

City of Kelowna

Regular Council Meeting

AGENDA



Monday, March 5, 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 - 9

PM Meeting - February 26, 2018

3. Committee Reports

3.1 43rd Annual Civic & Community Awards, Finalist Announcement

10 - 11

To announce the 43rd Annual Civic and Community Award Finalists

4. Development Application Reports & Related Bylaws

4.1 Mugford Ave 135, HD15-0001 - St. Aidan's Church Heritage Designation Bylaw

12 - 36

To designate "St. Aidan's Church" and the building envelope as a municipal heritage building under Section 611 of the Local Government Act.

4.2 Mugford Rd 135, HD15-0001 (BL11570) - St. Aidan's Church Heritage Designation Bylaw

37 - 39

To give Bylaw No. 11570 first reading in order to designate "St. Aidan's Church" and the building envelope as heritage building and site.

4.3 HWY97 N 3976 Z17-0112 - Sweetwater Management Ltd

40 - 49

To rezone the property to facilitate the construction of an industrial building.

4.4 HWY 97 N 3976, Z17-0112 (BL11571) - Sweetwater Management Ltd

50 - 50

To give Bylaw No. 11571 first reading in order to rezone the subject property from the from the P₃ – Parks and Open Space zone to the I₂ – General Industrial zone.

4.5	Leon Ave 815 Z15-0027 Extension RTC - Lorne Prokopy	51 - 52
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To extend the deadline for adoption of Rezoning Bylaw No. 11354 to March 5, 2019.

5. Bylaws for Adoption (Development Related)

5.1	Braeloch Rd 366 , BL11517 (Z17-0082) - Richard Bazett	53 - 53
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To adopt Bylaw No. 11517 in order to rezone the subject property from the RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone.

5.2	Glenmore Rd 621, BL11535 (Z17-0106) - Mehdi Tehrani and Mandana Ghanyei	54 - 54
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To adopt Bylaw No. 11535 in order to rezone the subject property from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.

6. Bylaws for Adoption (Non-Development Related)

6.1	BL11548 - Amendment No. 10 to Solid Waste Management Bylaw No. 10106	55 - 56
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To adopt Bylaw No. 11548 in order to amend the Solid Waste Management Bylaw No. 10106.

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 26, 2018
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Tracy Gray, Gail Given, Charlie Hodge, Brad Sieben and Luke Stack

Members Absent Councillor Tracy Gray and Mohini Singh

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton*; Planner, Emily Williamson*; Divisional Director, Corporate & Protective Services, Rob Mayne*; Bylaw Services Manager, David Gazley*; Bylaw Services Supervisor, Ken Hunter*; Long Range Policy Planning Manager, James Moore*; Planner, Melanie Steppuhn*; Divisional Director, Infrastructure, Alan Newcombe*; Transit & Programs Manager, Jerry Dombowsky*; Utility Services Manager, Kevin Van Vliet*; Water Quality & Customer Care Supervisor, Ed Hoppe*; Planner Specialist, Ross Soward*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:31 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 DeHart

R194/18/02/26 THAT the Minutes of the Regular Meetings of February 19, 2018 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Pandosy St 2565 and 2579, Z17-0113 - 1018545 BC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application

Moved By Councillor Given/Seconded By Councillor Hodge

R195/18/02/26 THAT Rezoning Application No. Z17-0113 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following properties:

Lot 10 District Lot 14 Osoyoos Division Yale District Plan 3249, located at 2565 Pandosy Street, Kelowna, BC and

Lot 11 District Lot 14 Osoyoos Division Yale District Plan 3249, located at 2579 Pandosy Street, Kelowna, BC

from the RU6 – Two Dwelling 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 February 26, 2018;

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

Carried

3.2 Pandosy St 2565 and 2579, Z17-0113 (BL11562) - 1018545 BC Ltd

Moved By Councillor DeHart/Seconded By Councillor Stack

R196/18/02/26 THAT Bylaw No. 11562 be read a first time.

Carried

3.3 Clement Ave 573-603, OCP17-0028 and Z17-0103 - Greenpoint Landscaping Ltd and Okanagan Opportunity GP Inc

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Hodge

R197/18/02/26 THAT Official Community Plan Map Amendment Application No. OCP17-0028 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of each of the following parcels:

Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna, BC
 Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
 Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
 Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
 Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
 Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
 Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC
 from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated February 26, 2018;

THAT Rezoning Application No. Z17-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following parcels:

Lot 29 District Lot 139 ODYD Plan 1303, located at 573 Clement Ave, Kelowna BC
 Lot 56 District Lot 139 ODYD Plan 1037, located at 577 Clement Ave, Kelowna, BC
 Lot 57 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
 Lot 58 District Lot 139 ODYD Plan 1037, located at 581 Clement Ave, Kelowna, BC
 Lot 59 District Lot 139 ODYD Plan 1037, located at 589 Clement Ave, Kelowna, BC
 Lot 1 District Lot 139 ODYD Plan 11327, located at 599 Clement Ave, Kelowna, BC
 Lot 2 District Lot 139 ODYD Plan 11327, located at 603 Clement Ave, Kelowna, BC
 from the RU2 – Medium Housing zone to the RM6 – High Rise Apartment 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 Official Community Plan Map Amending Bylaw and 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 February 26, 2018;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the registration of a height restriction covenant to a maximum of six (6) storeys on the subject property;

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

Carried

3.4 573, 577, 581, 589, 599 & 603 Clement Ave, OCP17-0028 (BL11563) - Greenpoint Landscaping Ltd and Okanagan Opportunity GP Inc.

Moved By Councillor Stack/Seconded By Councillor DeHart

R198/18/02/26 THAT Bylaw No. 11563 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.5 573, 577, 581, 589, 599 & 603 Clement Ave, Z17-0103 (BL11564) - Greenpoint Landscaping Ltd & Okanagan Opportunity GP Inc.

Moved By Councillor DeHart/Seconded By Councillor Sieben

R199/18/02/26 THAT Bylaw No. 11564 be read a first time.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Sarsons Rd 434, Z17-0020 (BL11410) - James Northrop

Moved By Councillor Sieben/Seconded By Councillor DeHart

R200/18/02/26 THAT Bylaw No. 11410 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Kelowna Bylaw Services Update to Council

Staff:

- Introduced the new Bylaw Services Supervisor, Ken Hunter.
- Displayed a PowerPoint Presentation summarizing historical roles and responsibilities, present activities, future strategies and 2018 priorities of the Bylaw Services Department.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor DeHart

R201/18/02/26 THAT Council receive as information, a Bylaw Services update and report from the Bylaw Services Manager as presented on Feb. 26, 2018.

Carried

5.2 Amendment to Solid Waste Management Bylaw No. 10106

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the Solid Waste Management Bylaw and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Given

R202/18/02/26 THAT Council receives, for information, the Report from the Utility Services Manager dated February 19, 2018, regarding the amendment to the Solid Waste Management Regulation Bylaw No. 10106;

AND THAT Bylaw No. 11548, Amendment No. 10 to the Solid Waste Management Regulation Bylaw, No. 10106, be forwarded for reading consideration.

Carried

5.3 BL11548 - Amendment No. 10 to Solid Waste Management Bylaw No. 10106

Moved By Councillor Donn/Seconded By Councillor Hodge

R203/18/02/26 THAT Bylaw No. 11548 be read a first, second and third time.

Carried

5.4 Results of Strategic Review - Biosolids Management and the related Community Engagement Process

Staff:

- Provided an overview of the status on the long term planning for biosolids management and the results of the community engagement process.
- Responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Stack

R204/18/02/26 THAT Council receive for information the report from the Utility Services Manager dated February 19, 2018 regarding the results of the Strategic Review for Biosolids Management including the results of the related Community Engagement Process.

Carried

5.5 Okanagan Basin Water Board Grant Application

Staff:

- Provided an overview of the Okanagan Water Board and Supply Grant applications.

Moved By Councillor Hodge/Seconded By Councillor Donn

R205/18/02/26 That Council receives, for information, the report from the Water Quality and Customer Care Supervisor and the Parks, Beaches & Sportsfields Supervisor with respect to two 2018-2019 Okanagan Basin Water Board (OBWB) Water Quality and Conservation Grants,

AND THAT Council authorizes staff to apply for a 2018-2019 OBWB – Water Conservation and Quality Project Grant for 'Source Water Protection Plan' and also for 'Irrigation Communication Retro-fit Project',

AND THAT Council authorizes the Mayor and City Clerk to execute the 2018-2019 OBWB – Water Conservation and Quality Project Grants on behalf of City Council, if the application(s) is successful,

AND FURTHER THAT the 2018 Financial Plan be amended to include the grant funding for the "Source Water Protection Plan" and "Irrigation Communication Retro-fit Project" if the application(s) is successful.

Carried

5.6 City of Kelowna Heritage Grants Program

Staff:

- Displayed a PowerPoint Presentation providing an overview of the program and draft Heritage Grant Agreement and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R206/18/02/26 THAT Council authorizes the City to enter into a Grant Administration Agreement for the Heritage Grants Program with the Central Okanagan Heritage Society in the form attached to the Report from the Planner II dated February 26, 2018;

AND THAT Council authorizes the Mayor and City Clerk to execute all documents associated with this Agreement.

Carried

5.7 Okanagan Metis & Aboriginal Housing Society - Rental Housing Grant Extension

Staff:

- Provided an overview of the Rental Housing Grant extension.

Moved By Councillor Given/Seconded By Councillor DeHart

R207/18/02/26 THAT Council receives the report from the Planner Specialist, dated February 26, 2018 regarding a rental housing grant extension.

AND THAT Council approves the extension on the Rental Housing Grant for the Okanagan Metis and Aboriginal Housing Society affordable rental project at 1170 Highway 33 West as identified in the report from the Planner Specialist, dated February 26, 2018.

AND THAT Council approves a budget amendment to the 2018 Financial Plan for funding of \$75,866 from the Housing Opportunities Reserve for the deferred rental housing grant.

Carried

5.8 handyDART Transit Fare Equalization

Staff:

- Provided an overview of the current fare structure for handyDART and conventional transit services and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

R208/18/02/26 THAT Council receives, for information, the report from the Transit and Programs Manager dated February 19, 2018, with respect to the handyDART Transit Fare Equalization;

AND THAT Council approve an adjustment in the monthly transit fare, and bulk ticket rate for handyDART service in order to harmonize with the rate charged for conventional transit service;

AND FURTHER THAT Council authorize staff to approach other Kelowna Regional Transit partners who participate in handyDART to receive approval from their respective Councils.

Carried

5.9 Highway 97 Six Laning – Funding Agreement

Staff:

- Provided an overview of the funding agreement with the Province to six lane Highway 97 and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

R209/18/02/26 THAT Council receives for information, the report from the Divisional Director as prepared by the Project Manager, dated February 26, 2018, with respect to the Highway 97 Six Laning – Funding Agreement;

AND THAT Council approves the City entering into a Funding Agreement, with the Ministry of Transportation & Infrastructure, for the funding of municipal works undertaken by the Ministry;

AND THAT the Mayor and City Clerk be authorized to execute the attached Funding Agreement;

AND FURTHER THAT the 2018 Financial Plan be amended to include up to \$55,815 in reserve funding for Jenkins Road Sanitary Sewer Services, 2690 Hwy 97N and McCurdy Road Future Sanitary Sewer as outlined in the Financial/Budgetary Considerations section of this report.

Carried**6. Bylaws for Adoption (Non-Development Related)****6.1 BL11275 - Establishment and Loan Authorization Bylaw for Aspen Road**Moved By Councillor Donn/Seconded By Councillor HodgeR210/18/02/26 THAT Bylaw No. 11275 be adopted.Carried**6.2 BL11498 - Amendment No. 3 to Development Cost Charge Bylaw No. 10515**Moved By Councillor Donn/Seconded By Councillor GivenR211/18/02/26 THAT Bylaw No. 11498 be adopted.Carried**7. Mayor and Councillor Items**

Councillor Stack:

- Spoke to his attendance, along with Mayor Basran, at the Coldest Night of the Year fundraiser for the homeless initiative and complemented the Mayor on the speech he presented.

Councillor DeHart:

- Shout out to the local veterans and Legion for their Fundraiser Dinner this Saturday, March 3rd.

- Councillor Donn:

- Boys & Girls Club Breakfast fundraiser being held on February 28th.
- Made comment that the number of towers downtown has generated thoughts on future size of tower podiums and parking requirements.

Councillor Given:

- Was pleased to share the podium with Mayor Basran at the Time is Now for Sustainable Development at the Community Theatre on February 21st. The highlight was the enthusiasm of the young people who attended.

Mayor Basran:

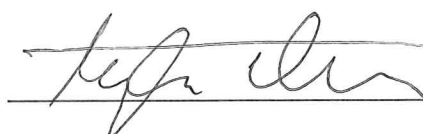
- Reiterated that the Journey Home process is continuing and several design lab workshops are scheduled over the next few weeks and encouraged the public to attend one of the sessions to provide comments as well looking for feedback on the Journey Home website. Encouraged the community to get involved.

8. Termination

This meeting was declared terminated at 3:40 p.m.

Mayor Basran

/acm



City Clerk

Report to Council



Date: February 28, 2018
File: 0610-53
To: City Manager
From: Amber Gilbert, Recreation Technician, Active Living & Culture
Subject: 43rd Annual Civic & Community Awards, Finalist Announcement

Recommendation:

THAT Council receives, for information, the report from the Active Living & Culture, Recreation Technician, dated March 5, 2018, that outlines the 43rd Annual Civic & Community Awards night, with the 2017 finalist names being announced during the PM council meeting on Monday March 5, 2018.

Purpose: To announce the 43rd Annual Civic and Community Award Finalists.

Background:

The annual awards program recognizes the outstanding achievements and contributions made in the city of Kelowna in 2017. There are 17 award categories to honour volunteers, artists, athletes, environmentalists and businesses. Up to three finalists have been selected in each category, with one recipient being announced during the awards ceremony.

- Bob Giordano Memorial Award - Coach or Sport Administrator of the Year
- Bryan Couling Memorial Award - Athletic Team of the Year
- Male and Female Athlete of the Year
- Augie Ciancone Memorial Award - Male & Female High School Athlete of the Year
- Young Male & Female Volunteer of the Year
- Teen Honour in the Arts
- Honour in the Arts
- Champion for the Environment - Awarded to an Individual and a Business
- The Central Okanagan Foundation - Volunteer Organization of the Year
- The Sarah Donalda Treadgold Memorial Award - Woman of the Year
- The Fred Macklin Memorial Award - Man of the Year
- Corporate Community of the Year - Small Business and Medium to Large Business

The Mayor's Reception, to recognize each of the deserving finalists, will be on Sunday, April 15, 2018, at the Laurel Packinghouse from 3:30 to 5 p.m. The reception serves as a special

celebration for the finalists to share with their nominator, and receive a custom designed recognition plaque from the City of Kelowna.

The 43rd Annual Civic & Community Awards Night, to formally announce the award recipients for each category, will be held on Thursday April 26, 2018, at the Kelowna Community Theatre. Tickets go on sale March 5, 2018, and are available through KelownaTickets.com or by calling 250-862-2867. The cost is \$28 per ticket.

The award recipients are further recognized over the next year with their names on an individual name plate, placed in Jim Stuart Park. At the conclusion of the next year's Civic & Community Awards, the name plates will be replaced with the current award recipients and the name plates removed will be given to the past recipient as a keepsake.

Internal Circulation: Divisional Director, Active Living & Culture; Communications Advisor, Communications & Information Services; Community & Neighborhood Services Manager, Active Living & Culture

Communications Comments: Communications will distribute news releases and media packages.

[Recommendation]

Submitted by:

A. Gilbert, Recreation Technician, Active Living & Culture

Approved for inclusion: J. Gabriel, Divisional Director, Active Living & Culture

cc: Divisional Director, Communication & Information Services
Divisional Director, Active Living & Culture

REPORT TO COUNCIL



Date: March 5, 2018

RIM No. 1240-04

To: City Manager

From: Community Planning Department (LK)

Application: HD15-0001

Owner: Okanagan Buddhist Cultural
Centre, Inc. No. S-0061651

Address: 135 Mugford Road

Applicant: Peter Chataway

Subject: Heritage Designation

Existing OCP Designation: EDINST – Educational / Major Institutional

Existing Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Council consider a Bylaw for a Heritage Designation of the building commonly known as “St. Aidan’s Church” and for the building envelope as set out in Schedule A as attached to the Report from the Community Planning Department for the property legally known as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC, as a Municipal Heritage Site pursuant to Section 611 of the Local Government Act;

AND FURTHER THAT the Heritage Designation Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To designate “St. Aidan’s Church” and the building envelope as a municipal heritage building and heritage site as under Section 611 of the Local Government Act.

3.0 Community Planning

Community Planning Staff are supportive of the request for the Heritage Designation of the building on the subject property as this aids the preservation of the City’s heritage assets to ensure the longevity of historically important sites. The building is currently listed on the Municipal Heritage Register and is seeking protection through a Heritage Designation Bylaw pursuant to Section 611 of the *Local Government Act* (LGA). The applicant is committed to having “St. Aidan’s Church” designated under this section of the LGA to ensure the additional long-term protection for the structure.

4.0 Proposal

4.1 Background

In 2009, St Aidan's Church was identified as a high priority for conservation work through the City's Heritage Asset Management Strategy. A Request for Expressions of Interest was put out in 2012. The submission from the Okanagan Buddhist Cultural Society (OBCS) garnered further discussion. After the Request for Proposal (RFP) process, The City of Kelowna and OBCS signed a Memorandum of Understanding agreement (MOU) that was endorsed by Council in 2014. The MOU set out the terms and conditions for redevelopment of the site which includes the sale of the properties to the OKCS. All restoration work will respect the character-defining elements as set out in the Heritage Register. This process and project will maintain the building and site as a key heritage asset.

St. Aidan's Church is currently on the City of Kelowna Heritage Register which identifies the property as having heritage significance. The heritage registry offers very limited protection of the site. However, once a property is designated, the owner must obtain a Heritage Alteration Permit to make alterations to the building's exterior, which in turn protects the heritage value and integrity. The City acknowledges that some changes to a protected heritage property are inevitable. A flexible approach is required when implementing reasonable and necessary changes while maintaining and protecting the building's noteworthy heritage characteristics.

4.2 Heritage Value and Heritage Character

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule. A lych gate is a covered gateway traditionally found at the entrance to English-style churchyards.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

Character defining elements:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.

- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church.
- Post and beam frame construction and rock-dash stucco cladding.
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet.
- Exterior features such as internal chimney clad in stucco.
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.
- Round-arched, vertically-panelled wooden front door with original hardware.
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate.

4.3 Compatibility with the Official Community Plan and planning objectives

The Heritage Designation of “St. Aidan’s Church” is compatible with the policy direction of the Official Community Plan (OCP). Objective 5.7.2 promotes the long term protection of heritage buildings listed on the Kelowna Heritage Register through the use of a Heritage Designation Bylaw. OCP objective 5.7.2 seeks to identify and conserve heritage resources. By designating the site, the longevity of the heritage asset is maintained.

4.4 Compatibility of Conservation with Lawful Uses of the Property and Adjoining Lands

The proposal is consistent with the designation as an institutional property. The property is zoned P2 – Education and Minor Institutional which allows for the use of:

Community Recreation Services – means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents’ association.

Community Garden – means the recreational growing of plants, on a publicly or privately owned parcel, and does not include the growing and subsequent sale of produce for commercial purposes.

4.5 Condition and Economic Viability of the Property

The building currently sits within the Mugford Road widening road right of way and the preservation of the structure in its original location is not feasible. The proposal will relocate the building more centrally on the subject parcel. It will be placed on a new foundation with a full basement which will provide additional functional space below grade.

The main body and roof structure of the church will be retained while a new one storey hall will be constructed at the southeast corner. A smaller addition will be added to the north side of the existing structure to provide space for an office, monk’s room and washrooms. The building will be accessible on an as-available basis for rental to the public.

The building was originally located on the small corner parcel facing both Rutland and Mugford roads. Part of the re-development plan saw the consolidation of three parcels. This has facilitated the development of on-site parking to meet the zoning bylaw requirements. The historic Lych Gate will be relocated its original location at the west entrance to the church. A new traditional friendship garden is planned for the northwest corner of the site; this will be accessible to the general public.

4.6 Possible Need for Financial or Other Support to Enable Appropriate Conservation

Grants from the Kelowna Heritage Foundation and the British Columbia Heritage Trust may be available in the future to help cover costs associated with maintenance to the subject property and building.

Subject Property Map: 135 Mugford Road



5.0 **Application Chronology**

Date of Application Received: November 6, 2015
Date Public Consultation Completed: January 4, 2016

Report prepared by: Lydia Korolchuk, Planner
Reviewed by: Adam Cseke, Planner Specialist
Approved for Inclusion: Terry Barton, Urban Planning Manager

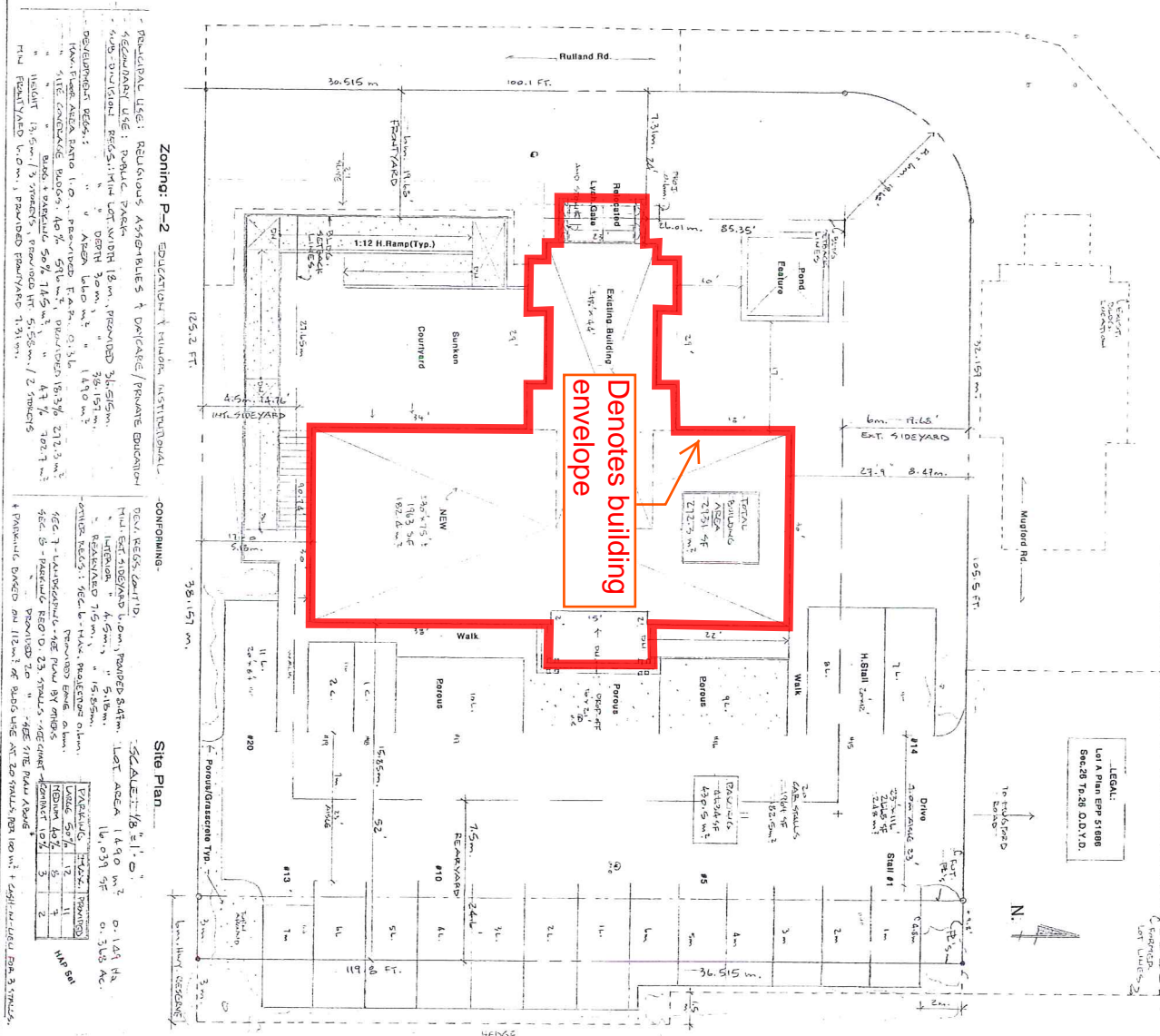
Attachments:

Schedule A: Building Envelope Plan
Attachment A: Heritage Register
Attachment B: Statement of Significance

This forms part of application
HD15-0001



City of Kelowna
COMMUNITY PLANNING



OLD SAINT AIDAN'S CHURCH / OKANAGAN BUDDHIST CULTURAL CENTRE

DWG. No.	O.B.C.C. - Kelowna	
1.	365 Rutland Road N., Kelowna, B.C.	
	SCALE AS SHOWN	
OF 5.	Date: May 18, 2017.	DWG. PJC

Notes:

Okanagan Buddhist Cultural C
345 Rutland Rd

519 West Ave
Kalamazoo MI 49001

FOX ARCHITECTURE


[New Search](#)

Heritage Building

365 Rutland Rd - St. Aidan's Church

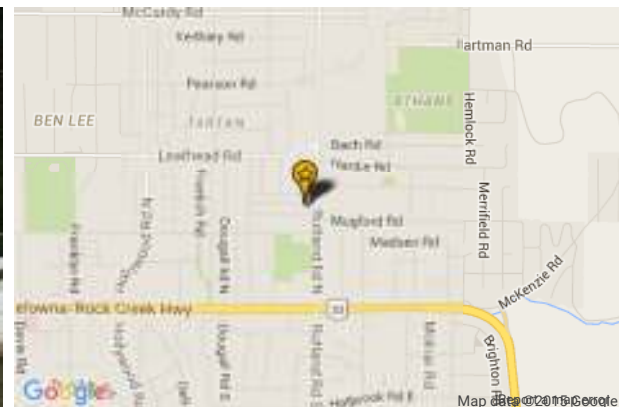
Place St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

Heritage Value: St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

Character Defining Elements: Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- Exterior features such as internal chimney clad in stucco
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-panelled wooden front door with original hardware
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate



ATTACHMENT A	
This forms part of application	
# HD15-0001	
Planner Initials	LK
 City of Kelowna COMMUNITY PLANNING	

ST. AIDAN'S CHURCH

HERITAGE IMPACT STATEMENT

DECEMBER 2013

ATTACHMENT **B**

This forms part of application

HD15-0001

Planner
Initials

LK



City of
Kelowna
COMMUNITY PLANNING



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AND ASSOCIATES INC 

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St. Aidan's Church looking east, 2013 (Google Earth)

1. INTRODUCTION

SUBJECT PROPERTY:	ST. AIDAN'S CHURCH
ADDRESS:	365 RUTLAND ROAD, KELOWNA
DATE OF CONSTRUCTION:	1933 1938 ADDITION OF CHANCEL AND VESTRY 1958 ORIGINAL PORCH RELOCATED AND REUSED AS LYCH GATE, FRONT VESTIBULE ENCLOSED
ORIGINAL DESIGNER:	ENOCH MUGFORD
ORIGINAL CONTRACTOR:	HECTOR MARANDA
CURRENT OWNER:	CITY OF KELOWNA
HERITAGE STATUS:	LISTED ON MUNICIPAL HERITAGE REGISTER

The historic St. Aidan's Church is situated at the corner of Rutland and Mugford Road in a highly visible location in the Rutland neighbourhood of Kelowna. Built in 1933 and listed on the municipal heritage register, the historic church is valued for its association with the Anglican Church, its importance to the early community of Rutland and its architectural British Arts and Crafts style associated with the Diocese's motherland.

Our firm was commissioned by the City of Kelowna to provide an independent and professional heritage impact statement of the proposed rehabilitation of the subject site. The purpose of this report is to evaluate the impact of the proposed development on character-defining elements of the historic church and to provide conservation recommendations to mitigate potential adverse impacts.

2. DESCRIPTION OF THE SITE

Located in the mostly residential neighbourhood of Rutland on the northeast of Kelowna's city core, the church was built in 1933 as a local community church prominently situated at a street intersection. The historic St. Aidan's Church is a one-storey structure facing west towards Rutland Road and north towards Mugford Road. To the east and south sides are residential lots with single family homes.

The post and beam construction is finished with original rock-dash stucco cladding and the roof was originally covered with cedar shingles that were later replaced with asphalt shingles.

Early alterations in 1938 included the addition of an east-facing chancel entered through a Norman arch, a later removed vestry on the north façade and an interior stucco-clad chimney.



Prominent corner location of St. Aidan's Church in Rutland, 2013 (Google Earth)

DESCRIPTION OF THE SITE

In 1958, the original wooden entrance porch attached to the west façade was relocated to the front of the lot and repurposed as a lych gate while an enclosed front vestibule was constructed. In 1990, the historic church was deconsecrated and purchased by the City of Kelowna. The structure is not occupied and exterior openings are boarded up. The historic church is situated in the right of way and cannot be preserved in its original location.

St. Adain's Church is a listed historic resource on the municipal heritage register. The heritage value of the historic site is embodied in character-defining materials, forms, location and spatial configurations. These elements should be preserved during interventions, if possible, in order to retain the heritage character and value of the historic site.



Southwest view of St. Aidan's Church with lych gate and rock wall, 2013 (Google Earth)

3. STATEMENT OF SIGNIFICANCE

NAME: St. Aidan's Church
ADDRESS: 365 Rutland Road, Kelowna
DATE OF CONSTRUCTION: 1933

DESCRIPTION OF THE HISTORIC PLACE

St. Aidan's Anglican Church is a one-storey, front-gabled church distinguished by its square front-projecting entryway with crenellated parapets and a round-arched entry with a wood-panelled door. The church is located on a highly visible lot on Rutland Road, at the corner of Mugford Road, in the Rutland neighbourhood of Kelowna. The site is now owned by the City of Kelowna.

HERITAGE VALUE

St. Aidan's Anglican Church, built in 1933, is valued as a symbol of the importance of the Anglican Church to the early rural community of Rutland. It also represents the importance of local churches to rural settlements, and the central role they played in community life. The church's strategic positioning in a highly visible and central location in Rutland is a prominent statement of the importance of the Anglican Church to the early community. Rutland and East Kelowna were established as outstations of St. Michael and All Angels Anglican Church in 1912. A meeting was held in the Rutland Community Hall on January 9, 1929, to discuss the

building of a church facility. At the time, there was no place for Anglican worship in Rutland other than a small room in the Community Hall. The site for a new church was donated by Mr. and Mrs. Ben Hardie, who owned the local grocery and hardware store. The design was provided by Enoch Mugford (1879-1969), superintendent of the Black Mountain Irrigation District, and prominent local developer and contractor Hector Maranda (1879-1967) led the mostly volunteer building crew. St. Aidan's Rutland was dedicated on June 18, 1933. In 1938, a chancel and a vestry were added. Of interest is the Norman arch between the chancel and nave, a replica of the entrance to St. Aidan's first church at Lindisfarne Abbey in Northumberland, England. In 1958, the original porch was moved to the front of the lot for use as a lych gate, to allow the construction of an enclosed front vestibule.

The church is also significant as a demonstration of simple British Arts and Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the steeply pitched, overhanging roof with exposed rafters and the use of roughcast stucco.

STATEMENT OF SIGNIFICANCE

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the St. Aidan's Anglican Church include its:

- Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood
- Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church
- Post and beam frame construction and rock-dash stucco cladding
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet
- Exterior features such as internal chimney clad in stucco
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows
- Round-arched, vertically-panelled wooden front door with original hardware
- Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel
- Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate



Interior view with Norman arch , 1938 (courtesy: City of Kelowna)

4. HERITAGE IMPACT STATEMENT

Proposed interventions to a historic site should adhere to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) outlining the guiding principles of best conservation practice. Under these guidelines the proposed relocation and rehabilitation of the historic St. Aidan's Church was evaluated. This report can be used as a planning tool to evaluate the proposed interventions and to protect and conserve the heritage character and value of the historic resource.

4.1 ASSESSMENT METHODOLOGY

The objective of this assessment is to identify the significance of effects on character-defining elements that likely arise from the proposed development.

The evaluation entailed a desktop review of the building information file provided by the City of Kelowna. The data included information about the historic evolution of the site, its current condition, historic and recent site photos, the Statement of Significance and copies of the proposed design concept.

The assessment methodology follows a set of criteria that assists in the evaluation of potentially beneficial and adverse impacts associated with the proposed rehabilitation. These criteria are described below and assess the level of potential impacts on the heritage value and character-defining elements of St. Aidan's Church.

CATEGORIES OF POTENTIAL IMPACTS

- **Magnitude:** Describes the level of physical intervention.
- **Severity:** Describes a reversible or irreversible effect.
- **Duration:** Describes a temporary or permanent effect.
- **Range:** Describes the spatial distribution of an effect (on or off site).

EFFECTS OF POTENTIAL IMPACTS

- **Neutral:** The development does not affect the historic significance and value of the site.
- **Beneficial:** A sympathetic impact that potentially enhances the heritage value and character.
- **Adverse:** A harmful impact that potentially diminishes the heritage value and character.

SCALE OF POTENTIAL IMPACTS

- **Low:** The proposed intervention is minimal and the heritage value is only slightly beneficial or adversely affected.
- **Medium:** Noticeable physical impacts are either beneficial or adverse to the heritage value and character of a site.
- **High:** The heritage value and character are either significantly enhanced or totally altered or destroyed.

RATING SYSTEM OF POTENTIAL IMPACTS

- Neutral:** (●)
Beneficial: low (●), medium (●●), high (●●●)
Adverse: low (●), medium (●●), high (●●●)

This report evaluates the impact the proposed development may have on the character-defining elements of the historic St. Aidan's Church. These impacts can be beneficial, neutral or adverse to the attributes of the historic structure and its site context.

In case where adverse impacts are identified, conservation recommendations to minimize any potential for diminishing the heritage value of the site are proposed for consideration. The proposed concept design also provides appropriate mitigation measures in some instances.

HERITAGE IMPACT STATEMENT

4.2 DESCRIPTION OF THE PROPOSED DESIGN

The primary conservation strategy proposed for St. Aidan's Church is **Rehabilitation** with components of **Restoration** and **Preservation** of specific building elements. These treatments are described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010):

REHABILITATION

The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

RESTORATION

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

PRESERVATION

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

The conceptual design package, consisting of a site plan, floor plans, elevation drawings and a landscape plan, provided a general overview over the proposed physical interventions and future use of the subject site as the Okanagan Buddhist Cultural Centre. In summary, the conceptual design considers the following interventions.

The historic St. Aidan's Church is situated in the road allowance right of way and the preservation of the structure in its original location is not feasible. It is planned to move the structure to allow for future widening of Mugford Road. The church will be relocated and placed onto new foundations on an adjacent lot. A new full basement with window wells on three sides will provide additional functional space below grade.

The main body and roof structure of the historic church will be mostly retained while a new one-storey hall will be constructed at the southeast corner of the church and connected with two new wall openings. A smaller addition with an entry at the north façade reminisces the 1938 vestry that was later removed.

Exterior character-defining elements such as the roof structure, post and beam walls with stucco cladding, and wood-sash windows will be mainly preserved and restored. Original materials that are currently missing will be reinstated including the original cedar shingle roofing material.

With regards to interior character-defining elements the concept design mentions the retention of the historic Norman arch. It is assumed that the barrel-vaulted ceiling of the church will be retained. The conservation treatments of other interior elements such as the original fir floor or baseboards is not described in the design concept.

Historic landscape features that are still extant including the wooden lych gate and a rock wall on the west perimeter will be dismantled and relocated as part of the proposed rehabilitation of the historic site.

4.3 HERITAGE IMPACT ASSESSMENT

The proposed rehabilitation of the historic St. Aidan's Church and the adaptive re-use was evaluated under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* to ensure good conservation practice is followed. Under these guidelines the design of new additions to historic places should adhere to **Standard 11**:

- (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The conceptual design was evaluated based on this Standard and the report identifies beneficial and adverse impacts associated with the proposed rehabilitation including their level of impact on the heritage value and character-defining elements of St. Aidan's Church.

Recommendations for mitigating potentially adverse impacts are outlined. These mitigation measures may be considered to avoid or limit potentially adverse impacts on the heritage value and character of the heritage resource.

A. LOCATION

Character-defining Element

Prominent location at the corner of Rutland and Mugford Roads in the Rutland neighbourhood.

Description of Impact

- Proposed relocation approximately 56 feet south and slightly east to an adjacent lot. It appears that the original lot and adjacent lot will be consolidated.
- The east-west direction of the church will be retained.

Level of Impact (••)

- The original setting of the historic church will not be preserved. This is a permanent intervention and irreversible if the road will be widened in the future.
- The relocation in close proximity to the original location while reinstating the prominent corner location and retaining the original east-west direction of the church, are design strategies that respect the historical setting of the church and its spatial relations with its surroundings.

Conservation Recommendation

- Photographically document and measure dimensions of exterior and interior character-defining elements before any work commences on site.



West elevation, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

B. EXTERIOR ARCHITECTURAL FEATURES

Character-defining Element

Ecclesiastical form, scale and massing as expressed by its: rectangular plan; one-storey height; and front-gabled roof with gabled projection at side of church.

Description of Impact

- The form, scale and massing of the historic church will be mainly retained except for the new one-storey “Ben Hardie” hall addition at the southeast corner. The height of the new hall is lower than the original church roof.
- It is proposed to finish the hall with new stucco cladding matching the original.
- The appearance of the west and north façades will be preserved except for a new north facing entry reminiscing the 1938 vestry.
- It appears that the original height of the church will be reinstated when lowered onto new foundations at the new location.
- A new full basement with window wells on the north, east and south sides provides additional functional space below grade.

Level of Impact (●)

- The proposed additions are permanent and reversible interventions.
- The essential form and integrity of the historic church is being retained even if the new additions may be removed in the future.
- The visual impact of the proposed new hall is minimal and barely visible from the street intersection.
- The overall design of the new additions is sympathetic to the historic structure.
- Alterations below grade (full basement and window wells) do not diminish the heritage value and character of the church.
- The additional functional spaces (hall, north entry, full basement) are highly beneficial for the re-use of the vacant church.

Conservation Recommendations

- It should be confirmed that the relation of the original roof ridge to grade will be retained in the new location (the church should not be significantly raised).
- The relocation of the structure including temporary bracing should not damage character-defining elements.



Southwest elevations, 1933 (courtesy: City of Kelowna)

Character-defining Element

Post and beam frame construction and rock-dash stucco cladding.

Description of Impact

- The post and beam frame construction will be mainly retained and presumably requires structural and/or seismic upgrades.
- The original rock-dash stucco cladding will be preserved and presumably repaired where required.
- Interventions entail new wall openings for proposed additions.
- New building services (MEP) will presumably be installed.

Level of Impact (●) potentially (●●)

- Structural/seismic upgrades and new building services have potentially a high visual, permanent and irreversible impact on exterior and/or interior character-defining elements. However, they are essential for the adaptive re-use of the church and contribute to the long-term use and thus protection of the historic resource.

- The restoration and repair of the historic rock-dash stucco cladding is beneficial as it will preserve the historic fabric.
- The new wall openings connecting the new additions with the historic church are not visible from the outside.

Conservation Recommendations

- Structural and/or seismic upgrades and the installation of services (MEP) should be sensibly designed to minimize the impact on character-defining elements.
- Repair of the historic rock-dash stucco cladding should be carried out with suitable repair products.
- The stucco cladding of the new hall and north entry additions should be visually distinguishable from the historic church in order to follow good conservation practice. This can be achieved with a slightly different stucco colour of the same hue as the original stucco finish or different stucco surface texture.



South elevation with original wooden porch, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

Character-defining Element

Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; decorated bargeboards, curved upper window openings; and entryway with curved doorway and crenellated parapet.

Description of Impact

- The proposed design mainly preserves the architectural British Arts and Crafts features except in areas where these elements are disturbed to allow for the construction of new additions.

Level of Impact (•)

- The impact is minimal and only in localized areas with new additions. The interventions are permanent but can be reversed in the future.
- It is assumed that historic rafter tails, bargeboards, curved upper window openings, and entryway with curved doorway and crenellated parapet will be repaired as required to increase the lifespan of the historic fabric.
- It is assumed that the steeply pitched roofline and its relation to grade will be preserved.

Conservation Recommendations

- Replace decayed or missing Arts and Crafts features to match originals in material and form.
- Reinstall the original height of the church in its new location.

Character-defining Element

Exterior features such as internal chimney clad in stucco.

Description of Impact

- The internal stucco-clad chimney will be retained as a character-defining element.

Level of Impact (•••)

- The retention of the chimney is beneficial to protect the heritage character of the church.

Conservation Recommendations

- The chimney should be relocated with the structure if possible and not deconstructed and rebuilt.
- The chimney can be decommissioned if desired while the exterior stack rising above the roof should be preserved and repaired as required.
- Structural restraints of the chimney may be required and should be designed to minimise the visual impact when viewed from the street.



North elevation with chimney and vestry, 1938 (courtesy: City of Kelowna)

Character-defining Element

Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows.

Description of Impact

- The historic window openings will be retained and the multi-paned wood-sash windows and glazing restored as required.

Level of Impact (••••)

- The historic windows in their original openings are important features of the church.
- The restoration of the historic window sashes and glazing contributes significantly to extend the lifespan of these character-defining elements.

Conservation Recommendations

- The single glazing of the historic multi-paned windows should be preserved. Missing or damaged glass should be replaced in kind. Original hardware should be preserved.
- Thermal performance of the historic windows can be increased with storm windows.
- New windows in the proposed new additions may utilize modern technology (e.g. double-panes), which will also help in distinguishing old from new.

Character-defining Element

Round-arched, vertically-panelled wooden front door with original hardware.

Description of Impact

- The original panelled wooden front door will be retained and repaired as required.
- Information about the original door hardware was not available.

Level of Impact (••••)

- The restoration of the wooden front door as a character-defining element is highly beneficial.

Conservation Recommendations

- The original hardware should be preserved and repaired if possible.
- The design of the new entry door in the north-facing addition can be inspired by the west-facing front door while installing new hardware sympathetic to the historic character of the church.



View of altar, 1933 (courtesy: City of Kelowna)

HERITAGE IMPACT STATEMENT

3. INTERIOR ARCHITECTURAL FEATURES

Character-defining Element

Interior features such as fir floors and baseboards, lath-and-plaster walls, barrel-vaulted ceiling and arched entry to chancel.

Description of Impact

- The Norman arch will be retained.
- Information if other interior features (fir floors, baseboards, lath-and-plaster walls, barrel-vaulted ceiling) will be retained is not available.

Level of Impact (●) potentially (●●)

- The permanent retention of the Norman arch as a character-defining element is beneficial.
- It is assumed that other listed interior features, in particular the barrel-vaulted ceiling, will be retained and restored where possible.
- Structural/seismic and services (MEP) upgrades may have potentially low to high visual and permanent impacts on the interior finishes. Any alterations will also be difficult to reverse in the future. However, upgrades are required to rehabilitate and re-use the vacant structure, which is strongly desired in order to extend the lifespan of the historic church.

Conservation Recommendations

- Structural and/or seismic upgrades and new building services should be respectful in their design and aim to preserve the interior historic fabric as much as possible.
- If character-defining elements need to be disturbed, historic materials should be salvaged and reinstated if possible. Otherwise new materials to match historic should be installed.

4. LANDSCAPE FEATURES

Character-defining Element

Associated landscape features such as a mature deciduous tree at front of property, a portion of the original coursed rock perimeter wall, and the original porch now used as a lych gate.

Description of Impact

- The proposed relocation of the church requires the dismantling and reinstatement of historic materials (rock wall and lych gate) in new locations.
- Vegetation listed as character-defining elements may have to be removed.
- Overall the existing landscape surrounding the relocated church will be redesigned and includes new features (pagoda at northwest corner, parking lot to the east, etc.).

Level of Impact (●●)

- The dismantling and relocation of the rock wall and historic lych gate are moderately adverse impacts, also considering that the lych gate (originally the wooden entrance porch) has been relocated in the past. The design proposes to reinstate their current spatial and functional relation to the church at their new locations as a mitigation measure.
- Mature trees may have to be removed as part of the rehabilitation of the site. This would be a permanent impact, which can be mitigated by planting new trees of the same species.
- New vegetation and proposed landscape structures (pagoda) may potentially obstruct the view of the church at the prominent corner location. This would have a permanent but reversible impact.
- The new parking lot to the east does not diminish the heritage character of the church and provides easier access.
- Overall the new landscape design concept visually enhances the open space surrounding the church and its continuous use as a cultural-spiritual place.

5. CONCLUSION

Conservation Recommendations

- The lych gate and rock wall should be photographically documented and measured before carefully salvaged and reinstated in their new locations.
- Landscape features may be designed as such that they do not considerably obscure the church viewed from the street intersection.

5. CONCLUSION

The heritage impact statement has identified a number of effects the proposed development potentially has on the heritage value and character of the historic St. Aidan's Church. These impacts have mostly beneficial effects on the character-defining elements as they generally aim to retain and restore important architectural features. This approach prevents further deterioration of the historic fabric while allowing for the rehabilitation and future use of the vacant church.

Considering that the relocation of the structure is unavoidable, which is the most significant adverse impact, the proposed new location in close proximity to the original setting is a good mitigation measure that reinstates the prominent corner location.

Structural and/or seismic upgrades to meet code requirements and the installation of modern services may potentially harm exterior or interior character-defining elements. These interventions, however, provide an interior functional space that meets contemporary standards. A design that minimises impacts these alterations potentially have on character-defining elements would follow good conservation practice.

The proposed new additions (south hall, north entry) do not diminish the integrity of the historic resource and their design and locations are compatible with the historic character of the church.

Recommendations for mitigation measures where deemed appropriate, are listed in the assessment and may be considered during the planning process for the historic site. Overall the proposed design for the rehabilitation of St. Aidan's Church is respectful to the historic resource and follows Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Appendix A – Resources

Conceptual design drawings (2013), Peter J. Chataway B.Arch.

Conceptual site plan (2013), Bench Site Design

Heritage Impact Assessment in British Columbia (2013), BC Heritage Branch

Standards and Guidelines for the Conservation of Historic Places in Canada (2010), Parks Canada

St. Aidan's Church Statement of Significance, City of Kelowna, Heritage Register

Additional Resources

U.S. National Park Service:

- Preservation Brief 9: The Repair of Historic Wooden Windows
- Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Preservation Brief 22: The Preservation and Repair of Historic Stucco
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings. Keeping Preservation in the Forefront.



View of northeast elevations, 2013 (Google Earth)

CITY OF KELOWNA

BYLAW NO. 11570

HD15-0001 - St. Aidan's Church Heritage Designation Bylaw - 135 Mugford Road

WHEREAS the Municipal Council of the City of Kelowna considers the building known as the "St. Aidan's Church" located at Lot A Section 26 Township 26 ODYD Plan EPP51686, on Mugford Road, Kelowna, B.C. to be a building with heritage value and that the designation of the building as a heritage site pursuant to Section 611 of the *Local Government Act* is desirable for the conservation of the building;

AND WHEREAS the Municipal Council of the City of Kelowna considers the building envelope as indicated in Schedule "A" attached to this bylaw located at Lot A Section 26 Township 26 ODYD Plan EPP51686, on Mugford Road, Kelowna, B.C. to be a site with heritage value and that the designation of the site as a heritage site pursuant to Section 611 of the *Local Government Act* is desirable for the conservation of the site;

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

1. The building known as St. Aidan's Church situated on lands legally described as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC is hereby designated a Municipal Heritage Building pursuant to Section 611 of the *Local Government Act*.
2. The building envelope as indicated by Schedule "A" attached to this bylaw, situated on lands legally described as Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford Road, Kelowna, BC is hereby designated a Municipal Heritage Site pursuant to Section 611 of the *Local Government Act*.
3. Except as authorized by this bylaw or as authorized by a Heritage Alteration Agreement approved by Council, no person shall:
 - a) Alter the exterior of any building situated on the property designated by this bylaw;
 - b) Make a structural change to a building or structure situated on property designated by this bylaw;
 - c) Move any building situated on the property designated by this bylaw; or
 - d) Alter, excavate or build on land designated by this bylaw.
4. The following alterations to the designated building are hereby authorized without a Heritage Alteration Permit:
 - a) Normal day to day maintenance and repairs
5. This bylaw may be cited for all purposes as the Heritage Designation Bylaw No. 11570 St. Aidan's Church.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

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: March 5, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0112 **Owner:** Sweetwater Management Ltd.,
Inc.No. 298078

Address: 3976 Hwy 97 N **Applicant:** Urban Options Planning &
Permits

Subject: Rezoning Application

Existing OCP Designation: IND - Industrial

Existing Zone: P3 – Parks and Open Space

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z17-0112 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 2 Township 23 ODYD Plan 42310 Except Plan EPP53293, located at 3976 Highway 97 N, Kelowna, BC from the P3 – Parks and Open Space zone to the I2 – General Industrial 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 March 5, 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 property to facilitate the construction of an industrial building.

3.0 Community Planning

The subject property is located within a primarily industrial neighbourhood on the west side of Hwy 97 N, north of Sexsmith Rd. The Official Community Plan Future Land Use designation for the property is IND –

Industrial which is consistent with the proposed I2 – General Industrial zone. Considering the industrial nature of the neighbourhood and consistency with the future land use designation, staff are supportive of the proposed rezoning to I2 – General Industrial.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on January 24, 2018, documenting that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of an industrial building for an automotive repair/vehicle sales shop on the southern portion of the property (Attachments A & B). The subject property's future land use designation of IND – Industrial is consistent with the proposed I2 – General Industrial Zone.

If the rezoning is approved by Council a development permit for the form and character of the building will be forwarded to Council for consideration.

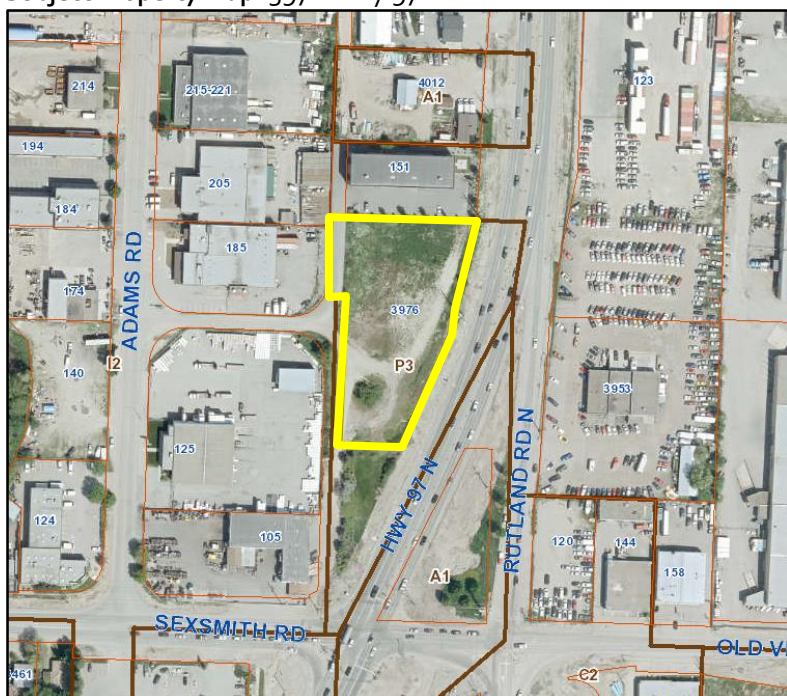
4.2 Site Context

The subject property is on the west side of Hwy 97 N, north of Sexsmith Rd. The lot is 6256m² and is located in a primarily industrial neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	General Industrial Uses
East	I2 – General Industrial	Auctioneering Establishment
South	A1 – Agriculture 1	Vacant
West	I2 – General Industrial	General Industrial Uses

Subject Property Map: 3976 Hwy 97 N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Industrial (IND). Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.¹

Development Process

Focus industrial development to areas suitable for industrial use.²

Ensure adequate industrial land supply.³

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.

6.2 Development Engineering Department

- See Schedule 'A' memorandum dated December 4, 2017.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: November 23, 2017

Date Public Consultation Completed: January 24, 2018

Report prepared by: Emily Williamson, Planner

Reviewed by: Adam Cseke, Planner Specialist

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated December 4, 2017

Attachment 'A' – Applicant's Rationale

Attachment 'B' – Conceptual Site Plan and Rendering

¹ Future Land Use Designations (Chapter 4).

² Objective 5.28 (Development Process Chapter 5).

³ Objective 5.30 (Development Process Chapter 5).

CITY OF KELOWNA

MEMORANDUM

Date: December 4, 2017
File No.: Z17-0112
To: Planning & Development Services Department (EW)
From: Development Engineer Manager (JK)
Subject: 3976 Hwy 97 N , Lot 1, Plan 42310

SCHEDULE	A
This forms part of application # Z17-0112	
Planner Initials	EW
 City of Kelowna COMMUNITY PLANNING	

P3 – I2

Development Engineering has the following comments and requirements associated with this application rezone the subject property from P3 to I2 are as follows:

1. **General**

- a) Access to the subject lot must ultimately be achieved off of Access Road from Adams Road.

2. **Geotechnical Study**

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays.

3. **Sanitary Sewer System**

- a. 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.

4. **Domestic Water and Fire Protection**

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with BMID 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 BMID.

5. 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.

6. Road Improvements

- a.) The frontage of Laneway needs to be widened out to SS-R2 7.4m Asphalt surface and 9.0m road right of way including drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b.) A three leg intersection must be designed by consulting engineer to City of Kelowna and TAC standards.
- c.) A single access to development from proposed lane way intersection will be required.

7. Road Dedication and Subdivision Requirements

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) 9.0m road dedication for North west property line to extend lane access to 151 Adams road
- (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.

8. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

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

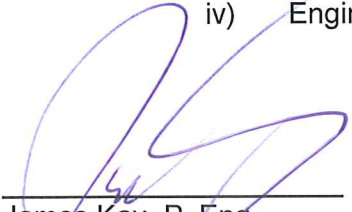
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The 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. Other Engineering Comments

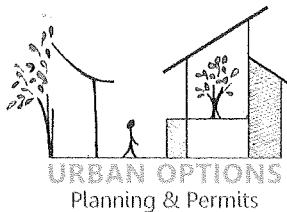
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

12. Charges and Fees

- c) Development Cost Charges (DCC's) are payable
- d) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- e) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).



James Kay, P. Eng.
Development Engineering Manager
RO



November 10, 2017

City of Kelowna – Planning Dept.
Attn. Trisa Brandt
1435 Water Street
Kelowna, BC
V1Y 1J4



Re: Rezoning/Development Permit at 3976 Highway 97N

Dear Trisa

We are seeking to rezone the property at 3976 Hwy 97N from the P3- Parks and Open Spaces to the I2-General Industrial zone. The proposal is consistent with the parcel's future land use designation and will provide much needed industrial-zoned land. The project triggers a Comprehensive Development Permit due to its' visible highway location. The application will facilitate the construction of an automotive repair shop for Adventure Trucks, a company that specializes in the retrofitting of vehicles for off-road and outdoor uses. Other services provided will include the rental and sales of adventure vehicles such as "Toyota Land Cruiser" outfitted for a unique camping experience.

Although this application seeks to rezone the entire property, only the southern portion of the site is part of the proposed development. The northern portion will be left in its current condition and will be developed under the I2- General Industrial zone at a future time. It is anticipated that a building similar to the one at 151 Adams with multiple tenants will be constructed here.

As seen from the drawings provided, the proposed building has clean lines punctuated with black framed windows and varied mullions. The building material will be a textured concrete with grey finish. Both entrances are clearly identified using a natural wood canopy feature and wood stamped finished columns. Appropriate landscaping at each entrance further enhances these features.

As part of the land negotiations, the Ministry of Transportation (MOTI) has agreed to construct a new lane along the south west side of this parcel to Central Valley Trucking. It has been confirmed that the expected schedule to build the lane is in the spring of 2018. The service entrance and bay doors of the planned building face the rear of the site and all access will be

taken from the newly constructed lane. We are in discussions with the MOTi representative to ensure our development plans seamlessly coordinate with their construction plans.

The signs planned for the site meet the requirements of the Sign Bylaw 8235. Back-lit fascia signs are proposed for the east and south elevation. A small identification sign directing customers to the front door is planned in the north-west corner landscape element. Finally, a pylon sign is proposed along the Highway 97 frontage which will have space for this business and any future business when the remainder of the site is developed. Lighting is provided through pot lights in the entrance canopies and spot lights highlighting unique landscape features while also adhering to CEPTD principals.

The landscape plan was developed to enhance the building with columnar trees planned along the front, facing the highway. A picnic area for employees is shaded with a serviceberry tree which has a lovely white flower in the spring. The perimeter of the developed site has a landscape buffer comprising of a drought tolerant mixture of groundcovers and perennials with three feature trees in the highway boulevard.

A landscaped display area using a mixture of berms, boulders and low maintenance shrubs is planned for the front of the building. We believe that this is an attractive way to showcase some of the vehicles in a natural looking environment. The turf area has been kept small to reduce the water consumption in line with the directives of the Official Community Plan. The Ministry of Transportation has confirmed that they have no requirements for the new boulevard on the parcel's east side and once the highway work is completed they will install a gravel or grass border.

We believe that the proposed land use and building will enhance this section of Highway 97 and compliments the form and character of recent development in the immediate area. The project is aligned with the vision in the Official Community Plan and meets the future land use and many comprehensive Development Permit objectives. We look forward to hearing your feedback about the proposal. Should you have any questions please call or email Birte Decloux directly.

Regards,



Jeremy Kofoed, Adventure Trucks

ATTACHMENT B

This forms part of application

Z17-0112

Planner
Initials

EW



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7038

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS DESIGN
AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED
WRITTEN PERMISSION FROM THE SAME



PROJECT NORTH

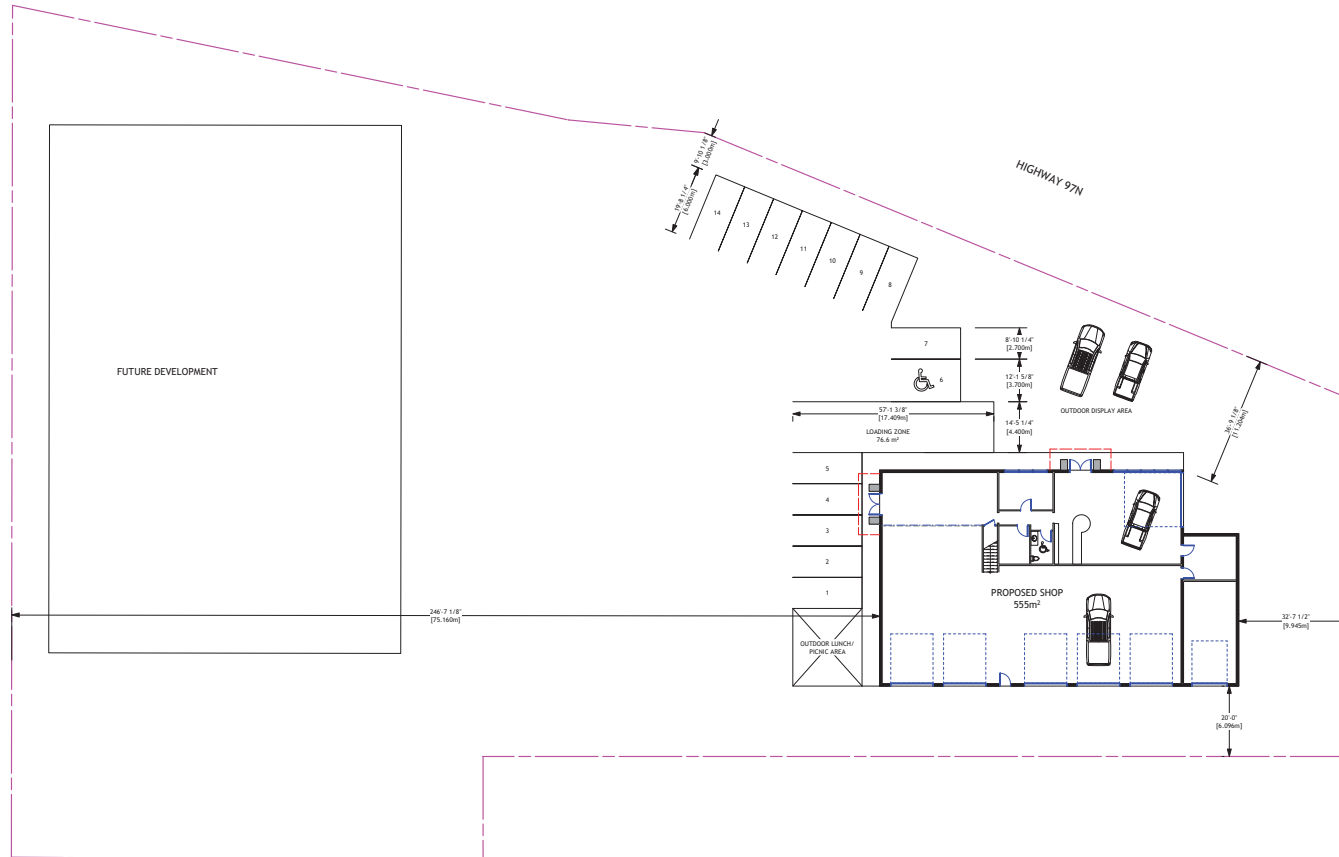
REVISION	DATE	DISCUSSION

PROJECT
ADVENTURE TRUCKS
3976 HWY 97 NORTH
KELOWNA, BC V1X 4J5
LOT 1 PLAN KAP42910

DRAWING TITLE
SITE PLAN

DATE
SEPTEMBER 13, 2017

DRAWING NUMBER
5 of 5



1 SITE PLAN
Scale: 1:200

Adventure Trucks 3976 Highway 97 North

ATTACHMENT B

This forms part of application
Z17-0112

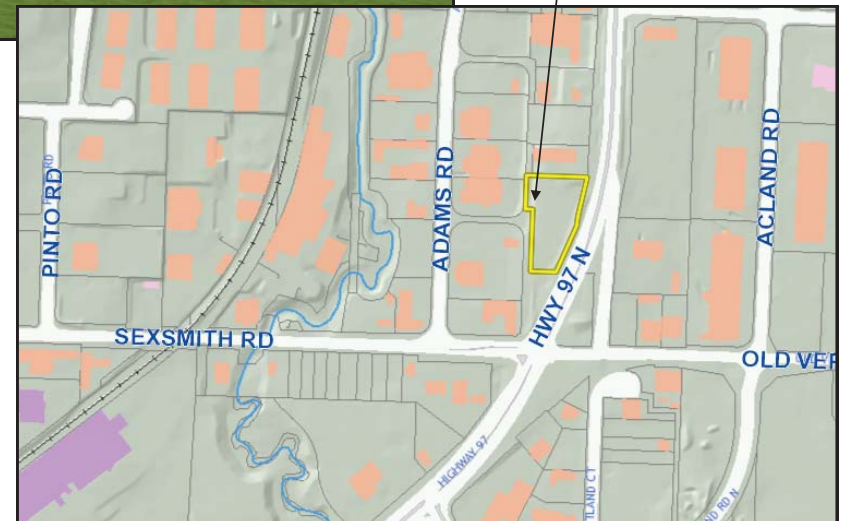
Planner
Initials EW



City of
Kelowna
COMMUNITY PLANNING



Project Location:



PROJECT INFORMATION:

Legal: Lot 1, Section 2, Township 23, Plan 42310 except Plan EPP53293, ODYD

Civic Address: 3976 Highway 97 N

Current zone: P3—Parks and Open Space

Proposed zone: I2—General Industrial

Future land use: Industrial

OWNER INFORMATION:

Sweetwater Management Ltd. Jack Kofoed

Contact: Jeremy Kofoed 250.863.3940

PROFESSIONAL TEAM:

IHS Design Chris Vickery 250.212.7938

Outland Landscape Architects Kim German 250.868.9270

Urban Options Planning & Permits Birte Decloux 250.575.6707

CITY OF KELOWNA
BYLAW NO. 11571
Z17-0112 3976 Hwy 97 N

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 Section 2 Township 23 ODYD Plan 42310 Except Plan EPP53293 located on Hwy 97 N Road, Kelowna, B.C., from the P₃ – Parks and Open Space zone to the I₂ – General Industrial 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)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: March 5, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z15-0027 **Owner:** 1409493 Alberta Inc.

Address: 815, 823-825, 829 & 831 Leon Ave
and 814 & 822 Harvey Ave **Applicant:** Meiklejohn Architects Inc.

Subject: Rezoning Extension Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Bylaw No. 11354, be extended from March 5, 2018 to March 5, 2019;

AND THAT Council direct Staff to not accept any further extension requests.

2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 11354 to March 5, 2019.

3.0 Community Planning

Rezoning Bylaw No. 11354 received second and third readings at the February 21, 2017 Tuesday Council meeting. Regular meeting of Council held on Tuesday, on February 21, 2017.

The applicant has requested the extension in order to provide additional time in meeting the requirements of Final adoption of the Rezoning Bylaw including the following:

1. The outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated February 6, 2017;
2. The lane between 797 Leon Ave and 863 Leon Ave is closed and sold to the applicant;
3. The land and all subject properties are consolidated into one parcel;

4. Council's consideration of a Development Permit for the subject property.

Staff recommend that Council support extending the deadline for adoption for the Rezoning Bylaw No. 11354 by one year to March 5, 2019.

Subject Property Map: 815, 823-825, 829, & 831 Leon Ave & 814 & 822 Harvey Ave



4.0 Application Chronology

Date of Application Received:	May 15, 2015
Date of Second and Third Readings:	February 21, 2017
Date of Extension Received:	January 31, 2018

Report prepared by:	Emily Williamson, Planner
Reviewed by:	Adam Cseke, Planner Specialist
Approved for Inclusion:	Terry Barton, Urban Planning Manager

CITY OF KELOWNA
BYLAW NO. 11517
Z17-0082 – 366 Braeloch 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 23, Township 28, SDYD, Plan 19727 Except Plan KAP59227 located on Braeloch Road, Kelowna, B.C., from the RR3 – Rural Residential 3 zone to the RU1 – Large 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 4th day of December, 2017.

Considered at a Public Hearing on the 9th day of January, 2018.

Read a second and third time by the Municipal Council this 9th day of January, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11535
Z17-0106 – 621 Glenmore 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 32 Township 26 ODYD Plan 6835 Except Plan KAP71534 located on Glenmore Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling 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 15th day of January 2018.

Considered at a Public Hearing on the 6th day of February, 2018.

Read a second and third time by the Municipal Council this 6th day of February, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11548

Amendment No.10 to the Solid Waste Management Regulation Bylaw No. 10106

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Solid Waste Management Regulation Bylaw No. 10106 be amended as follows:

1. THAT **SCHEDULE "B" CURBSIDE PICK UP LIMITS AND COLLECTION FEES**, be amended by deleting section 2.2 that reads:

"2.2 Each individual Residential Dwelling Premise will receive one free Garbage, Yard Waste or Recyclables Cart Change Out for different cart sizes as per sections 2.2.15 and 2.2.16. Additional cart size Change Outs will be assessed a Change Out Fee of \$25.00 plus applicable taxes per Change Out exchange and will be invoiced to the Owner of the Residential Dwelling Premise."

And replace it with:

"2.2 Cart size Change Outs will be assessed a Change Out Fee of \$25.00 plus applicable taxes per Change Out exchange and will be invoiced to the Owner of the Residential Dwelling Premise."

2. AND THAT **SCHEDULE "E" SANITARY LANDFILL / RECYCLING FEES**, be amended by deleting sections 5.a that reads:

"5.a The following rates plus applicable taxes shall be paid for all compost material sold at a wholesale level:

Yards purchased March 1 to February 28	Ogogrow at 551 Commonage Road	Ogogrow at Glenmore Landfill	Glengrow at Glenmore Landfill
Less than 50	\$21.43	\$21.43	\$21.43
50 to 249	\$16.07	\$16.07	\$16.07
250 to 999	\$13.39	\$13.39	\$13.39
1000 to 2999	\$10.45	\$10.45	\$10.45
3000 to 4999	\$9.08	\$9.08	\$9.08
5000 to 6999	\$8.48	\$8.48	\$8.48
7000 to 9999	\$7.63	\$7.63	\$7.63
10,000 to 19,999	\$6.87	\$6.87	\$6.87
20,000 and up	\$5.00	\$5.00	\$5.00

And replace it with:

- “5.a The following rates plus applicable taxes shall be paid for all compost material sold at a wholesale level:

Yards purchased March 1 to February 28	Ogogrow at 551 Commonage Road	Ogogrow at Glenmore Landfill	Glengrow at Glenmore Landfill
Less than 50	\$21.43	\$21.43	\$21.43
50 to 249	\$16.07	\$16.07	\$16.07
250 to 999	\$13.39	\$13.39	\$13.39
1000 to 4999	\$8.00	\$8.00	\$8.00
5000 to 19,999	\$5.00	\$5.00	\$5.00
20,000 and up	\$2.50	\$2.50	\$2.50

3. AND THAT **SCHEDULE “E” SANITARY LANDFILL / RECYCLING FEES**, be amended by deleting sections 6 that reads:

- “6. The Director of Civic Operations or designate is authorized to periodically amend rates on a short term basis when the total quantity of compost in inventory exceeds 25% of the City’s annual production of compost through:
- a. The sale of compost to buyers outside of the Central Okanagan Regional District and the City of Vernon; and
 - b. At a negotiated rate between \$0.00 and \$7.00 per cubic yard.”

And replace it with:

- “6. The Director of Civic Operations or designate is authorized to periodically amend rates on a short term basis when the total quantity of compost in inventory exceeds 25% of the City’s annual production of compost through:
- a. The sale of compost to buyers outside of the Central Okanagan Regional District and the City of Vernon at a negotiated rate between \$0.00 and \$7.00 per cubic yard; and
 - b. The sale of compost to proponents through the established City of Kelowna procurement process.”
4. This bylaw may be cited for all purposes as “Bylaw No. 11548 being Amendment No. 10 to the Solid Waste Management Regulation Bylaw No. 10106.”

Read a first, second and third time this by the Municipal Council of the City of Kelowna 26th day of February, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

Clerk