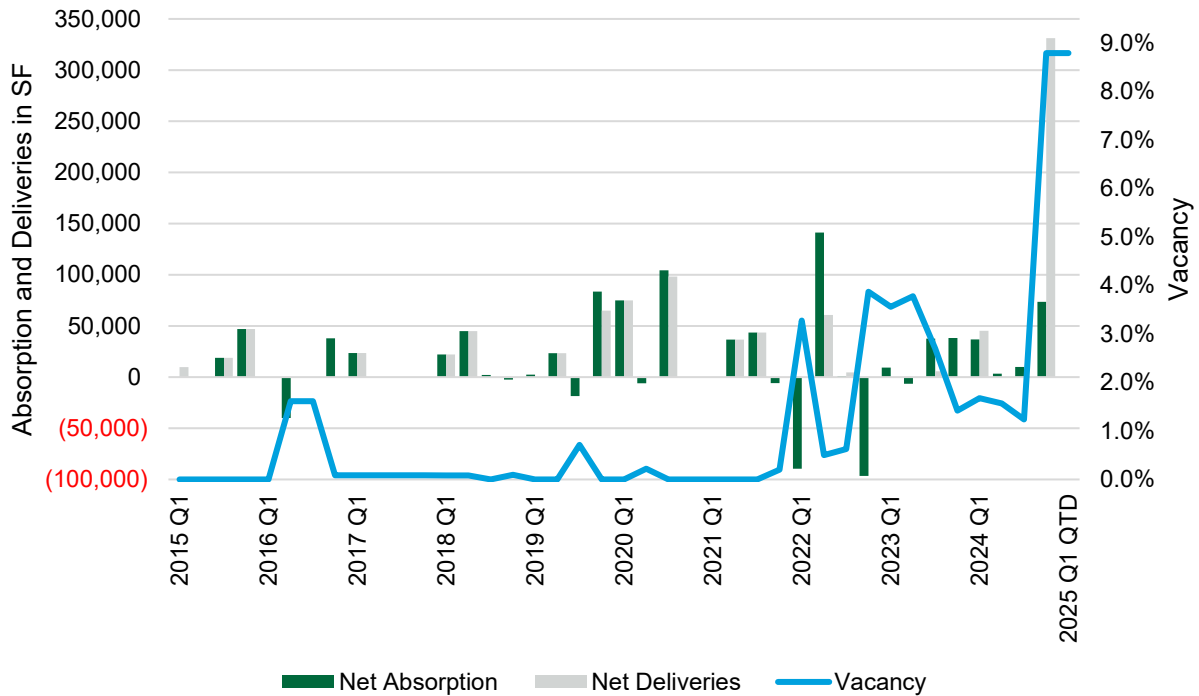
Source: CoStar

The Commercial Office inventory in the region has grown considerably since 2020, with several new deliveries accommodating a growing contingent of office workers in high-skill employment sectors. The market also managed to avoid considerable spikes in vacancy throughout the pandemic as the regional vacancy rate remained below 1.0% up until recently, where it has reached a recent high of 2.2% as new deliveries have come to market. Despite these recent increases, the market remains relatively tight when compared to other communities across British Columbia, with limited capacity to absorb new growth without additional new supply coming online.

INDUSTRIAL

The region is home to 3.4 million square feet of industrial space, with a vacancy rate that only recently spiked to 8.8% on account of several new projects coming online in short succession.

Figure 11. Net Absorption, Deliveries and Vacancy, Industrial, Central Okanagan Region



Source: CoStar

The Industrial supply in the Region has experienced low vacancy rates of less than 3.0% for much of the past decade, often facing periods of sub-1.0% availability. Vacancy rates have only climbed recently on account of the recent delivery of more than 330,000 square feet added in the fourth quarter of 2024, most of which was located along Pier Mac Way and Highway 97, across from the Kelowna International Airport.

While these recent projects have added noteworthy capacity to the region’s Industrial market in the near term, historic absorption rates and continued spillover demand from the Metro Vancouver market, which is facing its own land and supply constraints, suggest it won’t be long before additional space is required.

4. PROJECTED GROWTH AND EMPLOYMENT LAND DEMAND

Coupled with the review of employment land utilization, the RELI incorporates the findings from recent projections of population and employment growth to develop detailed outlooks for future employment land need. This section summarizes the key findings from each of the inputs, and how they inform the projected demand for employment land to 2046.

Regional Population Projections

The outlook for regional growth to 2046 starts with a set of population projection scenarios developed by Rennie. These scenarios consider a range of possible futures based on the demographic context anticipated for Canada over the coming years while also respecting local demographic trends at the local level. This includes data from the current (2021) and historical Census relating to births, deaths, intra-provincial, inter-provincial, and international migration at the regional and local levels.

Using a cohort survival methodology, a custom demographic projection model was developed for the region that accounts for the processes of aging, births, deaths, international migration, and inter- and intra-provincial migration. Each of these variables was modeled independently on an annual basis by single years of age and sex. Scenario parameters were determined through a workshop with RDCO and City of Kelowna staff.

According to the scenarios modelled, the total population of the region is projected to grow from 246,800 residents in 2023 to approximately 297,000 to 373,000 residents by 2046. Table 7 and Figure 12 on the following page summarize key figures from each scenario.

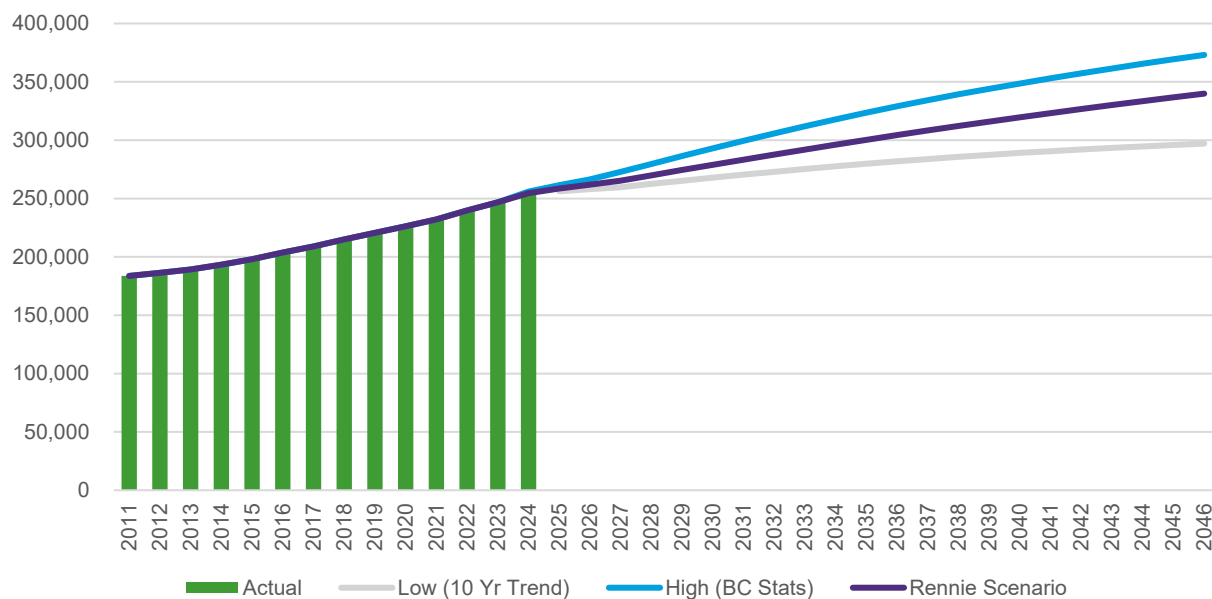
Table 7. Regional Population Projection Summary

Scenario	2023 Population	2046 Population	Net Growth	2046 Working Aged Population	Share of Working Population
Low (10-Year Trend)	246,800	297,100	50,300	193,980	65.3%
Medium (Rennie Scenario)	246,790	339,890	93,100	224,880	66.2%
High (BC Stats) ¹⁶	246,789	373,059	126,270	245,309	65.8%

Source: Statistics Canada – Annual Demographic Statistics & Rennie Population Models – BC Stats

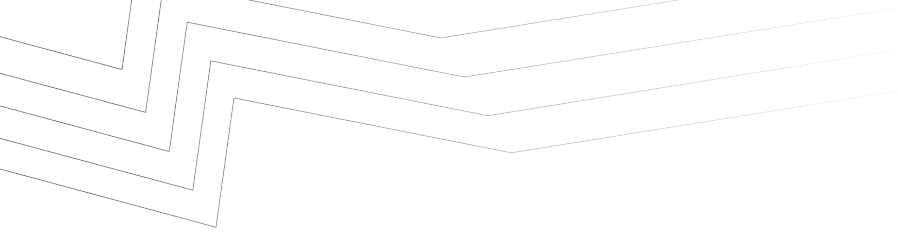
In developing future scenario parameters for each migration component, it was determined that several migration scenarios would be developed. The low migration scenario is based on the past 10 years and assumes a continuation of recent migration rates to the region. The medium-growth scenario using the Rennie model, considers migration levels against the Region’s future population growth, linking models for Canada and BC that were developed by Rennie. A third scenario, based on projections prepared by BC Stats, represents a high bookend for growth that would require even greater levels of in-migration to the region.

Figure 12. Total Population and Population Projection, Central Okanagan Region, 2011-2046



Source: Statistics Canada – Annual Demographic Statistics & Rennie Population Models – BC Stats

¹⁶ The Province of British Columbia requires municipalities to refer to BC Stats Projections for their Housing Needs Report and Official Community Plans.



These population projections are key inputs used to inform the following employment projections, as population drives demand for a range of population-serving industries, including retail, personal services, construction, and local government. It is also necessary to consider the projected size of the regional labour force when preparing long-term employment projections to ensure that projected employment does not exceed the supply of regional workers to fill those jobs.

Unlike many other communities across Canada, which are experiencing a gradual decline in their working aged population (15-64 years old), the Central Okanagan is largely expected to maintain the ratio of working aged residents (approximately 65%) throughout the projection window, largely on account of the migration patterns of young people to the region.

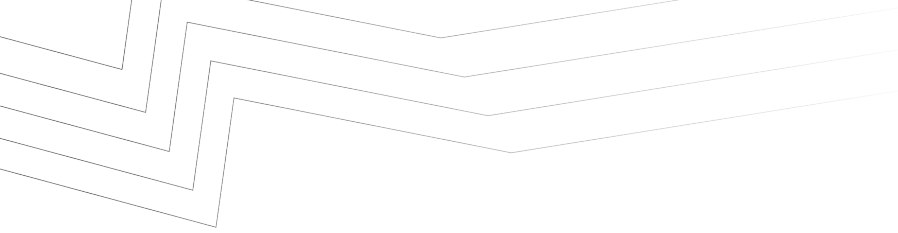
Regional Employment Projections

Building on the population outlook developed by Rennie, accompanying employment projections to 2046 were prepared by Deloitte. The employment projections start from a 2023 baseline, informed by historic and trend analysis to develop three employment projection scenarios demonstrating possible future trajectories for regional employment to the year 2046. Like the RELI analysis, this outlook considers place of work trends and geographic allocation of employment across different economic sectors to provide a detailed estimate of job growth that aligns with the various land use categories.

To ensure congruency between the employment projections with the RELI land demand analysis, B&A Studios collaborated with Deloitte through the development of the RELI project to ensure alignment between definitions and assumptions, including how employment is attributed to different ELAC classes and how Work From Home trends are likely to stabilize in the years following the 2021 Census.

Projection Model

Projected employment for the Central Okanagan is measured within the boundaries of the region for the period from 2023 to 2046 for major industry sectors. Projections are calculated for 42 industries (based largely on 3-digit NAICS codes) and then aggregated to 18 sectors for reporting purposes. For the purpose of this report, employment projections by industry are further allocated to the six ELAC for detailed analysis of employment land demand to align with the overall RELI.



To project future employment, a conceptual model of how different regional industries relate to each other and to the local population was used to establish three overarching categories for the 42 industries:

- **Population-serving** – serves primarily the local population (and sometimes subsets of the population, such as children or the elderly).
- **Traded** – serves primarily markets outside the region, exporting industries or economic base industries.
- **Business support** – serves primarily other local industries.

Certain industries were split to represent instances where they serve both the local population and local businesses, or because they have a substantial exporting component in addition to serving the region.

Employment Baseline and Labour Force Projection

Due to the heavy reliance on 2021 Census employment data for projections using the baseline year of 2023, several steps were taken to adjust for the impact of COVID-19 on the Census employment data. This includes the significant number of jobs counted based on their temporary home-based location rather than their regular place of work.

Based on the assumption of permanently higher rates of home-based employment in the post-COVID era, work from home (WFH) rates in each industry were reduced from their 2021 level to a point 50% higher than their 2016 level. In effect, this lowers the baseline WFH rate from approximately 20% of all jobs within the region, down to just over 13%. This assumption reflects the greater ease of continuing to work from home in certain industries that already had higher WFH rates compared to more physical or customer service-oriented occupations and is assumed to remain relatively steady over the course of the projection period through to 2046.

Several indicators of regional employment change from 2021 to 2023 were also considered, including the Labour Force Survey, estimated employment by industry based on changes in business counts from Statistics Canada’s Business Register, and employment estimates from Lightcast (formerly EMSI), which incorporates a variety of data inputs into its bi-annual employment estimates.¹⁷

¹⁷ For additional information on the share splits and assumptions incorporated into the employment projections, please refer to the Regional Employment Projections: 2021-2046, December 2024 report.

Projected Total Employment Growth

Starting from an estimated total employment count of 120,070 in 2023, the three employment projection scenarios show the Central Okanagan growing to the following by 2046:

- **Low Employment Scenario**¹⁸ – 164,340 total jobs (change of 44,270 – average growth rate of 1.4%)
- **Medium Employment Scenario** – 173,575 total jobs (change of 53,505 – average growth rate of 1.6%)
- **High Employment Scenario** – 187,000 total jobs (change of 66,930 – average growth rate of 1.9%)

A detailed summary of the Medium growth scenario, broken out by Deloitte's 18 aggregate sectors, is provided in Table 8.¹⁹

Table 8. Regional Employment Projections by Summary Industries, Medium Scenario

Summary Industry	ESTIMATED 2023 JOBS	PROJECTED 2046 JOBS	EMPLOYMENT CHANGE	AVERAGE GROWTH RATE
Agriculture	2,025	2,040	15	0.0%
Forestry and logging	230	275	45	0.8%
Mining/Oil & gas	1,070	1,150	80	0.3%
Utilities	590	845	255	1.6%
Construction	13,410	19,245	5,835	1.6%
Manufacturing	5,635	8,265	2,630	1.7%
Wholesale trade	3,360	5,025	1,665	1.8%
Retail trade	15,240	10,975	5,735	1.4%
Transportation & warehousing	4,390	6,150	1,760	1.5%
Finance, insurance & real estate	6,925	9,935	3,010	1.6%
Professional, scientific & tech. services	10,565	16,020	5,455	1.8%
Business, building & support services	5,525	8,260	2,735	1.8%
Health care & social assistance	18,210	31,475	13,265	2.4%
Education	8,535	10,170	1,635	0.8%
Information, culture & recreation	4,975	6,690	1,715	1.3%
Accommodation & food services	9,680	13,720	4,040	1.5%
Repair, personal & non-profit services	5,025	6,915	1,890	1.4%
Public administration	4,680	6,425	1,745	1.4%
TOTAL REGIONAL EMPLOYMENT	120,070	173,575	53,505	1.6%

Source: Deloitte, based on Rennie population projections

Note: Numbers may not sum due to rounding.

¹⁸ Deloitte's Low Employment Scenario is based on the 5-year migration trend scenario prepared Rennie.

¹⁹ Figures shown here are for the Central Okanagan. For detailed projections by each member jurisdiction and First Nation, please refer to the Regional Employment Projections: 2021-2046 report.



Allocation of Growth to Sub-Regional Jurisdictions

Regional employment growth rates were applied to each jurisdiction within Central Okanagan, with an alternative approach used for certain industries that serve local population, in which case local population growth becomes the key driver (or is blended with regional growth). For example, employment in primary and secondary education is driven by the school-age population in each community. In other cases, where employment is primarily connected to a single regional asset, the regional growth is allocated based on the location of the regional asset. For example, air transportation employment is allocated to Kelowna for Kelowna International Airport.

For regional jobs that have no fixed place of work, they are allocated to separate jurisdictions in proportion to the communities' share of regional "fixed-place" employment. For example, if West Kelowna has 25% of jobs with a fixed place of work in a given industry, West Kelowna is assigned 25% of the regional total of "non-fixed place" jobs in that industry, regardless of where those workers live in the region.

Allocation of Employment Projections to ELAC

With the employment projections by sector established, Deloitte and B&A held several workshops to determine how to allocate growth between different land use categories. These workshops involved a detailed review of employment activity to the 4-digit NAICS code, and in some cases even deeper, to align the employment projections with appropriate ELAC categories. The allocation process also accounts for the current supply of employment land by type in each jurisdiction, including allocating jobs to alternative categories at the local level should an ELAC category not be present in their current land use policies. A detailed summary of allocation assumptions by 3-digit NAICS code is provided in **Appendix C**.

Table 9 on the following page summarizes the three projected employment scenarios across the region by ELAC.

Table 9. Employment Projections by ELAC, 2023-2046, Central Okanagan Region

Central Okanagan Region – Low Employment Projection Scenario				
Employment Land Analysis Class	2023 Estimated Jobs	2046 Projected Jobs	Total Change (2023-2046)	Average Growth (2023-2046)
Commercial	47,525	64,635	17,110	1.3%
Industrial	33,050	44,185	11,135	1.3%
Institutional	18,765	27,225	8,460	1.3%
Agricultural	3,390	4,155	765	0.9%
TCR	1,020	1,395	375	1.4%
Other Rural	505	600	95	0.8%
Home-based	15,815	22,140	6,325	1.5%
Central Okanagan Region – Medium Employment Projection Scenario				
Employment Land Analysis Class	2023 Estimated Jobs	2046 Projected Jobs	Total Change (2023-2046)	Average Growth (2023-2046)
Commercial	47,525	68,875	21,350	1.6%
Industrial	33,050	46,750	13,700	1.5%
Institutional	18,765	28,710	9,945	1.9%
Agricultural	3,390	4,160	770	0.9%
TCR	1,020	1,380	360	1.3%
Other Rural	505	610	105	0.8%
Home-based	15,815	23,100	7,285	1.7%
Central Okanagan Region – High Employment Projection Scenario				
Employment Land Analysis Class	2023 Estimated Jobs	2046 Projected Jobs	Total Change (2023-2046)	Average Growth (2023-2046)
Commercial	47,525	74,100	26,575	1.9%
Industrial	33,050	50,215	17,165	1.8%
Institutional	18,765	31,765	13,000	2.3%
Agricultural	3,390	4,160	770	0.9%
TCR	1,020	1,475	455	1.6%
Other Rural	505	645	140	1.1%
Home-based	15,815	24,640	8,825	1.9%

Source: Deloitte

Employment Land Demand Projections

At its core, the projected demand for employment land is a function of two inputs for each ELAC:

- **Net Change in Jobs** – How many more jobs are expected by 2046?
- **Average Land Use Density** – How many jobs can be accommodated per net hectare?

With the Net Change in Jobs provided by Deloitte’s employment projections, the Average Land Use Density is extrapolated from the Employment Land Inventory.

Employment Density Assumptions

Building on historical employment and market trends summarized in Chapter 3, an employment density analysis was conducted which compares total jobs in each ELAC class to the supply of occupied land. The analysis considers only land that is both classified as occupied and where the zoning matches the ELAC, indicating the land is being utilized by its intended economic function and netting out non-conforming uses that might otherwise skew the resulting figures.

Why Do The Projections Start From 2023?

Given occupancy status is based on 2024 BC Assessment data, which itself reflects property status and value as of July 1st, 2023, the density analysis utilizes the 2023 baseline employment projections provided by Deloitte to better ensure alignment between the timing of the employment estimate and when the land status was established. The 2023 projections also have the benefit of reflecting the adjusted Work From Home assumptions, which seek to offset the pandemic related discrepancy in Place of Work status observed in the 2021 Census due to when it was conducted.

The employment density analysis for the Central Okanagan is summarized in Table 10 on the following page.

Table 10. Average Employment Density Analysis, 2023

Central Okanagan Region				
ELAC	2023 Employment	Occupied & Zoned Land (ha)	Employment per Hectare	
Commercial	47,525	642.8	73.9	
Industrial	33,050	1,044.9	31.6	
Institutional	18,765	488.4	38.4	
Agricultural	3,390	13,189.7	0.3	
TCR	1,020	113.7	9.0	
Other Rural	505	457.7	1.1	
City of Kelowna				
ELAC	2023 Employment	Occupied & Zoned Land (ha)	Employment per Hectare	
Commercial	37,800	487.6	77.5	
Industrial	26,000	874.4	29.7	
Institutional	15,740	325.3	48.4	
Agricultural	2,340	5,647.9	0.4	
TCR	-	-	-	
Other Rural	-	-	-	
Rest of Central Okanagan (excl. Kelowna)				
ELAC	2023 Employment	Occupied & Zoned Land (ha)	Employment per Hectare	
Commercial	9,725	155.2	62.7	
Industrial	7,050	170.5	41.3	
Institutional	3,025	163.1	18.5	
Agricultural	1,050	7,541.8	0.1	
TCR	1,020	113.7	9.0	
Other Rural	505	457.7	1.1	

Source: B&A Studios, using data from Deloitte, RDCO and BC Assessment

The employment density analysis is further broken out between the City of Kelowna and the Rest of the Central Okanagan region to demonstrate the distinction in employment densities between the central city and the rest of the region. Except for Industrial employment densities, which are notably suppressed due to the presence of the Kelowna International Airport and Glenmore Landfill, the average employment density for each ELAC is notably higher in the City of Kelowna.

While employment densities also vary amongst the other jurisdictions across the region, largely as a function of smaller land inventories and local employment counts, the general trend results in lower densities than those found in the central city. For this reason, the densities for the City of Kelowna and the Rest of the Central Okanagan are applied as the baseline for developing the average land need assumption for demand projections for their respective geographies.

These baseline density figures were then increased by an average of 20% for all categories, apart from Industrial which was balanced at just over 45 jobs per net hectare regionally²⁰. These adjustments reflect the changing trend towards increased densities amongst new developments, particularly in areas where the available land supply faces constraints, as is demonstrated in the following chapter.

Projected Land Demand

The adjusted employment density assumptions are then applied to the net employment change for each of the scenarios, resulting in the following projected demand for employment land.

Table 11. Projected Land Demand, 2023 to 2046, Low, Medium & High Scenarios

Projected Land Demand by ELAC, Central Okanagan Region							
Analysis Class	Assumed Density (jobs/ha)*	Low Scenario		Medium Scenario		High Scenario	
		Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)
Commercial	88.0	17,110	194.5	21,350	242.2	26,575	299.9
Industrial	45.5	11,135	244.8	13,700	301.1	17,165	377.5
Institutional	44.3	8,460	191.1	9,945	222.3	13,000	281.1
Agricultural	0.3	765	2,741.0	770	2,741.0	770	2,741.0
TCR	10.8	335	34.8	320	33.4	400	42.3
Other Rural	1.3	95	71.7	105	79.3	140	105.7
Total		37,900	3,478.0	46,190	3,619.4	58,050	3,847.5
Projected Land Demand by ELAC, City of Kelowna							
Analysis Class	Assumed Density (jobs/ha)	Low Scenario		Medium Scenario		High Scenario	
		Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)
Commercial	93.0	12,950	139.2	16,360	175.9	21,035	226.1
Industrial	45.5	8,690	191.1	10,720	235.7	13,715	301.6
Institutional	58.1	6,830	117.6	8,105	139.6	10,950	188.6
Agricultural	0.5	470	945.3	470	945.3	470	945.3
TCR	-	-	-	-	-	-	-
Other Rural	-	-	-	-	-	-	-
Total		28,940	1,393.3	35,655	1,496.5	46,170	1,661.6

²⁰ This assumption increases the Industrial density for the rest of the region, which is already quite high, by only 10%. The City of Kelowna is increased to match in order to offset the comparatively lower 2023 densities skewed by the presence of the airport and the regional landfill.

Table 11. Projected Land Demand, 2023 to 2046, Low, Medium & High Scenarios (Continued)

Projected Land Demand by ELAC, Rest of Central Okanagan (Excluding Kelowna)							
Analysis Class	Assumed Density (jobs/ha)	Low Scenario		Medium Scenario		High Scenario	
		Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)
Commercial	75.2	4,160	55.3	4,990	66.4	5,540	73.7
Industrial	45.5	2,445	53.8	2,980	65.4	3,450	76.0
Institutional	22.3	1,630	73.5	1,840	82.7	2,050	92.6
Agricultural	0.2	295	1,795.7	300	1,795.7	300	1,795.7
TCR	10.8	335	34.8	320	33.4	400	42.3
Other Rural	1.3	95	71.7	105	79.3	140	105.7
Total		8,960	2,084.8	10,535	2,122.8	11,880	2,185.9

Source: B&A Studios, using data from Deloitte, RDCO and BC Assessment

Note: (*) The weighted regional average for Assumed Job Density varies by projection scenario depending on how jobs in each ELAC are allocated in each respective scenario.

Key takeaways from these projections are as follows:

URBAN

- **Commercial:** Between approximately 195 ha and 300 ha of Commercial land will be required to accommodate the projected employment growth between 2023 and 2046. As much as 75% of this demand is expected to be directed towards the City of Kelowna based on the geographic allocation of jobs.
- **Industrial:** Demand for Industrial land is projected between approximately 245 ha on the low end and 377 ha on the high end between 2023 and 2046. Close to 80% of this demand is projected to originate in the City of Kelowna.
- **Institutional:** Institutional land demand ranges from approximately 191 ha to as much as 281 ha. Roughly two-thirds of the regional demand is attributed to the City of Kelowna, varying between scenarios more closely with the allocation of population between communities.



RURAL

- **Agricultural:** There is very little deviation in the anticipated Agricultural employment growth between each of the three scenarios, resulting in projected demand for over 2,700 ha of additional land. This projected amount of land need assumes Agricultural land use will follow historical ratios, which are comparatively quite low. However, throughout the local context study, there was considerable discussion about the potential for intensified Agricultural opportunities, including increasing consideration for on-farm processing facilities and vertical farming. If more of these types of intensified Agricultural are accommodated for on designated ALR lands over time, the projected number of Agricultural jobs could potentially be accommodated on significantly less land.
- **Tourism / Commercial Recreation:** It is projected that between 35 ha and 42 ha of additional land need is projected for TCR uses. It is worth noting that projected land need is lower in the Medium growth scenario than it is in the Low scenario based on the allocation of employment according to Deloitte's projections, though the implications are not considered significant.
- **Other Rural:** Projected demand falls approximately between 72 ha and 106 ha.

It should also be noted that the projected demand for employment land by ELAC can vary between scenarios because of the assumptions for how projected population and job growth have been allocated. For example, Institutional growth pressure is higher in Westbank First Nation (IR#9 and IR#10) under the Medium growth scenario than it is under the High growth scenario. For this reason, employment land demand in the gap analysis that follows is presented in terms of Lowest and Highest overall demand for each ELAC in terms of relative demand as bookends for planning purposes, rather than with regards to specific scenarios. For additional details, please refer to the local land demand figures included in **Appendix A**.

5. EMPLOYMENT LAND GAP ANALYSIS

Comparing the assessment of the Regional Employment Land Inventory against the projected demand for land by 2046 provides insight into the need for different types of future employment land, where it might be accommodated, and where shortfalls could occur.

Considered together, the projections of employment land need and the detailed assessment of the Regional Employment Lands Inventory enable the measurement of both demand and supply factors culminating in a regional gap analysis. This analysis identifies areas of potential surplus or deficit between the demand for land and the capacity to accommodate it within ELACs at the regional and local level.

Some key things to keep in mind when reviewing the gap analysis:

- Land demand is calculated at the local and regional level. If there is not enough supply in a local area, it may be accommodated in other parts of the region, or potentially in a different ELAC depending on the business and the nature of the use.
- Some businesses are more flexible than others when it comes to location choices, while others have very specific needs. These can include access to customers, infrastructure, complementary business linkages, or specific site or building needs, to name a few.
- Vacant shovel ready sites in prime locations are the most likely to be absorbed first. As supply tightens, market competition may make constrained sites more viable.
- Some growth may be accommodated by the redevelopment of soft-sites or non-conforming uses (most likely by Commercial uses) before considering greenfield developments or availability of land in other jurisdictions.
- Demand may 'spill over' to land in a neighbouring community as supply dwindles.
- Not all sites will develop due to constraints. The 'effective' supply will deplete before absolute supply reaches zero. Effective supply will vary by community.
- If businesses must go too far afield, growth may not materialize or may choose to relocate to other economic regions.
- The gap analysis assumes no net loss of existing employment lands to non-employment uses. If such conversions are permitted, the net demand for land will rise accordingly.

The gap analysis summary tables include the following factors for each ELAC:

- **Vacant Supply** – The amount of designated employment land identified to be vacant according to BC Assessment data. Does not include consideration of site constraints.
- **Lowest Demand** – The lowest projected net demand for land by the year 2046 (in hectares) for employment land based in the ELAC category out of all provided scenarios.
- **Lowest Surplus / (Deficit)** – The net calculation of subtracting the Lowest Demand figure from the Vacant Supply for the ELAC category.
- **Highest Demand** – The highest projected net demand for land by the year 2046 (in hectares) for employment land based in the ELAC category out of all provided scenarios.
- **Highest Surplus / (Deficit)** – The net calculation of subtracting the Highest Demand figure from the Vacant Supply for the ELAC category.

It should be noted here that the Surplus / (Deficit) calculations shown in the following tables do not factor in site constraints, nor do they consider the additional potential that could be unlocked via the redevelopment of underutilized occupied sites.

Regional Gap Analysis

Table 12 summarizes the gap analysis for each ELAC at a cumulative region-wide level.

A Note When Reviewing the Gap Analysis Summary:

The total supply of vacant land does not provide the full picture as it relates to the employment capacity of the Central Okanagan. Many of these lands feature constraints, including limited access to public infrastructure, challenging topography, environmental restrictions, soil conditions, and other factors that may limit the potential to accommodate economic activity.

Table 12. Projected Land Demand and Supply, 2023-2046, Central Okanagan Region

Central Okanagan Region Projected Land Demand and Supply Gap, 2023-46 (ha)					
ELAC	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
Commercial	159.0	194.5	(35.5)	299.9	(140.9)
Industrial	597.1	244.8	352.3	377.5	219.6
Institutional	65.6	191.1	(125.4)	281.1	(215.5)
Agricultural	17,319.5	2,741.0	14,578.5	2,741.0	14,578.5
TCR	3,027.8	34.8	2,993.0	42.3	2,985.6
Other Rural	15,441.8	71.7	15,370.1	105.7	15,336.1

Source: B&A Studios, using data from Deloitte, RDCO and BC Assessment

At a high level, the supply of vacant rural employment land appears to be sufficient to meet regional demand, while urban employment land is far more constrained. However, there is considerable nuance to be considered within these figures, as discussed in the following section.

Gap Analysis by ELAC

A deeper dive into the gap analysis by ELAC demonstrates where pinch points may occur at the local level within the region.

Commercial Land

Table 13. Commercial – Projected Land Demand and Supply Gap

Commercial – Projected Land Demand and Supply Gap (ha)					
Jurisdiction	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
IR #7 – OKIB	0.0	0.2	(0.2)	0.5	(0.5)
IR #9 – WFN	6.0	16.2	(10.2)	22.6	(16.6)
IR #10 – WFN	23.5	3.5	19.9	18.2	5.3
Kelowna	59.7	139.2	(79.5)	226.1	(166.5)
Lake Country	17.9	9.7	8.2	14.4	3.4
Peachland	9.3	2.2	7.1	2.9	6.3
RDCO East	1.6	0.7	0.8	1.1	0.4
RDCO West	0.3	0.1	0.3	0.1	0.3
West Kelowna	40.9	19.1	21.7	24.3	16.5
Total*	159.0	194.5	(35.5)	299.9	(140.9)

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

Note: (*) Local Demand and Surplus / (Deficit) figures may not sum to Regional Total as the local demand for certain ELACs varies with population distribution between scenarios. Figures shown represent the lowest and highest for each geography to serve as illustrative bookmarks for local planning purposes but may not necessarily represent the same regional scenario.

Beginning with Commercial employment lands, the region faces an annual average demand between approximately 8 ha and 13 ha per year, for a total of between 195 ha to just shy of 300 ha. With a total of 159 ha of vacant land, this equates to between 12 to 19 years of supply.

Between 71% to 75% of this demand is projected to be generated in the City of Kelowna, though this is considerably greater than Kelowna's supply of vacant Commercial land. Barring the designation of additional Commercial designated land, much of this growth will need to be accommodated via the redevelopment of occupied Kelowna's underutilized lands (estimated at 145 ha) at higher employment densities than exist today.



Accommodating Commercial Demand via Infill Redevelopment:

Commercial employment is well suited for mixed-use redevelopments at higher densities, including office and hotel functions, which can unlock some opportunity through infill redevelopment. However, all local jurisdictions will need to take care to not incur a net loss of employment space as Commercial sites are redeveloped, as this can often be the case without proper policy guardrails in place.

Even in more conservative scenarios, the projected demand for Commercial space in Kelowna could exceed the combined capacity of existing vacant lands and underutilized occupied sites, resulting in potential spillovers to other land uses and neighbouring communities. Given the more flexible nature of Commercial jobs, some may locate in other ELAC land use categories, creating competition with other employment uses.

It is also worth noting that there is a fair degree of variability in terms of demand for different types of Commercial space (i.e. office, local serving retail, regional retail centres, etc.) and what can be accommodated in different types of spaces (e.g. office buildings, small storefronts, large format grocery stores, etc.), though this is beyond the scope of this study.

Outside of Kelowna, most communities are projected to have a modest surplus of vacant Commercial land after accounting for local demand. These lands could also potentially absorb some of the regional pressure currently allocated to Kelowna, though the population-serving nature of many Commercial businesses means this potential is somewhat limited. Servicing is also noted as a constraint for some of these lands, specifically in Lake Country and Peachland.

Industrial Land

Table 14. Industrial – Projected Land Demand and Supply Gap

Industrial – Projected Land Demand and Supply Gap (ha)					
Jurisdiction	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
IR #7 – OKIB	0.0	2.9	(2.9)	4.8	(4.8)
IR #9 – WFN	5.9	7.5	(1.6)	10.4	(4.5)
IR #10 – WFN	5.4	2.2	3.2	11.1	(5.7)
Kelowna	521.8	191.1	330.8	301.6	220.3
Lake Country	44.3	8.7	35.6	12.1	32.2
Peachland	2.1	1.4	0.6	2.1	(0.0)
RDCO East	0.0	0.0	0.0	0.0	0.0
RDCO West	0.0	1.0	(1.0)	1.5	(1.5)
West Kelowna	17.6	30.0	(12.4)	40.8	(23.1)
Total*	597.1	244.8	352.3	377.5	219.6

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

Note: (*) Local Demand and Surplus / (Deficit) figures may not sum to Regional Total as the local demand for certain ELACs varies with population distribution between scenarios. Figures shown represent the lowest and highest for each geography to serve as illustrative bookmarks for local planning purposes but may not necessarily represent the same regional scenario.

The projected demand for Industrial ranges from approximately 245 ha to 378 ha, equivalent to an average of approximately 11 ha to 16 ha of absorption per year. With 597 ha of vacant industrial supply across the region, this equates to between 36 and 56 years of supply; however, this does not consider constraints. Just over 409 ha of Industrial land feature access to servicing, with only approximately 80 ha of vacant land considered not otherwise constrained by steep slopes or other environmental conditions that may limit development potential.

With approximately 522 ha of vacant Industrial land, the City of Kelowna is projected to accommodate the largest share of Industrial growth by 2046. However, this comes with the caveat that just two thirds (approx. 344 ha) of Kelowna's vacant Industrial sites are currently serviced, and fewer still (approx. 60 ha) are not otherwise constrained by potential geographic or environmental constraints. Some of these vacant lands have also been set aside for civic uses, including the airport and landfill, that may limit their potential to accommodate some forms of Industrial employment. These limitations may hinder Kelowna's ability to accommodate a significant portion of the projected growth.

Of the remaining Industrial demand for the region, only Lake Country appears to have a sufficient supply of vacant and serviced Industrial land to meet local projected demand. While Industrial demand for other parts of the region is modest, the supply of designated Industrial land that is both vacant and serviced could be a hindrance to economic opportunities tied to these lands at the local level.



Effective Supply and Frictional Absorption

While it is easy to think of demand as an average rate of absorption until there is nothing left, land development does not proceed in a linear fashion. Rather, it nearly always tails off because the remaining land is of limited viability. This means that there is demand that cannot be met by the available supply well before a point of build-out is reached.

The ‘effective’ supply in an inventory, representing the supply of sites that can viably be serviced and constructed under current market conditions, tends to be much lower than the total vacant supply. Take for example, the supply of vacant Industrial land in the Central Okanagan, which is projected to be more than enough to accommodate growth past 2046, with the total inventory to be absorbed sometime between 2059 and 2079. However, only 409.4 ha of the Industrial lands in the RELI inventory are located within 100m of existing infrastructure and even fewer still may be developable due to geographic or environmental constraints. These constraints may not limit all forms of development, but they will reduce the number of businesses and the types of employers that can use these lands.

In the absence of additional land to meet the needs of continued demand, the rate of land absorption will tail off until near full development is reached. This decline in absorption will not be due to a lack of interest but instead will be the result of businesses and jobs having relocated to markets that are more readily available to meet their needs. The combination of a constrained land supply and steady demand will put upward pressure on the price of land for both new and existing economic functions. This will be a limiting factor in many employment activities but will also force more intensive use of land where possible.

Institutional Land

Table 15. Institutional – Projected Land Demand and Supply Gap

Institutional – Projected Land Demand and Supply Gap (ha)					
Jurisdiction	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
IR #7 – OKIB	0.0	0.0	0.0	0.0	0.0
IR #9 – WFN	5.9	16.2	(10.3)	18.2	(12.3)
IR #10 – WFN	0.0	1.8	(1.8)	12.8	(12.8)
Kelowna	31.1	117.6	(86.5)	188.6	(157.5)
Lake Country	11.6	13.7	(2.1)	23.1	(11.5)
Peachland	4.4	0.4	4.0	1.1	3.3
RDCO East	0.1	(0.4)	0.5	0.4	(0.4)
RDCO West	0.0	0.0	0.0	0.2	(0.2)
West Kelowna	12.6	38.0	(25.4)	44.9	(32.3)
Total*	65.6	191.1	(125.4)	281.1	(215.5)

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

Note: (*) Local Demand and Surplus / (Deficit) figures may not sum to Regional Total as the local demand for certain ELACs varies with population distribution between scenarios. Figures shown represent the lowest and highest for each geography to serve as illustrative bookmarks for local planning purposes but may not necessarily represent the same regional scenario.

Projected demand for Institutional uses ranges from just over 191 ha to 281 ha by 2046, averaging out to approximately 8 ha to 12 ha per year. With less than 66 ha of vacant supply identified, the region could potentially absorb this supply in less than a decade, though the post-pandemic impacts to some institutional functions may mute some of that demand in the near term while government offices and schools continue to re-evaluate their space needs.

Apart from major regional Institutional infrastructure, such as regional hospitals and university campuses, the bulk of Institutional demand is expected to follow local population growth. As with the other urban lands, Kelowna is expected to see the bulk of the total demand, but a modest amount additional need is expected in most other communities where positive population growth is projected. Only Peachland currently shows a surplus of vacant Institutional land, while most other jurisdictions appear to be in a deficit. Some of this demand may be accommodated via the intensification of existing Institutional assets including the integration of various mixed-Institutional built forms, though it appears likely that additional Institutional lands will also be required through to 2046.

Agricultural Land

Table 16. Agricultural - Projected Land Demand and Supply Gap

Agricultural – Projected Land Demand and Supply Gap (ha)					
Jurisdiction	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
IR #7 – OKIB	0.0	0.0	0.0	0.0	0.0
IR #9 – WFN	0.0	0.0	0.0	0.0	0.0
IR #10 – WFN	0.0	0.0	0.0	0.0	0.0
Kelowna	3,034.1	945.3	2,088.8	945.3	2,088.8
Lake Country	5,465.7	628.5	4,837.3	628.5	4,837.3
Peachland	1.4	89.8	(88.4)	89.8	(88.4)
RDCO East	4,522.4	59.9	4,462.6	59.9	4,462.6
RDCO West	3,900.4	29.9	3,870.5	29.9	3,870.5
West Kelowna	395.4	987.6	(592.2)	987.6	(592.2)
Total*	17,319.5	2,741.0	14,578.5	2,741.0	14,578.5

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

Note: (*) Local Demand and Surplus / (Deficit) figures may not sum to Regional Total as the local demand for certain ELACs varies with population distribution between scenarios. Figures shown represent the lowest and highest for each geography to serve as illustrative bookmarks for local planning purposes but may not necessarily represent the same regional scenario.

Demand for Agricultural uses is projected at 2,741 ha by 2046, or approximately 119 ha per year on average based on current rates of employment to land. Demand does not vary materially between the different projection scenarios, though the allocation of growth may vary depending on what type of production these jobs focus on (e.g. production of specific crops, raising of livestock, agri-tourism, among others).

While there is a regional surplus of vacant Agricultural lands to accommodate demand to 2046, most are constrained by steep slopes that limit potential farming activities. The RELI also cannot speak to soil quality, which is a key consideration in Agricultural productivity. Given the economic importance of agricultural uses to the Central Okanagan, the region and its partners should be careful to protect viable agricultural lands over the long term.

There is a surplus of vacant Agricultural lands in Kelowna, Lake Country, and RDCO East and West. The land use plans for the Okanagan Indian Band (IR #7) and Westbank First Nation (IR #9 and IR #10) do not designate lands for Agricultural use, though some such activities do occur within their boundaries. Projected demand for agricultural employment in Peachland and West Kelowna is based on historic trends that will not be likely to continue at the same pace based on the limited supply of vacant farmland within their communities. Based on these constraints, these jobs would likely need to be accommodated through intensification of existing Agricultural activity or, as will more likely be the case, will otherwise occur elsewhere in the region.

Tourism / Commercial Recreation Land

Table 17. Tourism / Commercial Recreation - Projected Land Demand and Supply Gap

Tourism / Commercial Recreation – Projected Land Demand and Supply Gap (ha)					
Jurisdiction	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
IR #7 – OKIB	0.0	0.0	0.0	0.0	0.0
IR #9 – WFN	5.7	2.8	3.0	3.7	2.0
IR #10 – WFN	0.0	0.0	0.0	0.0	0.0
Kelowna	0.0	0.0	0.0	0.0	0.0
Lake Country	27.8	17.7	10.1	20.0	7.8
Peachland	33.3	0.9	32.4	1.4	31.9
RDCO East	49.6	1.9	47.7	2.8	46.8
RDCO West	2,911.4	2.3	2,909.1	4.2	2,907.2
West Kelowna	0.0	7.9	(7.9)	10.2	(10.2)
Total*	3,027.8	34.8	2,993.0	42.3	2,985.6

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

Note: (*) Local Demand and Surplus / (Deficit) figures may not sum to Regional Total as the local demand for certain ELACs varies with population distribution between scenarios. Figures shown represent the lowest and highest for each geography to serve as illustrative bookmarks for local planning purposes but may not necessarily represent the same regional scenario.

The demand for Tourism and Commercial Recreation lands is projected to add approximately 35 ha to 42 ha over the next 23 years. With over 3,000 ha of designated vacant land, the regional surplus for TCR lands appears quite large. Most of this supply is attributed to the Crystal Mountain area in RDCO West, of which potential resort expansion will likely only account for a small portion of the designated lands. Even still, there is a considerable amount of vacant TCR land available throughout the Central Okanagan. Only West Kelowna shows a TCR deficit, though some demand for TCR uses could also be accommodated via their Commercial lands.

Tourism is Important to the Central Okanagan, Why is TCR Land Demand Low?

It is important to distinguish that while the TCR category relates to jobs on lands specifically designated for resort or other tourism-related uses, it does not cover all tourism supporting employment lands. Uses in other ELAC groups like Commercial (e.g. highway-oriented hotels) and Agricultural (e.g. wineries) also play an important role in supporting tourism-related activities and jobs. Additionally, estimates for TCR land demand are based on the employment portion of existing resort communities (e.g. hotels and services) and excludes parcels occupied primarily for residential uses (e.g. resort condominium and cabins).

Other Rural Land

Table 18. Other Rural – Projected Land Demand and Supply Gap

Other Rural – Projected Land Demand and Supply Gap (ha)					
Jurisdiction	Vacant Supply	Lowest Scenario		Highest Scenario	
		Demand	Surplus / (Deficit)	Demand	Surplus / (Deficit)
IR #7 – OKIB	0.0	0.0	0.0	0.0	0.0
IR #9 – WFN	0.0	0.0	0.0	0.0	0.0
IR #10 – WFN	0.0	0.0	0.0	0.0	0.0
Kelowna	0.0	0.0	0.0	0.0	0.0
Lake Country	331.7	0.0	331.7	0.0	331.7
Peachland	113.3	0.0	113.3	0.0	113.3
RDCO East	5,153.6	52.9	5,100.8	86.8	5,066.8
RDCO West	3,877.0	0.0	3,877.0	0.0	3,877.0
West Kelowna	5,966.2	18.9	5,947.3	18.9	5,947.3
Total*	15,441.8	71.7	15,370.1	105.7	15,336.1

Source: B&A Studios, using data from Deloitte, RDCO, and BC Assessment

Note: (*) Local Demand and Surplus / (Deficit) figures may not sum to Regional Total as the local demand for certain ELACs varies with population distribution between scenarios. Figures shown represent the lowest and highest for each geography to serve as illustrative bookmarks for local planning purposes but may not necessarily represent the same regional scenario.

Limited growth amongst Other Rural employment sectors means that there is only a modest amount of demand projected for Other Rural lands by 2046, ranging from approximately 72 ha to 106 ha. The exact location of these activities will depend on which projects move forward but based on the data available for the RELI analysis, there does not appear to be a shortfall in the amount of land available to accommodate this employment. Should expansion of permanent growth boundaries be considered, these lands may warrant consideration for conversion to accommodate other economic activities facing land deficits.

6. SUMMARY OF FINDINGS AND IMPLICATIONS

The findings of the Regional Employment Lands Inventory & Gap Analysis indicate the supply of employment lands in the Central Okanagan will fall short of meeting projected future demand. Proactive planning is required to ensure the Central Okanagan can continue to support its economic objectives.

The Central Okanagan Faces a Shortage of Urban Employment Lands

Employment lands across a range of land uses serve a crucial role in accommodating a diverse and resilient economy. Regions that are more economically diverse tend to experience less instability and lower unemployment rates when compared to regions with more homogenous economies. Complex economies, that are those that feature a web of interconnected industries, business sectors, and services, also tend to be far more resilient, experiencing reduced economic decline during periods of recession, and faster recoveries.

In the same regard, failing to ensure a suitable supply of different types of employment land could limit growth and investment, and even weaken existing sectors that rely upon these links. Even with the changing nature of work and technological innovations resulting in evolving land and space needs, employment lands across commercial, industrial, institutional and rural uses will still be necessary to ensure regional economic diversity and resilience for the future.

The Regional Employment Land Inventory gap analysis indicates there are several areas where the projected rate of employment growth will be greater than the current land supply's capacity to accommodate. This is most prevalent amongst urban employment land uses, namely Commercial and Institutional lands. Most of this demand is focused within the City of Kelowna, but population growth across all parts of the region will drive the demand for local services and businesses that will also need to be met locally among each of the Central Okanagan's member jurisdictions and First Nations. It is also important to note that while Industrial lands have a relatively high provision of vacant and serviced land, most of the available supply is within the City of Kelowna and the inventory accounts for vacant land that may have already been committed to civic uses.



Economic Implications for the Region

The consequences of a constrained land supply are already being experienced across British Columbia, with several large employers and businesses in markets such as Metro Vancouver being unable to find suitable space to locate or expand their businesses. This has led to economic spillover to other parts of western Canada, some of which has been to the benefit of the Central Okanagan as both residents and business operators seek more affordable and attainable locations to live and do business.

But as its own employment land supply begins to dwindle, the Central Okanagan too could begin to feel growth pressure. Sustained periods of low vacancies among retail, office and industrial space over the past decade have largely been able to keep pace with demand through the timely delivery of new space, but as the available supply of vacant employment land depletes, it will become increasingly challenging to bring new space to the market. With less space available, businesses are likely to face increased competition and rising rents, factors that may begin to impact where employers choose to locate and grow their businesses, potentially shifting their economic activity to a different jurisdiction. If these trends manifest, outcomes could include:

- Should a business be unable to find space in their preferred local jurisdiction, such as the City of Kelowna, they may choose to find an alternative site across the bridge to the west, or northwards to Lake Country. The impact would be neutral for the region, but negative for Kelowna considering factors such as commute times and other travel behaviours.
- Should suitable space not be available in a nearby jurisdiction, the business may choose to relocate elsewhere in BC, resulting in a neutral impact for the province and a negative impact for Central Okanagan.
- Should a business be unable to find space in the province, as is happening amongst large industrial businesses already heading east to Alberta, the impact would be negative for the Central Okanagan and British Columbia.



The potential impacts of losing employment activity due to the lack of available land are threefold:

- The loss of local businesses could negatively affect the economy due to the loss of potential or existing jobs and tax revenues for governments.
- The further away these businesses locate, the greater the distance customers and workers will need to commute, and goods must be transported, resulting in increased fuel consumption, GHG emissions, traffic congestion and cost to consumers and commuters.
- The loss of employment activity across different sectors could weaken the region's economic diversity and resiliency, potentially exposing the economy to greater fluctuations in market cycles and broader economic shifts.

It is worth noting that adding new employment lands in the Central Okanagan could result in its own set of costs and challenges, including increased competition for land and the potential to increase traffic, business related emissions, and possible conflicts with other land uses. However, these costs and challenges are unlikely to be greater than the net loss and environmental impact that is likely to occur if these businesses relocate elsewhere.

While it can be challenging to make room for employment growth, the benefits to the region of a strong, robust regional economy mean we must be proactive to ensure the additional jobs and businesses that will want to locate in the Central Okanagan are supported. These businesses, across all sectors, represent an integral component for the continued development of resilient and complete communities, providing jobs and creating numerous other economic benefits that benefit residents and the broader region as a whole.

For this reason, proactive management and planning for continued growth across each of the different types of employment land are crucial for the long-term success of the Central Okanagan, its member jurisdictions, First Nations, and economic partners. The challenges facing employment land and economic planning are complex and will require a cooperative and coordinated effort from each jurisdiction to ensure shared success.

The RELI serves as a foundational tool to assist with this work. By providing a comprehensive understanding of what will be needed, the tool will inform the development of effective employment land studies, economic development and investment attraction studies, and policy solutions that ensure the Central Okanagan region is well positioned for continued and sustainable success.



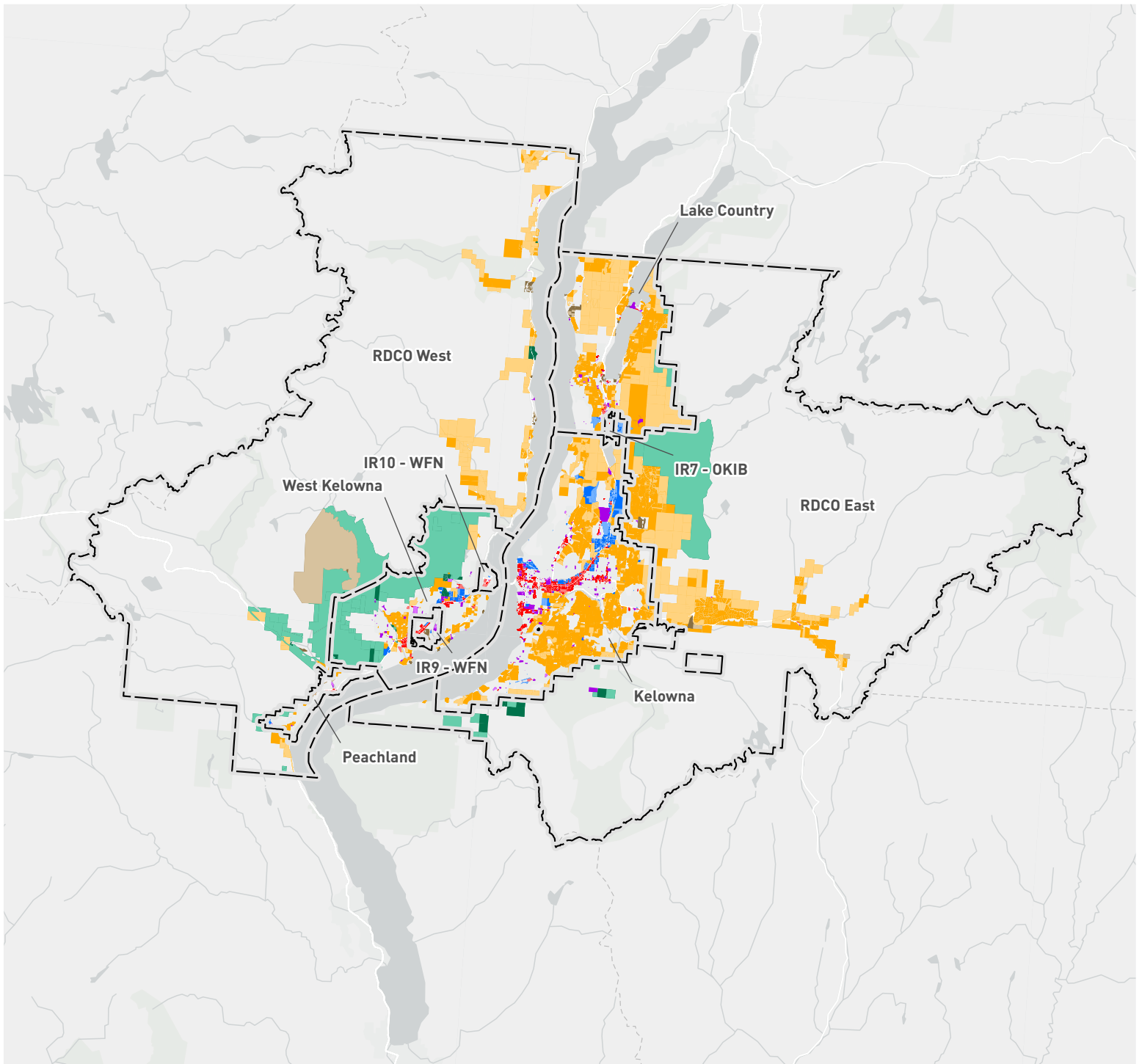
Next Steps

The data and findings from the RELI will be used to inform the Regional Employment Lands Strategy, scheduled to launch in 2026 as part of the Regional Growth Strategy Priority Projects Plan. Member municipalities and First Nations will work together to identify strategies to ensure an adequate supply of employment lands are identified throughout the region. This also presents an opportunity to develop recommendations and areas of analysis for future studies. Additional studies in support of the findings from the RELI and what it means for the region and jurisdictions may include the following:

- Conducting detailed analysis of Commercial employment by economic activity to better understand the demand and supply need of industry specific Commercial developments (e.g. office, large format commercial, boutique, retail, services, etc.)
- Similarly, detailed analysis on Institutional lands by economic activity to better understand the demand and supply need of industry and service specific Institutional developments (e.g. civic buildings, schools, health, etc.)
- Further analysis on the availability of Industrial lands by identifying Industrial lands that are committed for future civic uses (e.g. airport, transit facilities, landfill, etc.) and impacts of upcoming losses (e.g. Tolko Mill Site) to have a better understanding of what is required to meet demand.



APPENDIX A – DETAILED EMPLOYMENT LANDS STATISTICS AND INVENTORY MAPS



ELAC (Occupied)

- Agricultural
- Commercial
- Industrial
- Institutional
- Rural
- Tourist/Commercial Recreation

ELAC (Vacant)

- Agricultural
- Commercial
- Industrial
- Institutional
- Rural
- Tourist/Commercial Recreation

Municipal Boundary



1:500,000



Employment Land Inventory

Employment Land Classes

Regional District of Central Okanagan



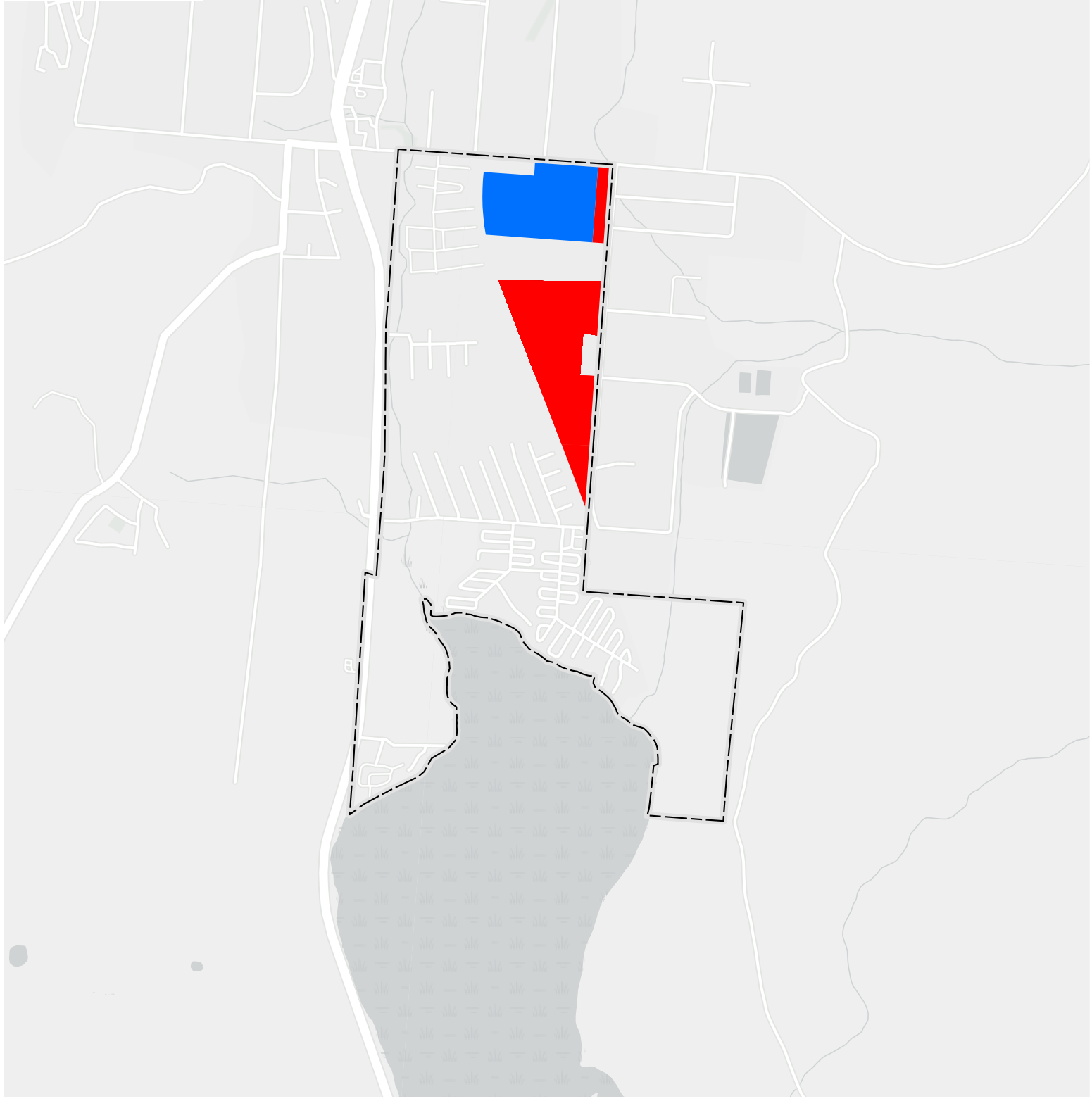
REGION-WIDE	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	1,036.2	1,795.7	720.0	33,630.1	3,338.8	16,220.0
<i>Employment Only</i>	255.7	1,795.7	681.4	20,224.9	323.0	16,019.0
<i>Residential Permitted</i>	780.5	0.0	38.7	13,405.2	3,015.8	201.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	1,036.2	1,795.7	720.0	33,630.1	3,338.8	16,220.0
<i>Zoned</i>	1,085.3	1,724.0	611.7	23,941.5	281.5	18,820.9
<i>Zoning Matches OCP</i>	715.1	1,435.2	534.8	22,282.7	188.9	1,649.5
<i>Zoning Different from OCP</i>	321.1	360.6	185.3	11,347.5	3,149.9	14,570.5
OCCUPIED (ha)						
<i>Total</i>	877.2	1,198.6	654.4	16,310.6	310.9	778.2
<i>Employment Only</i>	208.9	1,198.6	617.5	11,152.0	255.2	711.3
<i>Residential Permitted</i>	668.3	0.0	36.9	5,158.7	55.8	66.9
<i>Zoning = ELAC</i>	642.8	1,044.9	488.4	13,189.7	113.7	457.7
<i>Employment Only</i>	181.4	1,044.9	457.8	9,641.4	90.0	454.8
<i>Residential Permitted</i>	461.4	0.0	30.6	3,548.3	23.8	2.8
<i>Zoning ≠ ELAC</i>	234.4	153.7	166.0	3,120.9	197.2	320.6
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	103.1	230.0	68.7	1,914.8	32.9	131.2
<i>Employment Only</i>	21.0	230.0	41.9	1,111.5	25.4	128.5
<i>Residential Permitted</i>	82.1	0.0	26.8	803.2	7.4	2.7
VACANT (ha)						
<i>Total</i>	159.0	597.1	65.6	17,319.5	3,027.8	15,441.8
<i>Currently Serviced</i>	136.6	409.4	51.0	1,718.5	38.1	4,132.4
<i>Planned Serviced</i>	136.6	473.4	51.0	2,015.1	38.1	4,132.4
<i>Has Frequent Transit</i>	67.4	49.3	14.4	168.7	0.3	0.0
<i>Planned Transit</i>	101.3	145.3	20.5	1,704.1	32.7	1,012.9
<i>Not Otherwise Constrained</i>	49.0	80.4	31.5	1,309.4	7.4	153.1
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	17,110	11,135	8,460	765	335	95
<i>Medium Scenario</i>	21,350	13,700	9,945	770	320	105
<i>High Scenario</i>	26,575	17,165	13,000	770	400	140
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	194.5	244.8	191.1	2,741.0	34.8	71.7
<i>Medium Scenario</i>	242.2	301.1	222.3	2,741.0	33.4	79.3
<i>High Scenario</i>	299.9	377.5	281.1	2,741.0	42.3	105.7
<i>Lowest Vacant Gap</i>	(31.9)	352.4	(121.6)	14,578.5	2,994.4	15,370.1
<i>Lowest Serviced Gap</i>	(54.3)	164.6	(136.3)	(1,022.5)	4.7	4,060.7
<i>Highest Vacant Gap</i>	(151.3)	212.7	(223.8)	14,578.5	2,985.6	15,336.1
<i>Highest Serviced Gap</i>	(173.7)	24.9	(238.4)	(1,022.5)	(4.2)	4,026.7

*number units in hectares (ha)

**numbers may not sum due to rounding

ELAC (Occupied)

- Commercial
- Industrial
- Municipal Boundary



1:20,000

Employment Land Inventory

Employment Land Classes: IR7 - OKIB

Regional District of Central Okanagan



IR #7 - OK INDIAN BAND	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	17.8	11.3	0.0	0.0	0.0	0.0
<i>Employment Only</i>	17.8	11.3	0.0	0.0	0.0	0.0
<i>Residential Permitted</i>	0.0	0.0	0.0	0.0	0.0	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	17.8	11.3	0.0	0.0	0.0	0.0
<i>Zoned</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Zoning Matches OCP</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Zoning Different from OCP</i>	17.8	11.3	0.0	0.0	0.0	0.0
OCCUPIED (ha)						
<i>Total</i>	17.8	11.3	0.0	0.0	0.0	0.0
<i>Employment Only</i>	17.8	11.3	0.0	0.0	0.0	0.0
<i>Residential Permitted</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Zoning = ELAC</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Employment Only</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Residential Permitted</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Zoning ≠ ELAC</i>	17.8	11.3	0.0	0.0	0.0	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Employment Only</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Residential Permitted</i>	0.0	0.0	0.0	0.0	0.0	0.0
VACANT (ha)						
<i>Total</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Currently Serviced</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Planned Serviced</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Has Frequent Transit</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Planned Transit</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Not Otherwise Constrained</i>	0.0	0.0	0.0	0.0	0.0	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	15	130	-	-	-	-
<i>Medium Scenario</i>	15	160	-	-	-	-
<i>High Scenario</i>	40	220	-	-	-	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	0.2	2.9	0.0	0.0	0.0	0.0
<i>Medium Scenario</i>	0.2	3.5	0.0	0.0	0.0	0.0
<i>High Scenario</i>	0.5	4.8	0.0	0.0	0.0	0.0
<i>Lowest Vacant Gap</i>	(0.2)	(2.9)	0.0	0.0	0.0	0.0
<i>Lowest Serviced Gap</i>	(0.2)	(2.9)	0.0	0.0	0.0	0.0
<i>Highest Vacant Gap</i>	(0.5)	(4.8)	0.0	0.0	0.0	0.0
<i>Highest Serviced Gap</i>	(0.5)	(4.8)	0.0	0.0	0.0	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding

ELAC (Occupied)

Commercial

Industrial

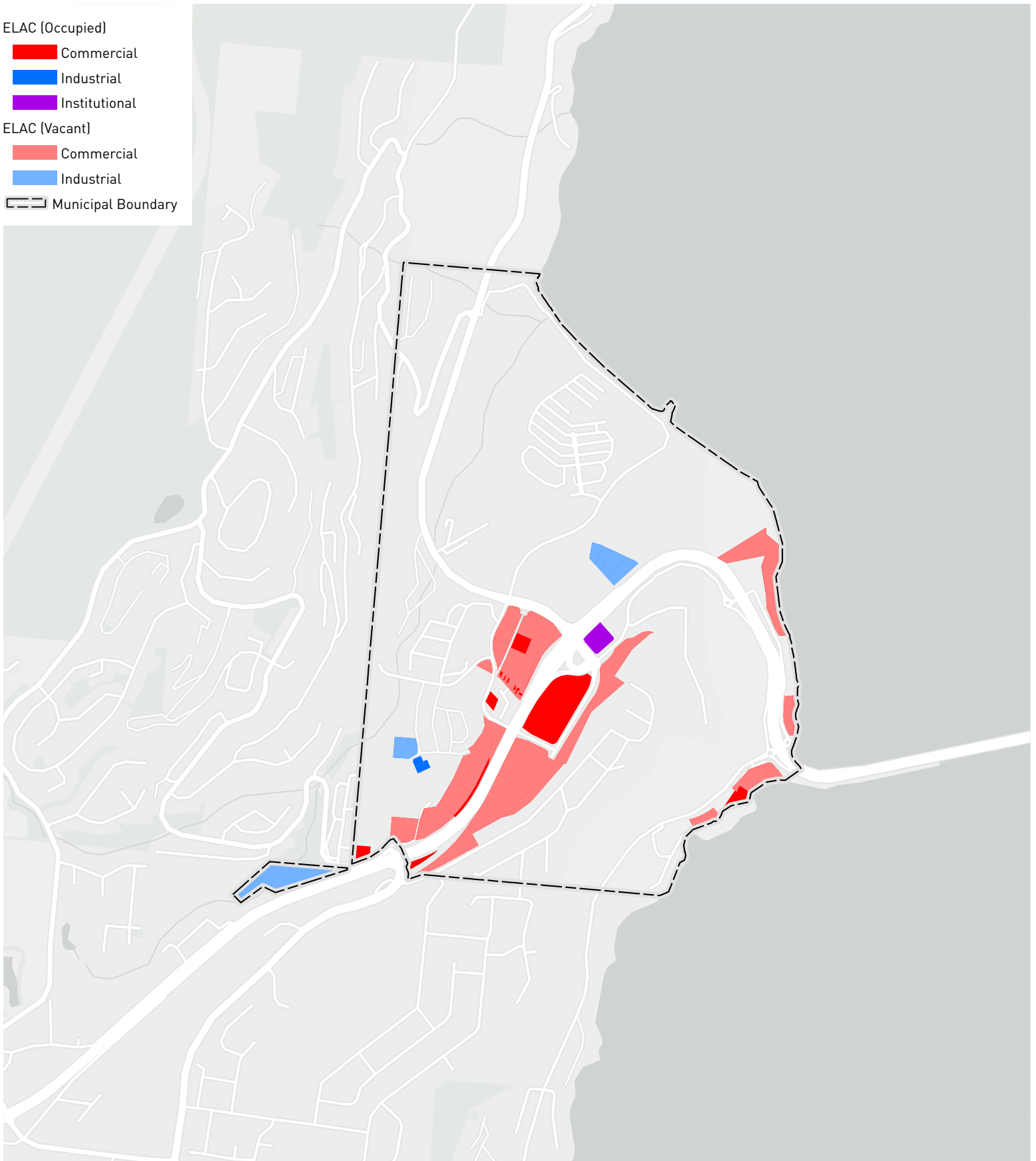
Institutional

ELAC (Vacant)

Commercial

Industrial

Municipal Boundary



1:20,000

Employment Land Inventory
Employment Land Classes: IR10 - WFN
 Regional District of Central Okanagan

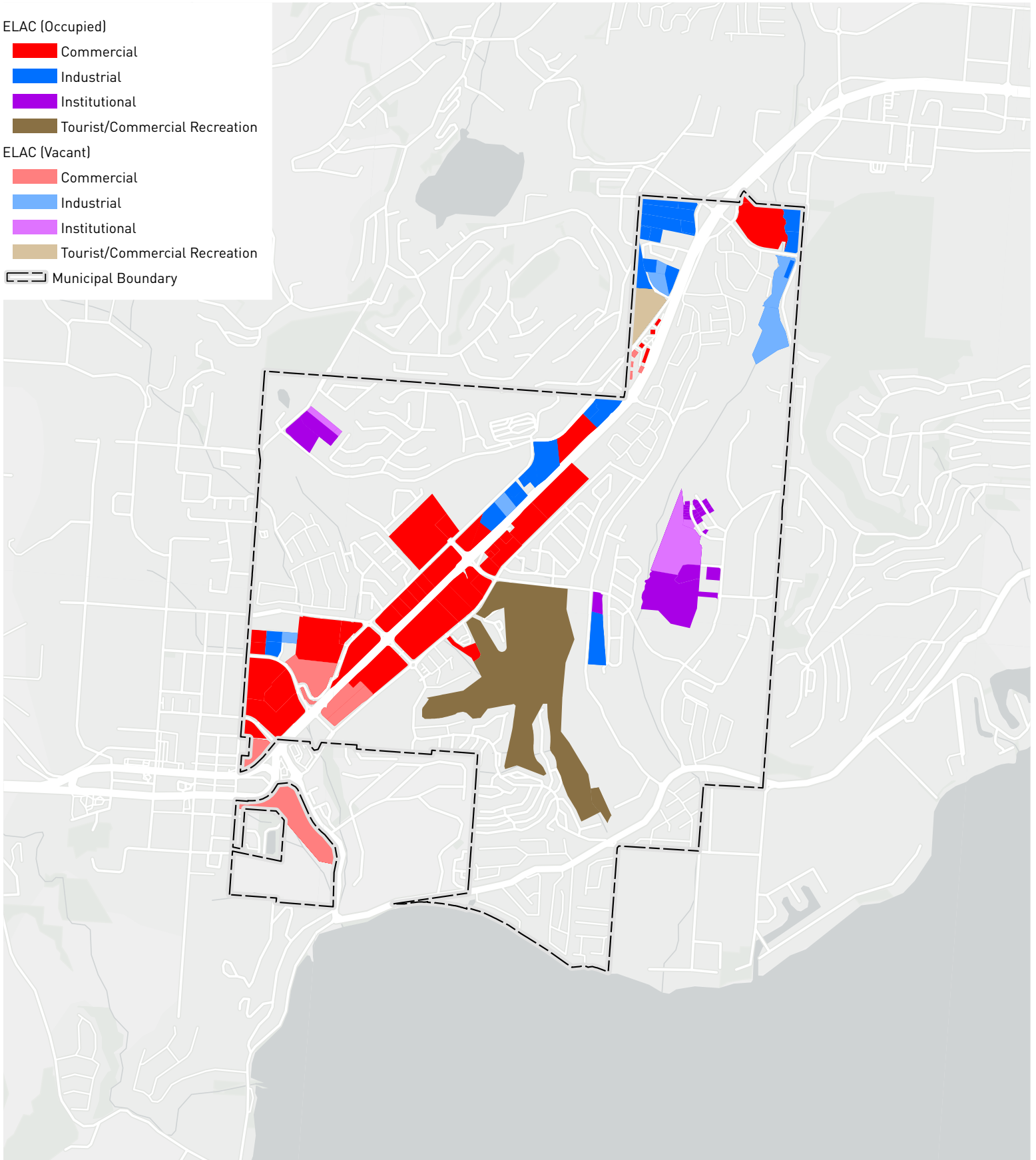


IR #9 – WESTBANK FN	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	71.2	25.2	17.1	0.0	44.3	0.0
<i>Employment Only</i>	54.0	5.9	17.1	0.0	44.3	0.0
<i>Residential Permitted</i>	17.1	0.0	0.0	0.0	0.0	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	71.2	25.2	17.1	0.0	44.3	0.0
<i>Zoned</i>	71.2	23.6	17.1	0.0	5.7	0.0
<i>Zoning Matches OCP</i>	71.2	23.6	17.1	0.0	5.7	0.0
<i>Zoning Different from OCP</i>	0.0	1.6	0.0	0.0	38.6	0.0
OCCUPIED (ha)						
<i>Total</i>	65.2	19.3	11.2	0.0	38.6	0.0
<i>Employment Only</i>	48.4	19.3	11.2	0.0	38.6	0.0
<i>Residential Permitted</i>	16.8	0.0	0.0	0.0	0.0	0.0
<i>Zoning = ELAC</i>	65.2	19.3	11.2	0.0	0.0	0.0
<i>Employment Only</i>	48.4	19.3	11.2	0.0	0.0	0.0
<i>Residential Permitted</i>	16.8	0.0	0.0	0.0	0.0	0.0
<i>Zoning ≠ ELAC</i>	0.0	0.0	0.0	0.0	38.6	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	9.6	5.3	3.2	0.0	0.0	0.0
<i>Employment Only</i>	9.0	5.3	3.2	0.0	0.0	0.0
<i>Residential Permitted</i>	0.5	0.0	0.0	0.0	0.0	0.0
VACANT (ha)						
<i>Total</i>	6.0	5.9	5.9	0.0	5.7	0.0
<i>Currently Serviced</i>	6.0	5.9	5.9	0.0	5.7	0.0
<i>Planned Serviced</i>	6.0	5.9	5.9	0.0	5.7	0.0
<i>Has Frequent Transit</i>	5.7	0.4	0.0	0.0	0.0	0.0
<i>Planned Transit</i>	6.0	5.9	5.7	0.0	5.7	0.0
<i>Not Otherwise Constrained</i>	6.0	4.3	5.9	0.0	5.7	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	1,320	340	405	-	35	-
<i>Medium Scenario</i>	1,215	345	405	-	30	-
<i>High Scenario</i>	1,700	475	360	-	40	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	17.6	7.5	18.2	0.0	3.7	0.0
<i>Medium Scenario</i>	16.2	7.6	18.2	0.0	3.2	0.0
<i>High Scenario</i>	22.6	10.4	16.2	0.0	4.2	0.0
<i>Lowest Vacant Gap</i>	(10.2)	(1.6)	(10.3)	0.0	2.6	0.0
<i>Lowest Serviced Gap</i>	(10.2)	(1.6)	(10.3)	0.0	2.6	0.0
<i>Highest Vacant Gap</i>	(16.6)	(4.5)	(12.3)	0.0	1.5	0.0
<i>Highest Serviced Gap</i>	(16.6)	(4.5)	(12.3)	0.0	1.5	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding

- ELAC (Occupied)
 - Commercial
 - Industrial
 - Institutional
 - Tourist/Commercial Recreation
- ELAC (Vacant)
 - Commercial
 - Industrial
 - Institutional
 - Tourist/Commercial Recreation
- Municipal Boundary



1:25,000



Employment Land Inventory

Employment Land Classes: IR9 - WFN

Regional District of Central Okanagan



IR#10 – WESTBANK FN	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	34.1	5.9	0.8	0.0	0.0	0.0
<i>Employment Only</i>	26.4	5.9	0.8	0.0	0.0	0.0
<i>Residential Permitted</i>	7.7	0.0	0.0	0.0	0.0	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	34.1	5.9	0.8	0.0	0.0	0.0
<i>Zoned</i>	34.1	5.9	0.8	0.0	0.0	0.0
<i>Zoning Matches OCP</i>	34.1	5.9	0.8	0.0	0.0	0.0
<i>Zoning Different from OCP</i>	0.0	0.0	0.0	0.0	0.0	0.0
OCCUPIED (ha)						
<i>Total</i>	10.6	0.6	0.8	0.0	0.0	0.0
<i>Employment Only</i>	7.5	0.6	0.8	0.0	0.0	0.0
<i>Residential Permitted</i>	3.1	0.0	0.0	0.0	0.0	0.0
<i>Zoning = ELAC</i>	10.6	0.6	0.8	0.0	0.0	0.0
<i>Employment Only</i>	7.5	0.6	0.8	0.0	0.0	0.0
<i>Residential Permitted</i>	3.1	0.0	0.0	0.0	0.0	0.0
<i>Zoning ≠ ELAC</i>	0.0	0.0	0.0	0.0	0.0	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	2.3	0.3	0.0	0.0	0.0	0.0
<i>Employment Only</i>	0.6	0.3	0.0	0.0	0.0	0.0
<i>Residential Permitted</i>	1.8	0.0	0.0	0.0	0.0	0.0
VACANT (ha)						
<i>Total</i>	23.5	5.4	0.0	0.0	0.0	0.0
<i>Currently Serviced</i>	23.5	5.1	0.0	0.0	0.0	0.0
<i>Planned Serviced</i>	23.5	5.1	0.0	0.0	0.0	0.0
<i>Has Frequent Transit</i>	7.3	1.4	0.0	0.0	0.0	0.0
<i>Planned Transit</i>	23.5	5.4	0.0	0.0	0.0	0.0
<i>Not Otherwise Constrained</i>	15.0	2.4	0.0	0.0	0.0	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	265	100	40	-	-	-
<i>Medium Scenario</i>	1,365	505	285	-	-	-
<i>High Scenario</i>	580	190	145	-	-	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	3.5	2.2	1.8	0.0	0.0	0.0
<i>Medium Scenario</i>	18.2	11.1	12.8	0.0	0.0	0.0
<i>High Scenario</i>	7.7	4.2	6.5	0.0	0.0	0.0
<i>Lowest Vacant Gap</i>	19.9	3.2	(1.8)	0.0	0.0	0.0
<i>Lowest Serviced Gap</i>	19.9	2.9	(1.8)	0.0	0.0	0.0
<i>Highest Vacant Gap</i>	5.3	(5.7)	(12.8)	0.0	0.0	0.0
<i>Highest Serviced Gap</i>	5.3	(6.0)	(12.8)	0.0	0.0	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding

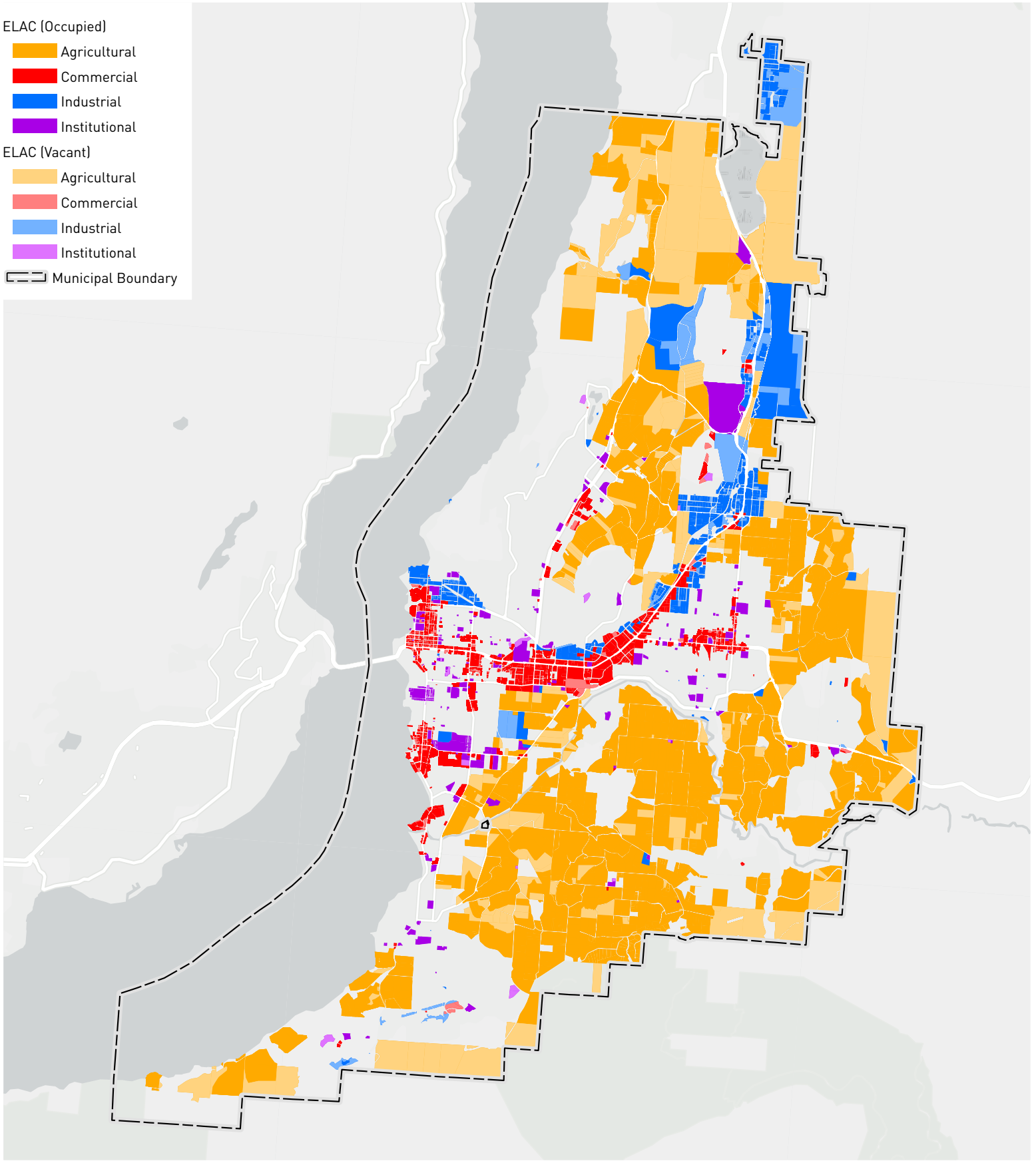
ELAC (Occupied)

- Agricultural
- Commercial
- Industrial
- Institutional

ELAC (Vacant)

- Agricultural
- Commercial
- Industrial
- Institutional

Municipal Boundary



1:125,000



Employment Land Inventory

Employment Land Classes: Kelowna

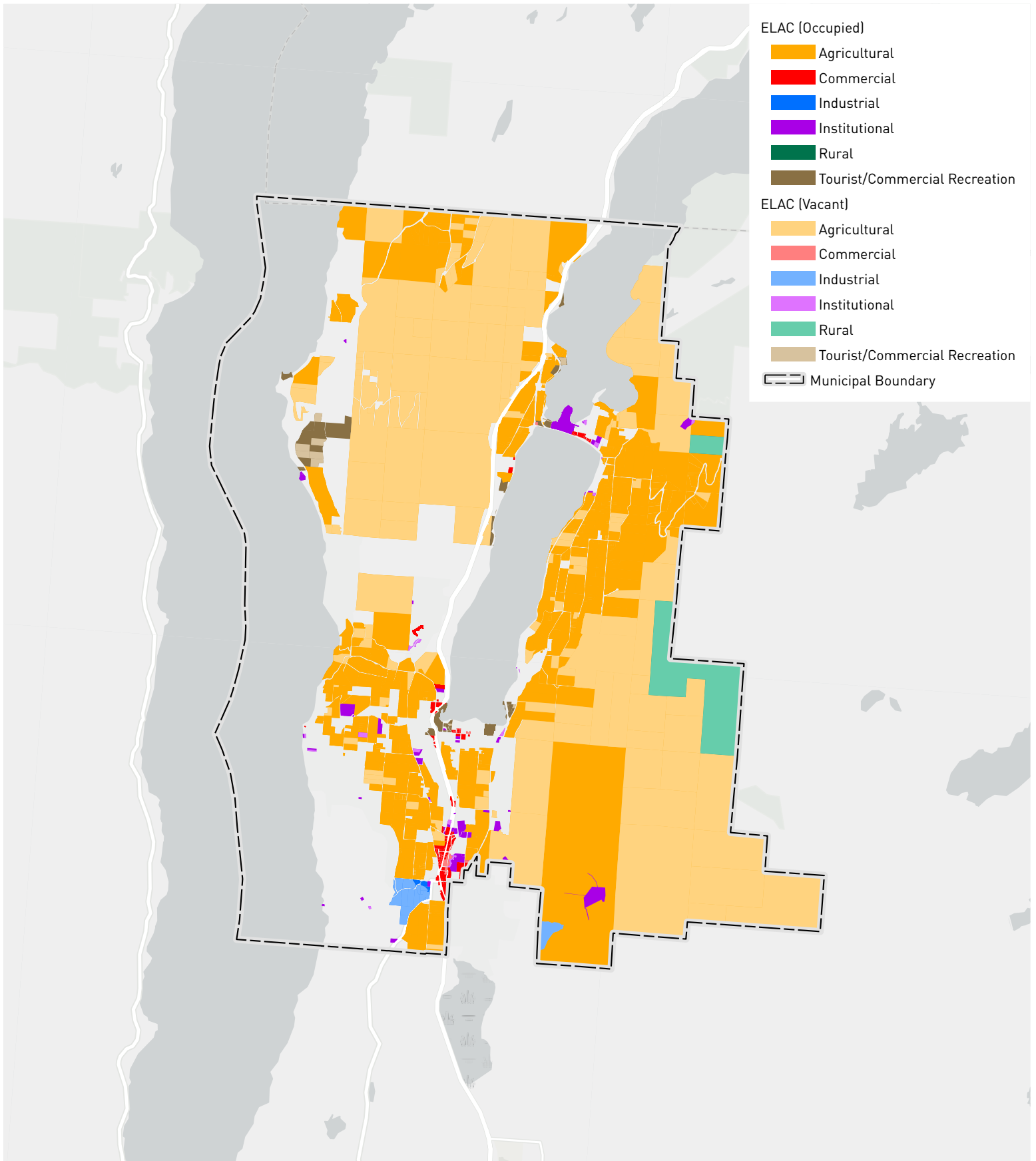
Regional District of Central Okanagan



KELOWNA	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	624.6	1,521.0	410.1	9,409.2	0.0	0.0
<i>Employment Only</i>	107.0	1,521.0	371.8	9,409.2	0.0	0.0
<i>Residential Permitted</i>	517.7	0.0	38.2	0.0	0.0	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	624.6	1,521.0	410.1	9,409.2	0.0	0.0
<i>Zoned</i>	819.0	1,356.4	358.7	7,296.3	0.0	2,175.7
<i>Zoning Matches OCP</i>	517.2	1,208.4	354.7	7,080.9	0.0	0.0
<i>Zoning Different from OCP</i>	107.4	312.7	55.4	2,328.3	0.0	0.0
OCCUPIED (ha)						
<i>Total</i>	565.0	999.2	379.0	6,375.1	0.0	6,375.1
<i>Employment Only</i>	102.1	999.2	342.5	6,375.1	0.0	6,375.1
<i>Residential Permitted</i>	462.9	0.0	36.4	0.0	0.0	0.0
<i>Zoning = ELAC</i>	487.6	874.4	325.3	5,647.9	0.0	0.0
<i>Employment Only</i>	102.1	874.4	295.1	5,647.9	0.0	0.0
<i>Residential Permitted</i>	385.6	0.0	30.1	0.0	0.0	0.0
<i>Zoning ≠ ELAC</i>	77.3	124.8	53.7	727.2	0.0	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	67.3	173.1	43.2	720.5	0.0	0.0
<i>Employment Only</i>	3.1	173.1	16.4	720.5	0.0	0.0
<i>Residential Permitted</i>	64.2	0.0	26.8	0.0	0.0	0.0
VACANT (ha)						
<i>Total</i>	59.7	521.8	31.1	3,034.1	0.0	0.0
<i>Currently Serviced</i>	59.6	344.4	23.4	972.0	0.0	0.0
<i>Planned Serviced</i>	59.6	408.5	23.4	1,268.6	0.0	0.0
<i>Has Frequent Transit</i>	44.2	47.2	9.6	105.8	0.0	0.0
<i>Planned Transit</i>	46.2	127.2	12.9	755.4	0.0	0.0
<i>Not Otherwise Constrained</i>	17.7	59.6	23.0	563.1	0.0	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	12,950	8,690	6,830	470	-	-
<i>Medium Scenario</i>	16,360	10,720	8,105	470	-	-
<i>High Scenario</i>	21,035	13,715	10,950	470	-	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	139.2	191.1	117.6	945.3	0.0	0.0
<i>Medium Scenario</i>	175.9	235.7	139.6	945.3	0.0	0.0
<i>High Scenario</i>	226.1	301.6	188.6	945.3	0.0	0.0
<i>Lowest Vacant Gap</i>	(79.5)	330.8	(86.5)	2,088.8	0.0	0.0
<i>Lowest Serviced Gap</i>	(79.6)	153.4	(94.2)	26.6	0.0	0.0
<i>Highest Vacant Gap</i>	(166.5)	220.3	(157.5)	2,088.8	0.0	0.0
<i>Highest Serviced Gap</i>	(166.6)	42.9	(165.2)	26.6	0.0	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding



1:110,000



Employment Land Inventory

Employment Land Classes: Lake Country

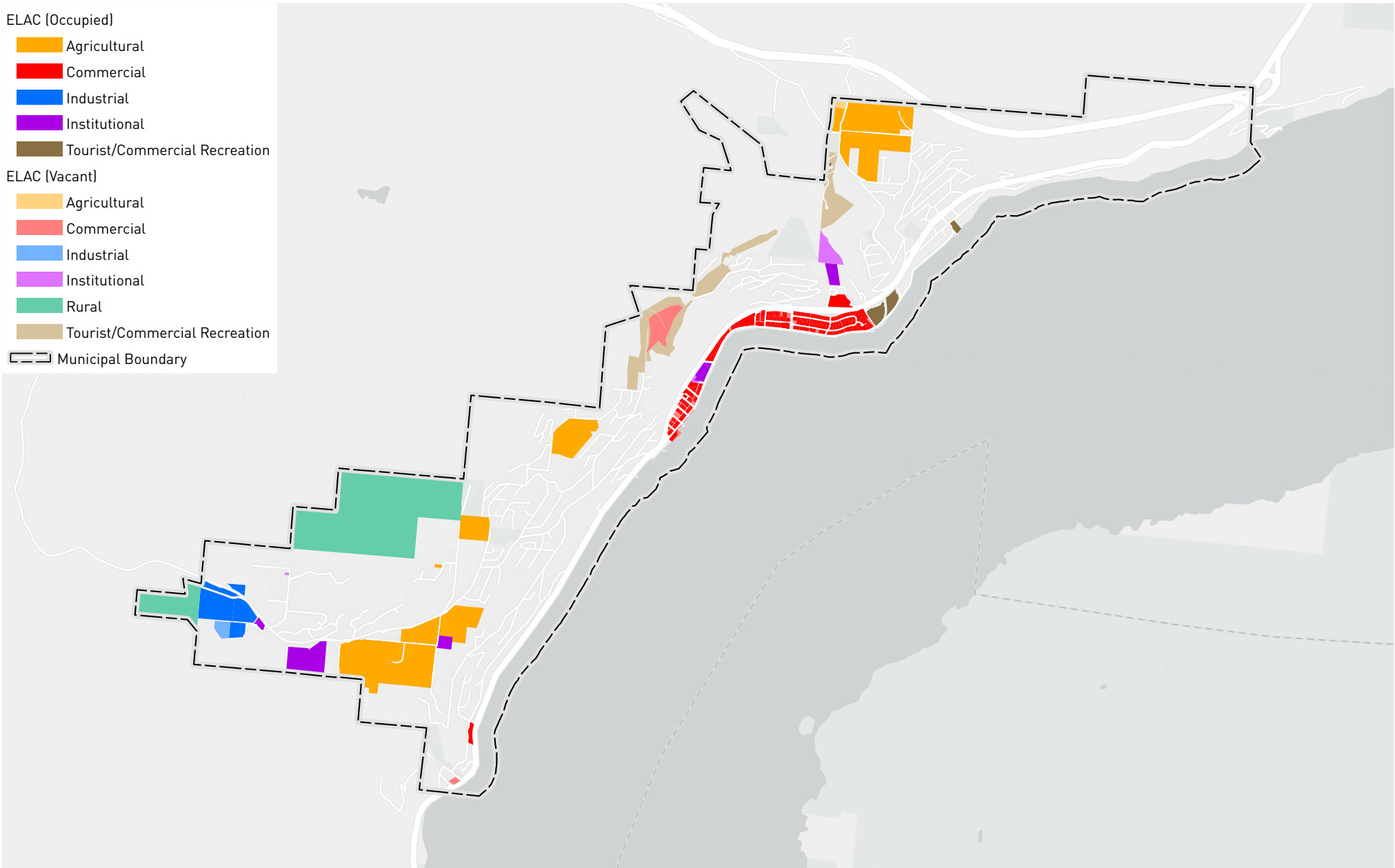
Regional District of Central Okanagan



LAKE COUNTRY	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	65.9	48.0	95.5	8,872.5	115.7	331.7
<i>Employment Only</i>	29.5	48.0	95.0	8,872.5	115.7	331.7
<i>Residential Permitted</i>	36.4	0.0	0.4	0.0	0.0	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	65.9	48.0	95.5	8,872.5	115.7	331.7
<i>Zoned</i>	30.8	69.7	53.2	3,521.3	37.0	3,521.3
<i>Zoning Matches OCP</i>	30.8	27.5	50.9	5,696.2	35.0	331.7
<i>Zoning Different from OCP</i>	35.1	20.5	44.6	3,176.3	80.7	0.0
OCCUPIED (ha)						
<i>Total</i>	48.0	3.7	83.9	3,406.7	87.9	0.0
<i>Employment Only</i>	15.7	3.7	83.5	3,406.7	87.9	0.0
<i>Residential Permitted</i>	32.4	0.0	0.4	0.0	0.0	0.0
<i>Zoning = ELAC</i>	26.7	0.6	46.4	2,646.5	32.0	0.0
<i>Employment Only</i>	8.2	0.6	46.0	2,646.5	32.0	0.0
<i>Residential Permitted</i>	18.4	0.0	0.4	0.0	0.0	0.0
<i>Zoning ≠ ELAC</i>	21.4	3.1	37.5	727.2	0.0	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	7.0	0.6	4.2	290.4	11.3	0.0
<i>Employment Only</i>	3.3	0.6	4.2	290.4	11.3	0.0
<i>Residential Permitted</i>	3.7	0.0	0.0	0.0	0.0	0.0
VACANT (ha)						
<i>Total</i>	17.9	44.3	11.6	5,465.7	27.8	331.7
<i>Currently Serviced</i>	4.8	36.2	5.6	451.6	0.0	0.0
<i>Planned Serviced</i>	4.8	36.2	5.6	451.6	0.0	0.0
<i>Has Frequent Transit</i>	4.0	0.0	4.0	51.1	0.3	0.0
<i>Planned Transit</i>	4.0	4.6	5.6	834.1	2.5	0.0
<i>Not Otherwise Constrained</i>	3.9	6.3	1.4	131.4	0.0	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	730	410	305	105	145	-
<i>Medium Scenario</i>	1,085	550	515	105	160	-
<i>High Scenario</i>	730	410	305	105	145	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	10.4	8.7	14.2	628.5	15.4	0.0
<i>Medium Scenario</i>	9.7	9.0	13.7	628.5	15.4	0.0
<i>High Scenario</i>	14.4	12.1	23.1	628.5	16.9	0.0
<i>Lowest Vacant Gap</i>	8.2	35.6	(2.1)	4,837.3	27.8	331.7
<i>Lowest Serviced Gap</i>	(4.9)	27.6	(8.1)	(176.9)	(15.4)	0.0
<i>Highest Vacant Gap</i>	3.4	32.2	(11.5)	4,837.3	10.8	331.7
<i>Highest Serviced Gap</i>	(9.6)	24.2	(17.6)	(176.9)	(16.9)	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding



1:50,000



Employment Land Inventory

Employment Land Classes: Peachland

Regional District of Central Okanagan

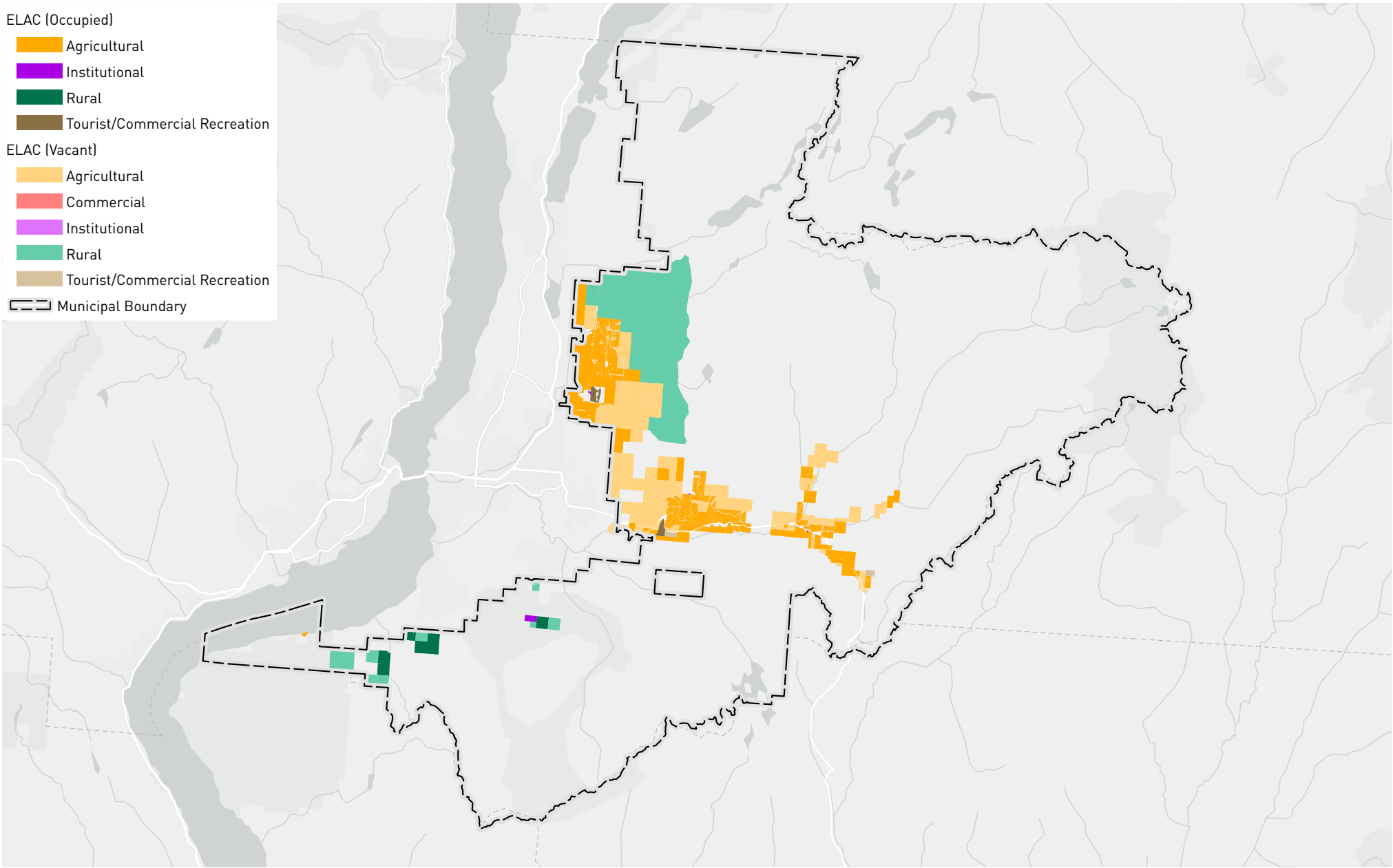


PEACHLAND	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	34.0	18.7	20.3	108.8	37.6	113.3
<i>Employment Only</i>	8.8	18.7	20.3	108.8	9.0	113.3
<i>Residential Permitted</i>	25.2	0.0	0.0	0.0	28.7	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	34.0	18.7	20.3	108.8	37.6	113.3
<i>Zoned</i>	7.0	16.3	20.9	251.2	11.1	251.2
<i>Zoning Matches OCP</i>	7.0	16.3	20.3	100.7	9.5	0.0
<i>Zoning Different from OCP</i>	26.9	2.4	0.0	8.2	28.1	113.3
OCCUPIED (ha)						
<i>Total</i>	24.7	16.6	15.9	107.5	4.3	0.0
<i>Employment Only</i>	7.6	16.6	15.9	107.5	0.0	0.0
<i>Residential Permitted</i>	17.1	0.0	0.0	0.0	4.3	0.0
<i>Zoning = ELAC</i>	6.1	14.2	15.9	100.7	0.7	0.0
<i>Employment Only</i>	5.4	14.2	15.9	100.7	0.0	0.0
<i>Residential Permitted</i>	0.7	0.0	0.0	0.0	0.7	0.0
<i>Zoning ≠ ELAC</i>	18.6	2.4	0.0	6.8	3.6	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	1.6	2.0	1.6	22.9	0.0	0.0
<i>Employment Only</i>	1.4	2.0	1.6	22.9	0.0	0.0
<i>Residential Permitted</i>	0.2	0.0	0.0	0.0	0.0	0.0
VACANT (ha)						
<i>Total</i>	9.3	2.1	4.4	1.4	33.3	113.3
<i>Currently Serviced</i>	1.9	0.0	4.3	0.0	32.4	0.0
<i>Planned Serviced</i>	1.9	0.0	4.3	0.0	32.4	0.0
<i>Has Frequent Transit</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Planned Transit</i>	8.8	2.1	4.3	0.0	24.5	113.3
<i>Not Otherwise Constrained</i>	0.8	2.1	0.3	0.0	0.6	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	180	70	10	15	10	-
<i>Medium Scenario</i>	165	65	10	15	10	-
<i>High Scenario</i>	220	95	25	15	15	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	2.4	1.5	0.4	89.8	1.1	0.0
<i>Medium Scenario</i>	2.2	1.4	0.4	89.8	1.1	0.0
<i>High Scenario</i>	2.9	2.1	1.1	89.8	1.6	0.0
<i>Lowest Vacant Gap</i>	7.1	0.6	4.0	(88.4)	32.3	113.3
<i>Lowest Serviced Gap</i>	(0.3)	(1.4)	3.9	(89.8)	31.3	0.0
<i>Highest Vacant Gap</i>	6.3	(0.0)	3.3	(88.4)	31.7	113.3
<i>Highest Serviced Gap</i>	(1.0)	(2.1)	3.2	(89.8)	30.8	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding

- ELAC (Occupied)
- Agricultural
 - Institutional
 - Rural
 - Tourist/Commercial Recreation
- ELAC (Vacant)
- Agricultural
 - Commercial
 - Institutional
 - Rural
 - Tourist/Commercial Recreation
- Municipal Boundary



1:350,000



Employment Land Inventory

Employment Land Classes: RDCO East

Regional District of Central Okanagan



RDCO EAST	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	1.6	0.0	38.0	8,796.1	137.2	5,600.9
<i>Employment Only</i>	1.6	0.0	38.0	748.0	112.9	5,466.8
<i>Residential Permitted</i>	0.0	0.0	0.0	8,048.1	24.3	134.1
DETAILED (ha)						
<i>OCP Future Land Use</i>	1.6	0.0	38.0	8,796.1	137.2	5,600.9
<i>Zoned</i>	1.6	0.0	12.8	3,787.2	153.8	3,787.2
<i>Zoning Matches OCP</i>	1.6	0.0	5.8	7,459.8	89.2	958.3
<i>Zoning Different from OCP</i>	0.0	0.0	32.2	1,336.3	48.0	4,642.6
OCCUPIED (ha)						
<i>Total</i>	0.0	0.0	37.9	4,273.6	87.7	447.3
<i>Employment Only</i>	0.0	0.0	37.9	731.2	87.7	447.3
<i>Residential Permitted</i>	0.0	0.0	0.0	3,542.4	0.0	0.0
<i>Zoning = ELAC</i>	0.0	0.0	5.7	3,546.2	39.7	447.3
<i>Employment Only</i>	0.0	0.0	5.7	731.2	39.7	447.3
<i>Residential Permitted</i>	0.0	0.0	0.0	2,814.9	0.0	0.0
<i>Zoning ≠ ELAC</i>	0.0	0.0	32.2	727.4	48.0	0.0
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	0.0	0.0	0.1	725.8	0.0	128.5
<i>Employment Only</i>	0.0	0.0	0.1	32.4	0.0	128.5
<i>Residential Permitted</i>	0.0	0.0	0.0	693.5	0.0	0.0
VACANT (ha)						
<i>Total</i>	1.6	0.0	0.1	4,522.4	49.6	5,153.6
<i>Currently Serviced</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Planned Serviced</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Has Frequent Transit</i>	0.0	0.0	0.0	4.9	0.0	0.0
<i>Planned Transit</i>	0.0	0.0	0.0	4.9	0.0	0.0
<i>Not Otherwise Constrained</i>	0.0	0.0	0.1	432.7	0.0	64.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	55	-	(5)	10	20	70
<i>Medium Scenario</i>	55	-	(10)	10	20	80
<i>High Scenario</i>	85	-	10	10	30	115
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	0.7	0.0	(0.2)	59.9	2.1	52.9
<i>Medium Scenario</i>	0.7	0.0	(0.4)	59.9	2.1	60.4
<i>High Scenario</i>	1.1	0.0	0.4	59.9	3.2	86.8
<i>Lowest Vacant Gap</i>	0.8	0.0	0.4	4,462.6	47.5	5,100.8
<i>Lowest Serviced Gap</i>	(0.7)	0.0	0.4	(59.9)	(2.1)	(52.9)
<i>Highest Vacant Gap</i>	0.4	0.0	(0.4)	4,462.6	46.4	5,066.8
<i>Highest Serviced Gap</i>	(1.1)	0.0	(0.4)	(59.9)	(3.2)	(86.8)

*number units in hectares (ha)

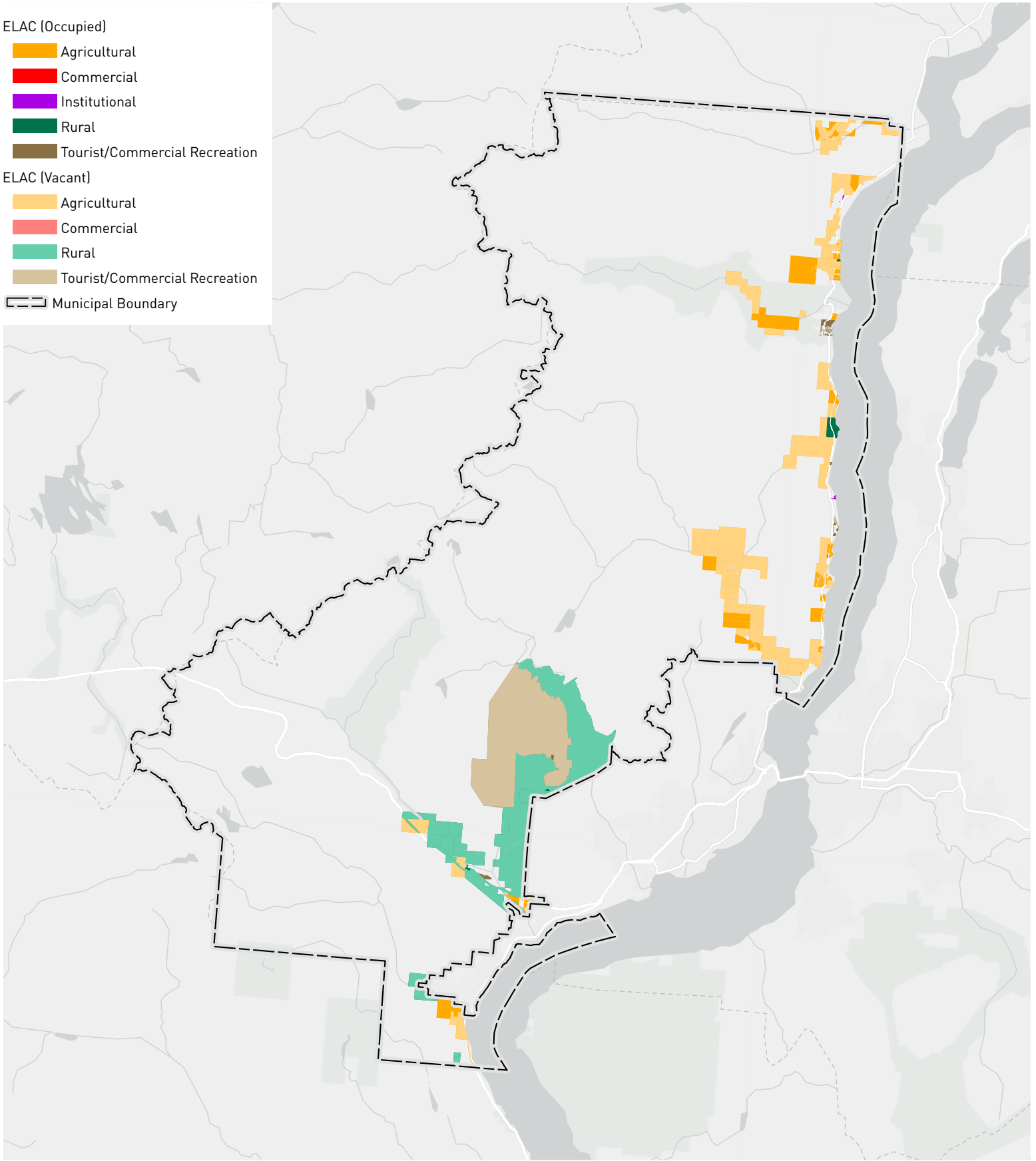
**numbers may not sum due to rounding

ELAC (Occupied)

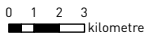
- Agricultural
- Commercial
- Institutional
- Rural
- Tourist/Commercial Recreation

ELAC (Vacant)

- Agricultural
- Commercial
- Rural
- Tourist/Commercial Recreation
- Municipal Boundary



1:300,000



Employment Land Inventory

Employment Land Classes: RDCO West

Regional District of Central Okanagan



RDCO WEST	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	0.4	0.0	6.4	5,236.2	2,974.9	3,951.5
<i>Employment Only</i>	0.4	0.0	6.4	925.5	12.0	3,884.6
<i>Residential Permitted</i>	0.0	0.0	0.0	4,310.8	2,962.9	66.9
DETAILED (ha)						
<i>OCP Future Land Use</i>	0.4	0.0	6.4	5,236.2	2,974.9	3,951.5
<i>Zoned</i>	68.7	40.0	26.5	9,085.5	66.5	9,085.5
<i>Zoning Matches OCP</i>	0.3	0.0	6.3	767.4	43.2	359.5
<i>Zoning Different from OCP</i>	0.1	0.0	0.1	4,468.9	2,931.7	3,592.0
OCCUPIED (ha)						
<i>Total</i>	0.1	0.0	6.4	1,335.8	63.4	74.5
<i>Employment Only</i>	0.1	0.0	6.4	422.6	12.0	7.6
<i>Residential Permitted</i>	0.0	0.0	0.0	913.2	51.5	66.9
<i>Zoning = ELAC</i>	0.0	0.0	6.3	438.7	35.1	10.4
<i>Employment Only</i>	0.0	0.0	6.3	406.3	12.0	7.6
<i>Residential Permitted</i>	0.0	0.0	0.0	32.5	23.1	2.8
<i>Zoning ≠ ELAC</i>	0.1	0.0	0.1	897.1	28.4	64.1
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	0.0	0.0	3.8	20.7	19.4	2.7
<i>Employment Only</i>	0.0	0.0	3.8	4.5	12.0	0.0
<i>Residential Permitted</i>	0.0	0.0	0.0	16.2	7.4	2.7
VACANT (ha)						
<i>Total</i>	0.3	0.0	0.0	3,900.4	2,911.4	0.0
<i>Currently Serviced</i>	0.0	0.0	0.0	92.6	0.0	0.0
<i>Planned Serviced</i>	0.0	0.0	0.0	92.6	0.0	0.0
<i>Has Frequent Transit</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Planned Transit</i>	0.0	0.0	0.0	0.0	0.0	0.0
<i>Not Otherwise Constrained</i>	0.3	0.0	0.0	14.7	1.1	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	5	45	-	5	25	-
<i>Medium Scenario</i>	5	50	-	5	25	-
<i>High Scenario</i>	5	70	5	5	45	-
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	0.1	1.0	0.0	29.9	2.6	0.0
<i>Medium Scenario</i>	0.1	1.1	0.0	29.9	2.6	0.0
<i>High Scenario</i>	0.1	1.5	0.2	29.9	4.8	0.0
<i>Lowest Vacant Gap</i>	0.3	(1.0)	0.0	3,870.5	2,908.8	3,877.0
<i>Lowest Serviced Gap</i>	(0.1)	(1.0)	0.0	62.6	(2.6)	0.0
<i>Highest Vacant Gap</i>	0.3	(1.5)	(0.2)	3,870.5	2,906.7	3,877.0
<i>Highest Serviced Gap</i>	(0.1)	(1.5)	(0.2)	62.6	(4.8)	0.0

*number units in hectares (ha)

**numbers may not sum due to rounding

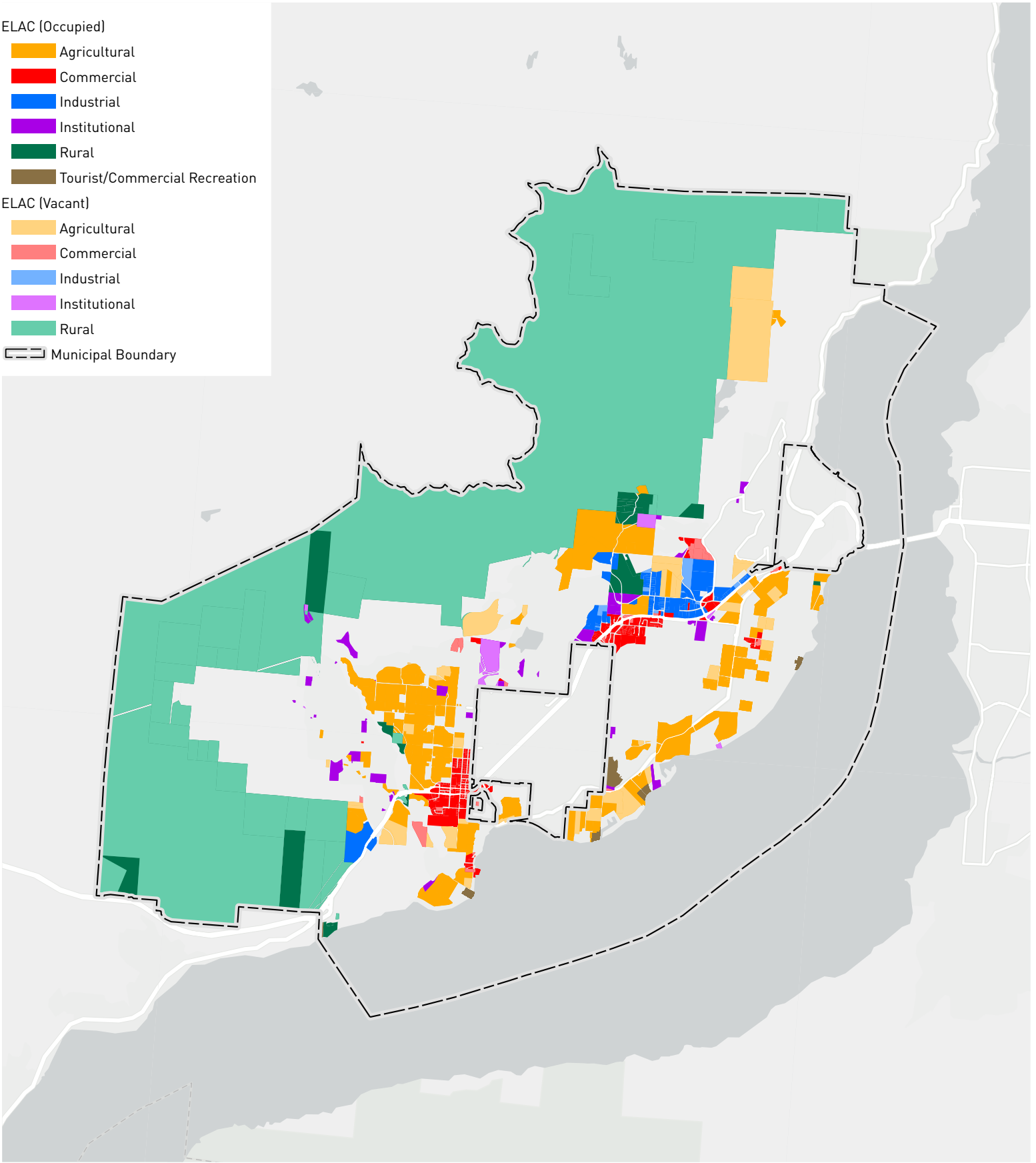
ELAC (Occupied)

- Agricultural
- Commercial
- Industrial
- Institutional
- Rural
- Tourist/Commercial Recreation

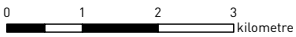
ELAC (Vacant)

- Agricultural
- Commercial
- Industrial
- Institutional
- Rural

Municipal Boundary



1:100,000



Employment Land Inventory

Employment Land Classes: West Kelowna

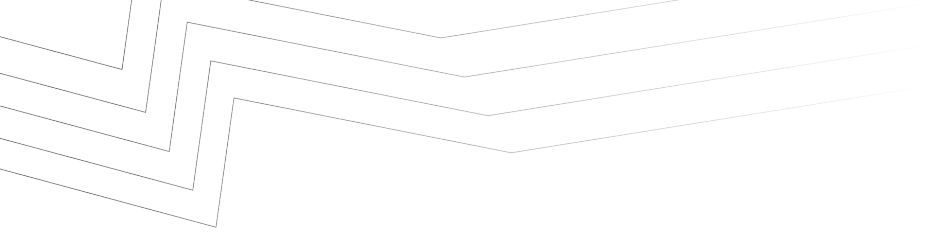
Regional District of Central Okanagan



WEST KELOWNA	Commercial	Industrial	Institutional	Agricultural	TCR	Other Rural
SUMMARY (ha)						
<i>Total</i>	186.7	165.7	131.8	1,207.3	29.1	6,222.7
<i>Employment Only</i>	10.2	165.7	131.8	161.0	29.1	6,222.7
<i>Residential Permitted</i>	176.5	0.0	0.0	1,046.3	0.0	0.0
DETAILED (ha)						
<i>OCP Future Land Use</i>	186.7	165.7	131.8	1,207.3	29.1	6,222.7
<i>Zoned</i>	53.0	212.2	121.7	0.0	7.2	0.0
<i>Zoning Matches OCP</i>	53.0	153.6	78.8	1,177.7	6.3	0.0
<i>Zoning Different from OCP</i>	133.7	12.1	53.0	29.5	22.8	6,222.7
OCCUPIED (ha)						
<i>Total</i>	145.8	148.0	119.2	811.9	29.1	256.5
<i>Employment Only</i>	9.7	148.0	119.2	108.9	29.1	256.5
<i>Residential Permitted</i>	136.0	0.0	0.0	703.0	0.0	0.0
<i>Zoning = ELAC</i>	46.6	135.9	76.7	809.7	6.3	0.0
<i>Employment Only</i>	9.7	135.9	76.7	108.9	6.3	0.0
<i>Residential Permitted</i>	36.8	0.0	0.0	700.8	0.0	0.0
<i>Zoning ≠ ELAC</i>	99.2	12.1	42.5	2.2	22.8	256.5
OCCUPIED SOFT SITES (ha)						
<i>Total</i>	15.3	48.6	12.6	134.4	2.2	0.0
<i>Employment Only</i>	3.5	48.6	12.6	40.8	2.2	0.0
<i>Residential Permitted</i>	11.7	0.0	0.0	93.6	0.0	0.0
VACANT (ha)						
<i>Total</i>	40.9	17.6	12.6	395.4	0.0	5,966.2
<i>Currently Serviced</i>	40.9	17.6	11.8	202.4	0.0	4,132.4
<i>Planned Serviced</i>	40.9	17.6	11.8	202.4	0.0	4,132.4
<i>Has Frequent Transit</i>	6.3	0.4	0.7	6.8	0.0	0.0
<i>Planned Transit</i>	12.8	5.1	1.2	109.7	0.0	1,012.9
<i>Not Otherwise Constrained</i>	5.3	5.7	0.9	167.5	0.0	0.0
PROJECTED EMPLOYMENT CHANGE (2023-2046) (jobs)						
<i>Low Scenario</i>	1,540	1,365	870	165	95	25
<i>Medium Scenario</i>	1,440	1,440	845	165	85	25
<i>High Scenario</i>	1,830	1,855	1,000	165	110	25
PROJECTED DEMAND AND SUPPLY SURPLUS AND DEFICIT (2023-2046) (ha)						
<i>Low Scenario</i>	20.5	30.0	39.1	987.6	10.1	18.9
<i>Medium Scenario</i>	19.1	31.7	38.0	987.6	9.0	18.9
<i>High Scenario</i>	24.3	40.8	44.9	987.6	11.6	18.9
<i>Lowest Vacant Gap</i>	21.7	(12.4)	(25.4)	16,331.9	(9.0)	5,947.3
<i>Lowest Serviced Gap</i>	21.7	(12.4)	(26.1)	(785.2)	(9.0)	4,113.6
<i>Highest Vacant Gap</i>	16.5	(23.1)	(32.3)	(592.2)	(11.6)	5,947.3
<i>Highest Serviced Gap</i>	16.5	(23.1)	(33.1)	(785.2)	(11.6)	4,113.6

*number units in hectares (ha)

**numbers may not sum due to rounding



APPENDIX B – EMPLOYMENT LANDS INVENTORY SORTING

OCP FUTURE LAND USE DESIGNATIONS

*Permitted uses are only provided in the following tables if they have been explicitly listed in the respective planning documents.

** Where residential permissions are permitted as standalone or primary use, which limits the economic potential of the land, the residential permitted field has been designated as "Y".

Regional District of Central Okanagan Electoral Areas - East (RDCO East)				
Ellison Official Community Plan Bylaw No. 1124, 2006				
OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agriculture (AGR)	Lands within this designation will support crop growing, food processing, agri-tourism and other industries in support of the agricultural sector.		AGR	N
Rural 2 Hectare (RUR-2)	This is a transitional area, within the ALR and supported by the Agricultural Land Commission, consisting of a 2-hectare minimum lot size.		AGR	Y
Rural 4 Hectare (RUR-4)	Lands within this designation are large rural properties with minimal services and some limitations consisting of a 4-hectare minimum lot size.		AGR	Y
Rural 30 Hectare (RUR-30)	Lands within this designation are large rural properties with minimal services and some limitations consisting of a 30-hectare minimum lot size.		AGR	Y
Rural Resource (RUR_RSC)	Crown Lands within this designation will support resource industries such as cattle range, timber harvest and gravel extraction as well as outdoor recreation on large parcels		RUR	N
Community Facilities (INST)	This designation is intended for a variety of public and private institutional and community services including schools, churches, community halls, fire halls, medical centres, and includes community landfill, transfer station and sewage treatment operations		INST	N
Private Recreation (PR-REC)	This designation is intended for outdoor oriented parks, open space oriented, private recreation such as golf courses		TCR	N

Joe Rich Rural Area Land Use Bylaw No. 1195, 2007				
Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
Large Holdings (LH)		Residential; Agriculture; Portable Saw Mill and Shake Mill; Service Kennels, Veterinaries and Animal Hospitals (100m from property line); Hobby Kennels accessory to residential use; Home Occupation; Bed and Breakfast; Agri Tourism; Agri Tourist Accommodation; Cannabis Production Facility	AGR	Y
Rural Acreage (RA, RAs)		Residential; Agriculture; Portable Saw Mill and Shake Mill; Service Kennels, Veterinaries and Animal Hospitals (100m from property line); Hobby Kennels accessory to residential; Home Occupation; Bed and Breakfast; Agri Tourism; Agri Tourist Accommodation; Cannabis Production Facility	AGR	Y
Small Holdings 1 (SH-1)		Residential; Agriculture; Livestock keeping accessory to residential; Horticulture accessory to residential; Home Occupation; Bed & Breakfast; Agri Tourism; Agri Tourist Accommodation	AGR	Y
Small Holdings 2 (SH-2, SH-2s)		Residential; Hobby Kennels accessory to residential; Horticulture accessory to residential; Silviculture accessory to residential; Greenhouses accessory to residential; Plants and nurseries accessory to residential; Livestock Keeping accessory to residential; Agriculture; Bed & Breakfast; Home Occupation; Agri Tourism; Agri Tourist Accommodation	AGR	Y
Service Commercial (C-102)		Trailer and Mobile Home Storage; Outdoor Storage; Home Occupation; Retail agricultural markets, nurseries and garden shops; Auctions and used goods sales, discount and wholesale sales; Building and hardware sales and trade offices; Printers; Household and office equipment, repair, sales and service; Frozen food lockers, warehouses, lockers and storage facilities; Sign painting and fabricating; Taxi, bus and transport departments and office; Repairs of all forms of equipment; Veterinarians and animal hospitals; Bed & Breakfast	COMM	N
Institutional and Assembly (P-102)		Art galleries, museums, libraries, cultural and recreational facilities; Community and assembly halls and public buildings; Government offices, fire halls; Personal care homes; Clubs and lodges; Cemeteries and Crematoriums; Utility; Schools, Convents and Seminaries; Nurseries, Kindergartens and Day Care Centres; Churches; Residential	INST	N

Recreation Commercial (C-101)		Agriculture; Campground; Rifle range, fairground, outdoor recreation and sporting facility, clubhouse, sport and gift stand, eating establishment; Riding stables; Horse racing tracks, rodeo and gymkhana grounds; Residential	TCR	Y
Rural Tourist Commercial (RTC)	To allow a complementary mixture of agri-tourism and guest ranch accommodation uses in association with a working ranch.	Agriculture and open land recreational uses; Horse riding stadiums, arenas, boarding stables & petting zoo; A guest lodge with ancillary commercial activities; Swimming pool; Recreational cabins; Barbeque shelters; Unserviced shelter sites; Restaurant, Laundromat, curio shop and convenience store; Accessory buildings and structures	TCR	N
South Slopes Official Community Plan Bylaw No. 1304, 2012				
OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agriculture (AGR)	Lands within this designation are intended for agricultural use and will support crop growing, food processing, agritourism, and other industries in support of the agricultural sector.		AGR	N
Rural Resource (RUR_RSC)	Crown lands and private lands within this designation are intended to support resource industries such as cattle range, agriculture, timber harvest and gravel extraction as well as outdoor recreation on large parcels (30 ha or larger).		RUR	N
Institutional and Assembly (INST)	This designation is intended for community halls and public buildings such as clubs, lodges, churches, schools, nurseries, day care centres, cultural and recreational facilities.		INST	N

Regional District of Central Okanagan Electoral Areas - West (RDCO West)				
Brent Road / Trepanier Official Community Plan Bylaw No. 1303, 2012				
OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agriculture (AGR)	Lands within this designation are intended for agricultural use and will support crop growing, food processing, agri-tourism and other industries in support of the agricultural sector.		AGR	N
Rural Resource (RUR_RSC)	Crown lands and private lands within this designation are intended to support resource industries such as cattle range, agriculture, timber harvest and gravel extraction as well as outdoor recreation on large parcels (30 ha or larger).		RUR	N

Regional District of Central Okanagan Electoral Areas - West (RDCO West)				
Private Recreation (PRV_REC)	This designation is intended for large-scale, open space oriented, private recreation such as eco-tourism facilities or recreational cabins.		TCR	N
Rural Westside Official Community Plan Bylaw No. 1274, 2010				
OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agriculture (AGR)	Agriculture and large holdings and those larger parcels designated in the Zoning Bylaw as Rural Residential, RU1 and RU2, and having a minimum parcel size of 4 ha or greater, allow for compatible resource oriented uses such as forestry and farming.		AGR	N
Large Holding (LRG-HLD)	Larger parcels designated in the Zoning Bylaw as Rural Residential, RU1, RU2 and having a minimum parcel size of 4 ha or greater and allow for example compatible resource oriented uses such as forestry and farming.		AGR	Y
Rural Resource (RUR-RSC)			RUR	N
Commercial (COMM)	Local commercial areas, commercially zoned parcels include Business District C1, and Neighbourhood Commercial C2.		COMM	N
Institutional and Utility Services (INST)	Varying degrees of Community facilities and utility services, including schools, community centres, and health services.		INST	N
Commercial Resort (COMM-RSRT)	Resort developments and recreational resorts.		TCR	N
Crystal Mountain Resort (CRYS-RSRT)	A regional destination that is aesthetically appealing, environmentally aware and that is focused on family recreation, skiing and golfing in a peaceful, forested setting that is adjacent to a growing community within one of the most climatically favoured tourism regions in British Columbia.		TCR	Y

City of Kelowna

Kelowna 2040 – Official Community Plan Bylaw No. 12300, 2022

OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Rural – Agricultural and Resource (R-AGR)	Lands within the Rural – Agricultural and Resource designation will be supported for agricultural and resource uses, but will not be supported for urban development or for uses that could have a negative impact on agriculture.	Single dwelling housing; Secondary suites; Carriage houses; Low impact complementary uses; Agriculture; Resource extraction	AGR	N
Industrial (IND)	Industrial lands consist of a range of manufacturing, production, repair, processing, storage and distribution activities. Office space is discouraged but may be supported where ancillary to the primary industrial activities.	Industrial uses; Manufacturing; Repair; Processing; Storage; Distribution; Accessory retail; Accessory office	IND	N
Neighbourhood Commercial (NCOM)	Neighbourhood Commercial areas are envisioned to support small scale commercial development in Suburban Neighbourhoods and Rural lands to provide basic day to day services in closer proximity to those residents.	Retail Commercial; Apartment housing above the first floor	COMM	Y
Regional Commercial (RCOM)	Regional Commercial lands accommodate the large format retail and commercial uses that are expected to be more commonly accessed by car over the 20 year life of this plan.	Commercial; Retail; Tourist accommodation; Small scale office; Service commercial; Apartment housing	COMM	Y
Urban Centre (UC)	Urban Centres are the City's largest activity hubs. They are characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, a mix of high density residential development, and a high quality public realm.	Commercial; Office; Retail; Visitor Accommodation; Multi-unit residential; Apartment housing; Mixed-use development; Institutional	COMM	Y
Village Centre (VC)	Village Centres act as smaller hubs of activity in the city serving their immediate surroundings, providing basic day-to-day services within a short walking or biking trip.	Multi-unit residential; Apartment housing; Mixed use development; Commercial, including small scale office; Retail; Institutional; Tourist Accommodation	COMM	Y
Core Area – Health District (C-HTH)	The Health District supports the operations of Kelowna General Hospital campus and associated health care uses and integrates the campus with the surrounding neighbourhoods, recognizing their unique heritage character.	Institutional; Ground oriented multi-unit residential; Small-scale commercial; Apartment housing	INST	Y

City of Kelowna				
Educational / Institutional (EDINST)	The Educational / Institutional designation signals where key educational, cultural, government and religious activities take place. The designation is characterized by schools, hospitals, places of worship, recreation centres and other facilities that provide public services delivered by governments or not-for-profit institutions.	Schools; Post secondary institutions; Government offices and services; Not-for-profit offices and services; Health services; Cultural and recreation facilities; Places of worship; Shelters and supportive housing	INST	N
Public Service Utility (PSU)	Utility and transportation infrastructure is required to provide Kelowna residents, visitors and businesses with a high quality of life, economic growth and improved health and safety outcomes.	Utility and communication infrastructure; Airport and aviation uses; Transportation infrastructure; Landfill operations; Renewable energy infrastructure	IND	N
Private Recreational (REC)	Privately owned properties that complement the publicly owned parks by offering specific outdoor recreational activities. Includes golf courses, driving ranges, and similar activities operating as commercial ventures or clubs.	Recreation and cultural services; Limited retail commercial to support recreational uses	COMM	N

City of West Kelowna				
Official Community Plan No. 300				
OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agriculture (AG)	This designation encourages diverse, prosperous, and adaptable agricultural uses to support a productive agricultural hub in the City.	Agricultural uses; Residential (principal and secondary farm dwellings); Ancillary agricultural retail for on-farm grown and/or produced goods	AGR	Y
Resource Land (RL)	To designate lands for resource extraction, forestry and agriculture, with interim or post-extraction use as parks and open space.	Natural resource extraction and forestry; Recreation; Agricultural uses; Parks and open space	RUR	N
Business Park (BP)	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.	Commercial/Retail/Research/Technology/Biotechnology appropriate to Business Park or where supporting adjacent Industrial uses; Limited ancillary Commercial (convenience retail and restaurants), serving the needs of local employees where appropriate; Secondary uses may include limited light industrial; Ancillary caretaker units	IND	N

City of West Kelowna				
Industrial (IND)	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.	Industrial (focus on primary use); Ancillary commercial; Ancillary office; Ancillary retail; Ancillary caretaker units	IND	N
Commercial (C)	To allow for a variety of commercial and mixed-use including retail/services, office, and residential in low- and mid-rise forms.	Commercial; Office; Retail; Services; Mixed-use buildings; Institutional; Live-work units (grade related)	COMM	Y
Westbank Urban Centre – Mixed Use Corridor (Area A) (WUC-MUC)	To promote a high-density downtown core with a mix of residential, commercial/retail and office uses, with integrated open space and public amenities.	Mixed-use buildings; Institutional; Ancillary housing initiatives; Live-work units	COMM	Y
Westbank Urban Centre – Commercial Core (Area B) (WUC-CC)	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.	Commercial; Office; Retail; Mixed-use buildings; Institutional; Ancillary housing initiatives; Live-work units	COMM	Y
Boucherie Urban Centre (BUC)	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.	Mixed-use buildings; Commercial; Office; Retail; Multi-unit housing; Townhouses; Institutional; Ancillary housing initiatives; Live-work units	COMM	Y
Goats Peak Neighbourhood Centre (GPNC)	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.	Small-scale commercial uses; Institutional and ancillary housing initiatives; Mixed-use buildings; Multi-unit housing; Townhouses; Live-work units (grade-related)	COMM	Y
Gellatly Neighbourhood Centre (GNC)	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.	Small-scale commercial uses; Institutional and ancillary housing initiatives; Mixed-use buildings; Multi-unit housing; Townhouses; Live-work units (grade-related)	COMM	Y
Lakeview Heights Neighbourhood Centre (LHNC)	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.	Small-scale commercial uses; Institutional and ancillary housing initiatives; Mixed-use buildings; Multi-unit housing; Townhouses; Live-work units (grade-related)	COMM	Y
Rose Valley Neighbourhood Centre (RVNC)	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.	Small-scale commercial uses; Institutional and ancillary housing initiatives; Mixed-use buildings; Multi-unit housing; Townhouses; Live-work units (grade-related)	COMM	Y

City of West Kelowna

Smith Creek and Shannon Lake Neighbourhood Centre (SSNC)	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.	Small-scale commercial uses; Institutional and ancillary housing initiatives; Mixed-use buildings; Multi-unit housing; Townhouses; Live-work units (grade-related)	COMM	Y
Institutional (INS)	To provide suitable areas for schools, government buildings and other institutions in buildings ranging from low to mid-rise heights. May include ancillary social housing, where appropriate.	Institutional; Educational; Ancillary housing initiatives; Parks and open space; Related recreational uses	INST	N
Tourist Commercial (TC)	To foster local economic development, provide a sense of place, and opportunities for public spaces and community and tourist accommodation, services and amenities.	Hotel and resort accommodation, services, and amenities, including commercial and residential uses associated with tourism.	TCR	N

Lake Country

Official Community Plan (2018-2038) Bylaw 1065, 2018

OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agricultural	Future uses could include the farming of land, plants and animals; in addition to housing for legitimate agricultural help, agri-tourism operations, horse riding, training or boarding, agro-forestry, and other uses required for farm purposes.		AGR	N
Rural	Future uses could include minimal residential, agricultural, and resource extraction, provided minimal environmental and community impact is ensured.		RUR	N
Industrial	Industrially designated lands should be developed for future light industrial use. Future uses could include business parks, light manufacturing and other forms of clean industry.		IND	N
Highway Commercial	Subject to appropriate zoning, future uses for Highway Commercial sites could include service stations, convenience stores, motels or hotels and drive-through restaurants.		COMM	N
Mixed Use Commercial	Mixed Use Commercial developments include residential and commercial components and should be connected to full urban services.		COMM	Y

Lake Country				
Service Commercial	Service Commercial areas should focus on large-scale or vehicular oriented uses that are not suitable for the Town Centre or mixed-use areas. Future uses could include equipment rental businesses, building suppliers or warehouse sales operations.		COMM	N
Institutional	Some of the Institutional land uses that currently exist within Lake Country include educational and emergency services, several care facilities, government buildings, community amenities, public works, worship, and recreation facilities. These land uses attend to the health, safety, utility, educational needs, and spiritual wellbeing of the municipality.		INST	N
Tourist Commercial	Located on sites less than five hectares in size, future uses could include camping, tourist accommodation, retail and recreational uses. May also include multiple unit uses that are designed for short-term tourist purposes.		TCR	N

Peachland				
Official Community Plan (2018-2038) Bylaw 1065, 2018				
OCP Designation	OCP Description	Permitted Uses	Class	Residential Permitted
Agriculture (AGR)	To support the protection of ALR lands and land uses which are supportive and/or complimentary to agricultural use by reserving land designated as Agriculture for agriculture or related uses.		AGR	N
Industrial (IND)	For the location of clean industrial activity.		IND	N
Comprehensive Development (CD)	Relevant to areas previously subject to the Ponderosa-Pincushion and New Monaco Area Sector Plans that are not easily converted to existing land use designations.		COMM	Y
General Commercial (C)	Downtown commercial services are characterized by many small locally owned and operated businesses. Clement Neighbourhood has developed to offer service retail and highway commercial uses.		COMM	N

Peachland				
Mixed Use (MX)	Beach Avenue Neighbourhood, commercial uses that are complimentary to adjacent residential uses encouraged. Expected to be suitable for small locally owned and operated businesses.		COMM	Y
Institutional (INST)	Community services including school, firefighting, police protection, social, recreational and cultural opportunities.		INST	N
Tourism Commercial (TC)	Tourist Commercial uses and complimentary Medium Density Residential Uses		TCR	Y

Westbank First Nation				
Land Use Law No. 2007-01				
Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
Light Industrial (LI)		Custom workshop, trade or service; Light industry; Utility service facility; and accessory use, building or structure, including retail sales accessory to other uses in the LI designation	IND	N
Retail Commercial (RC)		Apartment housing – above street level; Entertainment or recreation establishment, indoor; General commercial establishment, not to exceed a maximum GFA of 4,650 square metres per tenancy; Hotel or motel; Office; Personal service establishment; Place of assembly; and Accessory use, building or structure	COMM	Y
Highway Commercial (HC)		Highway commercial use; Entertainment or recreation establishment, indoor; Personal service establishment; Hotel or motel; and Accessory use, building or structure	COMM	N
Waterfront Commercial (WC)		Entertainment or recreation establishment, indoor; Entertainment or recreation establishment, outdoor; Hotel or motel; Personal service establishment; Resort housing establishment; Waterfront commercial establishment, not to exceed a maximum GFA of 1,500 square metres per tenancy; and Accessory use, building or structure	COMM	N
Public Use & Institutional (INST)		Cemetery; Civic use; Group home, major; Place of assembly; and Accessory use, building or structure.	INST	N
Recreation Commercial (REC)		Entertainment or recreation establishment, indoor; Entertainment or recreation establishment, outdoor; and Accessory use, building or structure, including a dwelling unit for an owner/operator or caretaker, or a restaurant	TCR	N
Golf Course (GC)		Golf course or driving range; accessory use, building or structure, including a club house, retail store, restaurant, and dwelling unit for owner/operator or caretaker	TCR	N

Okanagan Indian Band

Phase 1 Land Use Plan, 2021

Land Use Plan Designation	Land Use Plan Description	Permitted Uses	Class	Residential Permitted
Agricultural			RUR	N
Resort Tourism			RUR	N
Industrial			IND	N
Commercial			COMM	N
Institutional			INST	N

ZONING BYLAW DESIGNATIONS

*Permitted uses are only provided in the following tables if they have been explicitly listed in the respective planning documents.

**Where residential permissions are permitted as standalone or primary use, which limits the economic potential of the land, the residential permitted field has been designated as "Y".

Regional District of Central Okanagan Electoral Areas – East and West				
Regional District of Central Okanagan Zoning Bylaw No. 871, Joe Rich Rural Area Land Use Bylaw No. 1195				
Zoning Designation	Zoning Description	Permitted Uses	Class	Residential Permitted
Agricultural (A1, A1s)	To accommodate agricultural operations and related activities located on parcels that are usually within the Agricultural Land Reserve.	Agriculture; Agri tourism; Agri tourist accommodation; Brewery, cidery, distillery, meadery, winery; Greenhouses; Home based business, standard; Home based business in Agricultural Zone; Kennels, Service & Hobby; Portable Saw Mill and Shake Mill; Accessory home; Retail sales of processed farm products; Temporary agricultural worker dwellings; Single detached house; Accessory buildings and structures; Bed & breakfast; Day care centre, minor; Temporary Agricultural Worker Dwelling; Cannabis production facility; Duplex housing; Secondary suite	AGR	N
Large Holdings (LH)		Residential; Agriculture; Portable Saw Mill and Shake Mill; Service Kennels, Veterinaries and Animal Hospitals (100m from property line); Hobby Kennels accessory to residential use; Home Occupation; Bed and Breakfast; Agri Tourism; Agri Tourist Accommodation; Cannabis Production Facility	AGR	N
Rural Acreage (RA)		Residential; Agriculture; Portable Saw Mill and Shake Mill; Service Kennels, Veterinaries and Animal Hospitals (100m from property line); Hobby Kennels accessory to residential; Home Occupation; Bed and Breakfast; Agri Tourism; Agri Tourist Accommodation; Cannabis Production Facility	AGR	N
Conservation Lands (CL8)	To manage lands and watercourses where protection and conservation of the natural environment is the principle objective and to permit passive recreational uses where appropriate.	Conservation area; Ecological reserve; Erosion or sediment control Interpretive centre; Forest or wilderness oriented recreation; Open space; Silviculture for forest health or fire hazard reduction; Water, fisheries and wildlife, biological diversity and culture heritage purposes; Accessory building or structures; Adventure eco-tourism	RUR	N

Regional District of Central Okanagan Electoral Areas – East and West				
Forest Resource (F1)	To accommodate forest and resource management uses, on large parcels.	Timber production, utilization and related purposes; Forage production and grazing of livestock and wildlife; Forest or wilderness oriented recreation and wilderness purposes; Water, fisheries and wildlife, biological diversity and cultural heritage purposes; Dwelling unit; Accessory buildings and structures	RUR	N
Rural 1 (RU1)	To accommodate agricultural and rural uses on parcels that are 30 hectares or greater and located outside the Land Reserve.	Agriculture; Agri tourism; Agri tourist accommodation; Single detached house; Accessory home; Winery and cidery; Home based business, major; Bed & Breakfast accommodation; Portable saw mill and portable shake mill; Kennels, service; Kennels, hobby Veterinary clinic; Accessory buildings and structures; Greenhouses; Temporary agricultural worker dwellings; Day care centre, minor; Cannabis production facility; Secondary suite	RUR	N
Rural 2 (RU2, RU2s)	To accommodate rural residential, agricultural, home industry, and limited resource management uses on parcels of land that are 4 hectares or greater and located outside the Land Reserve.	Agriculture; Single detached house; Accessory home; Winery and cidery; Home based business; Bed & Breakfast; Portable saw mill and shake mill; Kennels, service & hobby; Veterinary clinic; Accessory buildings and structures; Greenhouses; Riding stables; Day care centre, minor; Temporary agricultural worker dwellings; Seasonal residential dwelling units; Dwelling units; Secondary suite	RUR	N
Rural 3 (RU3, RU3s)	To accommodate rural residential, limited agricultural, and limited home industry uses on parcels of land that are 1 hectare or greater and located outside the Land Reserve	Agriculture; Single detached house; Hobby kennel; Bed & Breakfast; Accessory buildings and structures; Greenhouses; Day care centre, minor; Home base business, major; Secondary Suite	RUR	N
Small Holdings (RU6, RU6s)	To accommodate single family residential, limited agricultural and limited home industry uses on parcels of land that are 2.0 hectares or greater and located outside the Land Reserve.	Agriculture; Single detached house; Hobby kennel; Home based business; Bed & Breakfast; Accessory building; Greenhouses; Riding stables; Day care centre, minor; Home based business, major; Secondary suite	RUR	Y
Small Holdings 1 (SH-1)		Residential; Agriculture; Livestock keeping accessory to residential; Horticulture accessory to residential; Home occupation; Bed & Breakfast; Agritourism; Agri Tourist Accommodation	RUR	Y
Small Holdings 2 (SH-2, SH-2s)		Residential; Hobby Kennels accessory to residential; Horticulture accessory to residential; Silviculture accessory to residential; Greenhouses accessory to residential; Plants and nurseries accessory to residential; Livestock Keeping accessory to residential; Agriculture; Bed & Breakfast; Home Occupation; Agri Tourism; Agri Tourist Accommodation	RUR	Y

Regional District of Central Okanagan Electoral Areas – East and West

Light Industrial (I1)	To accommodate light industrial activity.	Aircraft facilities; Auctioneering establishment; Automotive sales, rental, service and repair; Building and hardware sales and supply; Commercial card lock; Commercial school; Commercial storage; Contractor services; Discount and wholesale sales; Dwelling unit for owner/operator; Emergency and protective services; Equipment sales, rental and repair; Freight and distribution outlets; Greenhouses and plant nurseries; Heavy equipment sales, rental and repair; High technology industry; Home and business support services; Kennels; Manufacturing; Meat and produce processing, packing and canning; Micro brewery; Office; Outdoor storage yards; Personal service establishments; Recreation services, indoor; Recreational vehicle and marine sales; Restaurants; Retail sales accessory to manufacturing; Utility service; Veterinary clinic; Warehousing; Accessory buildings	IND	N
Timber Processing and Manufacturing (I3)	To accommodate the use of land, buildings, and structures for forest related activities.	Dryland sort; Timber processing; Re-manufacturing of wood products; Retail sales and office uses accessory to other uses in the I3 zone; Dwelling unit for owner/operator; Accessory buildings	IND	N
Gravel Extraction (I4)	To accommodate the processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products.	Sand and gravel quarrying, extraction, etc.; Manufacture, wholesale, retail; Retail sales and offices uses accessory; Dwelling unit for owner/operator; Accessory buildings	IND	N
Neighbourhood Commercial (C2)	To accommodate for a mix of small retail, service, institutional and some residential uses intended for neighbourhood areas.	Apartment housing above street level storey; Day care centre, major and minor; Restaurant; Emergency and protective services; Financial institutions; Health services facility; Household repair services; Office; Personal service establishments; Postal and courier services; Retail stores, convenience; Video store; Accessory buildings	COMM	Y
Gasoline Service Station (C3)	To accommodate gasoline service stations with some associated uses.	Gasoline service station; Restaurants; Accessory buildings and structures	COMM	N
Recreation Commercial (C6)	To accommodate indoor and outdoor recreation commercial oriented uses.	Amusement centres; Amusement establishments, outdoor; Clubs; Drive-in theatres; Dwelling unit; Golf courses; Gold driving ranges; Horse racing tracks; Libraries, museums and art galleries; Marinas; Recreation services, indoor and outdoor; Restaurants; Retail stores, general; Riding stables; Rodeo and gymkhana grounds; Accessory buildings	COMM	Y
Recreation Commercial (C-101)		Agriculture; Campground; Rifle range, fairground, outdoor recreation and sporting facility, clubhouse, sport and gift stand, eating establishment; Riding stables; Horse racing tracks, rodeo and gymkhana grounds; Residential	TCR	N

Regional District of Central Okanagan Electoral Areas – East and West

Service Commercial (C-102)		Trailer and Mobile Home Storage; Outdoor Storage; Home Occupation; Retail agricultural markets, nurseries and garden shops; Auctions and used goods sales, discount and wholesale sales; Building and hardware sales and trade offices; Printers; Household and office equipment, repair, sales and service; Frozen food lockers, warehouses, lockers and storage facilities; Sign painting and fabricating; Taxi, bus and transport departments and office; Repairs of all forms of equipment; Veterinarians and animal hospitals; Bed & Breakfast	COMM	N
Institutional and Assembly (P2)	To accommodate administrative, institutional and service uses.	Clubs and lodges; Cemeteries; Community and assemble halls; Day care centre, major and minor; Emergency and protective services; Extended medical treatment facility; Group home, major; Education service facility; Libraries, museums and art galleries; Recreation services, indoor; Religious assembly facility; Restaurant; Temporary shelter services; Transportation station; Accessory buildings and structures; Religious or non-denominational camps; Recreation Services, Outdoor; Dormitory use and buildings where permitted	INST	N
Institutional and Assembly (P-102)		Art galleries, museums, libraries, cultural and recreational facilities; Community and assembly halls and public buildings; Government offices, fire halls; Personal care homes; Clubs and lodges; Cemeteries and Crematoriums; Utility; Schools, Convents and Seminaries; Nurseries, Kindergartens and Day Care Centres; Churches; Residential	INST	Y
Campground, Cabin and Motel Commercial (C5)	To accommodate commercial tourist accommodation in the form of campgrounds, small motels and small resorts with some associated uses.	Tourist cabins; Tourist campsites; Motels; Dwelling unit; Community and assembly halls; Restaurants; Retail stores, convenience; Marinas; Outdoor recreation equipment rental; Accessory buildings and structures	TCR	N
Comprehensive Development (Lake Okanagan Resort) - Resort Commercial & Recreation (CD-2 (A))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Golf Course; Hotel; Marina; Resort Clubhouse; Resort Office; Restaurant; Vehicular Parking Areas and Structures; Outdoor Boat Storage; Marine Fuel Facility; Accessory Building or Structure	TCR	N
Comprehensive Development (Lake Okanagan Resort) - Multiple Unit Resort & Residential 1 (CD-2 (B))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Apartment Housing; Hotel; Motel; Resort Apartments; Resort Townhomes; Townhome Housing; Accessory Building or Structure Home based business, minor	TCR	Y

Regional District of Central Okanagan Electoral Areas – East and West

Comprehensive Development (Lake Okanagan Resort) - Multiple Unit Resort & Residential 2 (CD-2 (C))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Apartment Housing; Resort Apartments; Accessory Building or structure; Home based business, minor	TCR	Y
Comprehensive Development (Lake Okanagan Resort) - Multiple Unit Resort 1 (CD-2 (E))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Hotel; Motel; Resort Apartments; Accessory building or structure	TCR	N
Comprehensive Development (Lake Okanagan Resort) - Multiple Unit Resort 2 (CD-2 (F))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Resort Apartments; Accessory buildings or structure	TCR	N
Comprehensive Development (Lake Okanagan Resort) - Resort Motel 1 (CD-2 (G))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Motel; Accessory building or structure	TCR	N
Comprehensive Development (Lake Okanagan Resort) - Resort Motel 2 (CD-2 (H))	The purpose of this zone is to provide for the comprehensive development of a residential and commercial resort community.	Motel; Accessory building or structure	TCR	N
Tourist and Resort Commercial (C7)	To accommodate commercial tourist accommodation in the form of large motels, hotels and large resorts.	Amusement establishments, outdoor; Automobile rental; Dwelling unit; Golf courses; Golf driving ranges; Hotel; Marinas; Motel; Outdoor recreation equipment rental; Personal service establishments; Recreation services, indoor; Recreation services, outdoor; Resort apartments; Resort townhomes; Restaurants; Retail stores, convenience; Riding stables; Tourist cabins; Tourist campsites; Accessory buildings	TCR	Y
Wilderness Resort Commercial (C8)	To accommodate wilderness oriented tourist accommodation with associated uses.	Guiding and outfitting establishments; Tourist cabins; Tourist campsites; Tourist lodges; Dwelling unit; Motel; Community and assembly halls; Marinas; Mini golf; Outdoor recreation equipment rental; Restaurants; Retail stores, convenience; Riding stables; Accessory buildings	TCR	Y
Rural Tourist Commercial (RTC)	To allow a complementary mixture of agri-tourism and guest ranch accommodation uses in association with a working ranch.	Agriculture and open land recreational uses; Horse riding stadiums, arenas, boarding stables & petting zoo; A guest lodge with ancillary commercial activities; Swimming pool; Recreational cabins; Barbeque shelters; Unserviced shelter sites; Restaurant, Laundromat, curio shop and convenience store; Accessory buildings and structures	TCR	N

City of Kelowna

City of Kelowna Zoning Bylaw No. 12375

Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
Agriculture (A1)	The purpose is to provide a zone for Agricultural Land Reserve parcels that permit agricultural uses and other complementary uses suitable in an agricultural setting.	Accessory buildings or structures; Agriculture; Agriculture, urban; Agriculture, intensive; Agri-tourism; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Aquaculture; Bed and breakfast homes; Cannabis cultivation; Carriage house; Child care centre, minor; Farm retail sales stands; Forestry; Greenhouses and plant nurseries; Home-based business, minor; Home-based business, major; Home-based business, rural; Kennels; Mobile home; On-farm processing of cannabis; On-farm processing; Secondary suite; Single detached dwelling; Stables; Temporary farm worker housing	AGR	N
Agriculture / Rural Residential (A2)	The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the Agricultural Land Reserve.	Accessory buildings or structures; Agriculture; Agriculture, urban; Agri-tourism; Animal clinics, major; Animal clinics, minor; Aquaculture; Bed and breakfast homes; Carriage house; Child care centre, minor; Greenhouses and plant nurseries; Group home; Home-based business, major; Home-based business, minor; Home-based business, rural; Kennels; Secondary suite; Single detached dwelling; Stables; Temporary Farm Worker Housing	RUR	N
Business Industrial (I1)	The purpose is to provide a zone for developments of planned industrial business parks containing indoor industrial uses with limited outdoor storage and to provide a zone for transition from general / heavy industrial uses to other uses.	Accessory buildings or structures; Agriculture, urban; alcohol production facility; Animal clinics, major; Animal clinics, minor; Boat storage; Cannabis production facilities; Child care centre, major; Commercial storage; Cultural and recreation services; Emergency and protective services; Food primary establishment; General industrial use; liquor primary establishment; Participant recreation services, indoor; Recycling drop-offs; Residential security/operator unit; Retail cannabis sales; Warehousing	IND	N

City of Kelowna				
General Industrial (I2)	The purpose is to provide for general industrial uses.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Auctioneering Establishments; Automotive & Equipment; Automotive & Equipment, Industrial; Boat storage; Bulk fuel depot; Cannabis production facilities; Commercial storage; Emergency and protective services; Fleet services; Food primary establishment; Gas bar; General industrial use; liquor primary establishment; Non-accessory parking; Outdoor storage; Participant recreation services, indoor; Recycling depots, drop-offs; Residential security/operator unit; Retail cannabis sales; Temporary shelter services; Warehousing	IND	N
Heavy Industrial (I3)	The purpose is to designate and preserve land for developments of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Automotive & Equipment, Industrial; Bulk fuel depot; Cannabis production facilities; Concrete and Asphalt Plants; General industrial use; Outdoor storage; Recycling depots, drop-offs; Recycling plants; Residential security/operator unit; Utility Services, Infrastructure; Wrecking Yards	IND	N
Natural Resource Extraction (I4)	The purpose of this zone to provide a zone used for natural resource extraction such as gravel extraction and processing.	Accessory buildings or structures; Agriculture, urban; Concrete and Asphalt Plants; Natural resource extraction; Offices; Outdoor Storage; Recycling Plants; Residential Security/Operator Unit; Utility services, infrastructure	IND	N
Comprehensive Development – Airport (CD12)	The purpose is to provide a zone for the orderly operation of an airport and the development of properties surrounding the airport.	Accessory buildings or structures; Agriculture, urban; Aircraft sales/rentals; Airports; Animal Clinics, minor; Automotive and equipment; Bulk Fuel Depot; Child care centre, major; Commercial storage; Education services; Exhibition and convention facilities; Fleet services; Food primary establishment; Gas bars; General Industrial use; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices; Outdoor storage; Professional services; Retail	IND	N
Utilities (P4)	The purpose is to provide a zone for private and public utilities.	Accessory buildings or structures; Agriculture, urban; Emergency and protective services; Outdoor storage; Participant recreation services, outdoor; Utility services, infrastructure	IND	N

City of Kelowna				
Local & Neighbourhood Commercial (C1)	The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.	Accessory buildings or structures; Agriculture, urban; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Emergency and protective services; Food primary establishment; Gas bar; Greenhouses and plant nurseries; Health services; Liquor primary establishment; Offices; Participant recreation services, indoor; Personal service establishment; Professional services; Recycling drop-offs; Religious assemblies; Residential security/operator unit; Retail; Retail Cannabis Sales	COMM	Y
Vehicle Oriented Commercial (C2)	The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors.	Accessory buildings or structures; Agriculture, urban; Alcohol Production Facility; Animal Clinics, major; Animal clinics, minor; Apartment housing; Auctioneering establishments; Automotive & equipment; Child care centre, major; Child care centre, minor; Commercial storage; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Fleet services; Food primary establishment; Gas bar; Greenhouses and plant nurseries; Health services; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices; Participant recreation services, indoor; Personal service establishment; Professional services; Recycling drop-offs; Religious assemblies; Residential security/operator unit; Retail; Retail Cannabis Sales; Temporary shelter services; Warehousing	COMM	Y
Core Area Mixed Use (CA1)	The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.	Accessory buildings or structures; Agriculture, urban; Alcohol Production Facility; Animal Clinics, major; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Food primary establishment; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices; Parks; Participant recreation services, indoor; Personal service establishment; Professional services; Recycling drop-offs; Religious assemblies; Retail; Retail Cannabis Sales; Temporary shelter services; Warehousing	COMM	Y

City of Kelowna				
Village Centre (VC1)	The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified for each Village Centre (as identified with the OCP).	Accessory buildings or structures; Agriculture, urban; Alcohol Production Facility; Animal Clinics, major; Animal clinics, minor; Apartment housing; Boat storage; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Food primary establishment; Gas bar; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices; Parks; Participant recreation services, outdoor; Participant recreation services, indoor; Personal service establishment; Professional services; Recycling drop-offs; Religious assemblies; Retail; Retail Cannabis Sales; Temporary shelter services; Townhouses	COMM	Y
Comprehensive Development - High Density Mixed Use Commercial (CD17)	The purpose is to provide a zone for existing large scale mixed-use commercial/residential developments in the Core Area but outside Urban Centres. This zone is intended to capture lots that have already been constructed prior to the adoption of this bylaw in which the densities and scale of development is generally beyond those recommended by policies outlined in the 2040 OCP.	Accessory buildings or structures; Agriculture, urban; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Education services; Food primary establishment; Health services; Home-Based business, minor; Hotels/motels; Liquor primary establishment; Non-Accessory parking; Offices; Participant recreation services, indoor; Personal service establishments; Professional services; Retail; Stacked townhouses; Townhouses	COMM	Y
Comprehensive Development - Capri Centre (CD26)	The purpose is to provide the framework for the existing uses and for the re - development and use of the Capri Centre in stages, over time, with a mixture of commercial and residential uses that serve more than one neighbourhood.	Accessory buildings or structures; Agriculture, urban; Apartment housing; Animal clinics, minor; Boarding or Lodging houses; Child care centre, major; Cultural and recreation services; Education services; Emergency and protective services; Food primary establishment; Gas bars; Health services; Home based business, minor; Hotels; Liquor primary establishments; Offices; Participant recreation services, indoor; Personal service establishments; Professional services; Religious assemblies; Recycling drop-offs; Retail; Spectator sports establishments; Stacked townhouses; Temporary shelter services; Townhouses	COMM	Y

City of Kelowna				
Downtown Urban Centre (UC1)	The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Exhibition and convention facilities; Food primary establishment; Gaming facilities; Gas bar; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices	COMM	Y
Capri-Landmark Urban Centre (UC2)	The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows the Capri-Landmark Urban Centre Plan.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Exhibition and convention facilities; Food primary establishment; Gaming facilities; Gas bar; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices	COMM	Y
Midtown Urban Centre (UC3)	The purpose is to provide a mixed commercial and residential zone for developments within the Midtown Urban Centre.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Exhibition and convention facilities; Food primary establishment; Gas bar; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices	COMM	Y

City of Kelowna				
Rutland Urban Centre (UC4)	The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Exhibition and convention facilities; Food primary establishment; Gas bar; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices	COMM	Y
Pandosy Urban Centre (UC5)	The purpose is to provide a mixed commercial and residential zone for developments within the Pandosy Urban Centre.	Accessory buildings or structures; Agriculture, urban; Alcohol production facility; Animal clinics, major; Animal clinics, minor; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Drive throughs; Education services; Emergency and protective services; Exhibition and convention facilities; Food primary establishment; Gas bar; Health services; Home-based business, major; Home-based business, minor; Hotels/motels; Liquor primary establishment; Non-accessory parking; Offices	COMM	Y
Apartment Housing (MF3)	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors	Accessory buildings or structures; Agriculture, urban; Apartment housing; Child care centre, major; Child care centre, minor; Cultural and recreation services; Food primary establishment; Health services; Home-based business, major; Home-based business, minor; Professional services Participant recreation services, indoor; Personal services establishments; Retail; Stacked townhouses; Townhouses	COMM	Y
Comprehensive Development – University (CD20)	The purpose of this zone is to allow the full range of academic, research and miscellaneous supporting land-uses essential to a leading-edge university program or campus.	Any university related services; Agriculture, urban; Apartment housing; Child care centre, major; Cultural and recreation services; Education services; Emergency and protective services; Food primary establishments; General industrial use; Greenhouses and plant nurseries; Health services; Hotels/Motels; Liquor primary establishment; Non-accessory parking; Offices; Parks; Participant recreation services, indoor; Participant recreation services, outdoor; Personal service establishments; Professional services; Recycling drop-offs; Religious assemblies; Retail; Stacked townhouses; Townhouses	INST	Y

City of Kelowna				
Major Institutional (P1)	The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.	Accessory buildings or structures; Agriculture, urban; Apartment housing; Child care centre, major; Cultural and recreation services; Detention and correction services; Emergency and protective services; Exhibition and convention facilities; Food primary establishment; Health services; Liquor primary establishment; Non-accessory parking; Parks; Participant recreation services, indoor; Recycling drop-offs; Religious assemblies; Retail; Spectator sports establishments; Temporary shelter services	INST	N
Education and Minor Institutional (P2)	The purpose is to provide a zone for private and public educational, residential, and recreational uses and religious assemblies.	Accessory buildings or structures; Agriculture, urban; Apartment housing; Child care centre, major; Cultural and recreation services; Education services; Emergency and protective services; Food primary establishment; Health services; Parks; Participant recreation services, indoor; Participant recreation services, outdoor; Recycling drop-offs; Religious assemblies; Residential security/operator unit; Retail; Temporary shelter services	INST	Y
Kelowna General Hospital (HD1)	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.	Accessory buildings or structures; Agriculture, urban; Child care centre, major; Education services; Emergency and protective services; Food primary establishment; Hospitals; Participant recreation services; Retail	INST	N

City of West Kelowna				
City of West Kelowna Zoning Bylaw No. 0265, 2022				
Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
Agricultural (A1)	To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.	Agriculture, general; Agriculture, intensive; Alcohol production facility; Cannabis production facility in ALR only; Kennels, service on parcels 4 ha or greater; Greenhouse or plant nursery; Mobile home; Modular home; Riding stable; Single detached dwelling; Accessory uses, buildings and structures; Agricultural worker dwelling; Agricultural worker dwelling, temporary; Agri-tourism; Agri-tourism accommodation; Care facility, minor; Carriage house (may be subject to ALC regulations); Home based business, major; Kennels, hobby; Portable saw mill or shake mill; Retail sales of farm products or processed farm products; Secondary suite; Short-term rental/short-term rental (bed and breakfast)	AGR	N
Country Residential (RU1)	To accommodate rural, agricultural, and residential uses on parcels of land that are 0.5 ha or greater.	Agriculture, general; Agriculture, intensive in ALR only; Alcohol production facility in ALR only; Cannabis production facility in ALR only; Greenhouse or plant nursery; Modular home; Single detached dwelling; Accessory uses, buildings and structures; Care facility, minor; Carriage house (may be subject to ALC regulations); Home based business, major; Kennel, hobby; Retail sales of farm products or processed farm products; Secondary suite; Short-term rental/short-term rental (bed and breakfast)	AGR	Y
Rural Residential Small Parcel (RU2)	To accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater.	Agriculture, general; Agriculture, intensive in ALR only; Alcohol production facility in ALR only; Cannabis production facility in ALR only; Greenhouse or plant nursery; Modular home; Single detached dwelling; Accessory uses, buildings and structures; Agri-tourism; Agri-tourism accommodation; Care facility, minor; Carriage house (may be subject to ALC regulations); Home based business, major; Kennel, hobby; Secondary suite; Short-term rental/short-term rental (bed and breakfast); Retail sales of farm products or processed farm products	AGR	Y

City of West Kelowna				
Rural Residential Medium Parcel (RU3)	To accommodate rural, agricultural, and residential uses on parcels of land that are 2.0 ha or greater.	Agriculture, general; Agriculture, intensive in ALR only; Alcohol production facility in ALR only; Cannabis production facility in ALR only; Greenhouse or plant nursery; Modular home; Riding stables; Single detached dwelling; Accessory uses, buildings and structures; Agricultural retail sales; Agri-tourism; Agri-tourism accommodation; Care facility, minor; Carriage house (may be subject to ALC regulations); Home based business, major; Kennel, hobby; Secondary suite; Short-term rental/short-term rental (bed and breakfast); Retail sales of farm products or processed farm products	AGR	Y
Rural Residential Large Parcel (RU4)	To accommodate rural, agricultural, and residential uses on parcels of land that are 4 ha or greater.	Agriculture, general; Agriculture, intensive; Alcohol production facility in ALR only; Cannabis production facility in ALR only; Greenhouse or plant nursery; Kennel, service on parcels larger than 4 ha; Modular home; Riding stable on parcels 2 ha or greater; Single detached dwelling; Veterinary clinic; Accessory uses, buildings and structures; Agricultural retail sales; Agricultural worker dwelling; Agri-tourism; Agri-tourism accommodation; Care facility, minor; Carriage house (may be subject to ALC regulations); Home based business, major; Kennel, hobby; Portable saw mill or portable shake mill on parcels 8 ha (19.8 ac) or greater; Secondary suite; Short-term rental/short-term rental (bed and breakfast); Retail sales of farm products or processed farm products	AGR	Y
Rural Resource (RU5)	To accommodate rural, agricultural and residential uses on parcels of land that are 30 ha or greater.	Agriculture, general; Agriculture, intensive; Alcohol production facility in ALR only; Cannabis production facility in ALR only; Greenhouse or plant nursery; Kennels, service on parcels larger than 4 ha; Modular home; Single detached dwelling; Riding stable on parcels 2 ha or greater; Veterinary clinic; Accessory uses, buildings and structures; Agricultural worker dwelling; Agricultural worker dwelling, temporary; Agri-tourism; Agri-tourism accommodation; Care facility, minor; Carriage house (may be subject to ALC regulations); Home based business, major; Kennel, hobby; Portable saw mill or portable shake mill on parcels 8 ha or greater; Secondary suite; Short-term rental/short-term rental (bed and breakfast); Retail sales of farm products or processed farm products	AGR	N

City of West Kelowna				
Light Industrial (I1)	To accommodate light industrial uses and associated uses.	Auctioneering establishment; Alcohol Production Facility; Bulk fuel depot; Cannabis production facility; Commercial storage; Contractor service; Fire, police or ambulance service; Food bank; Freight or distribution outlet; Greenhouse or plant nursery; Heavy equipment sales, rental and repair; Heliport facility; High technology industry; Industry, general; Kennels; Office; Outdoor storage; Recreation services, indoor; Restaurant; Retail, service commercial; Utility service; Veterinary clinic; Warehouse	IND	N
Heavy Industrial (I2)	To accommodate heavy industrial uses and associated uses.	Bulk fuel depot; Contactor services; Freight or distribution outlet; Heavy equipment sales, rental or repair; Heliport facility; Industry, heavy; Saw mill or planer mill; Salvage yard; Resource mining or extraction; Outdoor storage; Utility service; Accessory uses, buildings and structures; Caretaker unit; Home based business, minor; Storage of bulk fuel, chemicals or other petroleum products	IND	N
Timber Processing and Manufacturing (I3)	To accommodate forestry related activities.	Contractor services; Dryland sort; Timber processing; Re-manufacturing of wood products; Saw mill or planer mill; Accessory uses, buildings and structures; Caretaker unit; Home based business, minor; Outdoor storage	IND	N
Gravel Extraction (I4)	To accommodate extraction and processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products.	Bulk fuel depot; Contactor services; Heavy equipment sales, rental and repair; Sand and gravel quarrying, extraction, crushing, sorting or screening; Manufacture, wholesale or retail of cement concrete or cement concrete aggregate products; Accessory uses, buildings and structures; Caretaker unit; Home based business, minor; Outdoor storage	IND	N
Gravel Extraction with Asphalt Plant (I5)	To accommodate extraction and processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products, including asphalt processing.	Asphalt plant; Bulk fuel depot; Contactor services; Heavy equipment sales, rental and repair; Sand and gravel quarrying, extraction, crushing, sorting or screening; Manufacture, wholesale or retail of concrete or concrete aggregate products; Accessory uses, buildings and structures; Caretaker unit; Home based business, minor; Outdoor storage	IND	N
Rural Industrial (I6)	To accommodate rural-oriented industrial activities, agricultural uses and associated uses.	Agricultural market; Agriculture, general; Alcohol production facility; Machine shop; Single detached dwelling; Accessory uses, buildings and structures; Home based business, major; Outdoor storage; Retail, convenience; Carriage house; Secondary suite	IND	N

City of West Kelowna				
Urban Centre Commercial (C1)	To accommodate a mix of uses with active commercial frontages.	Agricultural market; Apartment; Alcohol production facility; Broadcasting studio; Cabaret, bar or lounge; Commercial school; Community or assembly hall; Care facility, major; Congregate housing; Education facility; Extended medical treatment facility; Entertainment facility, indoor; Fire, police or ambulance service; Food bank; Funeral establishment; Group home; High technology business; Hotel; Library, museum or art gallery; Live/work unit; Neighbourhood pub; Office; Personal service establishment; Postal or courier service; Printing or publishing; Recreation services, indoor Restaurant; Retail, general; Transportation station; Vehicular parking areas or structures; Vehicle washing facility	COMM	Y
Neighbourhood Commercial (C2)	To accommodate a limited range of convenience services typically required on a day to day basis by residents of local neighbourhoods.	Care facility, major; Commercial school; Fire, police or ambulance service; Office; Personal service establishment; Postal or courier service; Recreation services, indoor; Retail, convenience; Restaurant, except for drive-through restaurant; Accessory uses, buildings and structures; Apartment; Home based business, minor	COMM	Y
Gasoline Service Station Commercial (C3)	To accommodate gasoline service stations with associated uses.	Gasoline service station; Restaurant; Vehicle washing facility; Accessory uses, buildings and structures; Retail, convenience	COMM	N
Service Commercial (C4)	To accommodate vehicular oriented low intensity uses and associated uses.	Agricultural market; Auctioneering establishment; Alcohol Production Facility; Broadcasting studio; Bulk fuel depot; Commercial school; Commercial storage; Community or assembly hall; Contractor services; Entertainment facility, indoor; Fire, police or ambulance service; Food bank; Funeral Establishment; Greenhouse or plant nursery; High technology business; High technology industry; Hotel; Kennel, hobby; Kennel, service; Office; Personal service establishment; Postal or courier service; Printing or publishing; Recreation services, indoor; Recycling depot; Restaurant; Retail, general; Retail, service commercial, except for heavy equipment sales, rental or repair; Vehicle washing facility; Veterinary clinic; Warehouse; Accessory uses, buildings and structures; Apartment; Outdoor storage	COMM	Y
Comprehensive Development - Westlake Neighbourhood Centre (CD1(A))		Care facility, major; Community or assembly hall; Fire, police or ambulance service; Library, museum or art gallery; Multiple residential (one unit per 150 m2 of non-residential establishments contained in the same building); Music and dance schools and private sports facilities (excluding amusement machines); Office; Personal service establishment; Restaurant; Retail, general	COMM	Y

City of West Kelowna				
Comprehensive Development – Olalla Road (CD9)	To accommodate a mix of uses comprised of multiple residential, institutional, and commercial uses in the Lakeview Heights neighbourhood centre.	Apartment; Care facility, major (in townhouse or apartment form only); Congregate housing; Entertainment facility; Fire, police or ambulance service; Office; Personal service establishment; Recreation services, indoor; Townhouse; Accessory uses, buildings and structures; Home based business, minor; Vehicular parking areas and structures	COMM	Y
Comprehensive Development – Hoskins Road (CD12)	The intent of this zone is to permit the development of a mixed-use building in the Westbank Urban Centre.	Apartment; Office; Recreational Services, Indoor; Personal Service Establishment; Retail, general; Accessory uses, buildings and structures; Home based business, minor	COMM	Y
Comprehensive Development - IHA Health Centre (CD5)	Development of government and/or non-profit public health care facilities on the southern 1.62 ha portion of the subject property. Permits both agricultural and institutional land uses.	Agriculture, general and agricultural, intensive; Extended medical treatment facilities; Health services facilities; Accessory uses, buildings and structures; congregated housing; Care facility, major; Government agencies and services; Group home; Emergency and protective services; Restaurant	INST	N
Institutional and Assembly (P2)	To accommodate institutional, administrative and associated uses.	Agricultural market; Cemetery; Community or assembly hall; Care facility, major; Congregate housing; Education facility; Extended medical treatment facility; Fire, police or ambulance service; Food bank; Group camp; Group home; Library, museum, or art gallery Office; Recreation services, indoor; Recreation services, outdoor; Transportation station; Accessory uses, buildings and structures; Restaurant; Retail, general	INST	N
Campground, Cabin and Motel Commercial (C5)	To accommodate commercial tourist accommodation in the form of campgrounds, small motels and small resorts with associated uses.	Tourist cabin; Tourist campsite space; Motel; Accessory uses, buildings and structures; Caretaker unit; Community or assembly hall; Restaurant; Retail, convenience	TCR	N
Tourist and Resort Commercial (C6)	To accommodate tourist accommodation in the form of hotels, resorts and associated uses.	Hotel; Motel; Recreation services, indoor; Recreation services, outdoor; Resort apartment or resort townhouse; Restaurant; Retail, convenience; Tourist cabin; Tourist campsite spaces; Accessory uses, buildings and structures; Caretaker unit; Home based business, minor; Personal service establishment	TCR	N

Lake Country

District of Lake Country Zoning Bylaw 561, 2007

Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
Agriculture 1 (A1)	The purpose is to provide a zone for agricultural uses as well as other complementary uses suitable to an agricultural setting.	Agriculture, extensive; Agriculture, intensive impact; Agro-forestry, including botanical forest products production; Aquaculture; Cannabis production; Greenhouses and plant nurseries; Horse riding, training and boarding, including a facility for horse riding, training and boarding; Public parks; Production and development of biological products for pest management; Single dwelling housing or a mobile home; Wineries, cideries, and meaderies	AGR	N
Agriculture 1 (Agri-Tourism Accommodation) (A1ta)	The purpose is to provide a zone for agricultural uses as well as other complementary uses suitable to an agricultural setting.	Agriculture, extensive; Agriculture, intensive impact; Agri-tourism accommodation; Agro-forestry, including botanical forest products production; Aquaculture; Cannabis production; Greenhouses and plant nurseries; Horse riding, training and boarding, including a facility for horse riding, training and boarding; Public parks; Production and development of biological products for pest management; Single dwelling housing or a mobile home; Wineries, cideries, and meaderies	AGR	N
Rural Large Parcel 1 (RLP)	The purpose is to provide a zone for rural areas of the community that have limited services, and are not expected to be developed for more intense use within the foreseeable future.	Agriculture, extensive; Aquaculture; Greenhouses and plant nurseries; Group homes, minor; Mobile homes; Single dwelling housing; Animal clinics, major; Animal clinics, minor; Bed and breakfast homes; Care centres, minor; Forestry; Home occupations; Kennels and stables; Secondary or accessory suite; Campsite spaces; Utility services, minor impact; Short term vacation rental	RUR	N
Rural Large Parcel – Oyama Road (RLPO)	The purpose is to provide a zone for rural properties along Oyama Road to allow predetermined subdivisions of new lots.	Agriculture, extensive; Aquaculture; Greenhouses and plant nurseries; Group homes, minor; Mobile homes; Single dwelling housing; Animal clinics, major; Animal clinics, minor; Bed and breakfast homes; Care centres, minor; Forestry; Home occupations; Kennels and stables; Secondary or accessory suite; Short term vacation rental; Tourist campsites; Utility services, minor impact; Zipline course, minor impact	RUR	N

Lake Country				
General Industrial (I1)	The purpose is to provide for general industrial uses.	Auctioneering establishments; Automotive and equipment repair shops; Automotive and minor recreation vehicle sales/rentals; Breweries and distilleries, major; Bulk fuel depots; Cannabis production; Car washes; Commercial storage; Contractor services, general; Contractor services, limited; Convenience vehicle rentals; Custom indoor manufacturing; Emergency and protective services; Equipment rentals; Fleet services; Food primary establishment; Gas bars; General industrial uses; Household repair services; High technology research and product design; Liquor primary establishment, minor; Medical marihuana production; Outdoor storage; Participant recreation services, indoor; Private clubs; Rapid drive-through vehicle services; Recycling depots; Recycled materials drop-off centres; Service stations, minor; Service stations, major; Truck and manufactured home sales rentals; Vehicle and equipment services, industrial; Care centres, major; Residential security operator unit; Utility services, minor impact	IND	N
Heavy Industrial (I3)	The purpose is to designate and preserve land for the orderly development of industrial uses which due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.	Breweries and distilleries, major; Bulk fuel depots; Cannabis Production; General industrial uses; Outdoor storage; Recycling depots; Recycling plants; Recycled materials drop-off centres; Utility services, major impact; Vehicle and equipment services, industrial; Wrecking yards; Medical Marihuana Production; Residential security operator unit; Utility services, minor impact	IND	N
Soil Processing (I5)	The purpose is to provide a zone for the grading, crushing, screening, storage and processing of natural soil deposits.	Asphalt plants; Concrete plants; Recycling plants; Utility services, major impact; Offices; Outdoor storage; Residential operator security unit; Utility services, minor impact	IND	N
Minor Utilities (P3)	The purpose is to provide a zone for private and public utilities.	Utility services, minor impact; Outdoor storage; Participant recreation, outdoor	IND	N
Utilities (P4)	The purpose is to provide a zone for private and public utilities.	Utility services, major impact; Outdoor storage; Participant recreation services, outdoor; Utility services, minor impact	IND	N

Lake Country				
Town Centre Commercial (C1)	The purpose is to designate and preserve land for the orderly development of the financial, retail, entertainment, governmental and cultural core of the District.	Amusement arcade, major; Animal clinic, minor; Apartment hotels; Boarding or lodging houses; Broadcasting studios; Breweries and distilleries, minor; Business support services; Cannabis dispensary; Care centres, major; Commercial schools; Community recreation services; Congregate housing; Custom indoor manufacturing; Drive-in restaurants; Emergency and protective services; Financial services; Food primary establishment; Funeral services; Gaming facilities; Government services; Health services; Hotels; Household repair services; Licensee retail liquor store; Liquor primary establishment; Non-accessory parking; Offices; Participant recreation services, indoor; Personal service establishments; Private clubs; Private education services; Public education services; Public libraries and cultural exhibits; Public parks; Religious assemblies; Retail stores, convenience; Retail stores, general; Spectator entertainment establishments; Spectator sports establishments; Temporary shelter services; Used goods stores; Amusement arcade; Apartment housing; Care centres; Care centres, minor; Home occupation; Utility services	COMM	Y
Town Centre Commercial – Liquor Primary (C1p)	The purpose is to designate and preserve land for the orderly development of the financial, retail, entertainment, governmental and cultural core of the District.	Town Centre Commercial uses Liquor primary establishment, major	COMM	Y
Neighbourhood Commercial (C2)	The purpose is to provide a zone for the range of services needed on a day to day basis by residents within their neighbourhoods.	Animal clinics, minor; Animal daycare; Care centres, major; Financial services; Food primary establishment; Health services; Licensee retail liquor store; Liquor primary establishment, minor; Offices; Participant recreation services, indoor; Personal service establishments; Public libraries and cultural exhibits; Recycled materials drop-off centres; Retail stores, convenience; Amusement arcades, minor; Apartment housing; Care centres, minor; Gas bars; Home occupation; Utility services, minor impact	COMM	Y

Lake Country

<p>Service Commercial (C10)</p>	<p>The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented uses not provided for in other zones.</p>	<p>Amusement arcades, major; Animal clinics, major; Animal clinics, minor; Animal daycare; Auctioneering establishments; Automotive and minor recreation vehicle sales/rentals; Automotive and equipment repair shops; Breweries and distilleries, minor; Broadcasting studios; Business support services; Car washes; Care centres, major; Commercial schools; Commercial storage; Convenience vehicle rentals; Drive-in food services; Equipment rentals; Emergency and protective services; Flea markets; Fleet services; Food primary establishment; Funeral services; Gaming facilities; Gas bars; Government agencies; Greenhouses and plant nurseries; Household repair services; Liquor primary establishment, minor; Licensee retail liquor store; Non-accessory parking; Participant recreation services, indoor; Pawnshop; Private clubs; Rapid drive-through vehicle services; Recycled materials drop-off centres; Religious assembly; Retail stores, service commercial; Service stations, minor; Truck and manufactured home sales rentals; Used goods stores; Vehicle and equipment sales rentals, industrial; Vehicle and equipment services, industrial; Warehouse sales; Amusement arcades, minor; Office; Outdoor storage; Residential security operator unit; Utility services, minor impact</p>	<p>COMM</p>	<p>N</p>
<p>Highway Commercial (C11)</p>	<p>The purpose is to designate and preserve land for the orderly development of a range of commercial uses located adjacent to the west side of Highway 97 that primarily cater to the needs of the travelling public.</p>	<p>Amusement establishments, outdoor; Automotive and minor recreation vehicle sales/rentals; Automotive and equipment repair shops; Breweries and distilleries, minor; Car washes; Drive-in food services; Food primary establishment; Hotels; Motels; Participant recreation services, indoor; Retail stores, convenience; Amusement arcades, minor; Gas bar; Licensee retail liquor store; Liquor primary establishment, minor; Outdoor storage; Rapid drive-through vehicle service; Utility services, minor impact</p>	<p>COMM</p>	<p>N</p>
<p>Direct Control 1 (Emerald Beach Villas) (DC-1)</p>	<p>This zone provides for the development of a resort commercial, as well as residential units, which include two or more land use designations and accessory grounds</p>	<p>Hotel; Motel; Multiple Dwelling Housing; Accessory buildings and structures; Marina-excluding gas sales</p>	<p>COMM</p>	<p>Y</p>

Lake Country				
Direct Control 12 (Turtle Bay Crossing Development) (DC12)	This zone provides for the development of a retail commercial complex on Lot B Section 22 Township 20 Osoyoos Division Yale District Plan EPP34757.	Animal clinic, minor; Business support services; Cannabis dispensary; Care centres, intermediate; Care centres, minor; Financial services; Food primary establishment; Government services; Licensee retail liquor store; Liquor primary establishment, minor; Offices; Participant recreation services, indoor; Personal service establishments; Retail stores, convenience; Retail stores, general; Spectator entertainment establishments; Drive-in food services; Drive-through facility; Non-accessory parking; Utility services, minor impact	COMM	N
(RM5; C2)	(There is no OCP designation or description associated with this land use but was identified in the GIS data)		COMM	Y
Administration, Public Service and Assembly (P2)	The purpose is to provide a zone for administrative, institutional, public service, public administration service and assembly uses.	Care centres; Community recreation services; Congregate housing; Emergency and protective services; Extended medical treatment services; Government services; Group homes, major; Health services; Participant recreation services, indoor; Private clubs; Private education services; Public education services; Public libraries and cultural exhibits; Recycled materials drop-off centres; Religious assemblies; Temporary shelter services; Food primary establishment; Liquor primary establishment, minor; Public parks; Residential security operator unit; Retail stores, general; Utility services, minor impact	INST	Y
Direct Control 10 (Pixie Beach Resort) (DC10)	This zone provides for the continued use of the campground, cabins, and associated ancillary uses and buildings on Lot B Section 28 Township 20 ODYD Plan 31064 except Plan KAP54466.	Recreational Tourist Accommodation; Home Occupations; Secondary suite or accessory suite; Single dwelling housing; Utility services, minor impact	TCR	Y
Tourist Commercial (C9)	The purpose is to designate and preserve land for the orderly development of commercial visitor facilities.	Amusement arcades, major; Amusement establishments, outdoor; Apartment hotels; Boat storage; Drive-in food services; Hotels; Motels; Multiple dwelling housing; Participant recreation services, indoor; Recreational tourist accommodation; Amusement arcades, minor; Care centres, major; Food primary establishment; Licensee retail liquor store; Liquor primary establishment, minor; Offices; Personal service establishments; Residential security operator unit; Retail stores, convenience; Utility services, minor impact; Gas bar and marine fuel facility	TCR	N

Lake Country

<p>Tourist Commercial A (C9A)</p>	<p>The purpose is to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting.</p>	<p>Breweries and distilleries, minor; Food primary establishment; Liquor primary establishment, minor; Hotels; Motels; Participant recreation services, indoor; Spectator entertainment establishments; Licensee retail liquor store; Offices; Personal service establishments; Residential security operator unit; Retail stores, convenience</p>	<p>TCR</p>	<p>N</p>
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Peachland

District of Peachland Zoning Bylaw No. 2400, 2023

Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
<p>Agricultural (A1)</p>	<p>To provide a zone for agriculture, dwellings, and compatible accessory uses on lots designated Agricultural Land Reserve (ALR). All lots in the ALR are subject to the Agricultural Land Commission Act, the Agricultural Land Reserve General Regulation and the Agricultural Land Reserve Use Regulation as amended from time to time.</p>	<p>Agriculture; Agriculture, Intensive; Brewery, Distillery, or Meadery, and ancillary uses; Cannabis Cultivation, Farmed; Greenhouses and Plant Nurseries; Single Detached Dwelling; Winery or Cidery, and ancillary uses; Agri-tourism; Agri-tourism Accommodation; Bed and Breakfast; Cannabis Cultivation, Micro; Cannabis Processing, Micro Cannabis Testing and Research; Home Based Business, Type I, II or III; Kennels and Stables, on lots 1.0 ha (2.5 ac) or more in size; Farm Product Processing; Farm Retail Sales; Medicinal Cannabis Dispensary; Secondary Suite; Garden Suite; Temporary Farm Worker Housing</p>	<p>AGR</p>	<p>N</p>
<p>Rural (Non-ALR) (A2)</p>	<p>To provide a zone for rural and agriculture uses outside of the Agricultural Land Reserve, dwellings and compatible accessory uses on large lots of a minimum 2.0 ha (4.9 ac) in size.</p>	<p>Agriculture, excluding Agriculture, Intensive; Brewery, Distillery, or Meadery, and ancillary uses; Cannabis Cultivation, Micro; Cannabis Processing, Micro; Greenhouses and Plant Nurseries; Single Detached Dwelling; Winery or Cidery, and ancillary uses; Agri-tourism; Agri-tourism Accommodation; Bed and Breakfast; Cannabis Testing and Research; Home Based Business, Type I, II or III; Kennels and Stables; Farm Product Processing; Farm Retail Sales; Medicinal Cannabis Dispensary; Garden suite; Secondary suite</p>	<p>RUR</p>	<p>N</p>

Peachland				
Industrial (I1)	To provide a zone to accommodate and regulate the development of light impact industry.	Auctioneering establishment; Artisan industrial; Automotive body repair and painting; Automotive and equipment repair; Automotive service uses; Cannabis cultivation, micro; Cannabis cultivation, standard; Cannabis processing, micro; Cannabis processing, standard; Contractor services; Commercial storage; Convenience store, maximum 140 m2 floor area; Freight terminal; Greenhouse and nurseries; Heliport facility; Industrial use; Industrial, light impact; Kennels and stables; Primary processing of horticultural products; Recycling depot; Utility service; Vehicle rental; Warehouse uses; Caretaker dwelling; Cannabis testing and research; Medicinal cannabis dispensary; Office; Outdoor storage; Parking facility	IND	N
Core Commercial (C2)	To provide a zone to accommodate comprehensively-designed commercial and mixed-use buildings, related amenity spaces and compatible uses on serviced urban lots. [Core commercial, including residential uses from 50 to 125 units per gross hectare (20 to 50 units per acre)].	Artisan Industrial; Assembly Use; Brewery, Distillery, or Meadery, and ancillary uses; Cannabis Processing, Micro (excluding lots abutting Beach Avenue); Cannabis Processing, Standard (excluding lots abutting Beach Avenue); Care Facility, Congregate; Care Facility, Extended Care Facility, Major and Minor; Commercial Public Piazza; Community Service; Convenience Store; Eating Establishment, excluding drive-thru restaurants; Education Facility; Entertainment Use, excluding arcades and adult entertainment; Exhibition and Convention facility; Financial Institution, excluding drive-thru banks; Health Services; High Technology Research and Product Design; Hospital; Liquor Sales, Primary; Liquor Store; Office; Multiple-unit Residential Building; Parking Facility; Personal Service; Public Building or Facility; Non-Medicinal Cannabis Store; Recreational Facility; Retail Store, excluding Adult Entertainment; Theatre; Tourist Accommodation; Winery or Cidery, and ancillary uses; Agriculture, urban; Cannabis testing and research; Medicinal cannabis dispensary; Temporary market and vendors	COMM	Y

Peachland				
Convenience Commercial (C3)	To provide a zone for service commercial uses that include services for automobiles, commercial vehicles, and other machinery.	Automotive body repair and painting; Automotive and equipment repair; Automotive service uses; Cannabis processing, micro (excluding lots abutting Beach Avenue); Cannabis processing, standard (excluding lots abutting Beach Avenue); Contractor services; Convenience store; Eating establishment; Freight terminal; Gas station; General services; Light impact industrial; Parking facility; Public building or facility; Recycling depot; Retail store, excluding adult entertainment; Vehicle rental; Cannabis testing and research; Caretaker dwelling; Medicinal cannabis dispensary; Temporary market and vendors	COMM	N
Service Commercial (C4)	To provide a zone to accommodate and regulate a mix of commercial uses oriented to vehicular traffic requiring large lots and generally are not accommodated in shopping centre and core commercial developments.	Auctioneering establishment; Automotive and equipment repair; Automotive service uses; Cannabis processing, micro; Cannabis processing, standard; Eating establishment; Education facility; Entertainment uses; Freight terminal; Gas station; General services; Greenhouse or plant nursery; Light impact industrial; Parking facility; Public building or facility; Recreational facility; Recycling depot; Retail store; Vehicle rental; Warehouse uses; Cannabis testing and research; Medicinal cannabis dispensary; Temporary market and vendors	COMM	N
Highway Commercial (C9)	To provide a zone to accommodate and regulate highway-oriented commercial development and compatible accessory uses to support the needs of the community.	Cannabis processing, micro; Cannabis processing, standard; Cannabis testing and research; Care facility, minor; Convenience store; Eating establishment; Education facility; Entertainment use; Financial institution; Freight terminal; Gas station; General services; Liquor sales, primary; Liquor store; Medicinal cannabis dispensary; Office; Parking facility; Personal service use; Public building or facility; Non-medicinal cannabis store; Recreation facility; Retail store, excluding adult entertainment	COMM	N

Peachland				
Mixed Use (CR1)	To provide a zone to accommodate mixed-commercial and medium-density residential use buildings and related amenity spaces on serviced urban lots. For clarity, the zone is not intended for properties with frontage on Beach Avenue.	Artisan Industrial; Assembly Use; Cannabis Testing and Research (excluding ground floor units); Care Facility, Congregate; Care Facility, Extended; Care Facility, Major and Minor; Commercial Public Piazza; Community Service; Convenience Store; Eating Establishment, excluding drive-thru restaurants; Education Facility; Entertainment Use, excluding arcades and adult entertainment; Exhibition and Convention Facility; Financial Institution, excluding drive-thru banks; Health Services; High Technology Research and Product Design; Hospital; Office; Medicinal Cannabis Dispensary (excluding ground floor units); Multiple-unit Residential Building; Parking Facility; Personal Service; Public Building or Facility; Non-medicinal Cannabis Store; Recreational Facility; Retail Store, excluding adult entertainment; Theatre; Tourist Accommodation; Agriculture, urban; Home based business, type (minor)	COMM	Y
Integrated Residential – Mixed Use (CR2)	To provide a zone to accommodate mixed commercial and medium density residential use buildings and related amenity spaces on serviced urban lots. For clarity, the zone is not intended for properties with frontage on Beach Avenue.	Care Facility, Congregate; Care Facility, Extended; Care Facility, Major and Minor; Convenience Store; Eating Establishment, excluding drive-thru restaurants; Health Services; Multiple-unit Residential Building; Office; Personal Service; Retail Store, excluding adult entertainment; Tourist Accommodation; Agriculture, urban; Bed and breakfast; Home based business, type 1 (minor)	COMM	Y
DB Homes Ltd. (CD2)	The intent is to provide a zone for a mixed residential and commercial development as an integrated project based upon a comprehensive development plan.	Multiple family residential Ground floor office/retail	COMM	Y

Peachland				
New Monaco Neighbourhood (CD10)	"The New Monaco neighbourhood is intended to be a master-planned community with a mix of uses, employment areas and housing options."	Single family; Secondary dwelling; Secondary suite; Duplex; Low density multiple; Medium density multiple; High density multiple; Residential flex unit; Vacation resort residential; Care facility, congregate; Care facility, extended; Care facility, major; Care facility, minor; Automotive service uses; Breweries and distilleries, minor; Commercial public piazza; Convenience store; Eating establishment; Entertainment uses; Exhibition and convention facilities; Gas station; General service uses; Health services; High technology research and product design; Liquor sales, primary; Liquor store; Office; Parking facility; Personal service use; Residential sales centre; Retail store; Temporary markets and vendors; Tourist accommodation; Vehicle rental, light; Winery; Artisan industrial; Industrial use, light impact; Ambulatory surgery centre; Community service; Education facility; Public building or facility; Utility service; Assembly hall, including Religious Assembly; Community garden; Recreational facility; Parks and trails, public; Parks, private; Agriculture; Agriculture, urban; Recycling depot; One secondary suite per single family dwelling unit; One secondary dwelling per single family dwelling unit; One residential flex unit per multi-family dwelling unit; Bed and breakfast; Boarding and lodging; Caretaker dwelling per commercial or industrial use; Home occupation uses; Outdoor storage; Parking facility; Primary processing, agriculture	COMM	Y
Public / Institutional (P2)	To provide a zone to accommodate and regulate the development of lands that serve the civic, cultural, educational, health, recreational, and social needs of the community.	Art gallery; Assembly use; Cannabis testing and research; Care facility, congregate; Care facility, extended; Care facility, major; Care facility, minor; Cemetery and crematorium; Commercial public piazza; Community garden; Community service; Education facility; Exhibition and convention facilities; Health services; Hospital; Medicinal cannabis dispensary; Office; Park; Public buildings and facilities; Recreational facility; Retail uses limited to rental establishments for sports and non-motorized recreational equipment; Utility service; Eating establishments; Parking facility	INST	N
Resort Commercial (C5)	To provide a zone to accommodate and regulate tourist accommodation and compatible uses on serviced urban lots.	Tourist accommodation; Vacation resort residential; Amenity space Assembly use; Caretaker dwelling; Convenience store; Eating establishment, excluding drive-thru restaurants; Exhibition and convention facility; Personal service use; Recreational facility	TCR	N

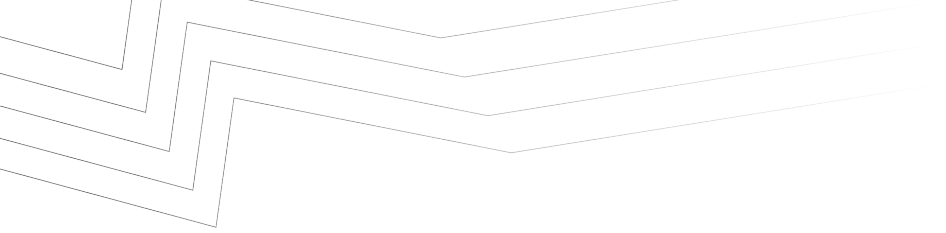
Peachland				
Tabletop Mountain Resort (CD 9)	The intent is to provide a zone to accommodate and regulate the development of a destination resort facility in a rural setting for tourist accommodations. The land has been divided into two sections, Section A for hotel accommodations and Section B for low density cottage-type single family.	Hotel; Accessory uses including restaurant, lounge, meeting rooms, spa, exercise rooms and swimming pool; Wineries and an associated winery lounge as licensed under Provincial legislation; Cottages; Accessory buildings	TCR	N

Westbank First Nation				
Land Use Law No. 2007-01				
Bylaw Designation	Bylaw Description	Permitted Uses	Class	Residential Permitted
Business Park (BP)		Business park industrial establishment; Entertainment or recreation establishment, indoor; Office; and Accessory use, building or structure, including retail sales accessory to other uses in the BP designation.	IND	N
Light Industrial (LI)		Custom workshop, trade or service; Light industry; Utility service facility; and accessory use, building or structure, including retail sales accessory to other uses in the LI designation	IND	N
Retail Commercial (RC)		Apartment housing – above street level; Entertainment or recreation establishment, indoor; General commercial establishment, not to exceed a maximum GFA of 4,650 square metres per tenancy; Hotel or motel; Office; Personal service establishment; Place of assembly; and Accessory use, building or structure	COMM	Y
Highway Commercial (HC)		Highway commercial use; Entertainment or recreation establishment, indoor; Personal service establishment; Hotel or motel; and Accessory use, building or structure	COMM	N
Waterfront Commercial (WC)		Entertainment or recreation establishment, indoor; Entertainment or recreation establishment, outdoor; Hotel or motel; Personal service establishment; Resort housing establishment; Waterfront commercial establishment, not to exceed a maximum GFA of 1,500 square metres per tenancy; and Accessory use, building or structure	COMM	N
Public Use & Institutional (INST)		Cemetery; Civic use; Group home, major; Place of assembly; and Accessory use, building or structure.	INST	N
Recreation Commercial (REC)		Entertainment or recreation establishment, indoor; Entertainment or recreation establishment, outdoor; and Accessory use, building or structure, including a dwelling unit for an owner/operator or caretaker, or a restaurant	TCR	N

Okanagan Indian Band

Phase 1 Land Use Plan, 2021

Land Use Plan Designation	Land Use Plan Description	Permitted Uses	Class	Residential Permitted
Agricultural			AGR	N
Industrial			IND	N
Commercial			COMM	N
Institutional			INST	N
Resort Tourism			TCR	N



APPENDIX C – EMPLOYMENT TO ELAC ASSUMPTIONS

Total - Industry - Subsectors - North American Industry Classification System (NAICS) 2017	Prime ELAC	Assumed Job Allocation Shares					
		COM	IND	INST	AGR	TCR	RUR
11 Agriculture, forestry, fishing and hunting							
111-112 Farms	AGR				100%		
113 Forestry and logging	RUR						100%
114 Fishing, hunting and trapping	RUR						100%
115 Support activities for agriculture and forestry	AGR				75%		25%
21 Mining, quarrying, and oil and gas extraction							
211 Oil and gas extraction	RUR						100%
212 Mining and quarrying (except oil and gas)	RUR						100%
213 Support activities for mining, and oil and gas ext.	MIX		100%				100%
22 Utilities							
221 Utilities	IND		100%				
23 Construction							
236 Construction of buildings	IND		100%				
237 Heavy and civil engineering construction	IND		100%				
238 Specialty trade contractors	IND		100%				
31-33 Manufacturing							
311 Food manufacturing	MIX		50%		50%		
312 Beverage and tobacco product manufacturing	MIX		30%		70%		
313 Textile mills	IND		100%				
314 Textile product mills	IND		100%				
315 Clothing manufacturing	IND		100%				
316 Leather and allied product manufacturing	IND		100%				
321 Wood product manufacturing	IND		100%				
322 Paper manufacturing	IND		100%				
323 Printing and related support activities	IND		100%				
324 Petroleum and coal product manufacturing	IND		100%				
325 Chemical manufacturing	IND		100%				
326 Plastics and rubber products manufacturing	IND		100%				
327 Non-metallic mineral product manufacturing	IND		100%				
331 Primary metal manufacturing	IND		100%				
332 Fabricated metal product manufacturing	IND		100%				
333 Machinery manufacturing	IND		100%				
334 Computer and electronic product manufacturing	IND		100%				
335 Electrical equipment, appliance and component manufacturing	IND		100%				
336 Transportation equipment manufacturing	IND		100%				
337 Furniture and related product manufacturing	IND		100%				
339 Miscellaneous manufacturing	IND		100%				
41 Wholesale trade							
411 Farm product merchant wholesalers	AGR				100%		
412 Petroleum and petroleum products merchant wholesalers	IND		100%				
413 Food, beverage and tobacco merchant wholesalers	MIX	20%	80%				

Total - Industry - Subsectors - North American Industry Classification System (NAICS) 2017	Prime ELAC	Assumed Job Allocation Shares					
		COM	IND	INST	AGR	TCR	RUR
414 Personal and household goods merchant wholesalers	MIX	70%	30%				
415 Motor vehicle and motor vehicle parts and accessories merchant wholesalers	MIX	20%	80%				
416 Building material and supplies merchant wholesalers	MIX	50%	50%				
417 Machinery, equipment and supplies merchant wholesalers	MIX	20%	80%				
418 Miscellaneous merchant wholesalers	MIX	20%	80%				
419 Business-to-business electronic markets, and agents and brokers	COM	100%					
44-45 Retail trade							
441 Motor vehicle and parts dealers	MIX	50%	50%				
442 Furniture and home furnishings stores	COM	100%					
443 Electronics and appliance stores	COM	100%					
444 Building material and garden equipment and supplies dealers	MIX	90%	10%				
445 Food and beverage stores	COM	100%					
446 Health and personal care stores	COM	100%					
447 Gasoline stations	COM	100%					
448 Clothing and clothing accessories stores	COM	100%					
451 Sporting goods, hobby, book and music stores	COM	100%					
452 General merchandise stores	COM	100%					
453 Miscellaneous store retailers	COM	100%					
454 Non-store retailers	MIX	50%	50%				
48-49 Transportation and warehousing							
481 Air transportation	IND		100%				
482 Rail transportation	IND		100%				
483 Water transportation	IND		100%				
484 Truck transportation	IND		100%				
485 Transit and ground passenger transportation	IND		100%				
486 Pipeline transportation	IND		100%				
487 Scenic and sightseeing transportation	MIX		50%			50%	
488 Support activities for transportation	IND		100%				
491 Postal service	MIX	40%	60%				
492 Couriers and messengers	IND		100%				
493 Warehousing and storage	IND		100%				
51 Information and cultural industries							
511 Publishing industries	COM						
512 Motion picture and sound recording industries	MIX						
515 Broadcasting (except internet)	MIX						
517 Telecommunications	MIX						
518 Data processing, hosting, and related services	COM						
519 Other information services	COM						

Total - Industry - Subsectors - North American Industry Classification System (NAICS) 2017	Prime ELAC	Assumed Job Allocation Shares					
		COM	IND	INST	AGR	TCR	RUR
52 Finance and insurance							
521 Monetary authorities - central bank	COM	100%					
522 Credit intermediation and related activities	COM	100%					
523 Securities, commodity contracts, and other financial investment and related activities	COM	100%					
524 Insurance carriers and related activities	COM	100%					
526 Funds and other financial vehicles	COM	100%					
53 Real estate and rental and leasing							
531 Real estate	COM	100%					
532 Rental and leasing services	MIX	50%	50%				
533 Lessors of non-financial intangible assets (except copyrighted works)	COM	100%					
54 Professional, scientific and technical services							
541 Professional, scientific and technical services	MIX	92%	6%	2%			
55 Management of companies and enterprises							
551 Management of companies and enterprises	COM	100%					
56 Administrative and support, waste management and remediation services							
561 Administrative and support services	MIX	50%	50%				
562 Waste management and remediation services	IND		100%				
61 Educational services							
611 Educational services	MIX	10%		90%			
62 Health care and social assistance							
621 Ambulatory health care services	MIX	80%		20%			
622 Hospitals	INS			100%			
623 Nursing and residential care facilities	INS			100%			
624 Social assistance	MIX	60%		40%			
71 Arts, entertainment and recreation							
711 Performing arts, spectator sports and related industries	MIX	90%		10%			
712 Heritage institutions	INS			100%			
713 Amusement, gambling and recreation industries	TCR						100%
72 Accommodation and food services							
721 Accommodation services	MIX	75%				25%	
722 Food services and drinking places	MIX	95%				5%	
81 Other services (except public administration)							
811 Repair and maintenance	MIX	15%	85%				
812 Personal and laundry services	COM	100%					
813 Religious, grant-making, civic, and professional and similar organizations	MIX	55%		45%			
814 Private households	COM	100%					
91 Public administration							
911 Federal government public administration	INS			100%			
912 Provincial and territorial public administration	INS			100%			

Total - Industry - Subsectors - North American Industry Classification System (NAICS) 2017	Prime ELAC	Assumed Job Allocation Shares					
		COM	IND	INST	AGR	TCR	RUR
913 Local, municipal and regional public administration	INS			100%			
914 Aboriginal public administration	INS			100%			
919 International and other extra-territorial public administration	INS			100%			

EMPLOYMENT REALLOCATION SPLITS FOR LOCAL JURISDICTIONS

KELOWNA	Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR
Commercial	100%					
Industrial		100%				
Institutional			100%			
Agricultural				100%		
TCR	100%					
Other Rural				100%		
WEST KELOWNA	Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR
Commercial	100%					
Industrial		100%				
Institutional			100%			
Agricultural				100%		
TCR					100%	
Other Rural						100%
LAKE COUNTRY	Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR
Commercial	100%					
Industrial		100%				
Institutional			100%			
Agricultural				100%		
TCR					100%	
Other Rural				100%		
PEACHLAND	Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR
Commercial	100%					
Industrial		100%				
Institutional			100%			
Agricultural				100%		
TCR					100%	
Other Rural						100%

RDCO EAST		Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR	
Commercial	100%						
Industrial						100%	
Institutional			100%				
Agricultural				100%			
TCR					100%		
Other Rural						100%	
RDCO WEST		Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR	
Commercial	10%				90%		
Industrial						100%	
Institutional			100%				
Agricultural				100%			
TCR					100%		
Other Rural						100%	
IR #7		Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR	
Commercial	100%						
Industrial		100%					
Institutional		100%					
Agricultural		100%					
TCR	100%						
Other Rural		100%					
IR #9		Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR	
Commercial	100%						
Industrial		100%					
Institutional			100%				
Agricultural		100%					
TCR					100%		
Other Rural		100%					
IR #10		Shift To					
Originally Allocated	COM	IND	INS	AGR	TCR	RUR	
Commercial	100%						
Industrial		100%					
Institutional			100%				
Agricultural		100%					
TCR	100%						
Other Rural		100%					

Figures shown indicate how existing and projected jobs by ELAC are reallocated to other groupings if local municipality lacks land use policies that match that ELAC (e.g. Kelowna does not feature TCR Future Land Uses, so 100% of jobs related TCR land are instead assumed to occur in Commercial lands)



B&A | REGIONAL DISTRICT
OF CENTRAL OKANAGAN

Regional Employment Lands Inventory

Final Report & Findings

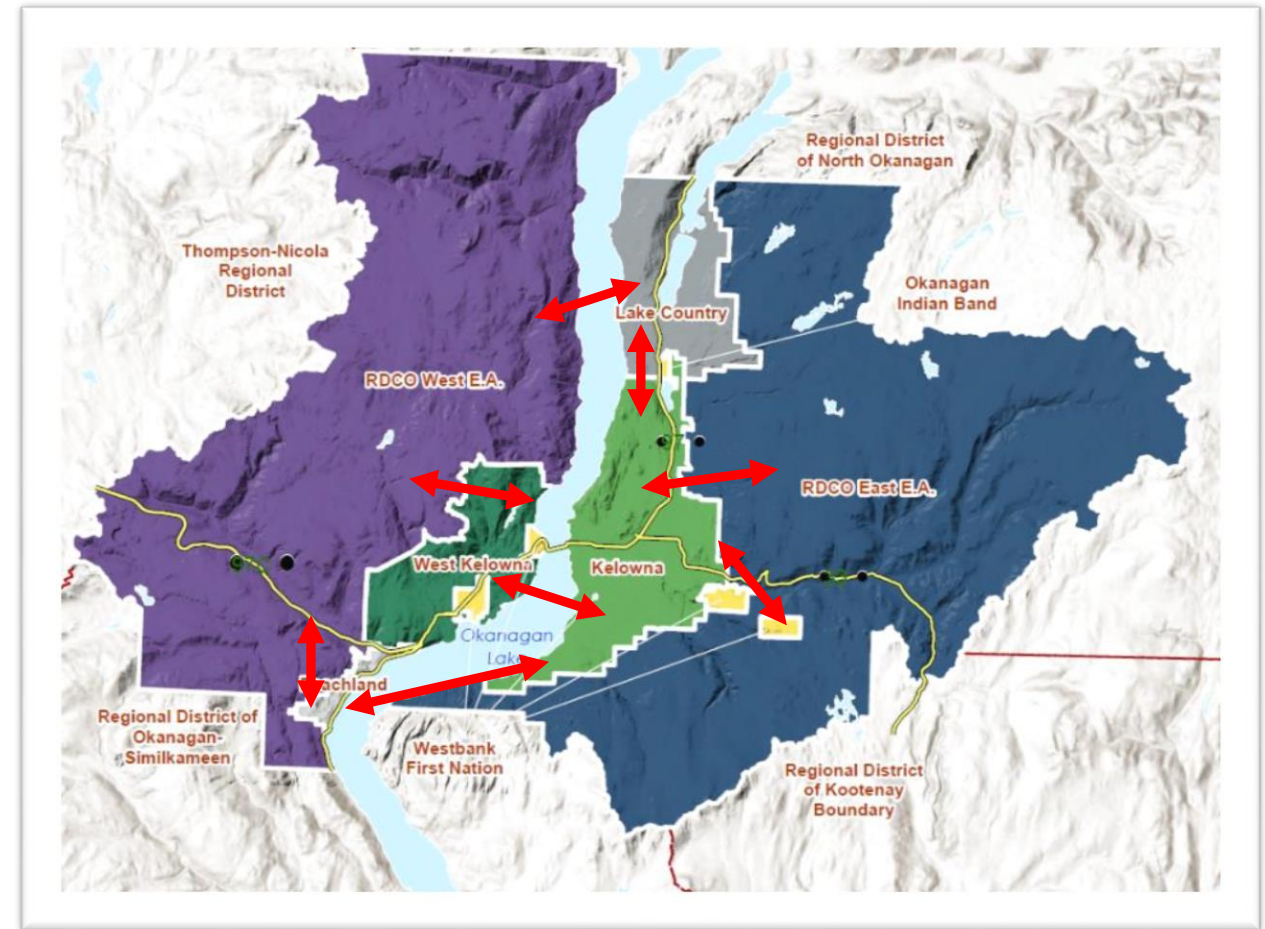
April 3, 2025

Deloitte.

B&A

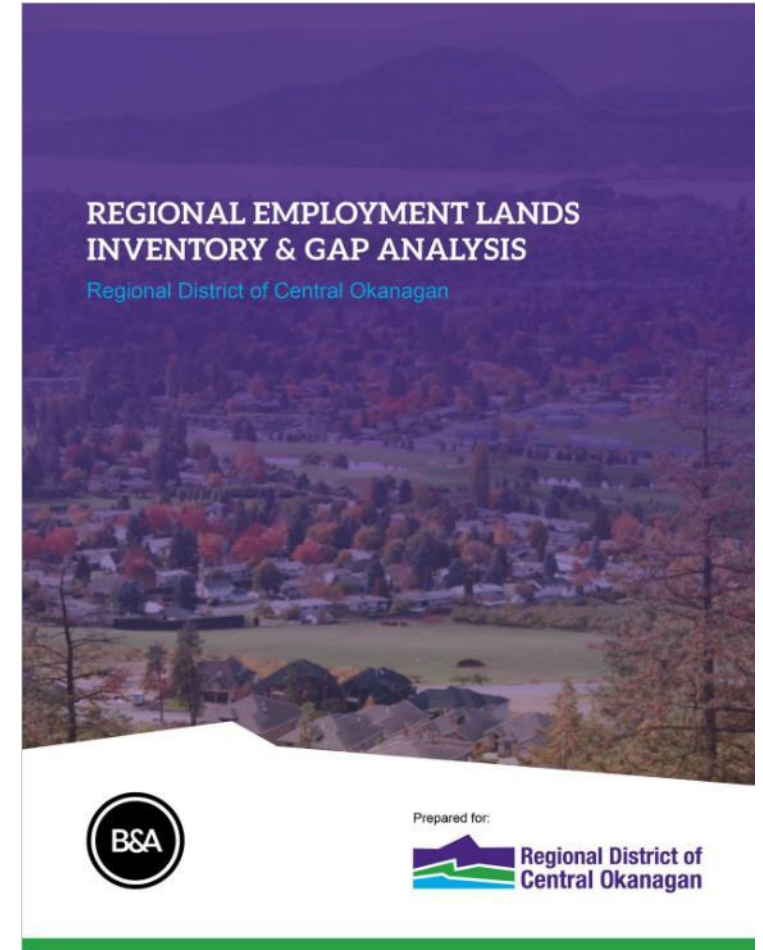
Background

- As part of implementing the Regional Growth Strategy, RDCO is advancing regional planning initiatives on topics that cross jurisdictional boundaries
- The Regional Employment Lands Inventory (RELI) helps all partner jurisdictions plan for growth and support a strong regional economy



Regional Employment Lands Inventory (RELI)

- An adequate supply of employment lands is vital for supporting economic development in our rapidly growing region
- The RELI provides information on future deficits/surplus of employment lands region-wide
- The RELI interactive mapping tool helps the business community, real estate professionals, and public easily locate employment lands with desired features

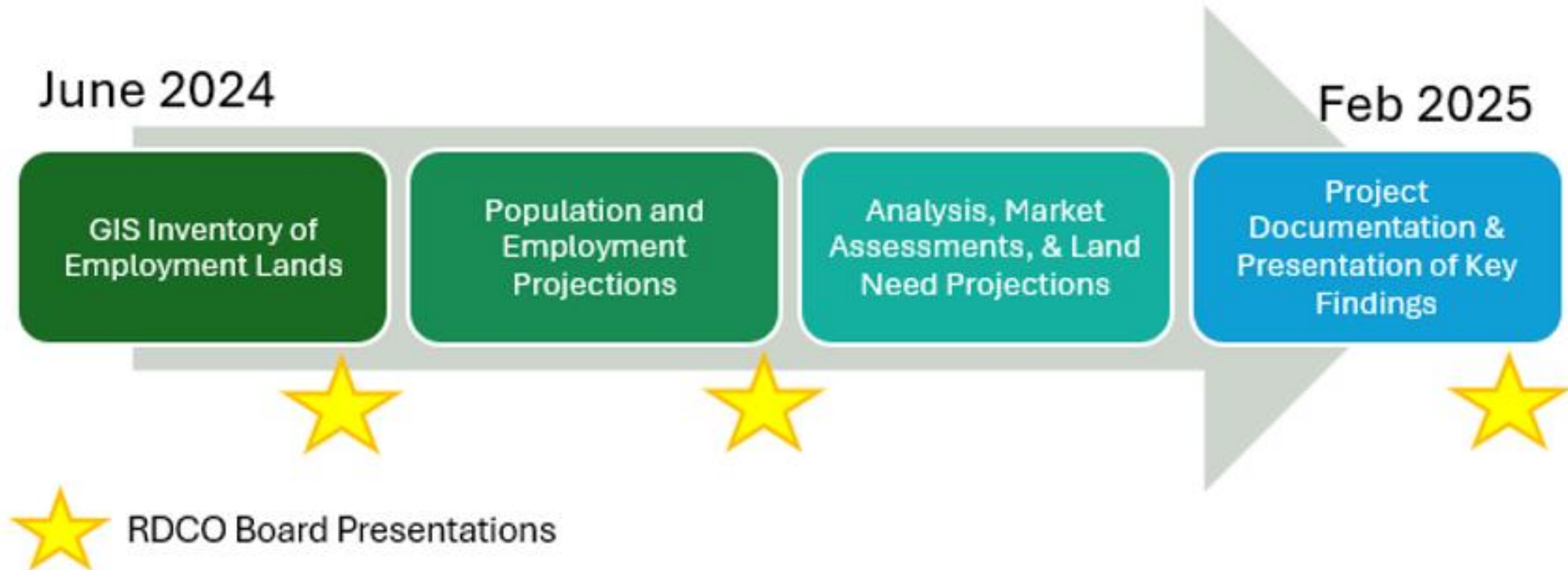


Regional Employment Lands Inventory (RELI)

- Final project of the 2017 RGS Priority Projects Plan
- Developed in collaboration with the Central Okanagan Economic Development Commission and the RELI Technical Committee
- Funded by provincial grants



Project Timeline



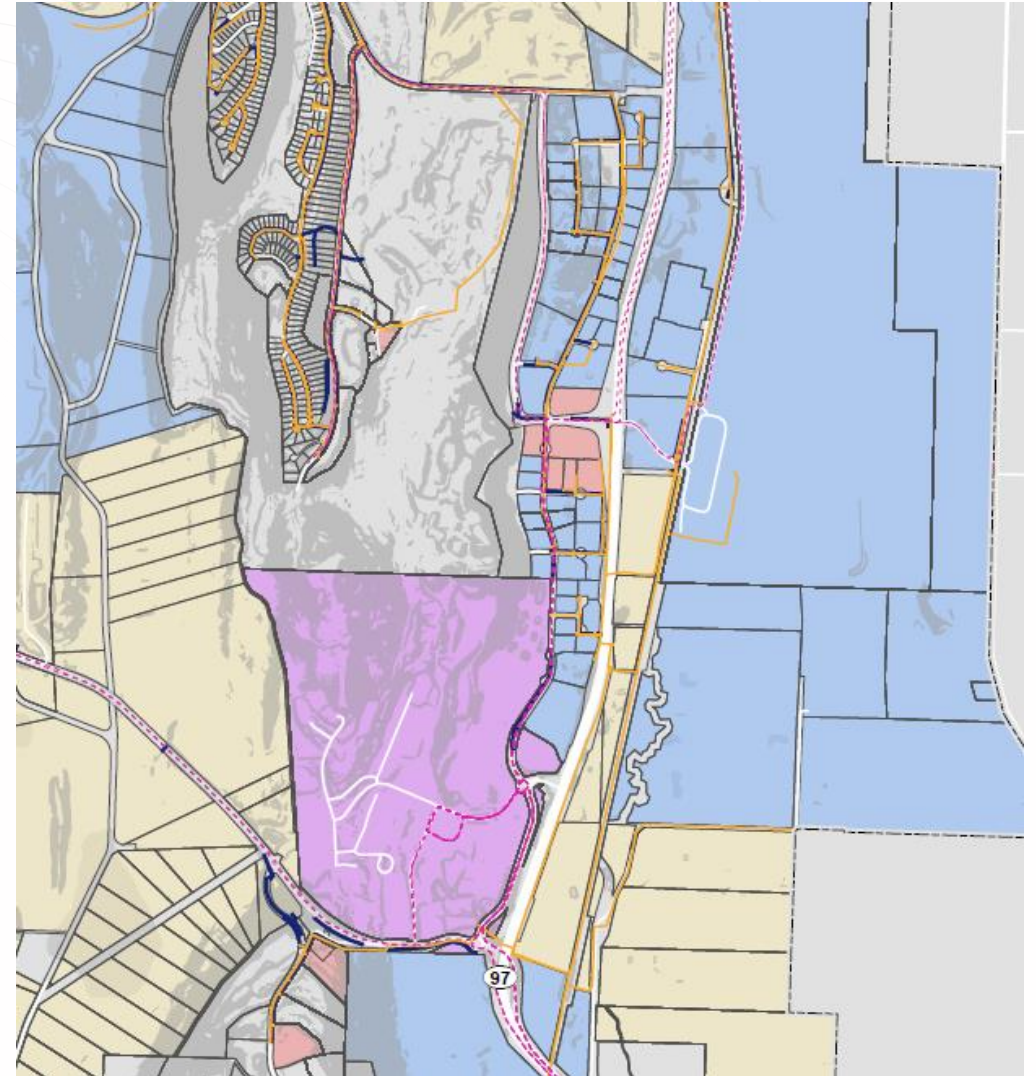


The Regional Employment Land Inventory at a Glance



The Regional Employment Lands Inventory (RELI) Tool

- Provides a **detailed, up-to-date, and easy to use tool that tracks different employment land uses** for planning and economic development functions
- At its core, the RELI seeks to understand three key elements:
 - **EMPLOYMENT CHANGE:** How much employment growth is reasonable to expect across the region by 2046?
 - **LAND USE DEMAND:** How do those jobs relate to different types of land and how much land is needed to accommodate that demand?
 - **POTENTIAL SUPPLY:** How much land do we have available to accommodate that demand? Where are there shortfalls or constraints?



Defining Employment Lands

Lands are classified into **six** categories:

Commercial: Retail, service and office uses, including most mixed-use

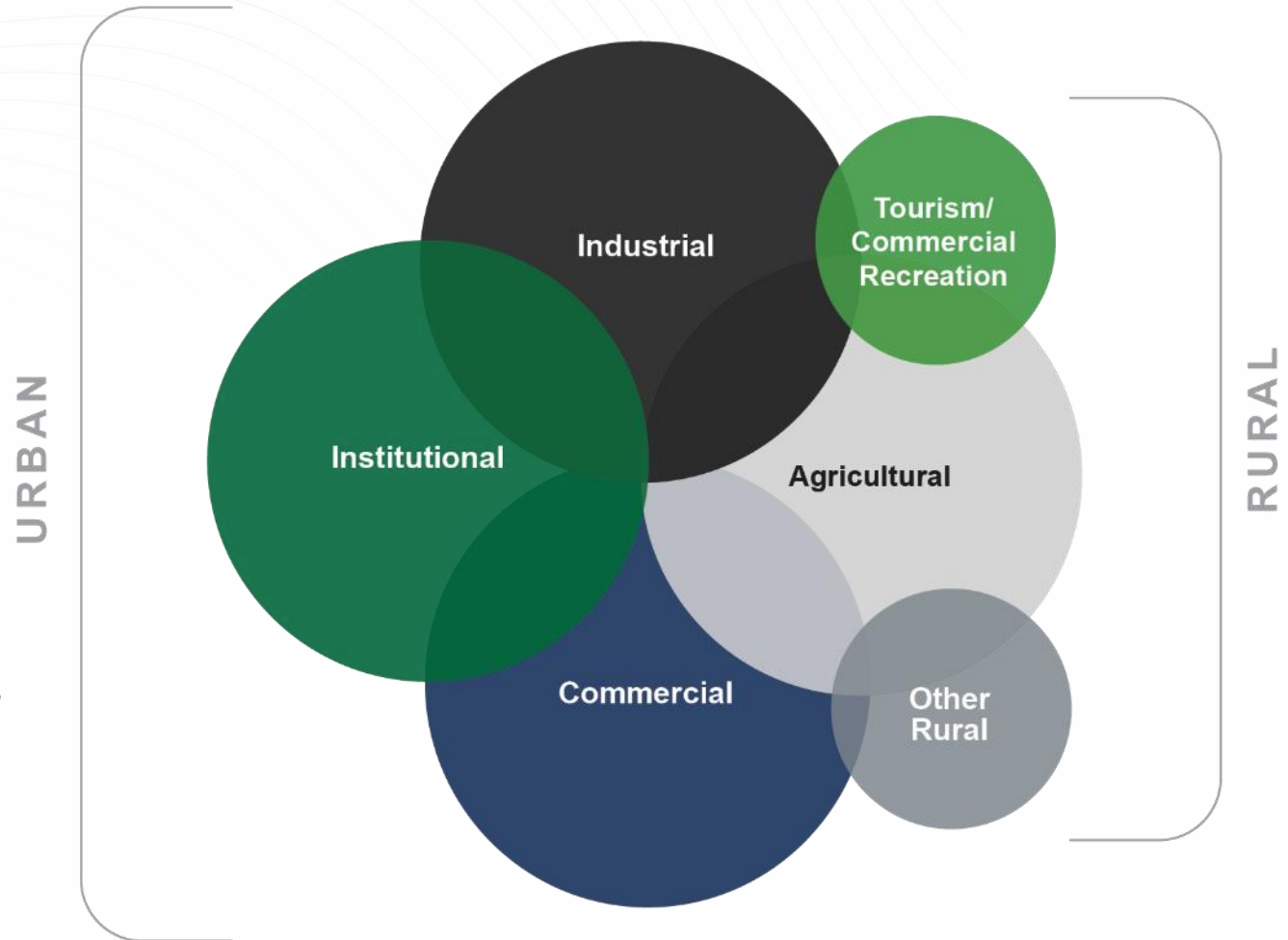
Institutional: Civic, health care, educational uses

Industrial: Light and heavy manufacturing, business parks, warehousing and transportation

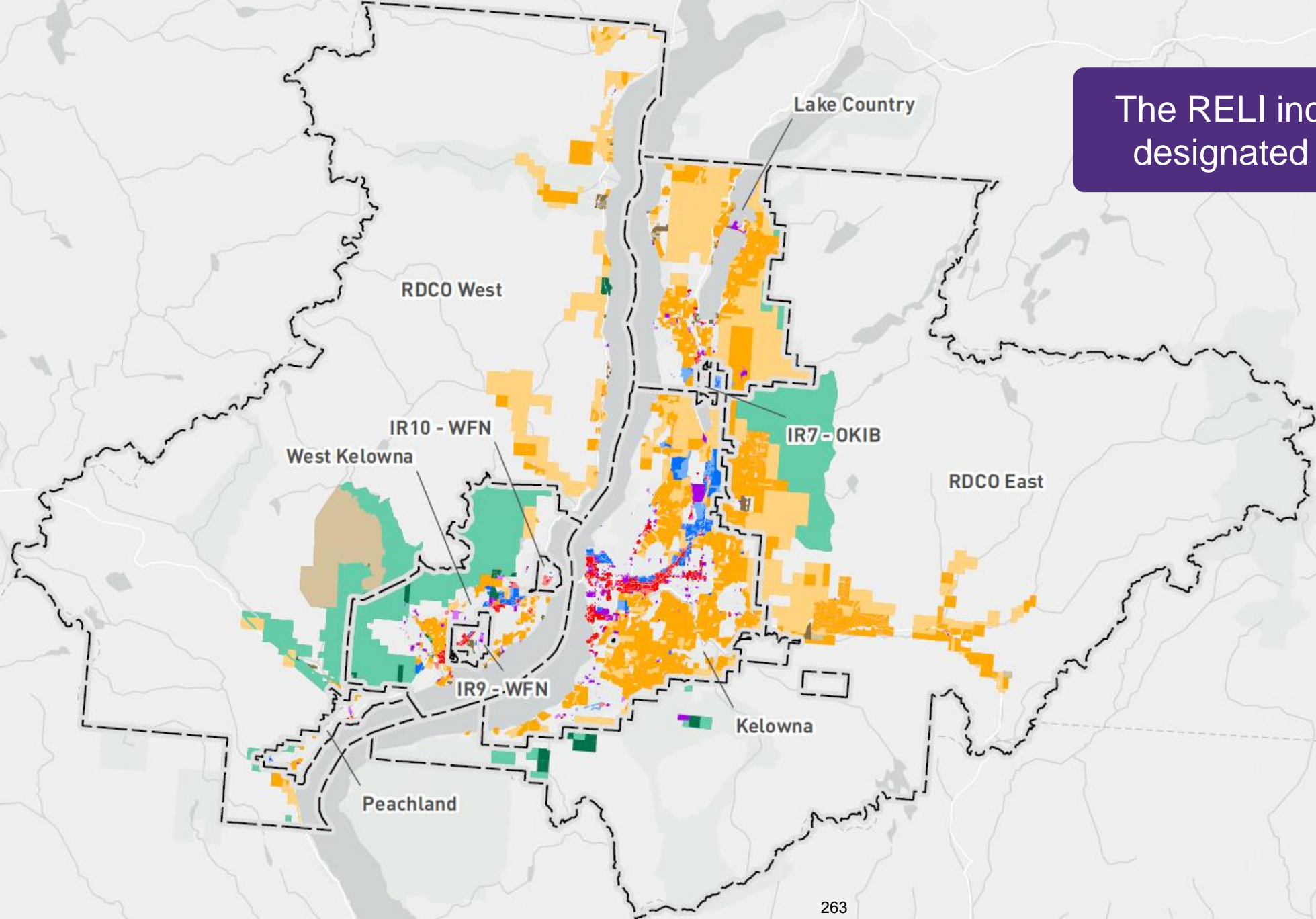
Agricultural: Farming and other agricultural uses (includes both ALR/non-ALR), including wineries

Tourism/Commercial Recreation (TCR): Tourist-oriented uses, resorts, private golf courses

Other Rural: Extractive, hunting, forestry, and other non-urban uses



The RELI includes 56,741 ha of designated employment land



- ELAC (Occupied)
 - Agricultural
 - Commercial
 - Industrial
 - Institutional
 - Rural
 - Tourist/Commercial Recreation
- ELAC (Vacant)
 - Agricultural
 - Commercial
 - Industrial
 - Institutional
 - Rural
 - Tourist/Commercial Recreation
- Municipal Boundary



The Regional Context at a Glance

URBAN: 3,552 ha (6%)

COMMERCIAL
1,036 ha

- Parcels: 2,558
- Occupied: 877 ha
- Vacant: 159 ha

1.8%

INSTITUTIONAL
720 ha

- Parcels: 583
- Occupied: 654 ha
- Vacant: 66 ha

1.6%

INDUSTRIAL
1,559 ha

- Parcels: 945
- Occupied: 1,199 ha
- Vacant: 597 ha

3.2%

RURAL: 53,189 ha (94%)

AGRICULTURAL
33,630

- Parcels: 3,992
- Occupied: 16,311 ha
- Vacant: 17,320 ha

59.3%

**TOURISM /
COMMERCIAL
RECREATION**
3,339 ha

- Parcels: 617
- Occupied: 311 ha
- Vacant: 3,028 ha

5.9%

OTHER RURAL
16,220 ha

- Parcels: 103
- Occupied: 778 ha
- Vacant: 15,442 ha

28.6%

Figures may not sum to total due to rounding

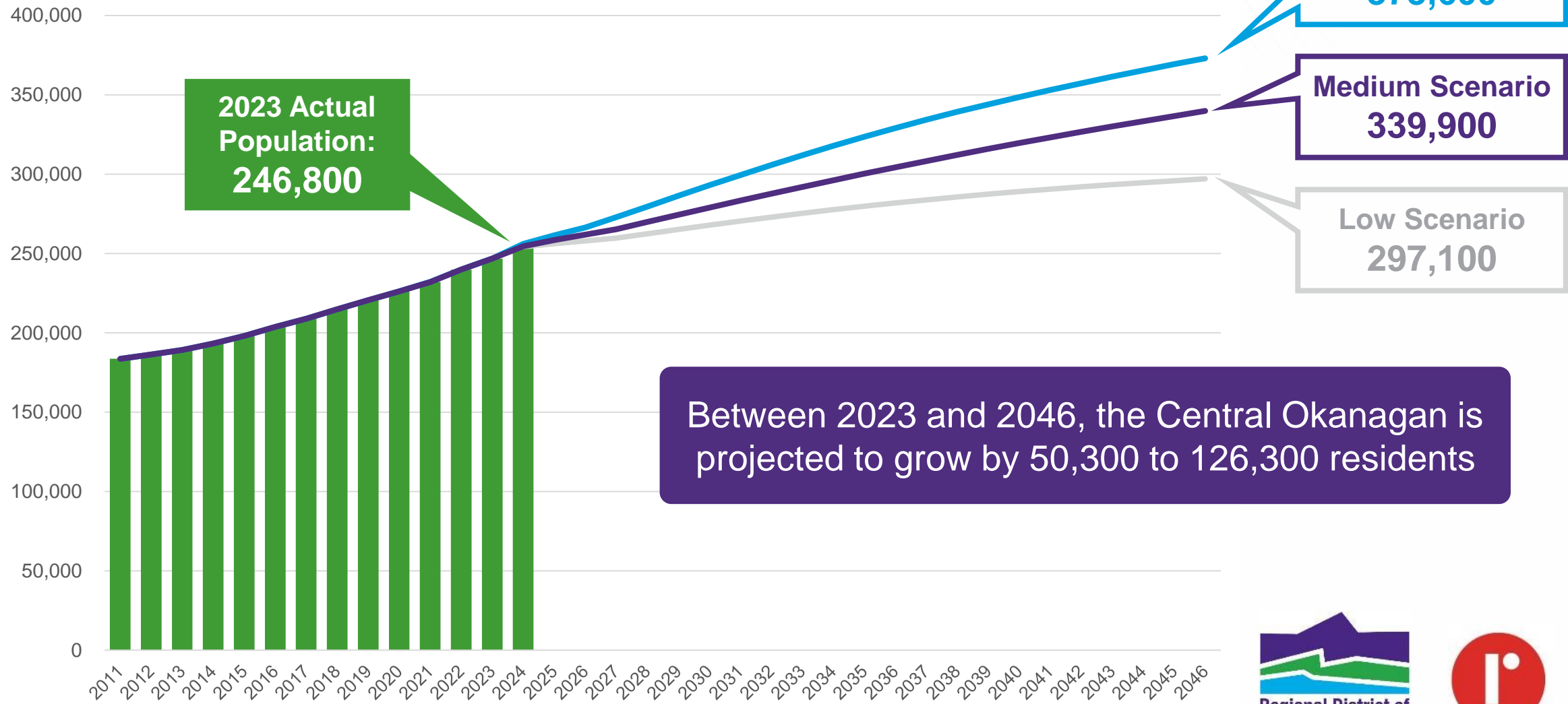


The Outlook for Growth



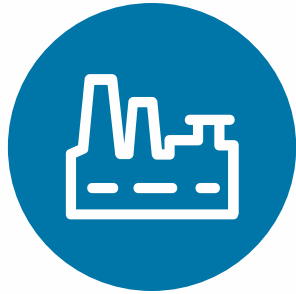
Deloitte.

REGIONAL POPULATION PROJECTIONS



Regional Economic Modeling

Employment projections are based on the **role that each industry plays** in the regional economy:



Traded Sectors

Sell primarily **outside the region.**

Growth driven by global/national trends and regional competitiveness.



Business Support Sectors

Sell primarily to **other local businesses.**

Growth follows overall regional employment.



Population Serving Sectors

Sell primarily to **local households.**

Growth is determined by population change.

Employment growth is consistent with future labour force growth.

Regional Employment Projections by Sector

SECTOR	ESTIMATED 2023 JOBS	PROJECTED 2046 JOBS	EMPLOYMENT CHANGE	AVERAGE GROWTH RATE
Health	18,210	34,365	16,155	2.8%
Retail/Wholesale	18,605	28,445	9,845	1.9%
Professional, technical, business services	16,090	25,795	9,705	2.1%
Construction	13,410	20,920	7,510	2.0%
Accommodation & Food	9,680	14,280	4,600	1.7%
Finance, Insurance, Real Estate	6,925	10,800	3,875	2.0%
Education	8,535	11,520	2,985	1.3%
Manufacturing	5,635	8,265	2,630	1.7%
Other Services	5,025	7,590	2,565	1.8%
Utilities, Transportation, Warehousing	4,980	7,475	2,495	1.8%
Public Administration	4,680	7,070	2,390	1.8%
Information, culture, recreation	4,975	7,005	2,030	1.5%
Forestry/Mining	1,300	1,425	125	0.4%
Agriculture	2,025	2,040	15	0.0%
TOTAL REGIONAL EMPLOYMENT	120,100	187,000	66,900	1.9%

* Based on High (BC Stats) Growth Scenario

Employment Growth Highlights

- Under the high growth scenario, the region will add **more than 3,000 jobs per year for the next 15 years.** (Average is 2,400 per year in medium scenario, 2,100 per year in low scenario).
- **Health** and **retail/wholesale** are the largest source of new jobs, driven mainly by a growing population.
- The region is emerging as a major centre of **professional, technical and business services.**
- **Manufacturing** is a growth sector but spread across a variety of high-value specialties rather than large, dominant employers.
- Agriculture employment is constant, but **economic value of food production grows** through food & beverage manufacturing growth.
- **Commercial land** projected to have largest employment increase, followed by industry and institutional.

LAND USE TYPE	EMPLOYMENT CHANGE (2023-2046)	AVERAGE GROWTH RATE
Commercial	26,575	1.9%
Industrial	17,165	1.8%
Institutional	13,000	2.3%
Home-based	8,825	1.9%
Agricultural	770	0.9%
TCR	455	1.6%
Other Rural	140	1.1%
TOTAL	66,900	1.9%



Employment Land Demand & Gap Analysis

Employment Land Demand Projections

Projected Land Demand by ELAC, Central Okanagan

Analysis Class	Low Scenario		Medium Scenario		High Scenario	
	Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)	Job Change (2023-46)	Land Demand (ha)
Urban Employment Land						
Commercial	17,110	195	21,350	242	26,575	300
Industrial	11,135	245	13,700	301	17,165	378
Institutional	8,460	191	9,945	222	13,000	281
Rural Employment Land						
Agricultural	770	2,741	770	2,741	770	2,741
TCR	335	35	320	33	400	42
Other Rural	95	72	105	79	140	106
Total	37,900	3,478	46,190	3,619	58,050	3,848

*Projected job change 2023-2046 figures exclude jobs Working from Home
 Figures have been rounded and may not sum to total*



Gap Analysis



- Not all vacant sites will turn over
- Many of these lands feature constraints that may limit potential
- Some occupied sites may redevelop / intensify over time

- The nature of employment is changing and shaped by market
- Amount of land required may change based on constraints

Regional Gap Analysis (2023 – 2046)

COMMERCIAL				
TOTAL VACANT SUPPLY	LOWEST SCENARIO		HIGHEST SCENARIO	
	DEMAND	SURPLUS / (DEFICIT)	DEMAND	SURPLUS / (DEFICIT)
159 ha	195 ha	(56 ha)	300 ha	(141 ha)

Figures are rounded and may not sum to total

- Demand averages between **8 ha to 13 ha per year**. Vacant land between **12 to 19 years of supply**.
- As much as 3/4 of demand generated in Kelowna, exceeding supply. Much of this growth will need to be accommodated via intensified redevelopment of underutilized lands (145 ha)
- Outside of Kelowna, most jurisdictions projected to have a modest surplus. May potentially absorb some regional spillover from Kelowna.



Regional Gap Analysis (2023 – 2046)

INDUSTRIAL				
TOTAL VACANT SUPPLY	LOWEST SCENARIO		HIGHEST SCENARIO	
	DEMAND	SURPLUS / (DEFICIT)	DEMAND	SURPLUS / (DEFICIT)
597 ha	245 ha	352 ha	300 ha	(141 ha)

Figures are rounded and may not sum to total

- Demand averages between **11 ha to 16 ha per year**. Vacant land equates to between **36 and 56 years of supply *not accounting for constraints***.
- With 522 ha of vacant land, Kelowna is projected to accommodate the largest share of Industrial growth. Under 2/3 of this land (344 ha) is currently serviced, and only ~60 ha are not otherwise constrained.
- Throughout the rest of the region, only Lake Country appears to have sufficient supply to meet projected local Industrial demand.



Regional Gap Analysis (2023 – 2046)

INSTITUTIONAL				
TOTAL VACANT SUPPLY	LOWEST SCENARIO		HIGHEST SCENARIO	
	DEMAND	SURPLUS / (DEFICIT)	DEMAND	SURPLUS / (DEFICIT)
66 ha	191 ha	(125 ha)	281 ha	(216 ha)

Figures are rounded and may not sum to total

- Demand averages between **8 ha to 12 ha per year**. Supply could be **depleted in less than a decade**.
- Kelowna is projected to see bulk of demand, putting considerable pressure on limited supply.
- Growth in other jurisdictions will also create local need for additional Institutional space, notably in Westbank First Nation (IR#9 & IR#10), Lake Country, and West Kelowna.



Regional Gap Analysis (2023 – 2046)

AGRICULTURAL				
TOTAL VACANT SUPPLY	LOWEST SCENARIO		HIGHEST SCENARIO	
	DEMAND	SURPLUS / (DEFICIT)	DEMAND	SURPLUS / (DEFICIT)
17,920 ha	2,741 ha	14,579 ha	2,741 ha	14,579
TOURISM / COMMERCIAL RECREATION				
TOTAL VACANT SUPPLY	LOWEST SCENARIO		HIGHEST SCENARIO	
	DEMAND	SURPLUS / (DEFICIT)	DEMAND	SURPLUS / (DEFICIT)
3,028 ha	35 ha	2,993 ha	42 ha	2,986 ha
OTHER RURAL				
TOTAL VACANT SUPPLY	LOWEST SCENARIO		HIGHEST SCENARIO	
	DEMAND	SURPLUS / (DEFICIT)	DEMAND	SURPLUS / (DEFICIT)
15,442 ha	72 ha	15,370 ha	106 ha	15,336 ha

Figures are rounded and may not sum to total



Findings and Implications



Findings from the Gap Analysis

- There are several areas where the projected rate of job growth **will be greater than the current land supply's capacity to accommodate.**
- This is **most prevalent amongst urban employment land uses**, namely Commercial and Institutional, but also unconstrained Industrial lands.
- Most **demand is focused within the City of Kelowna**, but population growth across all parts of the region **will drive the demand for local services** and businesses.
- Gap analysis **assumes no net loss of existing employment lands** - RDCO and partners must continue to protect existing employment lands.



Recommendations

- The **provision of sufficient land** to accommodate employment growth is **necessary to support a strong, robust economy.**
- **Proactive management and planning** for continued growth across each of the different types of employment land are crucial for the **long-term success of the Central Okanagan.**
- **Strategic review and planning** for each land use class will better position the region to attract and accommodate future economic opportunity.





RELI Interactive Mapping Tool



Regional Employment Lands Inventory

A resource for employment land availability for the Central Okanagan.

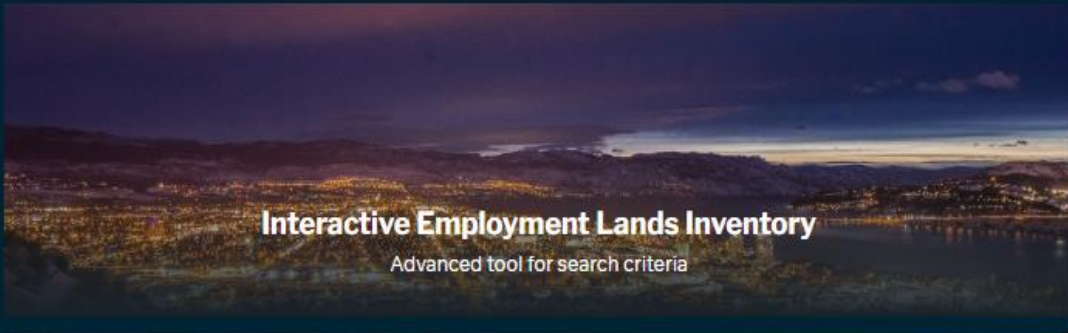
Get started

As one of the fastest growing regions in Canada, the Central Okanagan offers one of the most desirable locations in British Columbia for business development and expansion. The Regional Employment Lands Inventory (RELI) provides employment land availability and information for RDCO electoral areas, partner municipalities and First Nation lands.



Regional Employment Lands Community Information


Introduction to each community and their focused sites of development



Interactive Employment Lands Inventory

Advanced tool for search criteria

District of Lake Country



Lake Country Town Centre

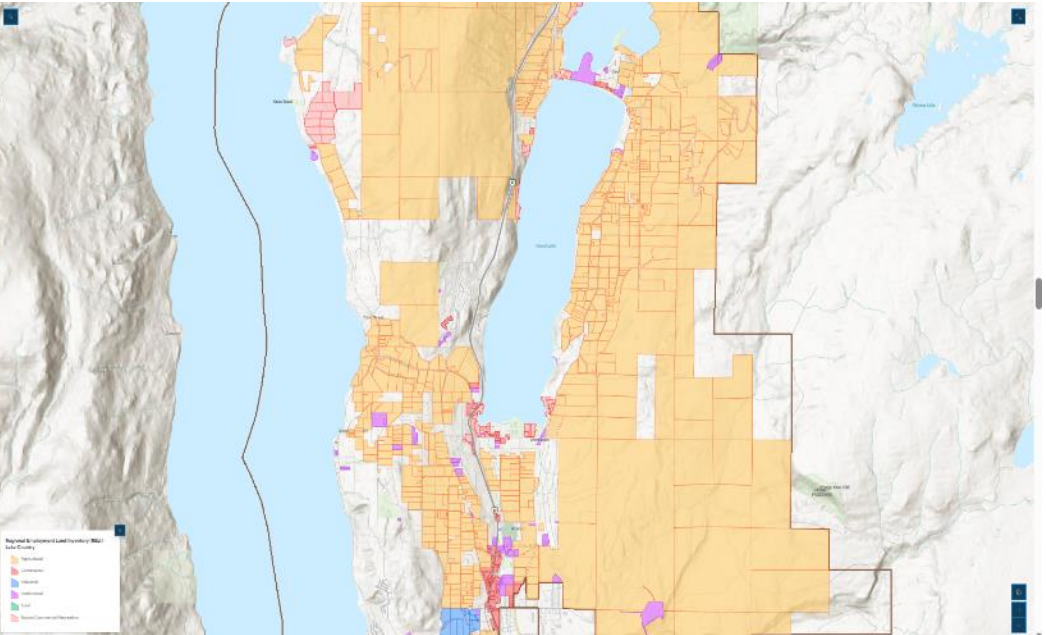
One of the fastest growing communities in British Columbia, the District of Lake Country is located at the northeastern portion of the Central Okanagan, only 30 minutes from both Okanagan-Kelowna and Okanagan-Verona. A rural community with agriculture at its heart, many businesses have worked the land for generations.

Known for tranquil lakes, rolling hills, lush orchards and vineyards, Lake Country is the perfect setting to enjoy the unparalleled natural beauty of the area, give residents access to urban amenities while also providing the peace and serenity of small town living.


The District of Lake Country is focused on smart industrial and commercial growth that complements its rural and agricultural nature with a growing focus on dedicated to commercial, industrial and residential development.

The Top Three industry sectors based on employment distribution in Lake Country are construction, health care and social assistance and retail trade. There are more than 3000 businesses based in Lake Country.

- Town Centre
- Woodbine Mixed-Use Neighbourhood
- Lake Country Business Park



District of Lake Country



Lake Country Town Centre

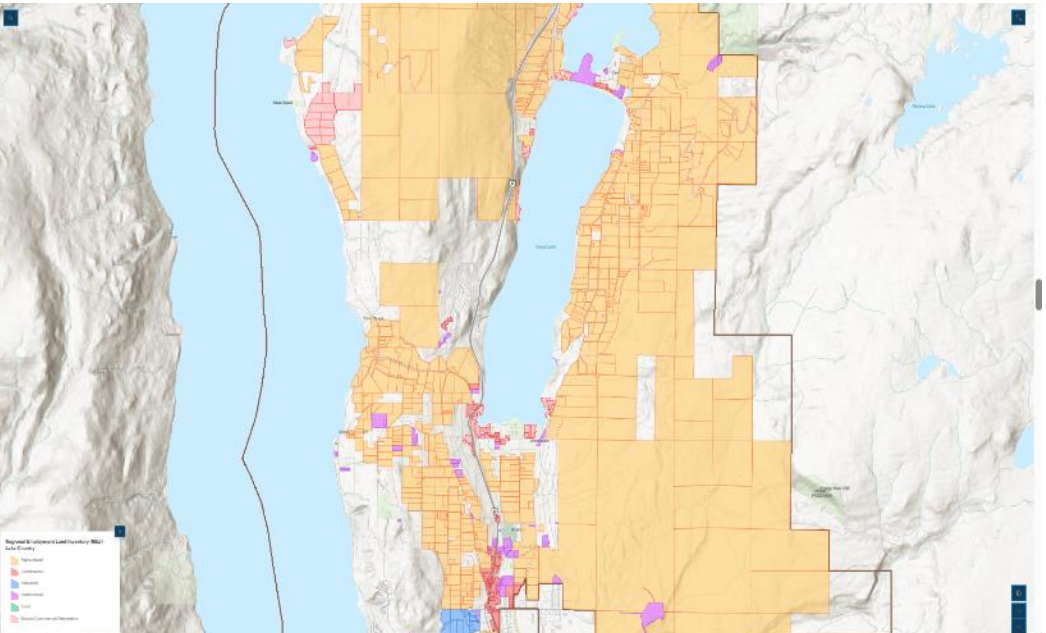
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- Woodbine Mixed-Use Neighbourhood
- Lake Country Business Park



Search Criteria

Map Inventory

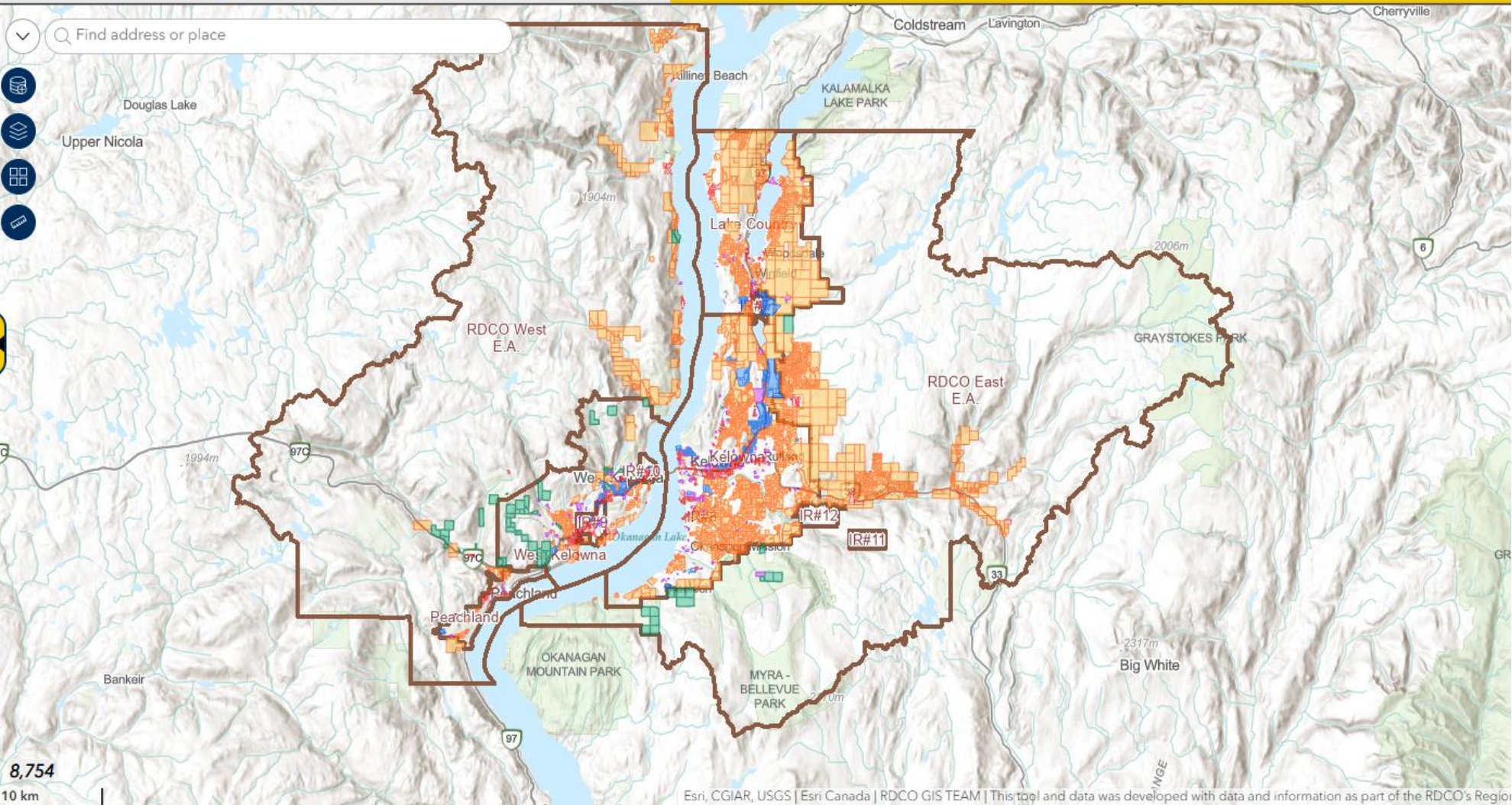
Data Table

Record Details

Field Definition

Central Okanagan Regional Employment Lands Inventory

- Agricultural
- Commercial
- Industrial
- Institutional
- Rural
- Tourist/Commercial Recreation



Find address or place

- Map Tools
- Layers
- Grid
- Scale

Base Filters

Services

- Has Water Service within 100m
- Has Sanitary Service within 100m
- Has Road Service within 100m

Constraints

- Slope is Unconstrained
- Environmental is Unconstrained
- Has frequent Transit within 400m

8,754

10 km



Next Steps



Next Steps

Phase 1 - Regional Employment Lands Inventory (Complete!)

Phase 2 - Regional Employment Lands Strategy (Planned to launch in 2026)

- Further study on commercial and institutional projected shortages
- Work collaboratively with regional partners to identify strategies and actions to address projected employment land shortages



Recommendation

All Directors – Unweighted Corporate Vote – Simple Majority (LGA s.208)

THAT the Regional Board receives the final Regional Employment Lands Inventory report as attached to the Report from the Director of Development and Engineering Services, dated April 3, 2025, for information.



Regional Board Report

Request for Decision

To: Regional Board
From: Director of Protective Services
Date: April 3, 2025

Subject: Fire Prevention and Regulations Amendment Bylaw No. 1564

Voting Entitlement: *All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)
Bylaw adoption requires 2/3 majority (LGA s.228)*

Purpose: To consider first, second and third reading and adoption of Fire Prevention and Regulations Amendment Bylaw No. 1564 to change the open burning minimum venting index to fifty-five (55).

Executive Summary:

At the March 20, 2025, Regular Board Meeting, the Regional Board considered a notice of motion introduced by Director Kraft to consider amending Fire Prevention and Regulations Bylaw No. 1066 to lower the minimum ventilation index threshold to the provincial standard and passed the following resolution:

***“THAT** the Regional Board directs staff to amend Fire Prevention and Regulation Bylaw No. 1066 to change the minimum venting index to the provincial standard;*

***AND THAT** the amending bylaw be brought forward for reading consideration.”*

Staff recommend lowering the ventilation index threshold to fifty-five (55) based on thorough consideration of fire prevention needs and alignment with provincial standards. The proposed amendment is intended to enhance fire mitigation efforts and protect the residents of the RDCO from wildfire risks.

Fire Prevention and Regulations Amendment Bylaw No. 1564 is before the Regional Board for reading consideration.

Recommendation(s):

THAT the Regional Board gives first, second and third reading to Fire Prevention and Regulations Amendment Bylaw No. 1564;

AND THAT the Regional Board adopt Fire Prevention and Regulations Amendment Bylaw No. 1564.

Respectfully Submitted by: Mike Walroth, Director of Protective Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| <input type="checkbox"/> Health and wellness | <input type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | <input type="checkbox"/> Growth and development – Electoral Area priority only |
-

Considerations:

Organizational/External:

- Enhanced ability to complete fuel mitigation work for Regional District projects
- Enhanced ability to complete fuel mitigation work for Regional District residents
- Potential for increased smoke from open burning

Legal/Statutory Authority:

- *Local Government Act and Community Charter*

Considerations not applicable:

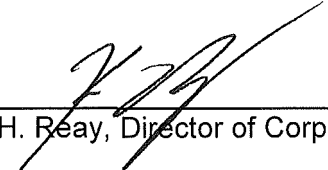
- Financial
- Alternate Recommendation:

Attachment(s):

1. BL1066-Consolidated-Fire Prevention & Regulations-2011-08-23
 2. Fire Prevention and Regulations Amendment Bylaw No. 1564
-

I, Harold Reay, Director of Corporate Services for the Regional District of Central Okanagan, do hereby certify that the following 9 pages comprises a true and correct copy of Bylaw No. 1066, which was adopted by the Regional Board on the 9th day of August, 2004 and has been consolidated to include amending Bylaw Nos. 1157-2006, 1184-2006, 1240-2008 and 1295, 2011.

Dated at Kelowna, B.C. this
23rd day of August 2011



H. Reay, Director of Corporate Services

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1066

CONSOLIDATED

(Includes Amending Bylaw Nos.: 1157, 1184 1240, and 1295)

A Bylaw to provide for Prevention of Fires and to Provide for Regulation of Persons at or Near Fires.

WHEREAS the Regional District of Central Okanagan has adopted the Regional District of Central Okanagan Fire Prevention Services Establishment Bylaw No. 1065, 2004.

AND WHEREAS the Regional District of Central Okanagan may establish regulations necessary for the Regional District of Central Okanagan to help protect the public from the effects of fire.

AND WHEREAS the *Wildfire Act* will continue to apply for those parts of the Regional District of Central Okanagan outside the boundaries of the Regional District of Central Okanagan service area fire departments.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan in open meeting assembled, enacts as follows:

1) Purpose

The purpose of this bylaw is to enact the regulations necessary for the Regional District of Central Okanagan to utilize the B.C. Fire Code and additional local policies to help to protect the public from the effects of fire.

2) Definitions

“Air curtain burning” means burning in a trench or in a manufactured above grade enclosed burner using a mechanical air system to force air into the fire to accelerate burning while producing minimal visible smoke.

“Compostible materials” means small waste products from plants, trees or other vegetation that biodegrade easily, including grass clippings, leaves, tree needles, garden waste and weeds.

“Defensible Space” means the area within 10 meters of a building in which ground cover is kept to a minimum. The *defensible space* also includes the area 30 meters from a building in which branches of coniferous trees are recommended to be removed to a minimum of 2.5 meters from the ground and coniferous trees thinned so that their crowns/branches are separated by at least 3 meters.

“Driveway” means the vehicle access located on and serving private property and includes the connection to the public roadway.

“Fire Chief” means the person appointed as *Fire Chief* by the local government and any persons he appoints to do work on his behalf.

“Forestland” means land in which the coniferous trees have a spacing of less than 3 meters between the crowns/branches, the branches extend to closer than 2.5 meters of the ground or where low bush type ground cover is general over the area.

“Incident” means a fire or a situation where a fire or explosion is imminent and includes assistance response to specific circumstances.

“Opening burning” means burning piled *permitted burning materials* at ground level with natural airflow.

“Permitted burning materials” means untreated wood prunings, branches, tree trunks, stumps or other vegetation that have been allowed to dry for at least two years or to equivalent dryness and that do not constitute:

1. *prohibited burning materials*,
2. *compostible materials* or
3. the wood, trees, stumps, shrubbery and wood debris that results from land being cleared or partially cleared of vegetation to help prepare the land for a different use.

“Prohibited burning materials” means waste material including demolition, renovation or construction waste material and those materials listed in the “Open Burning Smoke Control Regulation” enacted pursuant to the “Waste Management Act” as amended from time to time, including the following: tires, plastics, drywall, demolition waste, domestic waste, paint, special waste, tar paper, treated lumber, railway ties, manure, rubber, asphalt, asphalt products, fuel and lubricant containers, biomedical waste.

“Service area fire department” means Wilson’s Landing Fire Protection Local Service Area, Ellison Fire Protection Local Service Area, North Westside Road Fire Protection Local Service Area, June Springs Fire Protection Service Area, Brent Road Fire Protection Service Area, Lakeshore Road Fire Protection Service Area, Joe Rich Fire Protection Local Service Area and Westside Fire Protection Service Area.

3) Regulations

The standards of the B.C. Fire Code applies.

4) Prevention

In addition to the requirements of the B.C. Fire Code, the B.C. Building Code and the Fire Services Act:

- a) The owner or occupant of any lands, premises, yards or buildings situated within the Regional District of Central Okanagan shall at all times keep the same in a safe condition so as to guard against starting and spread of a fire.
- b) The owner or occupant of a building located within 30 meters of *forestland* shall be encouraged to provide and maintain a *defensible space* to increase the probability of protecting the building or structures survivability from approaching wildfire as well as to reduce the potential for a structure fire spreading to the *forestland*.
- c) The owner or occupant of real property shall keep their buildings and yards clear of anything that may unduly increase the probability or danger of fire.
- d) The owner or occupant of real property shall keep and maintain in good working order any equipment or facility which has been installed pursuant to the B.C. Building Code or required to be maintained by the B.C. Fire Code or other provincial regulation.
- e) No person or persons shall allow accumulations of empty boxes, barrels, rubbish, trash, waste paper excelsior, or any light combustible materials, in any alley or on any sidewalk or premises; except that such materials may be stored in a room or receptacle of fire resistive construction fitted with fire doors, or in metal containers equipped with tight fitting lids.
- f) The owner or agent of any vacant building shall at all times keep such building free of debris and flammable material, and shall keep all openings in such buildings securely fastened and closed so as to prevent the entry of unauthorized persons.
- g) Where required by the British Columbia Fire Code as amended from time to time, the owner or occupant of any lands, premises, yards, or buildings shall at all times keep the same in a safe condition by:
 - i) maintaining the fire alarm system in an approved manner in accordance with Section 6.3 of the British Columbia Fire Code;
 - ii) maintaining emergency lighting and exit lighting in accordance with Sections 2.7.3 and 6.7 of the British Columbia Fire Code;
 - iii) maintaining fire department vehicle access in accordance with Section 2.5 of the British Columbia Fire Code;
 - iv) maintaining commercial cooking equipment in an approved manner in accordance with Section 2.6.1.9 and 6.8 of the British Columbia Fire Code;
 - v) supplying and maintaining portable fire extinguishers in an approved manner in accordance with Section 6.2 of the British Columbia Fire Code;
 - vi) maintaining a means of egress in accordance with Sections 2.7.1.6, 2.7.1.7 and 2.7.2 of the British Columbia Fire Code;

- vii) providing and maintaining an approved fire safety plan in accordance with Section 2.8 of the British Columbia Fire Code;
- viii) maintaining an automatic sprinkler and/or standpipe and hose system in an approved manner in accordance with Section 6.4 and 6.5 of the British Columbia Fire Code;
- ix) maintaining fire hydrants in an approved manner as Section 6.6.4 of the British Columbia Fire Code;
- x) adhering to the posted occupant loads as per Section 2.7.1.3 of the British Columbia Fire Code;
- xi) maintaining special fire suppression systems in an approved manner as per Section 6.8 of the British Columbia Fire Code.

5) Fire Hydrants

In addition to the requirements of the B.C. Fire Code:

- a) No person shall make any attachment or connection to any hydrant or standpipe except as approved by the *Fire Chief* or the local water supplier.
- b) Private hydrants shall conform to the requirements for hydrants as specified in the subdivision bylaws for the area in which the hydrant is to be installed.
- c) The owner of a parcel on which a hydrant is installed shall maintain a clear and unobstructed area having a radius of one meter around each fire hydrant or standpipe.
- d) Each hydrant shall be in clear view of the adjacent access roadway or its location shall be made clearly obvious by other means.
- e) The color of a private hydrant shall be as specified by the *Fire Chief* in accordance with the N.F.P.A. standards that reference hydrant colors.

6) Smoke Alarms

In addition to the requirements of the B.C. Building Code and Fire Code:

- a) The owner of every building shall ensure that one or more smoke alarms are installed and maintained in every dwelling unit or suite and, except for institutional occupancies required to have a fire alarm system, in each sleeping room not within a dwelling.
- b) Smoke alarms shall be tested by the owner or occupant according to the manufacturer's specifications to ensure that they are functioning correctly. If the smoke alarm is not functioning correctly, the owner or occupant shall immediately repair the smoke alarm.
- c) Smoke alarms required by this bylaw shall conform to CAN/ULC-S531, Standard for Smoke Alarms and shall be installed and maintained in conformance with CAN/ULC-S553 Standard for the Installation of Smoke Alarms.

- d) Smoke alarms required for motels, hotels, boarding houses, rooming houses and dormitories shall be installed in accordance with the B.C. Building Code.

7) **Burning**

- a) All burning authorized by this bylaw is subject also to the requirements of the Regional District of Central Okanagan Smoke Control Regulatory Bylaw No. 773.
- b) This bylaw does not regulate *open burning* or campfires outside of the boundaries of the Regional District of Central Okanagan Service Area Fire Departments and is not designated or intended to replace the jurisdiction of the Wildfire Act outside of the boundaries of the Regional District of Central Okanagan Service Area Fire Departments.
- c) Within the boundaries of the Regional District of Central Okanagan Service Area Fire Departments no person shall start or burn a fire of any kind in the outdoors, other than a campfire, without first having obtained a permit to do so from the *Fire Chief*.
- d) The *Fire Chief* may issue a permit for *open burning* on lots having an area greater than one hectare except the *Fire Chief* may issue a permit for *open burning* on lots less than one hectare where safety of the public from the hazard of combustible vegetative material will be better served by *open burning* on those parcels.
- e) The person to whom a permit for *open burning* has been issued shall be responsible for the management of the fire.
- f) The person to whom a permit for *open burning* has been issued shall maintain a minimum separation of thirty meters between the location of the open burn fire and any building or forested area.
- g) The person to whom a permit for *open burning* has been issued shall ensure that all material to be burned originates from the parcel of land on which it is to be burned.
- h) The person to whom a permit for *open burning* has been issued shall ensure that only *permitted burning materials* are burned.
- i) The person to whom a permit for *open burning* has been issued shall ensure that all burning is conducted and concluded between 7:00 a.m. and sunset of the same day except as authorized in Section 7) j).
- j) The person to whom a permit for *open burning* has been issued may continue a fire beyond one day to a maximum of three days for large dried material such as stumps and wood in excess of eight inches in diameter, however, no further *permitted burning materials* shall be added to the fire after 5:00 p.m. of each day of the fire. The fire shall be maintained at all times as a substantially smokeless fire.

- k) The person to whom a permit for *open burning* has been issued shall ensure that the *permitted burning materials* are not from land being prepared for a different non-farming use. (e.g. farmland to residential, forest land to residential, forest land to open area or rural lands to subdivisions, etc.)
- l) Regardless of the issuance of a permit, the person to whom a permit for *open burning* has been issued shall not burn unless the venting index as provided daily by Environment Canada is **sixty five (65)** or greater when the fire is started.
- m) Regardless of the issuance of permit, the person to whom a permit for *open burning* has been issued shall not burn when the PM 2.5 concentration is 15 $\mu\text{g}/\text{m}^3$ (15 micrograms [millionths of a gram] of fine particulate matter per cubic meter of air (24h rolling average) or greater, based on information provided by the Ministry of Environment.
- n) The person to whom a permit for *open burning* has been issued shall have a competent person at all times in charge of the fire.
- o) The person to whom a permit for *open burning* has been issued shall control the fire so that it does not:
 - i. spread beyond the extent of a pile being burned,
 - ii. damage adjacent property or
 - iii. cause a nuisance.
- p) The person to whom a permit for *open burning* has been issued shall ensure that *prohibited burning materials* are not burned in the fire.
- q) No person shall burn in or allow a fire to continue to burn in a domestic outdoor or backyard incinerator or any structure functioning as a domestic incinerator or burning barrel or similar device.
- r) The use of a campfire shall be in accordance with the Regional District of Central Okanagan Smoke Control Regulatory Bylaw No. 773. This authorization for the use of campfires may be suspended by the *Fire Chief* at any time that conditions indicate that it is too hazardous to allow campfires to be burned.
- s) The *Fire Chief* may issue a permit for *air curtain burning* for the purposes of disposing of the fuels created from fuel modification and hazard reduction in wildfire interface areas and for disposal of land clearing waste subject to the conditions that:
 - i. the burn produces no visible smoke once fully operative.
 - ii. the conditions of 7) o) apply to the air curtain burn.
 - iii. only wood waste is burned.
- t) The *Fire Chief* may suspend, cancel, restrict or change the conditions of any burning permits as necessary due to development of hazardous conditions, adverse weather or other such circumstances as arise from time to time.
- u) The *Fire Chief* may issue permits for burning with the time periods from October 1st in one year to April 30th of the following year.

- v) Notwithstanding Section 7) u) the *Fire Chief* may issue a special burning permit to handle a specific hazard at any time during the year subject to any conditions the *Fire Chief* considers necessary to achieve a safe burn or may extend or decrease the general allowable *open burning* period where local climate and weather situations warrant such a change.
- w) In addition to any other remedy or offence imposed by this, a person who starts a fire without a valid permit or fails to manage a fire for which a permit has been issued shall be responsible for the costs of providing the personnel and equipment used to extinguish the fire or to suppress any escape or threatened escape of the fire.”

8) Inspections

- a) An annual fire prevention inspection of occupancies and buildings as required by the Fire Services Act, shall be carried out by or on behalf of the Regional District of Central Okanagan except such annual inspection may be averaged out over any three year period taking into account the issues noted in Section 8) b).
- b) The system of fire prevention inspections may be revised as necessary throughout the year to take into account the following issues:
 - i. Available resources.
 - ii. Outstanding scheduled inspections.
 - iii. Community growth.
 - iv. Economic viability.
 - v. Fire investigations.
 - vi. Illness and/or injury.
 - vii. Education leave.
 - viii. Training requirements.
 - ix. Scheduled vacation.
 - x. Required expertise.
 - xi. Other duties.
 - xii. Unforeseen emergencies.
- c) A fire prevention inspection made by or on behalf of the Regional District of Central Okanagan shall in no way relieve the owner of the building or premises from full responsibility for the safety of the building or premises.”

9) Authority of Fire Chief

- a) The *Fire Chief* and persons he designates to work on his behalf are authorized to exercise the powers and enforce the provisions of this bylaw, the Fire Services Act and the regulations made hereunder including the B.C. Fire Code.
- b) The *Fire Chief* and persons he designates to work on his behalf are authorized to perform the duties of a Local Assistant to the Fire Commissioner.
- c) The *Fire Chief* and persons he designates to work on his behalf are authorized to commandeer privately owned equipment that is considered necessary to deal with an *incident*.

- d) The *Fire Chief* and persons he designates to work on his behalf are authorized to at any reasonable time enter any premises for any purpose under this bylaw.
- e) The *Fire Chief and* persons he designates to work on his behalf are authorized to cause a building or structure to be pulled down, demolished or otherwise removed if he deems it necessary to prevent the spread of fire to other buildings, structures or things.
- f) The *Fire Chief* and persons he designates to work on his behalf at an *incident*, may establish boundaries or limits and prevent persons from entering the area within the prescribed boundaries or limits.
- g) The *Fire Chief* and persons he designates to work on his behalf are, at an *incident*, authorized to enter, pass through or over buildings or real property adjacent to the *incident* to gain access to an *incident* or to protect any person or property.
- h) The *Fire Chief* may with the agreement of the property owner authorize burning buildings, structures or other materials for the purpose of training personnel or for the purpose of eliminating hazards.

10) Severability

If a court of competent jurisdiction holds any portion of this bylaw invalid, then that invalid portion shall be severed and the remainder of this bylaw shall be deemed to have been adopted without the severed portion.

11) Prohibitions

- a) No person shall fail to conform to the requirements of the B.C. Fire Code.
- b) No person shall enter the boundaries or limits of an area established under Section 9) f) unless that person has been authorized to enter by the *Fire Chief* or persons he designates to work on his behalf.
- c) No person shall impede, obstruct or hinder the *Fire Chief* or persons he designates to work on his behalf.
- d) No person shall drive a vehicle over any fire department equipment without permission of the *Fire Chief* or persons he designates to work on his behalf.
- e) No person shall cause an alarm to be transmitted to the Fire Department by telephone, fire alarm system, in person or by other means, knowing that an emergency or *incident* does not exist.
- f) No person shall refuse to allow the *Fire Chief* or persons he designates to work on his behalf to:
 - i) enter premises, at any reasonable time, for the purpose under this bylaw.
 - ii) enter at any time, premises or property where an *incident* has occurred or is occurring, or to allow the entry of any fire fighter, apparatus or equipment deemed necessary to deal with the *incident*.

- iii) enter or pass through or over buildings or property adjacent to an *incident* or allow apparatus and equipment to enter or pass through or over buildings or property where deemed necessary to gain access to the *incident* or to protect any person or property.

12) Penalty

- a) Any person who violates any bylaw provision may, on summary conviction, be liable to the maximum penalty under the Offense Act, plus the cost of prosecution, for each offense. The penalties imposed under this section are a supplement and not a substitute for any other remedy to an infraction of this bylaw.
- b) Ticketable offences under this bylaw and the fines therefore shall be those set out in the Municipal Ticket Information Bylaw.

This bylaw may be cited as the "Regional District of Central Okanagan Fire Prevention and Regulations Bylaw No. 1066, 2004", as amended.

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1564

A bylaw to amend the Fire Prevention and Regulations Bylaw No. 1066, 2004.

WHEREAS the Regional Board of the Regional District of Central Okanagan adopted Regional District of Central Okanagan Fire Prevention and Regulations Bylaw No. 1066, 2004.

AND WHEREAS the Regional Board deems it advisable to amend the said Bylaw.

NOW THEREFORE THE REGIONAL BOARD OF THE REGIONAL DISTRICT OF CENTRAL OKANAGAN IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. Regional District of Central Okanagan Fire Prevention and Regulations Bylaw No. 1066 is hereby amended by:

a. **Deleting** section 7) Burning, l) as follows:

Regardless of the issuance of a permit, the person to whom a permit for open burning has been issued shall not burn unless the venting index as provided daily by Environment Canada is sixty five (65) or greater when the fire is started.

And **replacing** it with a new section 7) Burning, l) as follows:

Regardless of the issuance of a permit, the person to whom a permit for open burning has been issued shall not burn unless the venting index as provided daily by Environment Canada is fifty five (55) or greater when the fire is started.

2. This Bylaw may be cited as "Fire Prevention and Regulations Amendment Bylaw No. 1564, 2025".

READ A FIRST, SECOND AND THIRD TIME THIS DAY OF , 2025

ADOPTED THIS DAY OF , 2025

CHAIRPERSON

CORPORATE OFFICER



Regional Board Report

Information

To: Regional Board
From: Director Protective Services
Date: April 3, 2025
Subject: Noxious Insect and Pest Control Program - Service Review

Voting Entitlement: *All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)*

Purpose: To bring forward the Service Review for the Noxious Insect and Pest Control Program.

Executive Summary:

The Noxious Insect and Pest Control Program is due for review under the Regional Board approved 2024-2028 service review schedule. Regional District staff have completed the attached review for the Board to receive.

Recommendation(s):

THAT the Regional Board receives the Noxious Insect and Pest Control Program - Service Review attached to and forming part of the Report from the Director of Protective Services, dated April 3, 2025, for information.

Respectfully Submitted by: Dan Maja, Chief Bylaw Enforcement Officer

Report Approved by: Mike Walroth, Director of Protective Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|---|--|
| <input type="checkbox"/> Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| <input checked="" type="checkbox"/> Health and wellness | <input checked="" type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | <input type="checkbox"/> Growth and development – Electoral Area priority only |
-

Considerations:

Organizational/External:
No staffing changes required

Financial:

No increase in funding is expected currently

Legal/Statutory Authority:

Sec. 325(f), LGA and Supplementary Letters Patent

Attachment(s): 1. 2025-04-03 - Noxious Insect and Pest Control Program - Service Review
 2. 2025 Financial Plan – Noxious Insect and Pest Control Program Budget



Service Review Noxious Insect and Pest Control

April 3, 2025

Purpose: To conduct a Service Review of the Regional District of Central Okanagan Noxious Insect and Pest Control Program.

Statements of Fact

State the service being reviewed:

Noxious Insect and Pest Control Program

How was the service established?

- RDCO Noxious Insect Control Bylaw No. 5, 1970 (repealed by Bylaw No. 34)
- RDCO Noxious Insect and Pest Infestation Control Bylaw No. 879, 2000 (repealed RDCO Noxious Insect and Pest Infestation Control Bylaw No.1545, 2024)
- RDCO Noxious Insect and Pest Control Extended Service Establishment Bylaw No. 649, 1996
- City of Kelowna Noxious Insect Control Bylaw No. 8564

Date of the last service review:

2013

State the reason the service is being reviewed and include any documentation:

Regional Board's Service Establishment Bylaw Review Schedule, approved Jan 16, 2014

- Bylaw Schedules require updates to capture current noxious or destructive insects or related pests that are introduced invasive alien species by the BC Ministry of Agriculture and Food.
- Update referenced Provincial authority.

Identify all recipients of the service:

By Requisition

- All Residents of Central Okanagan West and Central Okanagan East Electoral Areas, District of Lake Country and the District of Peachland ratepayers as an extended service.

By Agreement

- City of Kelowna



Service Review Noxious Insect and Pest Control

April 3, 2025

Identify all local government participants in the service:

Electoral Area East
Electoral Area West
District of Lake Country

City of Kelowna
District of Peachland

Provide a summary of how the service is funded (attach a copy of the most current approved budget and/or agreement):

Funding: Central Okanagan West and Central Okanagan East Electoral Areas, District of Lake Country and the District of Peachland ratepayers as an extended service. Cost recovery of direct enforcement charges

Agreements: City of Kelowna

Financial audit/value for money:

No concerns

Feedback from recipients of the service:

No unactioned feedback

Feedback from local government participants in the service:

No feedback has been provided

Any shifts in legislation impacting the service:

Bylaw Schedules require updates to capture current noxious or destructive insects or related pests that are introduced invasive alien species by the BC Ministry of Agriculture and Food.

Any shifts that increase or decrease the requirements for the service:

None

**2024-2028 FINANCIAL PLAN
SERVICE SUMMARY**

115 - Insect Control							
OPERATING							
	2024		2025	2026	2027	2028	2029
	PLAN	ACTUAL	PLAN	PLAN	PLAN	PLAN	PLAN
OPERATING COSTS							
Operations	21,219	12,299	23,015	23,272	24,175	25,113	26,088
TOTAL OPERATING COSTS	21,219	12,299	23,015	23,272	24,175	25,113	26,088
*Percentage Increase over prior year	-21.7%	25.1%	8.5%	1.1%	3.9%	3.9%	3.9%
TRANSFERS TO RESERVE							
Transfer to Operating Reserve	-	154	-	-	-	-	-
TOTAL TRANSFERS	-	154	-	-	-	-	-
TOTAL EXPENDITURES	21,219	12,452	23,015	23,272	24,175	25,113	26,088
FUNDING SOURCES (REVENUE)							
Operations	(22,978)	(14,050)	(24,509)	(25,244)	(26,002)	(26,782)	(27,585)
Administration Overhead Recovery	5,629	5,629	5,737	6,024	6,325	6,641	6,973
TOTAL REVENUE	(17,349)	(8,421)	(18,772)	(19,220)	(19,677)	(20,140)	(20,612)
TRANSFERS FROM RESERVE							
From Operating Reserve	-	-	-	-	-	-	-
TAX REQ -CEN OK EAST	(496)	(518)	(539)	(515)	(571)	(632)	(696)
TAX REQ -LOCAL SERV AREA	-	-	-	-	-	-	-
TAX REQ - CEN OK WEST	(533)	(548)	(583)	(556)	(618)	(683)	(752)
TAX REQ - KELOWNA	-	-	-	-	-	-	-
TAX REQ - PEACHLAND	(763)	(801)	(853)	(814)	(904)	(999)	(1,101)
TAX REQ - LAKE COUNTRY	(2,078)	(2,164)	(2,269)	(2,166)	(2,405)	(2,659)	(2,928)
TAX REQ - WEST KELOWNA	-	-	-	-	-	-	-
TOTAL REQUISITION	(3,870)	(4,031)	(4,243)	(4,051)	(4,498)	(4,973)	(5,477)
*Percentage increase over prior year Requisition	-22.6%	-19.4%	9.6%	-4.5%	11.0%	10.5%	10.1%
TOTAL FUNDING	(21,219)	(12,452)	(23,015)	(23,272)	(24,175)	(25,113)	(26,088)
Surplus/(Deficit)*	-	-	-	-	-	-	-
CAPITAL							
	2024		2025	2026	2027	2028	2029
	PLAN	Actual	PLAN	PLAN	PLAN	PLAN	PLAN
EXPENDITURES							
9524 - Capital Projctcs Under \$50K	13,033	11,128	-	-	-	-	-
TOTAL EXPENDITURES	13,033	11,128	-	-	-	-	-
FUNDING SOURCES							
Transfer From Equipment Replacement Fund	(13,033)	(11,128)	-	-	-	-	-
TOTAL FUNDING	(13,033)	(11,128)	-	-	-	-	-
<i>Check</i>	-	-	-	-	-	-	-
RESERVES							
	2024		2025	2026	2027	2028	2029
	PLAN	ACTUAL	PLAN	PLAN	PLAN	PLAN	PLAN
EQUIPMENT RESERVE							
Beginning Balance	18,084	18,084	7,938	8,176	8,421	8,674	8,934
Uses (transfer from)	(13,033)	(11,128)	-	-	-	-	-
Interest	136	982	238	245	253	260	268
Ending Balance	5,186	7,938	8,176	8,421	8,674	8,934	9,202
OPERATING RESERVE							
Beginning Balance	15,097	15,097	16,071	16,553	17,049	17,561	18,089
Funding (transfer to)	-	154	-	-	-	-	-
Interest	113	820	482	497	511	527	543
Ending Balance	15,210	16,071	16,553	17,049	17,561	18,089	18,632
NOTES							



Regional Board Report

Information

To: Regional Board
From: Director, Protective Services
Date: April 3, 2025
Subject: Noxious Weed Control Program - Service Review

Voting Entitlement: All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)

Purpose: To bring forward the service review of the Noxious Weed Control Program.

Executive Summary:

The Noxious Weed Control Program is due for review under the Regional Board approved 2024-2028 Service Review Schedule. Regional District staff have completed the attached review for the Board to receive.

Recommendation(s):

THAT the Regional Board receives the Noxious Weed Control Program – Service Review attached to and forming part of the Report from the Director of Protective Services, dated April 3, 2025, for information.

Respectfully Submitted by: Dan Maja, Chief Bylaw Enforcement Officer

Report Approved by: Mike Walroth, Director, Protective Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|---|--|
| <input type="checkbox"/> Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| <input checked="" type="checkbox"/> Health and wellness | <input checked="" type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | <input type="checkbox"/> Growth and development – Electoral Area priority only |
-

Considerations:

Organizational/External:

- No internal staffing changes are required

Financial:

- No increase in funding required at this time

Legal/Statutory Authority:

- Sec. 325(e) of the LGA and Supplementary Letters Patent Weed Control Act of BC

Attachment(s): 1. 2025-04-03 Noxious Weed Control Program - Service Review
 2. 2025 Financial Plan – Noxious Weed Program Budget



Service Review- Noxious Weed Control

April 3, 2025

Purpose: To conduct a Service Review of the Regional District of Central Okanagan Noxious Weed Control Program.

Statements of Fact

State the service being reviewed:

Noxious Weed Control Program

How was the service established?

The Regional District of Central Okanagan adopted the Regional District of Central Okanagan Weed Control Extended Service Establishment Bylaw No. 671, 1996 as amended by Bylaw No. 1333. The Regional District of Central Okanagan Noxious Weed Control Bylaw No. 179, 1979 was repealed and cited as the Regional District of Central Okanagan Noxious Weed Control Bylaw No. 1544, on March 28, 2024.

Date of the last service review:

The Noxious Weed Control program was formally reviewed by the Board in 2013.

State the reason the service is being reviewed and include any documentation:

Regional Board’s Service Establishment Bylaw Review Schedule, approved Jan 16, 2014

Certain amendments to the Noxious Weed Control Bylaw No. 1544 to be considered:

- Schedule A and B require updating to include new invasive plants with aggressive growth that can cause reductions in crop yield, environmental degradation, and biodiversity loss. Summarizing into one list while referencing the amended Weed Control Act, Schedule A, Part I – Provincial Weeds and Part II – Regional Weeds, the Provincial Priority Invasive Species BC Inter-Ministry Invasive Species Working Group list and the Invasive Species Council of BC will elevate clarity for compliance and enforcement.
- Remove the line in Sec. 8 “Work done by the Regional District of Central Okanagan will not include herbicide treatment.” This will allow the use of an herbicide treatment for the removal of Tree of Heaven. Mechanical methods have not been successful. Chemical control is recommended as the best management practise by the Invasive Species Council of BC. Application will be carried out following a confirmed Pest Management Plan by a certified pesticide applicator with a license issued by the Ministry of Environment and Climate Change Strategy.
- General housekeeping amendments include prohibiting businesses from selling or distributing invasive species and prohibit the public to sow, plant, cultivate, release or allow to accumulate or spread an invasive species on any real property.



Service Review- Noxious Weed Control

April 3, 2025

Identify all recipients of the service:

All Residents of Central Okanagan West and Central Okanagan East Electoral Areas, City of Kelowna, District of Lake Country and District of Peachland ratepayers as an extended service. City of West Kelowna withdrew from the weeds (and insect) service in 2013.

Identify all local government participants in the service:

City of Kelowna

District of Lake Country

District of Peachland

Electoral Area East

Electoral Area West

Provide a summary of how the service is funded (attach a copy of the most current approved budget and/or agreement):

Ratepayers from Central Okanagan West and Central Okanagan East Electoral Areas, City of Kelowna, District of Lake Country and District of Peachland fund the Noxious Weed Control service through tax requisition and property owners are billed directly for enforcement actions.

An Invasive Plant Grant from the Ministry of Forests provides funding for education and outreach programs offered to School District 23 and participation at community events held in the Central Okanagan.

Potential Additional Assessments

Financial audit/value for money:

In the event of property owner non compliance, the cost for a third party service to bring the property into compliance, is recovered from the property owner.

Feedback from recipients of the service:

Increased service requests from the public regarding noxious weed complaints

Feedback from local government participants in the service:

No concerns have been brought forward from participating municipalities



Service Review- Noxious Weed Control

April 3, 2025

Any shifts in legislation impacting the service:

British Columbia Weed Control Act was last amended March 30, 2022 and consolidated to March 11, 2025

Any shifts that increase or decrease the requirements for the service:

Increased public complaints regarding noxious weeds, resulting in increased opportunities for education, compliance, and when all other avenues exhausted, enforcement.

**2024-2028 FINANCIAL PLAN
SERVICE SUMMARY**

116 - Weed Control							
OPERATING							
	2024		2025	2026	2027	2028	2029
	PLAN	ACTUAL	PLAN	PLAN	PLAN	PLAN	PLAN
<u>OPERATING COSTS</u>							
Operations	242,737	113,710	169,828	175,119	181,434	187,982	194,769
TOTAL OPERATING COSTS	242,737	113,710	169,828	175,119	181,434	187,982	194,769
*Percentage Increase over prior year	37.6%	33.7%	-30.0%	3.1%	3.6%	3.6%	3.6%
<u>TRANSFERS TO RESERVE</u>							
Transfer to Equipment Replacement Reserve	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Transfer to Operating Reserve	-	121,664	-	-	-	-	-
TOTAL TRANSFERS	5,000	126,664	5,000	5,000	5,000	5,000	5,000
TOTAL EXPENDITURES	247,737	240,375	174,828	180,119	186,434	192,982	199,769
<u>FUNDING SOURCES (REVENUE)</u>							
Operations and Previous Years Surplus / Deficit	(25,500)	(18,163)	(26,010)	(26,530)	(27,061)	(27,873)	(28,709)
Grants	(13,770)	(13,744)	(14,045)	(14,326)	(14,613)	(15,051)	(15,503)
Administration Overhead Recovery	37,161	37,161	53,880	56,574	59,403	62,373	65,491
TOTAL REVENUE	(2,109)	5,253	13,825	15,717	17,729	19,449	21,280
<u>TRANSFERS FROM RESERVE</u>							
From Operating Reserve	-	-	-	-	-	-	-
TAX REQ - CEN OK EAST	-	-	-	-	-	-	-
TAX REQ - LOCAL SERV AREA	(6,800)	(7,048)	(5,308)	(5,510)	(5,744)	(5,977)	(6,219)
TAX REQ - CEN OK WEST	-	-	-	-	-	-	-
TAX REQ - KELOWNA	(212,552)	(211,135)	(162,634)	(168,828)	(176,006)	(183,133)	(190,563)
TAX REQ - PEACHLAND	(7,054)	(7,417)	(5,658)	(5,873)	(6,123)	(6,371)	(6,629)
TAX REQ - LAKE COUNTRY	(19,221)	(20,028)	(15,053)	(15,626)	(16,290)	(16,950)	(17,638)
TAX REQ - WEST KELOWNA	-	-	-	-	-	-	-
TOTAL REQUISITION	(245,628)	(245,628)	(188,652)	(195,837)	(204,163)	(212,431)	(221,049)
*Percentage increase over prior year Requisition	40.2%	40.2%	-23.2%	3.8%	4.3%	4.0%	4.1%
TOTAL FUNDING	(247,737)	(240,375)	(174,828)	(180,119)	(186,434)	(192,982)	(199,769)
Surplus/(Deficit)*	-	-	-	-	-	-	-
CAPITAL							
	2024		2025	2026	2027	2028	2029
	PLAN	ACTUAL	PLAN	PLAN	PLAN	PLAN	PLAN
<u>EXPENDITURES</u>							
9525 - 116 Vehicles	52,130	44,511	-	-	-	-	-
TOTAL EXPENDITURES	52,130	44,511	-	-	-	-	-
<u>FUNDING SOURCES</u>							
Proceeds of Sale	(8,000)	-	-	-	-	-	-
Transfer From Equipment Replacement Fund	(44,130)	(44,511)	-	-	-	-	-
TOTAL FUNDING	(52,130)	(44,511)	-	-	-	-	-
<i>Check</i>	-	-	-	-	-	-	-

**2024-2028 FINANCIAL PLAN
SERVICE SUMMARY**

RESERVES							
	2024		2025	2026	2027	2028	2029
	PLAN	Actual	PLAN	PLAN	PLAN	PLAN	PLAN
EQUIPMENT RESERVE							
Beginning Balance	74,367	74,367	38,894	45,061	51,412	57,955	64,693
Uses (transfer from)	(44,130)	(44,511)	-	-	-	-	-
Funding (transfer to)	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest	558	4,038	1,167	1,352	1,542	1,739	1,941
Ending Balance	35,794	38,894	45,061	51,412	57,955	64,693	71,634
OPERATING RESERVE							
Beginning Balance	138,062	138,062	267,222	275,239	283,496	292,001	300,761
Uses (transfer from)	-	-	-	-	-	-	-
Funding (transfer to)	-	121,664	-	-	-	-	-
Interest	1,035	7,496	8,017	8,257	8,505	8,760	9,023
Ending Balance	139,097	267,222	275,239	283,496	292,001	300,761	309,783
NOTES							
OPERATING:							
1. Additional budget for support in 2024 removed							
2. Inflationary wage increases (\$6K)							
3. Admin OH increase because of 2024 budget increase (\$16K)							



Regional Board Report

Request for Decision

To: Regional Board
From: Chief Administrative Officer
Date: March 20, 2025
Subject: RDCO Strategic Priorities 2023-2026 - CAO Report

Voting Entitlement: *All Directors – Unweighted Corporate Vote – Simple Majority (LGA s.208)*

Purpose: To receive the RDCO Strategic Priorities 2023-2026, CAO Report to the RDCO Board of Directors and consider amendments proposed by the Chief Administrative Officer

Executive Summary:

In August 2023, the Regional Board adopted a set of strategic priorities to guide the focus of RDCO work for the term from 2023 to 2026. A status report was presented to the Board of Directors at the February 28th, 2024, Committee of the Whole. The RDCO Strategic Priorities capture the following:

Regional priorities

- Emergency preparedness
- Environment and climate change
- Health and wellness
- Transportation
- Truth and reconciliation

Electoral area priorities

- Emergency preparedness
- Growth and development
- Health and wellness
- Transportation
- Truth and reconciliation

The RDCO senior leadership team, with staff, worked collaboratively and diligently to achieve significant progress. Attached is a status report to provide the Regional Board with an update on the progress to date. Additionally, the status report highlights circumstances outside of staff control that have impeded advancement and/or introduced obsolescence which require Board direction.

The 2025 – 2029 Financial Plan approved by the Regional Board on March 20, 2025, incorporated the priority actions as included in the attached RDCO Strategic Priorities 2023-2026, CAO Report to the RDCO Board of Directors.

Recommendation(s):

THAT the Regional Board receives the RDCO Strategic Priorities 2023-2026, CAO Report to the RDCO Board of Directors as attached to the Report from the Chief Administrative Officer dated April 3, 2025;

AND THAT the Regional Board approves the amendments to the 2023-2026 RDCO Strategic Priorities as proposed by the Chief Administrative Officer on April 3, 2025.

Respectfully Submitted and Approved by: Sally Ginter, Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|---------------------------|---|
| √ Emergency preparedness | √ Truth and reconciliation |
| √ Health and wellness | √ Environment and climate – Regional priority only |
| √ Regional transportation | √ Growth and development – Electoral Area priority only |
-

Considerations:

Considerations not applicable:

- Organizational/External:
 - Financial:
 - Legal/Statutory Authority:
 - Alternate Recommendation:
-

Attachment(s):

1. RDCO Strategic Priorities 2023-2026 | CAO Report to the RDCO Board of Directors, April 3, 2025
 2. RDCO Board Presentation PowerPoint
-



RDCO Strategic Priorities 2023-2026

CAO Report to the RDCO Board of Directors

April 3, 2025



RDCO Strategic Priorities 2023-2026

Regional and electoral area priorities at a glance

EMERGENCY PREPAREDNESS

The RDCO will build on emergency response strengths while positioning the organization to respond to growing community needs and changes in provincial legislation.

- Continue to enhance services and efforts aimed at emergency preparedness and mitigation
- Assess the readiness of the existing Emergency Management Organization model to meet the increasing demand for emergency preparedness, response and recovery

GROWTH & DEVELOPMENT

Establish and enhance electoral area policies to manage growth, guide land use decisions and address community social needs

ENVIRONMENT & CLIMATE

The RDCO is committed to climate action and the environment by reducing our corporate impact, adapting to climate change and delivering innovative services that better manage greenhouse gas emissions.

- Evolve services in waste management to reduce waste going to the Glenmore Landfill including organics, recyclable and construction materials
- Introduce and enforce new regulations aimed at better controlling soil deposition and preventing illegal dumping in the region's rural areas

HEALTH & WELLNESS

The RDCO will make purposeful investments in health care for physical and mental health benefits.

- The Regional Hospital District of Central Okanagan will work with Interior Health to influence priorities for responsive capital expenditures
- Commit the resources necessary to provide enhanced access to regional parks and trails, as well as programming that connects people to nature and that provides significant physical and mental health benefits



TRUTH & RECONCILIATION

The RDCO is actively committed to Reconciliation with the syilx / Okanagan people within the Central Okanagan. The RDCO strives for collaboration through a meaningful and ethical government-to-government working relationship with the syilx / Okanagan people.

- Ensure that RDCO services and the workplace are culturally safe and respectful
- RDCO will ensure that necessary steps are taken so that eligible projects proposed by the syilx / Okanagan nations receive an equitable share of provincial and/or federal grant dollars received by the RDCO

TRANSPORTATION

The RDCO will encourage the efficient and safe movement of people and goods within the Central Okanagan.

- Define and implement advocacy actions, within the framework of an RDCO Board Advocacy Strategy to:
 - Influence and help shape investments and decisions for the Ministry of Transportation and Infrastructure (MoTI) in the Central Okanagan
 - Improve equity in transportation options and mobility for the local jurisdictions and residents of the Central Okanagan
 - Enhance the level of integration between the Regional Growth Strategy and transportation planning in the Central Okanagan, including integration with the efforts of MoTI.



Emergency Preparedness

Regional & electoral area priority

REGIONAL KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
<u>Facilitate the establishment of an expanded Central Okanagan Search and Rescue facility.</u>			
1. Work in partnership with COSAR and other partners.	Corporate Services	In progress	2025-03-31
<u>Action fiscally supported recommendations of the RDCO Fire Services Review.</u>			
1. Assess and finalize feasibility of the recommendations.	Protective Services	Complete	2024-03-29
2. Action the recommendations based on approved budget.	Protective Services	In progress	2025-04-30
3. Organizational structure changed for reporting to the Director of Protective Services	Protective Services	Complete	2024-06-30
<u>Develop a strategy for a sustainable year-round Emergency Operation Centre (EOC).</u>			
1. Review new Emergency and Disaster Management Act for implications to regional emergency management program	Corporate Services	Complete	2024-12-31
2. Assess findings from review for funding and contractual obligation implications	Corporate Services	Complete	2025-01-31
3. Review budget and organizational design	Corporate Services	Complete	2025-01-31

Implement Next Generation 911 service.

1. Partner with BC Assessment to improve addressing consistency for Next Gen 911 implementation contingent approved on April 2025 grant application submission	Protective Services	In progress	2026-03-31
2. Continue to support advocacy efforts for a provincial 911 cell phone levy	Corporate Services	In progress	2026-12-31

Adopt feasible practices to incorporate Indigenous land management knowledge for emergency preparedness and response

1. Incorporate syilx knowledge and land practices into emergency preparedness and response planning (flood, prescribed burning...)	Protective Services	Complete	2024-12-31
2. Identify and protect culturally significant features in RDCO parks in partnership with syilx communities (i.e., work on a park trail) outside of mandated legislative requirements.	Parks Services	In progress	2025-09-30

ELECTORAL AREA KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
1. Evaluate fire services mutual aid agreements (last renewed in February 2023)	Protective Services	Complete	2024-12-31
2. Update agreements as needed for next agreement in 2026	Protective Services	Complete	2024-12-31



Environment & Climate

Regional priority

REGIONAL AREA KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
<u>Develop RDCO Corporate Climate Action Plan to reduce greenhouse gas emissions associated with Regional District operations and assets.</u>			
1. Corporate Climate Action Plan drafted and presented for Board approval	Development and Engineering Services	On hold	2026-12-31
<u>Reduce the volume of construction waste going into the Glenmore Landfill.</u>			
1. Construction waste stream studies completed (information gathering) and relevant recommendations presented to the Board	Development and Engineering Services	In progress	2026-12-31
2. Implement supported recommendations for actions to reduce construction waste	Development and Engineering Services	Not started	2026-12-31
<u>Expand the range of recyclables accepted, reduce contamination and control costs by completing the transfer of the delivery of curbside collection to Recycle BC.</u>			
1. Explore curbside glass collection with Recycle BC and present options to the Board (not needed as Recycle BC picking up the cost)	Development and Engineering Services	Complete	2024-11-28
2. Explore flexible plastics curbside pilot project with Recycle BC and present options to the Board (same as above comment)	Development and Engineering Services	Complete	2024-11-28
3. Complete curbside AI Recycling pilot, and present options to the Board	Development and Engineering Services	Complete	2024-06-30
<u>Implement a curbside organics collection program.</u>			

1. Report to Board on public engagement Phase 1, and present options (next steps) to the Board	Development and Engineering Services	Complete	2024-02-29
2. Report to Board on public engagement Phase 2, and present program options to the Board	Development and Engineering Services	Complete	2024-11-28
3. Implement Board direction	Development and Engineering Services	In progress	2025-07-31
<u>Create and enforce a Soil Deposition & Removal Strategy and Bylaw.</u>			
1. Present a soil bylaw to the Regional Board complete with budget implications	Development and Engineering Services	Canceled	2025-06-30
2. Create a Regional Soil Deposition and Removal Strategy with partners and present to the EASC and the Regional Board	Development and Engineering Services	Canceled	2025-04-30



Growth & Development

Electoral area priority

ELECTORAL KEY ACTIONS	LEAD DEPARTMENT	FUNDING	STATUS	TARGET DATE
<u>Pursue funding opportunities to update the Electoral Areas Official Community Plans (OCPs).</u>				
1. Complete an OCP scoping exercise and present to the Electoral Area Services Committee and the Regional Board complete with budget implications	Development and Engineering Services	External	Complete	2024-11-30
2. Explore funding options	Communications and Information Services	Internal	In progress	2025-09-30
3. Request Board approval for funding application/s (if funding requires Board approval)	Communications and Information Services	Internal	Not started	2025-11-30



Health & Wellness

Regional & electoral area priority

REGIONAL KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
<u>Establish a memorandum of understanding with Interior Health to outline community healthcare needs and align capital funding.</u>			
1. Memorandum of Understanding signed	Corporate Services	Complete	2023-11-17
<u>Identify priority regional parks and trails to implement year-round access for residents of all abilities.</u>			
1. Present updated land acquisition strategy to Regional Board	Parks Services	Complete	2024-09-30
2. Identify Regional Parks with opportunities for year-round access in multiple phases	Parks Services	Complete	2024-03-31
3. Identify capital improvements and operational resource required to open Regional Parks Year-Round and increase accessibility.	Parks Services	Complete	2024-12-31
4. Implement Phase 1 objective to improve winter access to Kopje Regional Park	Parks Services	Complete	2023-12-01
5. Implement additional phases to improve year-round access in Regional Parks	Parks Services	In progress	2025-12-31
6. Seek Growing Communities Funds (GCF) to support capital improvements to Regional Parks to improve accessibility where possible	Parks Services	Complete	2023-11-30
7. Include GCF funding into existing capital projects to enhance and improve accessibility to Regional Parks over the next 5 years.	Parks Services	In progress	2026-12-31
<u>Leverage RDCO planning labs to inform land use policies that enhance quality of life in the region.</u>			

1. Partner with UBCO on Environmental Protection Planning Lab	Development and Engineering Services	Complete	2023-11-29
2. Coordinate planning labs twice annually	Development and Engineering Services	In progress	2026-12-31

ELECTORAL AREA KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
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Bolster the range of local park amenities and local recreation and community programs available through existing services to promote physical literacy.

1. Support volunteer driven activities in West Electoral Area Community Parks	Parks Services	In progress	2026-12-31
2. Support non-formal local recreation opportunities in the East Electoral Community Parks	Parks Services	Complete	2024-12-31
3. Renew the agreement with Joe Rich Society for on-going recreation and programming at the Joe Rich Community Hall (renewed for 5 years)	Parks Services	Complete	2024-12-04
4. Develop and provide events and programming at the Ellison Heritage Community Centre, while offsetting costs with facility rentals to balance revenue generation and community programming	Parks Services	In progress	2026-12-31



Transportation

Regional & electoral area priority

REGIONAL KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
<u>Define, and explore a Regional Transportation Service.</u>			
1. RDCO staff assigned to the Regional Transportation Technical Committee	Development and Engineering Services	Complete	2024-02-29
2. Explore a more effective governance structure to oversee the implementation of the Regional Transportation Service	Development and Engineering Services	Complete	2024-12-31
3. Identify the mandate, scope, membership, voting structure, cost sharing and staff capacity for a future Regional Transportation Service	Development and Engineering Services	In progress	2025-04-30
<u>Collaborate with partner municipalities and Ministry of Transportation and Infrastructure to advance regionally significant capital projects.</u>			
1. Make improvements to Waterfront and Sunnyside Trails in Kalamoior, connect the Active Transportation route from Casa Loma to Sunnyside, connecting the regional corridor coming from the east off the Bennett Bridge to the City of West Kelowna network to the west	Parks Services	In progress	2025-12-31
2. Advise YLW/CoK /MOTI/ALC staff (YLW led) on the proposed Airside Commercial project (YLW Master Plan 2045)	Development and Engineering Services	On hold	2026-12-31
3. Advise YLW/CoK/MOTI staff (YLW led) on the proposed Old Vernon Road project (YLW Master Plan 2045)	Development and Engineering Services	On hold	2026-12-31

ELECTORAL AREA KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
<u>Advocate for innovative BC Transit service options for rural areas.</u>			
1. Develop an advocacy strategy for Electoral Areas	Communications and Information Services	Not started	2024-12-31
2. Implement advocacy activities as outlined in the strategy	Communications and Information Services	Not started	2026-12-31
3. Coordinate BC Transit presentations to the Electoral Area Service Committee (EASC)	Development and Engineering Services	Complete	2026-12-31
<u>Advocate for enhanced road safety and maintenance for Ministry of Transportation and Infrastructure roads in Electoral Areas</u>			
1. Develop an advocacy strategy for Electoral Areas	Communications and Information Services	In progress	2026-12-31
2. Implement advocacy activities as outlined in the strategy	Communications and Information Services	Not started	2026-12-31
3. Coordinate MOTI presentations to the EASC	Development and Engineering Services	Complete	2026-12-31



Truth & Reconciliation

Regional & electoral area priority

REGIONAL AND ELECTORAL AREA KEY ACTIONS	LEAD DEPARTMENT	STATUS	TARGET DATE
<u>Complete the Regional District Reconciliation Framework to guide the actions taken by RDCO in its pursuit of Reconciliation with the syilx /Okanagan peoples.</u>			
1. Board approved framework developed in consultation with syilx communities in the Central Okanagan	Communications and Information Services	Complete	2024-01-31
2. Implement Reconciliation Framework recommended activities in collaboration with syilx communities in the Central Okanagan	Communications and Information Services	In progress	2026-12-31
<u>Develop government-to-government relationships with Westbank First Nation, Okanagan Indian Band and Okanagan Nation Alliance.</u>			
1. Host Community to Community Forum for staff and elected officials	Corporate Services	Complete	2024-06-15
<u>Continue work already underway to explore full representation for Westbank First Nation on the Regional District Board.</u>			
1. Complete Inclusive Governance project with Province and Westbank First Nation including discussion paper and joint exploration workshop	Communications and Information Services	Complete	2024-06-14
<u>Support the syilx / Okanagan people in their efforts to protect culturally significant areas.</u>			
1. Develop Engineering protocol for protecting culturally significant areas in proximity to proposed and planned infrastructure	Development and Engineering Services	In progress	2026-12-31

2. Update 2017 Memorandum of Understanding with Westbank First Nation for the protection of cultural features in Regional Parks to align the principles and framework identified in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), and the Province of BC's Declaration on the Rights of Indigenous Peoples Act (DRIPA)	Parks Services	In progress	2025-12-31
3. Update OCPs, bylaws and policies to ensure development proposals adhere to the Heritage Conservation Act as amended	Development and Engineering Services	In progress	2025-06-30
4. Explore a Board policy for Archeological Assessments in Electoral Areas to align with DRIPA legislation.	Development and Engineering Services	On hold	2025-12-31

RDCO Strategic Priorities Update

Regional District of Central Okanagan Board Meeting

April 3, 2025

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com

Priority areas

EMERGENCY PREPAREDNESS

The RDCO will build on emergency response strengths while positioning the organization to respond to growing community needs and changes in provincial legislation.

- Continue to enhance services and efforts aimed at emergency preparedness and mitigation
- Assess the readiness of the existing Emergency Management Organization model to meet the increasing demand for emergency preparedness, response and recovery

GROWTH & DEVELOPMENT

Establish and enhance electoral area policies to manage growth, guide land use decisions and address community social needs

ENVIRONMENT & CLIMATE

The RDCO is committed to climate action and the environment by reducing our corporate impact, adapting to climate change and delivering innovative services that better manage greenhouse gas emissions.

- Evolve services in waste management to reduce waste going to the Glenmore Landfill including organics, recyclable and construction materials
- Introduce and enforce new regulations aimed at better controlling soil deposition and preventing illegal dumping in the region's rural areas



HEALTH & WELLNESS

The RDCO will make purposeful investments in health care for physical and mental health benefits.

- The Regional Hospital District of Central Okanagan will work with Interior Health to influence priorities for responsive capital expenditures
- Commit the resources necessary to provide enhanced access to regional parks and trails, as well as programming that connects people to nature and that provides significant physical and mental health benefits

TRUTH & RECONCILIATION

The RDCO is actively committed to Reconciliation with the syilx / Okanagan people within the Central Okanagan. The RDCO strives for collaboration through a meaningful and ethical government-to-government working relationship with the syilx / Okanagan people.

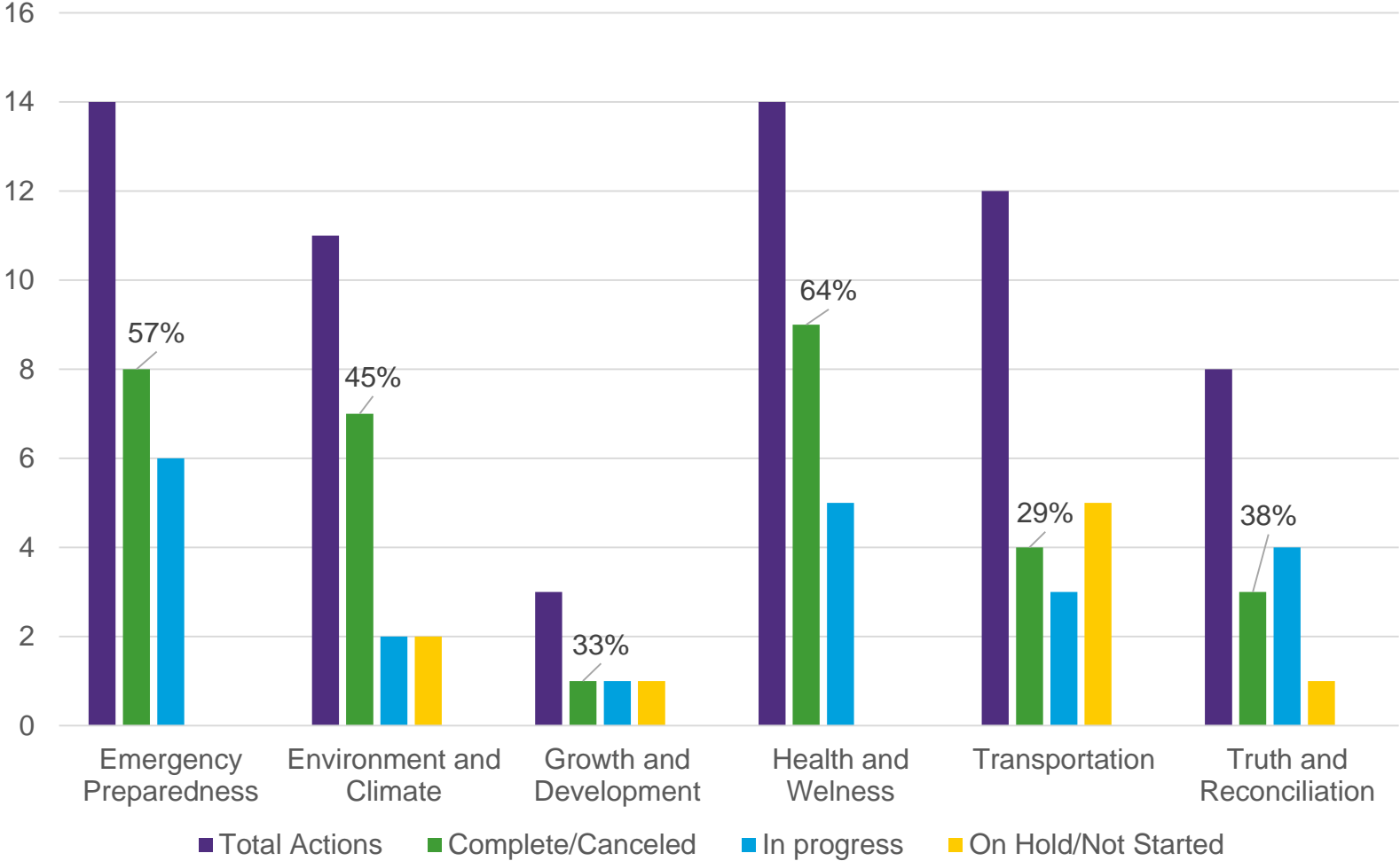
- Ensure that RDCO services and the workplace are culturally safe and respectful
- RDCO will ensure that necessary steps are taken so that eligible projects proposed by the syilx / Okanagan nations receive an equitable share of provincial and/or federal grant dollars received by the RDCO

TRANSPORTATION

The RDCO will encourage the efficient and safe movement of people and goods within the Central Okanagan.

- Define and implement advocacy actions, within the framework of an RDCO Board Advocacy Strategy to:
 - Influence and help shape investments and decisions for the Ministry of Transportation and Infrastructure (MoTI) in the Central Okanagan
 - Improve equity in transportation options and mobility for the local jurisdictions and residents of the Central Okanagan
 - Enhance the level of integration between the Regional Growth Strategy and transportation planning in the Central Okanagan, including integration with the efforts of MoTI.

Overview of strategic actions



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Emergency Preparedness



Highlights:

- Provincial 9-1-1 cell phone levy
- Incorporate Indigenous land management knowledge

✓ 8 of 14 actions complete

Environment and Climate



Highlights :

- Shift Climate Action Plan
- Curbside collection to RecycleBC
- Curbside organics collection
- Soil deposition and removal strategy and bylaw

✓ 7 of 11 actions complete

Growth and Development



Highlights:

- Pursue funding opportunities to update OCPs

✓ 1 of 3 actions complete

Health and Wellness



Highlights:

- Bolster local park amenities and community programs
- Priority parks and trails for year-round access

✓ 9 of 14 actions complete

Park	Main Entrance(s)	Operation Season
sntsk'il'ntən - Black Mountain	Joe Rich Rd.	Year-round
	Swainson Rd	Year-round
Mission Creek	Durnin Rd.	Year-round
	Leckie Rd.	Year-round
	Ziprick Rd.	Year-round
Mission Creek Greenway	Lakeshore to Hollywood Rd. S.	Year-round
	Hollywood Rd. S. to Field Rd.	Year-round
Scenic Canyon	Hollywood Rd. S. to Field Rd.	Year-round
	Field Rd.	Year-round
KLO Creek	McCulloch Rd.	Year-round
Woodhaven Nature Conservancy	Raymer Rd.	Apr 1 - Oct 31
Lebanon Creek Greenway	Lakeshore Rd.	Year-round
Bertram Creek	Lakeshore Rd.	Year-round
Johns Family Nature Conservancy	Chute Lake Rd.	Year-round
McCulloch Station	McCulloch Rd.	Not Developed
Kopje	Carrs Landing Rd.	Year-round
Kaloya	Trask Rd.	Year-round
Reiswig	Woodsdale Rd.	Year-round
Okanagan Centre Safe Harbour	Okanagan Center Rd. W.	Year-round
Mill Creek	Spencer Rd.	Year-round
Stephens Coyote	Glenmore Rd.	Closed due to Fire Recovery
Robert Lake	Curtis Rd.	Year-round
Hardy Falls	Hardy St.	Year-round
Antlers Beach	Highway 97	Year-round
Trepanier Creek Greenway	Trepanier Rd.	Year-round
Coldham	Trepanier Rd.	Not Developed
Goats Peak	Seclusion Bay Rd.	Year-round
	Whitworth Rd.	Year-round
Gellatly Heritage	Gellatly Rd.	Year-round
Gellatly Nut Farm	Whitworth Rd.	Year-round
Glen Canyon	Brown Rd.	Apr 1 - Oct 31
	Gellatly Rd.	Year-round
Shannon Lake	Swite Rd.	Year-round
Kalamoair	Collens Hill Rd.	Apr 1 - Oct 31
Rose Valley	Westlake Rd. (Starlight)	Closed due to Fire Recovery
	Westlake Rd. (Pond)	Closed due to Fire Recovery
Raymer Bay	Westside Rd.	Apr 1 - Oct 31
Traders Cove	Westside Rd.	Apr 1 - Oct 31
	Regional Parks added to year-round access or enhanced winter service	
	Regional Parks with existing year-round access	
	Regional Parks currently not open Nov 1 to Mar 31	

Parks with year-round access added:

- sntsk'il'ntən - Black Mountain
- Mission Creek Greenway
- Scenic Canyon
- Bertram Creek
- Kopje
- Kaloya
- Goats Peak
- Glen Canyon
- Rose Valley

Transportation



Highlights :

- Define and explore Regional Transportation Service
- Collaborate with municipal partners to advance regionally significant projects
- Advocate for innovation BC Transit options

✓ 4 of 12 actions complete

Truth and Reconciliation



Highlights:

- Support syilx / Okanagan people to protect culturally significant areas

✓ 3 of 8 actions complete

Recommendation

All Directors – Unweighted Corporate Vote – Simple Majority (LGA s.208)

THAT the Regional Board receives the RDCO Strategic Priorities 2023-2026, CAO Report to the RDCO Board of Directors as attached to the Report from the Chief Administrative Officer dated April 3, 2025;

AND THAT the Regional Board approves the amendments to the 2023-2026 RDCO Strategic Priorities as proposed by the Chief Administrative Officer on April 3, 2025.



Thank you