

City of Kelowna

Regular Council Meeting

AGENDA



Monday, January 29, 2018
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

3 - 10

PM Meeting - January 22, 2018

3. Development Application Reports & Related Bylaws

3.1 Eldorado Rd 485, Z17-0085 - Chris and Shanna Roworth

11 - 15

To rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.2 Eldorado Rd 485, BL11544 (Z17-0085) - Chris and Shanna Roworth

16 - 16

To give Bylaw No. 11544 first reading in order to rezone the subject property from the RU1 - Large lot Housing zone to the RU2 - Medium Lot Housing zone.

3.3 Knowles Rd 405, Z17-0095 - David and Jennifer Rolleston

17 - 21

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.4 Knowles Rd 405, BL11545 (Z17-0095) - David and Jennifer Rolleston

22 - 22

To give Bylaw No. 11545 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.

3.5 Taylor Rd 255, Z17-0092 - 0725353 BC Ltd Inc

23 - 32

To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multiple dwelling housing.

3.6	Taylor Rd 255, BL11547 (Z17-0092) - 0725353 BC Ltd Inc	33 - 33
	To give Bylaw No. 11547 first reading in order to rezone the subject property from the RU1-Large Lot Housing zone to the RM3 - Medium Lot Housing zone.	
4.	Non-Development Reports & Related Bylaws	
4.1	Highway 97 Six Laning – Cost Sharing Agreement	
	<i>WITHDRAWN BY STAFF.</i>	
4.2	Budget Amendment, ICBC RoadSafety Program	34 - 53
	To amend the 2017 Financial Plan to reflect ICBC’s Road Safety Improvement Program contributions.	
5.	Resolutions	
5.1	Draft Resolution - Regular Meetings June 4, 2018	54 - 54
6.	Bylaws for Adoption (Non-Development Related)	
6.1	BL11522 - Road Closure and Removal of Hwy Dedication - Portion of Fuller Avenue	55 - 56
	Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.	
	To adopt Bylaw No. 11522 in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Fuller Avenue.	
6.2	BL11532 - Road Closure and Removal of Hwy Dedication - Portion of Leon Avenue	57 - 58
	Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.	
	To adopt Bylaw No. 11532 in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Leon Avenue.	
7.	Mayor and Councillor Items	
8.	Termination	



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, January 22, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben and Luke Stack
Members Absent	Councillor Mohini Singh
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist*; Planner Specialist, Adam Cseke*; Divisional Director, Alan Newcombe*; Planner Specialist, Ross Soward*; Transit and Programs Manager, Jerry Dombowsky*; Transportation Coordinator, Matthew Worona*; Legislative Coordinator (Confidential), Arlene McClelland
Guests	Journey Home Task Force Co-Chairs, Martin Bell* and Dr. Kylene Myrah*; Dr. Alina Turner*, Turner Strategies

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Gray

R055/18/01/022 THAT the Minutes of the Regular Meetings of January 15, 2018 be confirmed as circulated.

Carried

3. Committee Reports

3.1 Journey Home Task Force Terms of Reference Amendment and Additional Appointments

Martin Bell, Co-Chair Journey Home Task Force

- Provided an overview of the amendment to the Task Force Terms of Reference recommending that membership be expanded by two positions.

Moved By Councillor Stack/Seconded By Councillor Hodge

R056/18/01/022 THAT Council receives, for information, the Report from the Journey Home Task Force Co-Chairpersons dated January 22, 2018 with respect to the Journey Home Task Force;

AND THAT Council approves the amended Journey Home Task Force Terms of Reference to increase the membership from 21 to 23 members in the form attached as Appendix A to the Report from the Journey Home Task Force Co-Chairpersons dated January 22, 2018;

AND THAT Council appoint as members Westbank First Nation and Ki-Low-Na Friendship Society, through their representatives, to the Journey Home Task Force.

Carried

3.2 Journey Home Task Force Update

Dr. Kyleen Myrah, Co-Chair Journey Home Task Force

- Provided an overview of the accomplishments and progress of the Task Force Terms to date and introduced Dr. Alina Turner.

Dr. Alina Turner, Turner Strategies

- Displayed a PowerPoint Presentation summarizing the activities of the Task Force and their work plan to develop a long term plan to address homelessness in Kelowna.
- Responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

R057/18/01/022 THAT Council receives, for information, the update report from the Journey Home Task Force Co-Chairpersons dated January 22, 2018.

Carried

4. Development Application Reports & Related Bylaws

4.1 Moberly Rd 3439, Z17-0090 - Steven and Colleen Hall

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor DeHart

R058/18/01/022 THAT Rezoning Application No. Z17-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 District Lot 135 ODYD Plan 39812, located at 3439 Moberly Rd, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU2c – Medium Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.2 Moberly Rd 3439, BL11538 (Z17-0090) - Steven and Colleen Hall

Moved By Councillor Hodge/Seconded By Councillor Given

Ro59/18/01/022 THAT Bylaw No. 11538 be read a first time.

Carried

4.3 Christleton Ave 344, Z17-0102 - Christopher and Sara Eddy

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Given

Ro60/18/01/022 THAT Rezoning Application No. Z17-0102 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 DL 14 ODYD Plan 3451 located at 344 Christleton Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 22, 2018.

Carried

4.4 Christleton Ave 344, BL11539 (Z17-0102) - Christopher and Sara Eddy

Moved By Councillor Gray/Seconded By Councillor Hodge

Ro61/18/01/022 THAT Bylaw No. 11539 be read a first time.

Carried

4.5 Maple St 1847, Z17-0070 - Robert and Marianne Law

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Gray

Ro62/18/01/022 THAT Rezoning Application No. Z17-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B DL 14 ODYD Plan 4368, located on 1847 Maple Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.6 Maple St 1847, BL11541 (Z17-0070) - Robert and Marianne Law

Moved By Councillor Hodge/Seconded By Councillor Gray

R063/18/01/022 THAT Bylaw No. 11541 be read a first time.

Carried

4.7 Pitcairn Ct 911, Z17-0084 - Glen and Charmaine Manlove

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R064/18/01/022 THAT Rezoning Application No. Z17-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 Section 29 TWP 26 ODYD Plan 18323 located at 911 Pitcairn Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 22, 2018.

Carried

4.8 Pitcairn Ct 911, BL11542 (Z17-0084) - Glen and Charmaine Manlove

Moved By Councillor Given/Seconded By Councillor Donn

R065/18/01/022 THAT Bylaw No. 11542 be read a first time.

Carried

4.9 Treadgold Ct 5059, Z17-0029 - Travis Shipka

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Sieben

R066/18/01/022 THAT Rezoning Application No. Z17-0029 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 21 Section 24 Township 28 SDYD Plan KAP76347 located at 5059 Treadgold Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 22, 2018.

Carried

4.10 Treadgold Ct 5059, BL11543 (Z17-0029) - Travis Shipka

Moved By Councillor Stack/Seconded By Councillor DeHart

R067/18/01/022 THAT Bylaw No. 11543 be read a first time.

Carried**4.11 Bernard Ave 565, DP17-0242 - MKK Property Corp Inc.**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Stack

Ro68/18/01/022 THAT Council authorizes the issuance of Development Permit No. DP17-0242 for Lot A, District Lot 139, ODYD, Plan 34786, located at 565 Bernard Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated January 22nd 2018 be completed prior to Building Permit issuance.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried**4.12 Stewart Road West 4500, Farm Help Development Permit Application FH17-0001 - Stewart Brothers Winery Ltd. Inc.**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

Ro69/18/01/022 THAT Council authorizes the issuance of Farm Help Development Permit No. FH17-0001 for Lot 2 Section 32 Township 29 ODYD Plan 3093 Except Plan KAP58804, located at 4500 Stewart Road West, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
- 2.
3. Landscaping to be provided on the land be in accordance with Schedule "B";
- 4.
5. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- 6.
7. Registration of a Section 219 Restrictive Covenant restricting the use of the Temporary Farm Worker Housing to a maximum of twenty-two (22) farm employees only, and to a maximum occupation of ten (10) months of the year;
- 8.
9. Registration of a Section 219 Restrictive Covenant restricting the use of the Temporary Farm Worker Housing to Temporary Farm Workers only;

10. Registration of a Section 219 Restrictive Covenant on all parcels within the farm unit in the City sector restricting the total number of temporary farm worker housing to sixty (60); AND THAT Council's consideration of this Farm Help Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated January 22, 2018;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5. Bylaws for Adoption (Development Related)

5.1 Grenfell Rd 934, Z17-0058 - Allan and Annette Lipkovits

Moved By Councillor DeHart/Seconded By Councillor Stack

R070/18/01/022 THAT Bylaw No. 11494 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 Rental Housing Grant Recommendation 2018

Staff:

- Displayed a PowerPoint Presentation summarizing the four purpose-built rental housing projects for the rental housing grants program in 2018 and responded to questions from Council

Moved By Councillor Hodge/Seconded By Councillor Donn

R071/18/01/022 THAT Council receives the report from the Planner Specialist, dated, January 22, 2018 regarding the rental housing grant recommendations for 2018.

AND THAT Council approves the 2018 Rental Housing Grants as identified in the report from the Planner Specialist, dated January 22, 2018, in accordance with the Housing Opportunities Reserve Fund Bylaw No. 8593.

Carried

6.2 Budget Adjustment Required for Highway 97 Sanitary Manhole Upgrades

Moved By Councillor Sieben/Seconded By Councillor DeHart

R072/18/01/022 THAT Council receives for information, the report from the Infrastructure Division Director dated January 22, 2018 regarding the budget adjustment required for the Highway 97 Sanitary Manhole Upgrades;

AND THAT the 2017 Financial Plan be amended to reflect the transfer of \$35,000 from the Bay Avenue Sewer project to the Highway 97 Sanitary Manhole Upgrades project;

AND FURTHER THAT Council authorize the additional expenditure totaling \$35,000 for the Highway 97 Sanitary Manhole Upgrades project.

Carried

6.3 Kelowna Bikeshare Proposal

Staff:

- Displayed a PowerPoint Presentation summarizing the Kelowna Bikeshare pilot proposal and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

R073/18/01/022 THAT Council receives for information, the report from the Transit and Programs Manager, dated January 22, with respect to the Kelowna Bikeshare Proposal;

AND THAT Council authorize staff to negotiate an agreement with Dropbike Inc. for the purpose of licensing use of the public right-of-way for a bikeshare service in 2018 as described in the report of the Active Transportation Coordinator dated January 22, 2018;

AND THAT Council direct staff to bring forward an agreement with Dropbike Inc. for Council's consideration to a future Council meeting.

Carried

6.4 Road Closure and Sale – Adjacent to 1969 Cross Road

Moved By Councillor stack/Seconded By Councillor Donn

R074/18/01/022 THAT Council receives, for information, the Report from the Manager, Real Estate Services dated January 15, 2018, recommending that Council adopt the proposed road closure adjacent to 1969 Cross Road;

AND THAT Bylaw No.11534, being the proposed road closure adjacent to 1969 Cross Road, be given reading consideration.

Carried

6.5 BL11534 - Road Closure and Removal of Hwy Dedication - Portions of Cross Road

Moved By Councillor Hodge/Seconded By Councillor Gray

R075/18/01/022 THAT Bylaw No. 11534 be read a first, second and third time.

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11516 - Road Closure and Removal of Hwy Dedication - Portions of Queensway Ave and Water St

Mayor invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

No one came forward.

Moved By Councillor Hodge/Seconded By Councillor Gray

R076/18/01/022 THAT Bylaw No. 11516 be adopted.

Carried

8. Mayor and Councillor Items

Councillor DeHart:

- Spoke to the upcoming Canadian Home Builders Association Central Okanagan Chapter Tommies Awards this Saturday, January 27th.

Councillor Hodge:

- Will be attending the SILGA Board Meeting this Wednesday, January 24th.

Councillor Gray:

- Spoke to her attendance at a Child Advocacy Centre information session on January 16th.
- Raised question as to whether the Province will be making any changes to the flood control in order to be proactive for 2018.

City Manager:

- Will be attending a briefing from the Provincial Government and advised the final report on the 2017 flooding will be made public by the Province.

Councillor Donn:

- Was disappointed that West Kelowna was not going to hire more RCMP members as it has a definite impact. Looking forward to competing with West Kelowna for RCMP members and supportive housing units.

Councillor Given:

- Made comment on the great work Crime Stoppers provides.
- Thanked Councillor Donn for attending a DARE Graduation ceremony.

Mayor Basran:

- Commented that the State of the City address will take place Friday, January 26th

9. Termination

This meeting was declared terminated at 4:10 p.m.

Mayor Basran

/acm

City Clerk

REPORT TO COUNCIL



Date: Jan 29, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0085
Owner: Chris Roworth
Shanna Harvey-Roworth

Address: 485 Eldorado Road
Applicant: Chris and Shanna Roworth

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification Lot A District Lot 167 ODYD Plan 35110, located at 485 Eldorado Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

The subject property is within the North Mission - Crawford Sector of Kelowna. It is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the Official Community Plan urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots.

The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 – Medium Lot Housing.

Based on current OCP Policy and the services available, Community Planning Staff supports this application.

4.0 Proposal

4.1 Background

The subject property has an existing single family dwelling constructed in 1968 which will be demolished as a function of this rezoning and subdivision.

4.2 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 931m² parcel into two parcels. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 – Medium Lot Housing.

4.3 Site Context

The subject property is located west of Lakeshore Road in the Lower Mission. It is walking distance to the Eldorado Road beach access and the Lakeshore Recreation Corridor. The neighbourhood is characterized by Single Dwelling Housing, and there is one other active RU1 to RU2 rezoning in close proximity on Eldorado Road.

The subject property earns a walkscore of 23 which means it is a car-dependent neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Semi-Detached Housing

Subject Property Map: 485 Eldorado Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process*****Focus development to designated growth areas.¹***

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

¹ City of Kelowna Official Community Plan, Objective 5.3 (Development Process Chapter).

Ensure context sensitive housing development.²

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

All Development Engineering Requirements have been deferred until Subdivision Approval.

7.0 Application Chronology

Date of Application Received: September 14, 2017

Date Public Consultation Completed: December 11, 2017

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Proposed Subdivision Plan

² City of Kelowna Official Community Plan, Objective 5.27 (Development Process Chapter)

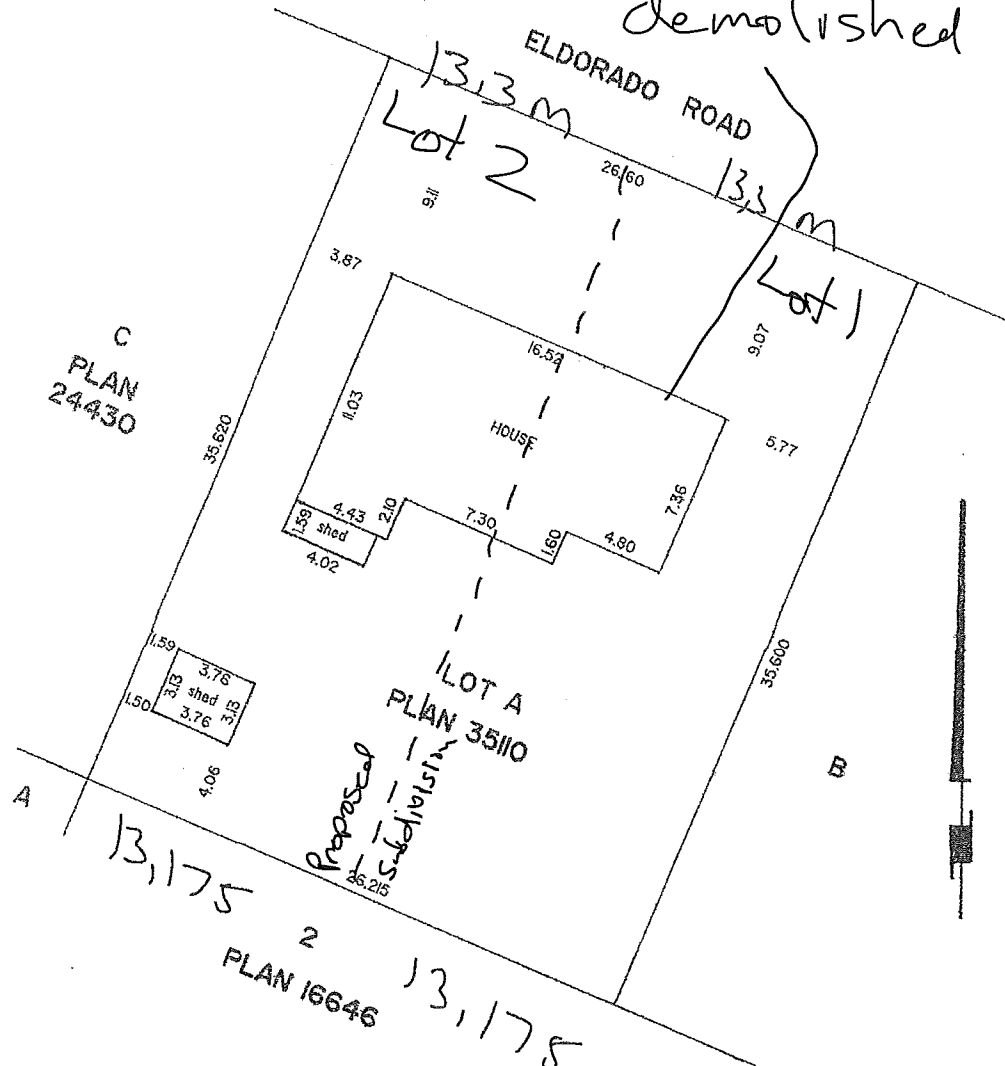
B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION
ON LOT A, PLAN 35110, DISTRICT LOT 167, O.D.Y.D.

485 ELDORADO ROAD

Planner
Initials

TA

Building to be
demolished



I HEREBY CERTIFY THAT THE ABOVE SKETCH
SHOWS THE REGISTERED DIMENSIONS OF THE
ABOVE DESCRIBED PROPERTY AND THE RELATIVE
LOCATION OF THE BUILDINGS THEREON.

OCTOBER 28

1999

T.E. Ferguson
B.C.L.S., C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING
INSPECTOR AND/OR MORTGAGEE ONLY AND
IS NOT TO BE USED FOR RE-ESTABLISHMENT
OF PROPERTY BOUNDARIES

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS
216-1826 RICHTER STREET, KELOWNA, B.C.
TELEPHONE: (250) 763-3115
FAX: (250) 763-0321

SCALE: 1 : 250 METRES

FILE: 14186

CLIENT: JOVANOVICH

© T.E. FERGUSON LAND SURVEYING LTD.

CITY OF KELOWNA
BYLAW NO. 11544
Z17-0085 – 485 Eldorado Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 167 ODYD Plan 35110 located on Eldorado Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 29, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0095
Owner: David Reginald John Rolleston
Jennifer Lynn Rolleston

Address: 504 Knowles Rd
Applicant: David & Jennifer Rolleston

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0095 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 167 ODYD Plan 15446, located at 504 Knowles Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

The subject property is within the North Mission - Crawford Sector of Kelowna. It is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the Official Community Plan urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots.

One of the proposed lots will require a Development Variance Application to reduce the required lot depth from 30.0m to approximately 27.5m due to an irregularly shaped subject property. The subject property is fully serviced and meets all other requirements for the RU2 – Medium Lot Housing.

Based on current OCP Policy and the services available, Community Planning Staff supports this application.

4.0 Proposal

4.1 Background

The subject property features a single family dwelling that is located on the western side of the lot.

4.2 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 1403.5 m² parcel into two parcels. Proposed Lot 1 will require a Development Variance Permit to vary the minimum lot depth from 30.0m to approximately 27.5m. Both proposed lots meet all other requirements for RU2 – Medium Lot Housing. The applicant intends to preserve the existing house, however, the remaining lot has potential to be subdivided into 2 lots in the future should the existing house be demolished.

4.3 Site Context

The subject property is located west of Lakeshore Road in the Lower Mission. It is walking distance to the Eldorado Road beach access and the Lakeshore Recreation Corridor. The neighbourhood is characterized by Single Dwelling Housing, and there is one other active RU1 to RU2 rezoning in close proximity on Eldorado Road.

The subject property earns a walkscore of 29 which means that most errands require a vehicle.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 504 Knowles Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process*****Focus development to designated growth areas.¹***

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

¹ City of Kelowna Official Community Plan, Objective 5.3 (Development Process Chapter).

Ensure context sensitive housing development.²

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

All Development Engineering Requirements have been deferred until Subdivision Approval.

7.0 Application Chronology

Date of Application Received: September 22, 2017

Date Public Consultation Completed: December 17, 2017

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Proposed Subdivision Plan

² City of Kelowna Official Community Plan, Objective 5.27 (Development Process Chapter).

504 KNOWLES RD, KELOWNA, BC

PID: 003-277-691 LOT 1, PLAN 15446

ORIGINAL LOT
AREA: ± 1,403.52m²

PROPOSED NEW LOT
AREA: ± 412.19m²
ALLOWABLE BUILDING AREA: ± 187.60m²

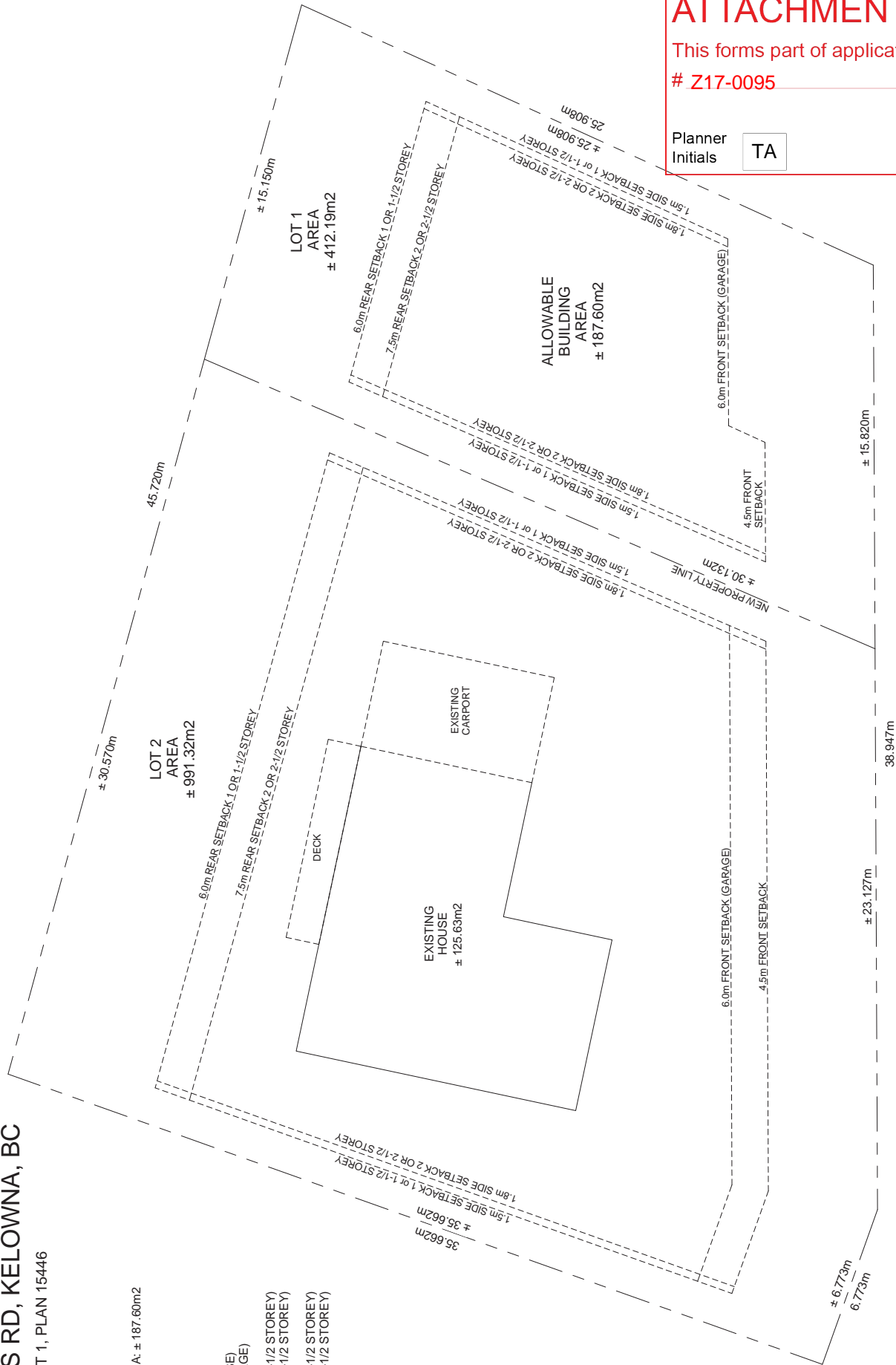
RU2 ZONING

INFILL LOT SETBACKS:

FRONT: 4.5m (HOUSE)
6.0m (GARAGE)

SIDE: 1.5m (1 or 1-1/2 STOREY)
1.8m (2 or 2-1/2 STOREY)

REAR: 6.0m (1 or 1-1/2 STOREY)
7.5m (2 or 2-1/2 STOREY)



ATTACHMENT A

This forms part of application

Z17-0095

Planner
Initials

TA

City of
Kelowna
COMMUNITY PLANNING



504 Knowles Road, Kelowna, BC

September 19, 2017 SCALE 1:150

CITY OF KELOWNA
BYLAW NO. 11545
Z17-0095 – 405 Knowles Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 District Lot 167 ODYD Plan 15446 located on Knowles Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: January 29, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0092

Owner: 0725353 BC Ltd Inc No
BC0725353

Address: 255 Taylor Road

Applicant: Jasbir KhunKnun

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan EPP70227, located at 255 Taylor Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 29, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate the development of multiple dwelling housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing as it is consistent with the Official Community Plan (OCP) Future Land Use Designation of Multiple Unit Residential (Low Density) and located within the Permanent Growth Boundary. The subject property is located within 400m of the nearest transit stop, walking distance to Mission Creek Greenway, and is a convenient proximity to schools, transit, shopping, and both Midtown and Rutland Urban Centres. It achieves the OCP Policy of Compact Urban Form (Policy 5.2.3) by utilizing existing urban infrastructure such as existing roads and public utilities. In addition, the RM3 zone restricts height to three storeys which is a half storey higher than height restrictions in the surrounding RU1 zones, therefore, this incremental increase meets the OCP Policy of Sensitive Infill (Policy 5.22.6). Lastly, 16 of the 24 units will be three-bedroom units, supplying a type of housing that currently has low inventory within the City.

A requirement of rezoning will be the dedication of ~2.5m wide road right-of-way along Taylor Road in order to reach the required width for the eventual cross section of the roadway and will include the construction of sidewalks, curb, gutter, landscaped boulevard, and storm sewer.

Should Council support the rezoning, Staff will bring forward a Development Permit for Council consideration. There are no variances being requested at this time.

4.0 Proposal

4.1 Background

The subject property was recently subdivided to create this larger parcel which is now suitable for development. Any existing structures would be demolished to facilitate this development.

4.2 Project Description

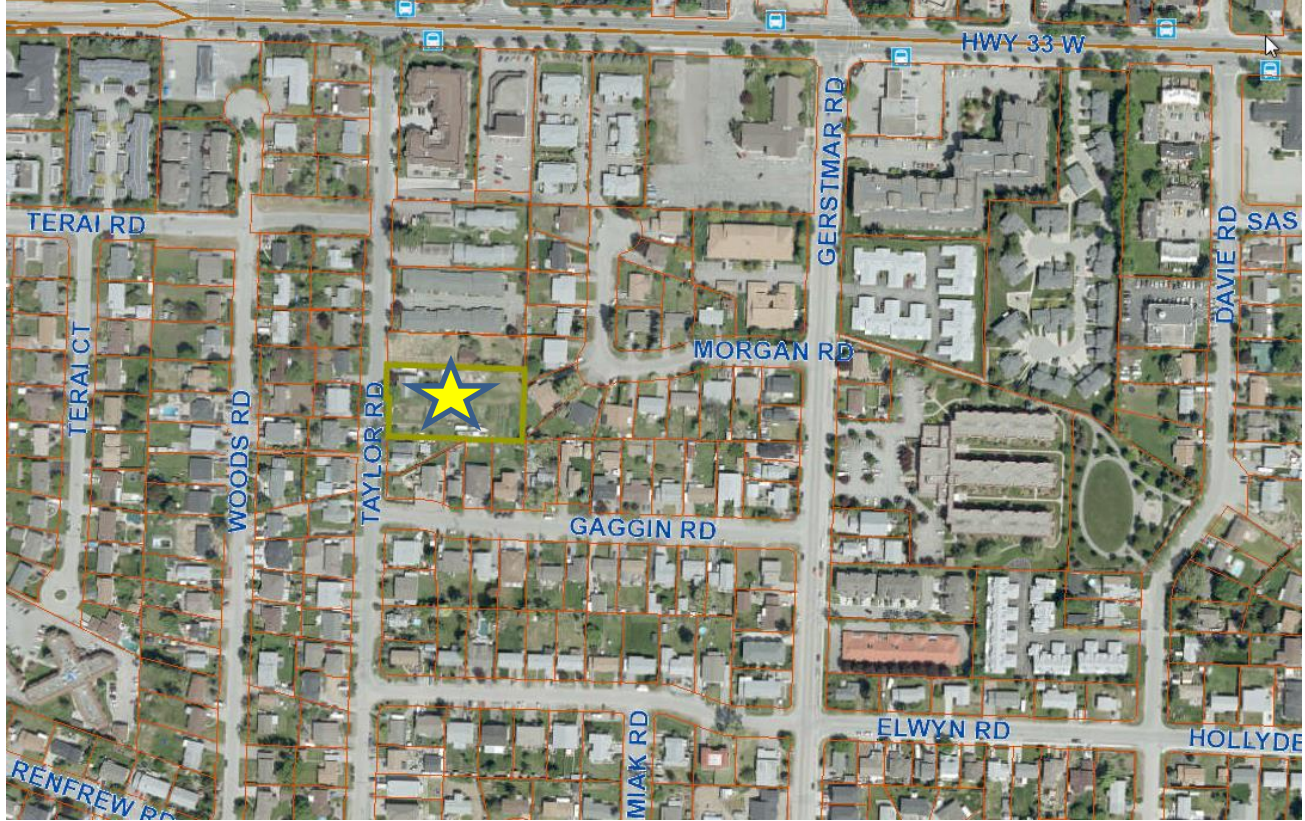
The proposed rezoning will facilitate the development of 24 townhome units featuring 8 two-bedroom units and 16 three-bedroom units. All units have access to a double garage with four additional visitor surface parking stalls. Private outdoor space is achieved through ground level patios and private second storey balconies. A 3.0m landscaped buffer is proposed around the entire perimeter of the site, offering privacy for adjacent neighbours.

4.3 Site Context

The subject property is located within the Rutland Sector, between Midtown and Rutland Urban Centres. It is within walking distance to nearby transit, schools, and Mission Creek Greenway for active outdoor activities. It receives a WalkScore of 60 meaning that it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing RU2 – Medium Lot Housing	Semi-Detached Housing Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Semi-Detached Housing

Subject Property Map: 255 Taylor Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Development Process**

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Family Housing.³ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighborhood characteristics (e.g.: location and amenities).

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications. There are no concerns regarding the proposed rezoning.

6.2 Development Engineering Department

- Please see attached Schedule "A": Development Engineering Memorandum.

6.3 Ministry of Transportation

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. Please forward the bylaw after 3rd reading for Ministry signature.

7.0 Application Chronology

Date of Application Received: September 28, 2017

Date Public Consultation Completed: November 21, 2017

Report prepared by:

Trisa Atwood, Planner II

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" attached to the Report from Community Planning dated January 29, 2018

Landscape Plan

Conceptual Elevations

CITY OF KELOWNA

MEMORANDUM

Date: Oct 24, 2017

File No.: Z17-0092

To: Urban Planning Management (TB)

From: Development Engineering Manager (JK)

Subject: 255 Taylor Rd RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RM3 to facilitate a multi-family development.

The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Andy Marshall.

1. General

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI).

2. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

3. Sanitary Sewer

This property is currently serviced with 100mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.

SCHEDULE		A
This forms part of application		
# Z17-0092	2	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">TA</div>	
		 City of Kelowna <small>COMMUNITY PLANNING</small>

4. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. **Road Dedication and Subdivision Requirements**

- a) Dedicate ~2.5m wide and ~22.0m long on the north end of the west property line fronting Taylor Rd..
- b) Grant statutory rights-of-way if required for utility services.
- c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager

6. **Electric Power and Telecommunication Services**

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. **Road Improvements**

- a) Detailed design drawings are to be prepared by the Developers Consulting Engineer for the upgrade of Taylor Rd. to an urban standard, City Std. drawing SS-R5, along the full frontage of this proposed development. This will include curb and gutter, sidewalk, landscaped boulevard complete with street trees, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction, for bonding purposes, is to be submitted by the Developers Consulting Engineer.

**8. Geotechnical Report**

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**
- Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.
 - Presence of swelling clays.
 - Presence of sulphates.
 - Potential site erosion.
 - Provide specific requirements for footings and foundation construction.
 - Provide specific construction design sections for roads and utilities over and above the City's current construction standards

9. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

- (b) Part 3, "Security for Works and Services", of the Bylaw describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

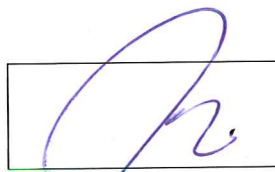
11. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

12. Bonding

Bonding will be required for 130% of Consulting Engineers construction estimate with drawing submission. Bonding will be 140% without engineering drawing submission.

Andrew Marshall
Development Engineering Technologist


Development Engineering Manager
(initials)

- F** PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.L.S.A. AS WELL AS THE CITY OF KELLOWAN LANDSCAPE STANDARDS IN BYLAWS 2000 AND 2001.
- G** THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELLOWAN REQUIREMENTS FOR LANDSCAPE DESIGN.
- H** PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SPECIFICATIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- I** PLANTING SHALL BE INSTALLED IN ALL DESIGNATED PLANTING AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- J** ORNAMENTAL SHRUBS, GRASSES AND PERENNIAL CLOVERS ARE TO BE PLACED WITHIN DEFINED PLANTING AREAS. PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED HARDED GRASS AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUIV.
- K** DECORATIVE ROCK GRASS AREAS SHALL HAVE A MIN. OF 75mm (3") OF 50mm dia. DECORATIVE BOUNDING MATERIAL. SPECIAL GRASS LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- L** TURF GRASS SHALL BE LOW WATER USE, NO. 1 PREMIUM SOD WITH A MIN. OF 50mm (2") OF TOP DRESSING.
- M** A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELLOWAN'S IRRIGATION STANDARDS IN BYLAWS 2000 AND 2001.

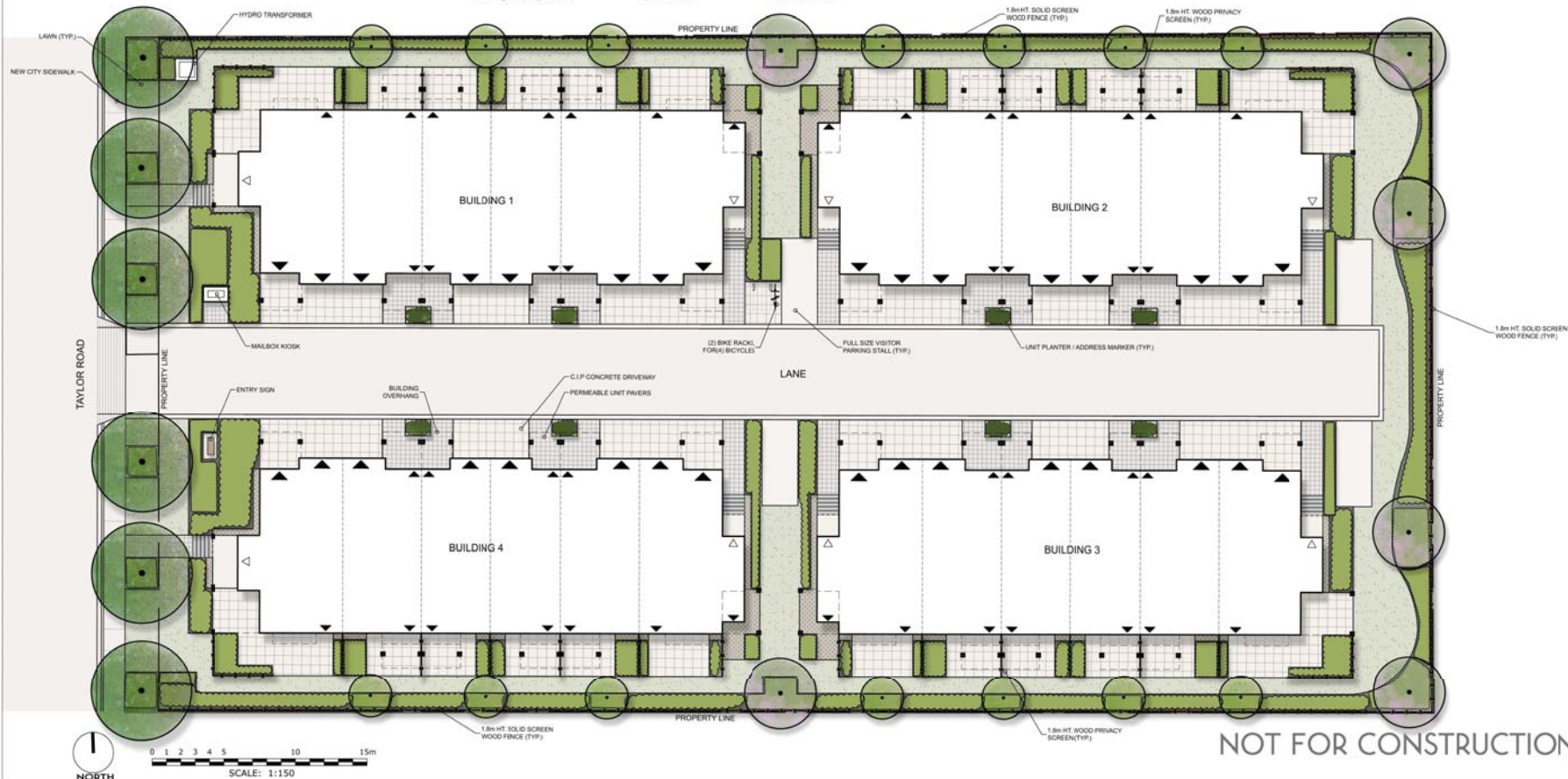
Botanical Name	Common Name	Size/Spacing
<i>Tilia x flavescens</i> dropmore	Dropmore linden	6cm Cal.
<i>Pyrus calleryana</i> "Chanticleer"	Chanticleer pear	4cm Cal.
<i>Fagus sylvatica</i> "Dawyk Gold"	Dawyk's Gold upright beech	4cm Cal.

SHRUBS		
Botanical Name	Common Name	Size/Spacing
<i>Sambucus nigra</i> 'Black Beauty'	Black Beauty dogwood	#02 Cont./1.75m O.C.
<i>Cornus alba</i> 'Bailhoi'	ivory halo dogwood	#02 Cont./1.5m O.C.
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle hydrangeas	#02 Cont./1.5m O.C.
<i>Physocarpus opulifolius</i> 'Jefam'	Amber jubilee ninebark	#02 Cont./1.5m O.C.
<i>Sax. purpurea</i> 'Nana'	Dwarf arctic willow	#02 Cont./1.5m O.C.
<i>Witchita florida</i> 'Midnight Wine'	Midnight Wine weigela	#02 Cont./2.0 m O.C.
<i>Sequoia discolorata</i> 'Rex Herbar'	Rex Herbar arbutus	#02 Cont./2.5m O.C.

Diverticularis	White bleeding heart	Size/spacing
<i>Diervilla lonicera</i>	Goldstrum clemeflower	#01 Cont./0.75m O.C.
<i>Diervilla lonicera</i>	Halcyonia hales	#01 Cont./0.6m O.C.
<i>Diervilla lonicera</i>	Early white astile	#01 Cont./0.6m O.C.
<i>Diervilla lonicera</i>	Purple Purple coral bell	#01 Cont./0.4m O.C.
<i>Diervilla lonicera</i>	Silver mound	#01 Cont./0.6m O.C.
<i>Diervilla lonicera</i>	Red creeping thyme	#01 Cont./0.5m O.C.
<i>Diervilla lonicera</i>	Scotch moss	#01 Cont./0.3m

GRASSES		
Botanical Name	Common Name	Size/Spacing
<i>Calamagrostis acutiflora</i> 'Ovenden'	Variegated reed grass	#01 Cont./0.6m O.C.
<i>Scirpus sinensis</i> 'Purpureascent'	Flame grass	#01 Cont./1.0m O.C.
<i>Andropogon scoparius</i>	Little bluestem	#01 Cont./0.6m O.C.
<i>Melictobolus perennans</i>	Blue oat grass	#01 Cont./0.75m O.C.
Carex 'Ice Dance'	Ice Dance sedge	#01 Cont./0.5m O.C.
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue fescue	#01 Cont./0.3m O.C.

- | | | | | | |
|---|------------------------------------|---|-------------------------|---|---------------------|
|  | LARGE SHRUB PLANTING |  | C/P CONCRETE |  | GROUND LEVEL GARAGE |
|  | SMALL SHRUB PERENNIALS AND GRASSES |  | PERMEABLE UNIT PAVERS |  | GROUND LEVEL DOOR |
|  | GROUNDCOVER PLANTING |  | LAWN |  | SECOND LEVEL DOOR |
|  | UNIT PLANTERS/MARKERS |  | COBBLE MAINTENANCE EDGE | | |



NOT FOR CONSTRUCTION

L-1

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REVIEWS / 101

1 SEPT 1987		ISSUED FOR DP
NO.	DATE	DESCRIPTION



BENCH
SITE DESIGN

CLIENT

RA QUALITY HOMES LTD.
KELOWNA, B.C.

PROJECT:

255 TAYLOR ROAD
TOWNHOMES
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE
CONCEPT PLAN

DESIGN BY	LDG
DRAWN BY	LDG
CHECKED BY	BN
PROJECT NO.	07-000
SCALE	1:150

SHEET NO.



BUILDINGS 1&2 - SOUTH ELEVATION



BUILDINGS 1&4 - TAYLOR ROAD



BUILDINGS 2&3 - EAST ELEVATION



BUILDINGS 1&2 - NORTH ELEVATION

NO.	DATE	DESCRIPTION
1	17-03-15	REV APPLICATION
2	17-03-16	COMPLETION
3	17-03-16	COMPLETION
4	17-03-16	COMPLETION
5	17-03-16	COMPLETION
6	17-03-16	COMPLETION
7	17-03-16	COMPLETION
8	17-03-16	COMPLETION
9	17-03-16	COMPLETION
10	17-03-16	COMPLETION

RA QUALITY
HOMES Ltd.

THOMAS
GAFFNEY
ARCHITECT
INC.
1400 WEST 10TH AVE. SUITE 100
VICTORIA, BC V8M 2K6
T: 250-755-7575
F: 250-755-7576

TAYLOR PLACE
TOWNHOUSES
225 TAYLOR ROAD
KELOWNA BC

PROJECT
ELEVATIONS

NO.	DATE	DESCRIPTION
1	17-03-15	REV APPLICATION
2	17-03-16	COMPLETION
3	17-03-16	COMPLETION
4	17-03-16	COMPLETION
5	17-03-16	COMPLETION
6	17-03-16	COMPLETION
7	17-03-16	COMPLETION
8	17-03-16	COMPLETION
9	17-03-16	COMPLETION
10	17-03-16	COMPLETION

A 24

3

CITY OF KELOWNA
BYLAW NO. 11547
Z17-0092 – 255 Taylor Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Section 22 Township 26 ODYD Plan EPP70227, located at Taylor Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Amended at third reading and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: January 29, 2018
File: 1850-70
To: City Manager
From: Gordon Foy, Manager Transportation Engineering
Subject: Budget Amendment, ICBC RoadSafety Program

Recommendation:

THAT Council receives, for information, the report from the Transportation Engineering Manager dated January 22, 2018 with respect to the ICBC RoadSafety Program

AND THAT the 2017 Financial Plan be amended to include \$237,620 ICBC Road Improvement Program Contributions related to the receipt of grant funding from the ICBC Road Safety Improvement Program as described below.

Purpose:

To amend the 2017 Financial Plan to reflect ICBC's Road Safety Improvement Program contributions.

Background:

Each year the City invests in capital projects to maintain and improve the City's road network. Projects that have the potential to improve road safety or reduce collisions are identified by staff and submitted to ICBC for consideration under ICBC's Road Safety Improvement Program. The ICBC Road Safety Program contributes funds to road projects, completed by municipalities, that are projected by ICBC to result in reduced future collisions. The City has been a partner in the ICBC Road Safety Program for over 20 years.

For projects completed in 2017, the City has received \$237,620 in ICBC funding. As this amount exceeds the Budget Amendment threshold of \$50,000, it requires Council's approval to receive and transfer the funds to the project as listed below.

Project Transfer List

Project	Project Code	ICBC Contribution Budget Amendment
Ethel 3 Active Transportation Corridor(Harvey-Sutherland)	323401A	\$44,500
Lakeshore 1 (Lakeshore / Collett Roundabout)	286602R	\$23,800
Graham Sidewalk (Gerstmar - Kitch)	2084	\$14,100
High Rd (Kennedy - Lowland) Sidewalk	2084	\$7,100
Gordon/Casorso Bike Crossing Improvements	2085	\$2,400
Glenmore Bike Lanes (Rails with Trails-High Rd)	2085	\$17,400
Spall Rails with Trail Signal Improvements	3145	\$10,200
Doyle / Water Roundabout	3168	\$43,200
Cawston/Water Intersection Improvements	3289	\$8,700
Water St Crosswalk Renewal (Courthouse, and Dolphins) (Smith Ave to Sunset)	3289	\$4,700
Gordon / McClure Pedestrian Activated Flashers	3145	\$2,500
Springfield Rd (between Dilworth Dr and Ziprick Rd) Buffered Bike Lanes	2085	\$13,400
Baron Rd and Leckie Rd Intersection Improvements	3145	\$6,420
Bernard Ave (between Burtch and Spall Rd) Safety Improvements	3145	\$7,500
Ellis St at Smith Ave Pedestrian Activated Flashers	3145	\$7,100
Ellis/Doyle Intersection Improvements	3138	\$24,600
Total ICBC Road Safety Program Funding Contributions - 2017		\$237,620

Internal Circulation:

Divisional Director, Infrastructure
 Financial Planning Manager
 Infrastructure Administration Manager
 Infrastructure Delivery Dept Manager
 Budget Supervisor

Considerations not applicable to this report:

Alternate Recommendation:
 Communications Comments:
 Existing Policy:
 External Agency/Public Comments:
 Financial/Budgetary Considerations:
 Legal/Statutory Authority:
 Legal/Statutory Procedural Requirements:
 Personnel Implications:

Submitted by:

G. Foy, Manager Transportation Engineering

Reviewed & approved by: R. Villarreal, Department Manager, Integrated Transportation

Approved for inclusion




Alan Newcombe, Divisional Director, Infrastructure

Attachment 1 - Budget Adjustment Form 2017 ICBC Road Improvement Program Contributions

Attachment 2 - Supporting Documents Invoices 2017 ICBC Road Improvement Program
Contributions

cc: Divisional Director, Infrastructure
Divisional Director, Financial Services
Financial Planning Manager

	BUDGET AMENDMENT	BA#		Adjustment Support Council Report & Resolution Business Case Agresso Financial Report Original Budget Request Other Relevant Backup	Cross Ref Document Set support files below: <div style="border: 1px solid black; padding: 2px;">2</div> <div style="border: 1px solid black; padding: 2px;">3, 4, 5, 6, 7, 8, 9, 10, 11, 12</div>																		
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Project Name:</td> <td style="width:25%;">2017 ICBC Road Improvement Program Contributions</td> <td style="width:15%;">One time/Ongoing:</td> <td style="width:15%;">ONE TIME</td> <td colspan="2"></td> </tr> <tr> <td>Department:</td> <td>Infrastructure</td> <td>Effective Date:</td> <td>December 31, 2017</td> <td colspan="2"></td> </tr> <tr> <td>Prepared by:</td> <td>Kirby March</td> <td>Effective Year:</td> <td>2017</td> <td colspan="2"></td> </tr> </table>						Project Name:	2017 ICBC Road Improvement Program Contributions	One time/Ongoing:	ONE TIME			Department:	Infrastructure	Effective Date:	December 31, 2017			Prepared by:	Kirby March	Effective Year:	2017		
Project Name:	2017 ICBC Road Improvement Program Contributions	One time/Ongoing:	ONE TIME																				
Department:	Infrastructure	Effective Date:	December 31, 2017																				
Prepared by:	Kirby March	Effective Year:	2017																				

JUSTIFICATION - Please provide a brief explanation of the budget transfer or amendment:

This budget is being adjusted to reflect the ICBC Road Improvement Program contribution for various 2017 capital improvements including Abbott Street safety improvements from Ethel 3 ATC, Collett Roundabout, Graham Rd Sidewalk, High Rd Sidewalk, Gordon Casorso Bike Improvements, Glenmore Bike Lanes, Spall Rails with Trails Signal Improvements, Doyle/Water Roundabout, Cawston/Water Intersection Improvements, Water St Crosswalks and Gordon/McClure pedestrian flashers.

BUDGET TO:

ACCT	Account Text	CostC	PROJ	Project Text	Cat 3	WO	WO Text	ACT	Fund	Location	Current Budget	Revised Budget	Transfer Amount
9990	All Capital Expenditures (Financial)	304	323401A	Ethel 3 DCC (Harvey-Sutherland), ATC				000	10		2,555,910	2,600,410	44,500
9990	All Capital Expenditures (Financial)	304	2084	Sidewalk Network Expansion				000	10		500,000	521,200	21,200
9990	All Capital Expenditures (Financial)	304	2085	Active Transportation Corridor				000	10		300,000	333,200	33,200
9990	All Capital Expenditures (Financial)	304	3145	Major Traffic Safety Projects				000	10		556,420	590,140	33,720
9990	All Capital Expenditures (Financial)	304	3168	Traffic Control Infrastructure				000	10		863,830	907,030	43,200
9990	All Capital Expenditures (Financial)	304	286602R	Lakeshore 1 DCC (Collett Road Intersection)				000	10		850,000	873,800	23,800
9990	All Capital Expenditures (Financial)	304	3289	Sidewalk and Bikeway Renewal				000	10		185,000	198,400	13,400
9990	All Capital Expenditures (Financial)	304	3138	Transportation Infrastructure Renewal				000	10		257,000	281,600	24,600
											-	-	-
											-	-	-
											-	-	-
											-	-	-
Total											6,068,160	6,305,780	237,620

BUDGET FROM: (Proposed source of Funding)

ACCT	Account Text	CostC	PROJ	Project Text	Cat 3	WO	WO Text	ACT	Fund	Location	Current Budget	Revised Budget	Transfer Amount
4195	Developer Contribution - Capital	304	323401a	Ethel 3 DCC (Harvey-Sutherland), ATC				000	10		-	(44,500)	(44,500)
4195	Developer Contribution - Capital	304	2084	Sidewalk Network Expansion				000	10			(21,200)	(21,200)
4195	Developer Contribution - Capital	304	2085	Active Transportation Corridor				000	10			(33,200)	(33,200)
4195	Developer Contribution - Capital	304	3145	Major Traffic Safety Projects				000	10			(33,720)	(33,720)
4195	Developer Contribution - Capital	304	3168	Traffic Control Infrastructure				000	10			(43,200)	(43,200)
4195	Developer Contribution - Capital	304	286602R	Lakeshore 1 DCC (Collett Road Intersection)				000	10			(23,800)	(23,800)
4195	Developer Contribution - Capital	304	3289	Sidewalk and Bikeway Renewal				000	10			(13,400)	(13,400)
4195	Developer Contribution - Capital	304	3138	Transportation Infrastructure Renewal				000	10			(24,600)	(24,600)
											-	-	-
											-	-	-
											-	-	-
											-	-	-
											-	-	-
Total											-	(237,620)	(237,620)

FINANCE USE ONLY - USE AS NOTES, COMMENTS, QUESTIONS	
Accountant	
Budget Supervisor	
Fin Planning Mgr	
Director of Finance	
MEMO TO COUNCIL (Finance Use Only)	
Group 6 - Under the Council Report Limit	



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1048075
Invoice Date: Dec 15/17
Due Date: Jan 31/18
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
Gordon/MClure pedestrian flashers 2017.128	1.00	2,500.00	2,500.00

Distribution Code

Account Amount

4195.304.3145.*.000.10.*	2,500.00
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Sub-total	2,500.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	2,500.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047946
Invoice Date: Dec 06/17
Due Date: Jan 31/18
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract 2017.276			
Water St Crosswalks	1.00	4,700.00	4,700.00
City Project 328903			

Distribution Code

Account	Amount
4510.304.3289.S5018.*.000.10.*	4,700.00

Sub-total	4,700.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	4,700.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047947
Invoice Date: Dec 06/17
Due Date: Jan 31/18
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract 2017.275			
Collett Roundabout	1.00	23,800.00	23,800.00
City project 286602R			

Distribution Code

Account	Amount
4510.304.286602R.S5018.*.000.10.*	23,800.00

Sub-total	23,800.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	23,800.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047948
Invoice Date: Dec 06/17
Due Date: Jan 31/18
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract 2017.274			
High Rd Sidewalk	1.00	7,100.00	7,100.00
City Project 208483			

Distribution Code

Account	Amount
4510.304.2084.S5018.*.000.10.*	7,100.00

Sub-total	7,100.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	7,100.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047950
Invoice Date: Dec 06/17
Due Date: Jan 31/18
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract 2017.273			
Ethel 3 ATC	1.00	44,500.00	44,500.00
City Project 323401A			

Distribution Code

Account Amount

4510.304.323401A.S5018.*.000.10.*	44,500.00
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Sub-total	44,500.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	44,500.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405

ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047577

Invoice Date: Nov 14/17

Due Date: Dec 31/17

Reference No:

Invoiced By: Kirby March

Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract No. 2017.130			
FI: Works and Utilities - Service Revenue	1.00	17,400.00	17,400.00
Glenmore Bike Lanes (Rails w/Trails-High Rd)			

Distribution Code

Account	Amount
4510.304.2085.S5018.*.000.10.*	17,400.00

Sub-total	17,400.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	17,400.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405

ICBC-C

1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047949

Invoice Date: Dec 06/17

Due Date: Jan 31/18

Reference No:

Invoiced By: Kirby March

Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract 2017.129			
Gordon Casorso Bike Improvements	1.00	2,400.00	2,400.00
City Project 208556			

Distribution Code

Account Amount

4510.304.2085.S5018.*.000.10.*	2,400.00
--------------------------------	----------

Sub-total	2,400.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	2,400.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405

ICBC-C

1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047576

Invoice Date: Nov 14/17

Due Date: Dec 31/17

Reference No:

Invoiced By: Kirby March

Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract No. 2017.127			
FI: Works and Utilities - Service Revenue	1.00	14,100.00	14,100.00
Graham Rd Sidewalk (Gerstmar - Kitch)			

Distribution Code

Account	Amount
4510.304.2084.S5018.*.000.10.*	14,100.00

Sub-total	14,100.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	14,100.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047579
Invoice Date: Nov 14/17
Due Date: Dec 31/17
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract No. 2017.126			
FI: Works and Utilities - Service Revenue	1.00	43,200.00	43,200.00
Doyle/Water Roundabout			

Distribution Code

Account	Amount
4510.304.3168.S5018.*.000.10.*	43,200.00

Sub-total	43,200.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	43,200.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
ICBC-C
1720 Springfield Rd
Kelowna, BC V1Y 7W2

Invoice No: 1047575
Invoice Date: Nov 14/17
Due Date: Dec 31/17
Reference No:
Invoiced By: Kirby March
Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract No. 2017.125			
FI: Works and Utilities - Service Revenue	1.00	8,700.00	8,700.00
Cawston/Water Intersection Improvements			

Distribution Code

Account	Amount
4510.304.3289.S5018.*.000.10.*	8,700.00

Sub-total	8,700.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	8,700.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215405
 ICBC-C
 1720 Springfield Rd
 Kelowna, BC V1Y 7W2

Invoice No: 1047578
 Invoice Date: Nov 14/17
 Due Date: Dec 31/17
 Reference No:
 Invoiced By: Kirby March
 Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contract No. 2017.022			
FI: Works and Utilities - Service Revenue	1.00	10,200.00	10,200.00
Spall Rails With Trails Signal Improvements			

Distribution Code

Account	Amount
4510.304.3145.S5018.*.000.10.*	10,200.00

Sub-total	10,200.00
PST	0.00
GST	0.00
HST	0.00
Please Remit	10,200.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO
 ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE,
 MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215407
 ICBC-D
 151 West Esplanade (171 ESW)
 Road Improvement Program
 North Vancouver, BC V7M 3H9

Invoice No: 1044943
 Invoice Date: May 30/17
 Due Date: Jun 30/17
 Reference No:
 Invoiced By: Marc Lazarus
 Phone: 250-469-8540

Product Description	Quantity	Price	Amount
ICBC Contribution Agreement. Attn: David Dean. RIP 2016.303	1.00	7,100.00	7,100.00
Location: Ellis/Smith Pedestrian Activated Flashers. PO 263775.			

Distribution Code

Account	Amount
4195.304.3145.*.000.10.*	7,100.00

Sub-total	7,100.00
PST	0.00
GST	355.00
HST	0.00
Please Remit	7,455.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215407

ICBC-D

151 West Esplanade (171 ESW)
Road Improvement Program
North Vancouver, BC V7M 3H9

Invoice No: 1044148

Invoice Date: Apr 07/17

Due Date: May 31/17

Reference No:

Invoiced By: Marc Lazarus

Contact Phone: 250-469-8540

Product Description	Quantity	Price	Amount
ICBC Contribution Agreement. Attn: David Dean.			
RIP #2016.210	1.00	7,500.00	7,500.00
Location: Bernard Rd (Burtch - Spall)			

Distribution Code

Account	Amount
4195.304.3145.*.000.10.*	7,500.00

Sub-total	7,500.00
PST	0.00
GST	375.00
HST	0.00
Please Remit	7,875.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215407

ICBC-D

151 West Esplanade (171 ESW)
Road Improvement Program
North Vancouver, BC V7M 3H9

Invoice No: 1046549

Invoice Date: Sep 11/17

Due Date: Oct 31/17

Reference No:

Invoiced By: Kirby March

Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contribution Agreement. Attn: David Dean			
FI: Works and Utilities - Service Revenue	1.00	24,600.00	24,600.00
Location: Ellis/Doyle Intersection Improvements. PO 263674			

Distribution Code

Account Amount

4195.304.3138.*.000.10.*	24,600.00
--------------------------	-----------

Sub-total	24,600.00
PST	0.00
GST	1,230.00
HST	0.00
Please Remit	25,830.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215407

ICBC-D

151 West Esplanade (171 ESW)
Road Improvement Program
North Vancouver, BC V7M 3H9

Invoice No: 1044147

Invoice Date: Apr 07/17

Due Date: May 31/17

Reference No:

Invoiced By: Marc Lazarus

Contact Phone: 250-469-8540

Product Description	Quantity	Price	Amount
ICBC Contribution Agreement. Attn: David Dean. RIP #2016.002	1.00	6,420.00	6,420.00
Location: Baron/Leckie Intersection Improvements			

Distribution Code

Account	Amount
4195.304.3145.*.000.10.*	6,420.00

Sub-total	6,420.00
PST	0.00
GST	321.00
HST	0.00
Please Remit	6,741.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.



Infrastructure Delivery INVOICE

Customer Number: 215407
 ICBC-D
 151 West Esplanade (171 ESW)
 Road Improvement Program
 North Vancouver, BC V7M 3H9

Invoice No: 1046548
 Invoice Date: Sep 11/17
 Due Date: Oct 31/17
 Reference No:
 Invoiced By: Kirby March
 Phone: 250-469-8567

Product Description	Quantity	Price	Amount
ICBC Contribution Agreement. Attn: Daivd Dean			
RIP 2016.203	1.00	13,400.00	13,400.00
Location: Springfield Buffered Bike Lanes. PO 263633			

Distribution Code

Account	Amount
4195.304.2085.*.000.10.*	13,400.00

Sub-total	13,400.00
PST	0.00
GST	670.00
HST	0.00
Please Remit	14,070.00

Payable in Canadian Funds

GST/HST Reg. No. 12193 7551 RT0001

MAKE CHEQUES PAYABLE TO "CITY OF KELOWNA"

ACCOUNT IS DUE WHEN RENDERED - PLEASE PAY FROM THIS INVOICE. INCLUDE ACCOUNT NUMBER OR INVOICE NUMBER WITH PAYMENT TO ENSURE PROMPT CREDIT - SERVICE CHARGE WILL BE APPLIED ON RETURNED CHEQUES. NSF REPAYMENT MUST BE CERTIFIED CHEQUE, MONEY ORDER, OR BANK DRAFT.

DRAFT RESOLUTION

Re: Regular Meetings of Council Cancelled- June 4, 2018

THAT the Regular Meetings of Council, scheduled for Monday, June 4, 2018 held at City Hall, 1435 Water Street, Kelowna, B.C. be cancelled.

BACKGROUND:

Council requested that the Regular Meetings of Council on June 4, 2018 be cancelled due to Council's attendance at the FCM Conference.

Date: January 29, 2018

File: 0550-01

CITY OF KELOWNA

BYLAW NO. 11522

Road Closure and Removal of Highway Dedication Bylaw **(Portion of Fuller Avenue)**

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Fuller Avenue

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 301.5m² shown in bold black as Road to be Closed on the Reference Plan prepared by Cameron Henry, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 8th day of January, 2018.

Approved Pursuant to Section 41(3) of the Community Charter this 16th day of January, 2018.

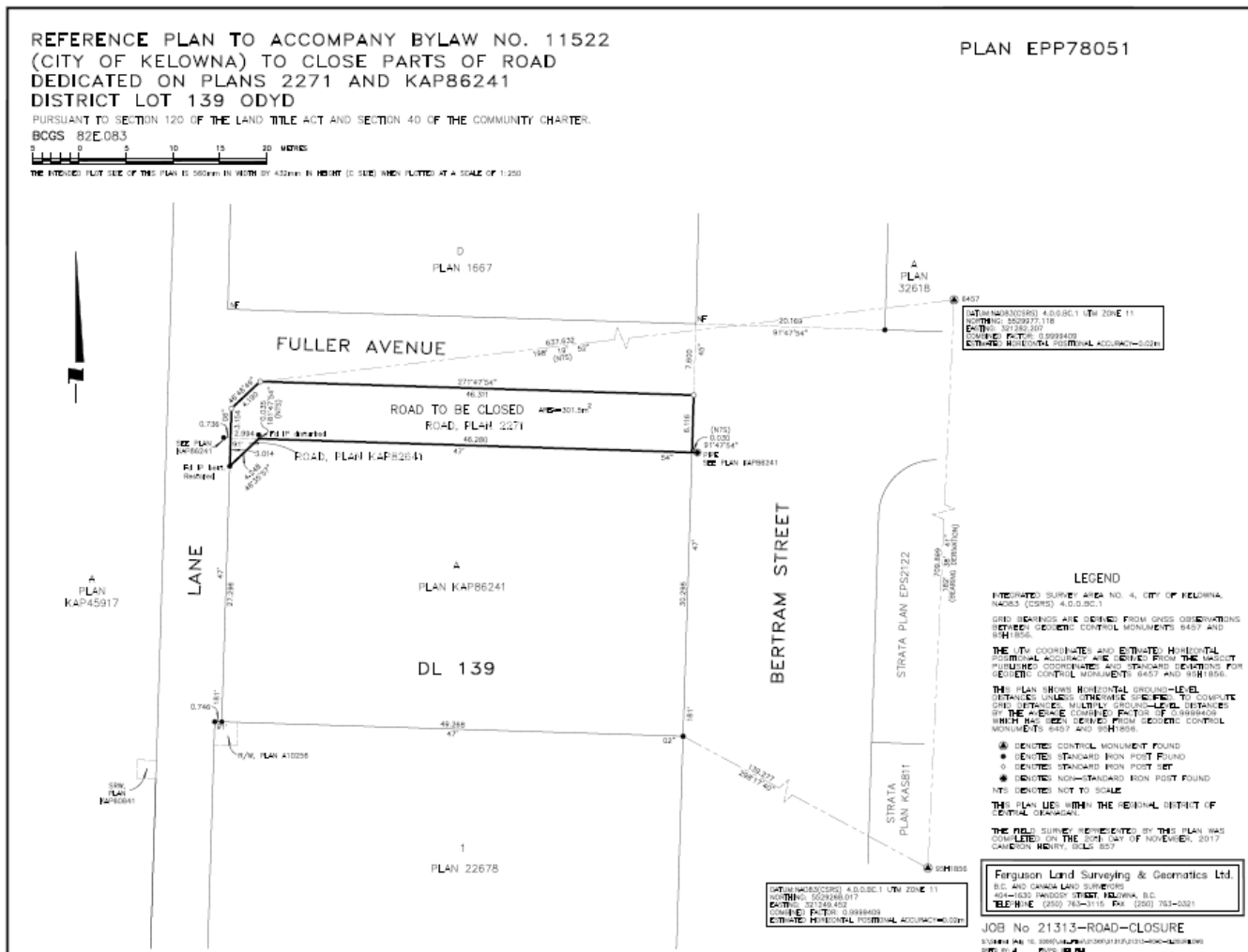
Audry Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"



CITY OF KELOWNA

BYLAW NO. 11532

Road Closure and Removal of Highway Dedication Bylaw **(Portion of Leon Avenue)**

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Leon Avenue

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 564.4m² shown in bold black as Lane to be closed on the Reference Plan EPP78758 prepared by Colin Ferguson, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 8th day of January, 2018.

Approved Pursuant to Section 41(3) of the Community Charter this 17th day of January, 2018.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Bylaw No. 11532 - Page 2

Schedule "A"

