

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, February 29, 2016
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 feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

4 - 7

PM Meeting - February 22, 2016

3. Development Application Reports & Related Bylaws

3.1 Regional Context Statement, OCP16-0002 - City of Kelowna

8 - 24

To amend the Official Community Plan to incorporate a new Regional Context Statement.

3.2 BL11205 (OCP16-0002) - Amendment to Chapter 2 - Regional Context

25 - 37

Requires a majority of all members of Council (5).

To give Bylaw No. 11205 first reading in order to amend the Official Community Plan to incorporate a new Regional Context Statement.

3.3 875 Graham Road, Z15-0063 - Joseph & Cindy Burd

38 - 51

To rezone the property to Medium Lot Housing zone to facilitate a subdivision of the parcel into two lots, with the north lot having appropriate zoning to allow for the construction of a Carriage House.

3.4 875 Graham Road, BL11206 (Z15-0063) - Joseph & Cindy Burd

52 - 53

To give Bylaw No. 11206 first reading in order to rezone the subject property to allow for the construction of a Carriage House.

4. Bylaws for Adoption (Development Related)

- 4.1 1470 Guisachan Place, BL10954 (Z14-0009) - Sohayl & Sholen Ghadirian 54 - 55

To adopt Bylaw No. 10954 in order to rezone a portion of the subject property to facilitate a two (2) lot subdivision.

- 4.2 1980 Saucier Road, BL11065 (Z14-0034) - Emil Anderson Construction Co. Ltd. 56 - 57

To adopt Bylaw No. 11065 in order to rezone the subject property to facilitate a two (2) lot subdivision.

- 4.3 1889 Spall Road, BL11190 (OCP15-0001) - Simple Pursuits Inc. 58 - 58

Requires a majority of all members of Council (5).

To adopt Bylaw No. 11190 in order to change the Future Land Use Designation of the subject property to alter the potential tenant mix for an existing commercial building.

- 4.4 1889 Spall Road, BL11191 (Z15-0002) - Simple Pursuits Inc. 59 - 59

To adopt Bylaw No. 11191 in order to rezone the subject property to alter the potential tenant mix for an existing commercial building.

- 4.5 619 McClure Road, BL11196 (Z15-0061) - Folio Building Group Inc. 60 - 60

To adopt Bylaw No. 11196 in order to rezone the subject property to facilitate a two (2) lot subdivision.

- 4.6 665 Harmony Court, BL11197 (Z15-0035) - John & Nicolette Keith 61 - 61

To adopt Bylaw No. 11197 in order to rezone the subject property to facilitate the development of a carriage house.

5. Non-Development Reports & Related Bylaws

- 5.1 Agricultural Plan Update 62 - 75

To inform Council of the strategy to update the 1998 City of Kelowna Agriculture Plan.

- 5.2 Complimentary Downtown Parking for Small Shop Promotion in 2016 76 - 78

To obtain approval from Council to provide complimentary on-street parking in the downtown area on two (2) dates in 2016.

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11185 - Heritage Procedures Bylaw

79 - 89

Requires a 2/3 majority of Council.

To adopt Bylaw No. 11185 in order to create a new Heritage Procedures Bylaw.

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 22, 2016
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Utility Planning Manager, Andrew Reeder*; Urban Planner, Laura Bentley*; Long Range Policy Planning Manager, James Moore*; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:33 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 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 Singh

R143/16/02/22 THAT the Minutes of the Regular Meeting of February 15, 2016 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Water Stewardship

Utility Planning Manager, Andrew Reeder:

- Introduced Dr. Craig Nichol, Earth & Environmental Sciences, UBC

Dr. Craig Nichol, Earth & Environmental Sciences, UBC

- Displayed a PowerPoint Presentation summarizing the study of Measurements of Groundwater Contributions to Okanagan Lake from the Kelowna area.

4. Committee Reports

4.1 Heritage Advisory Committee Appointments

Staff:

- Provided an overview of the recommended Heritage Advisory Committee Member appointments.

Moved By Councillor Donn/Seconded By Councillor Hodge

R144/16/02/22 THAT Council receives, for information, the report from the Planner II dated February 22, 2016, with respect to Heritage Advisory Committee appointments;

AND THAT Council approves the appointment of Stoke Tonne, Abigail Riley, Brian Anderson, Amanda Snyder and Lorri Dauncey to the Heritage Advisory Committee for the remainder of the 2014-2018 term;

AND FURTHER THAT Council approves the appointment of Ryan Esbjerg and Bob Hayes as alternates to the Heritage Advisory Committee for the remainder of the 2014-2018 term.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Heritage Procedures Bylaw

Staff:

- Provided an overview of the Heritage Procedures Bylaw.

Moved By Councillor Stack/Seconded By Councillor DeHart

R145/16/02/22 THAT Council receives, for information, the Report from the Planner II, Policy & Planning Department, dated February 22, 2016, recommending that Council adopt a new Heritage Procedures Bylaw;

AND THAT Bylaw No. 11185, being the Heritage Procedures Bylaw, be forwarded for reading consideration.

Carried

5.2 BL11185 - Heritage Procedures Bylaw

Moved By Councillor Gray/Seconded By Councillor Hodge

R146/16/02/22 THAT Bylaw No. 11185 be read a first, second and third time.

Carried

5.3 Okanagan Basin Water Board Water Conservation and Quality Improvement Grants - 2016- 2017

Moved By Councillor Stack/Seconded By Councillor Gray

R47/16/02/22 THAT Council approves an application by staff to the Okanagan Basin Water Board for a 2016-2017 Water Conservation and Quality Improvement Grant to

restore and protect wetland habitat and breeding grounds for the American Avocet in the area of the Glenmore Landfill;

AND THAT upon confirmation of grant award, the 2016 Financial Plan be amended to include the receipt of \$30,000 for the American Avocet Wetland Restoration Project;

AND THAT Council approves an application by staff and the Okanagan Regional Goose Management Committee to the Okanagan Basin Water Board for a 2016-2017 Water Conservation and Quality Improvement Grant to assess the impacts of waterfowl population on water quality;

AND FURTHER THAT upon confirmation of the grant award of \$10,000, the 2016 Financial Plan be amended to include the receipt of \$10,000 for the Water Fowl Water Quality Project.

Carried

5.4 540 Osprey Avenue - Proposed Road Closure & Sale

Moved By Councillor Sieben/Seconded By Councillor Singh

R148/16/02/22 THAT Council receive for information the report from the Manager, Real Estate Services dated February 22, 2016, recommending that Council adopt a Road Closure Bylaw to close an unused portion of laneway adjacent to 540 Osprey Avenue;

AND FURTHER THAT Bylaw No. 11180, being the proposed road closure, be given reading consideration.

Carried

5.5 540 Osprey Avenue (Portion of Laneway adjacent to), BL11180 - Road Closure Bylaw

Moved By Councillor Donn/Seconded By Councillor Given

R149/16/02/22 THAT Bylaw No. 11180 be given first, second and third reading.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 2185 & 2195 Rutland Road N (Portion of Laneway adjacent to), BL11181 - Road Closure Bylaw

Moved By Councillor Donn/Seconded By Councillor Hodge

R150/16/02/22 THAT Bylaw No. 11181 be adopted.

Carried

7. Mayor and Councillor Items

Councillor DeHart:

- Reminder of the Downtown After 5 Event, February 24th at the Laurel Packinghouse.

Councillor Singh:

- Spoke to her attendance at the Lady of the Lake training session.

- Spoke to her attendance at the Taste of Kelowna Event.

Councillor Gray:

- Spoke to her attendance at the OUC Venture Okanagan Event.
- Reminder of the Telus 2nd Annual Pink Shirt Day Breakfast, Wednesday, February 24th at the Laurel Packinghouse.

Councillor Donn:

- Spoke to his attendance at the Central Okanagan Heritage Society Awards.

Councillor Given:

- Spoke to the SILGA resolution Council is bringing forward to the Conference in April, 2016.
- Spoke to her attendance at a Webinar regarding Integrity in Local Governments; Mitigating the Risks of Conflict of Interest, Fraud and Corruption on February 19th.
- Reminder of UBCO Women's Volleyball playoffs held in Kelowna in March.

8. Termination

This meeting was declared terminated at 2:29 p.m.

Mayor

/acm

A. McCalla

for. City Clerk

Report to Council



Date: February 29, 2016
File: 1250-20
To: City Manager
From: Laura Bentley, Planner II, Policy & Planning
Subject: Regional Context Statement

Recommendation:

THAT Official Community Plan Bylaw Text Amendment Application No. OCP16-0002 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 by replacing the Regional Context Statement as outlined in the Report from the Planner II dated February 29, 2016, be considered by Council;

AND THAT Council direct staff to submit the Official Community Plan Amending Bylaw to the Regional District of Central Okanagan for acceptance by the Regional Board;

AND THAT Council considers the public hearing process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Planner II dated February 29, 2016;

AND FURTHER THAT the Official Community Plan Amending Bylaw be forwarded to a Public Hearing for further consideration once the Regional Board accepts the Regional Context Statement.

Purpose:

To amend the Official Community Plan to incorporate a new Regional Context Statement.

Background:

The City of Kelowna Official Community Plan (OCP) must include a Regional Context Statement that reflects the Regional District of Central Okanagan (RDCO) Regional Growth Strategy (RGS). The Regional Context Statement must demonstrate the relationship between the OCP and the required content of the RGS, including:

- A comprehensive statement on the future of the region;
- Population and employment projections;

- Regional matters to provide for the projected population, including housing, transportation, services, parks and natural areas, and economic development;
- Targets to reduce greenhouse gas emissions; and
- Other regional matters.

The City of Kelowna OCP currently includes a Regional Context Statement that refers to the now rescinded Regional District of Central Okanagan Growth Management Strategy Bylaw No. 851. The RGS has since been updated and Regional District of Central Okanagan Regional Growth Strategy Bylaw No. 1336 was adopted on June 23, 2014. The new Regional Context Statement will replace the existing one in the OCP to reflect the relationship with the new RGS.

The RDCO RGS establishes a vision for the region to grow in a manner that promotes economic, environmental and social health. It was developed in consultation with the area municipalities to direct and manage growth in a coordinated manner. The RGS discusses the following key issue areas with corresponding policies to support the regional vision: land, economy, water resources, health, food, housing, climate, ecosystems, transportation and governance.

The Regional Context Statement demonstrates how the policy direction of the OCP is consistent with the intent of the RGS. Several OCP objectives and policies are aligned with and support the goals for the RGS issue areas. Population and employment projections in the OCP are generally consistent with those in the RGS, recognizing the estimates in each document are based on data from different years. The OCP includes several policies to reduce greenhouse gas emissions and meet the targets identified in the OCP and the RGS.

The Regional Context Statement meets the requirements of Section 446 and 447 of the *Local Government Act*, outlining how the OCP is consistent with the content of the RGS.

Legal/Statutory Authority:

Local Government Act Part 13 - Regional Growth Strategies, Division 2 - Application and Content of Regional Growth Strategy, Sections 429-430

Local Government Act Part 13 - Regional Growth Strategies, Division 5 - Regional Context Statements, Sections 446-448

Local Government Act Part 14 - Planning and Land Use Management, Division 3 - Public Hearings on Planning and Land Use Bylaws

Local Government Act Part 14 - Planning and Land Use Management, Division 4 - Official Community Plans

Legal/Statutory Procedural Requirements:

In accordance with Section 446 of the *Local Government Act*, an OCP must include a Regional Context Statement where a RGS applies to the same area as the OCP. The Regional Context Statement is to identify the relationship between the OCP and the required content of the RGS.

Should Council give the Official Community Plan Amending Bylaw first reading, it will be

submitted to the RDCO Regional Board for acceptance, as per Section 448 of the *Local Government Act*. Once accepted by the Regional Board, Council will consider the OCP Amending Bylaw at a Public Hearing.

Notice of the Public Hearing will be placed in the newspaper in accordance with the requirements of the *Local Government Act*.

Staff have reviewed the amendment, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

In accordance with Section 448 of the *Local Government Act*, staff will review the Regional Context Statement and either recommend that Council forward the Statement to the Regional Board for continued acceptance or propose amendments to ensure its ongoing consistency with the RGS.

Existing Policy:

Kelowna 2030 - Official Community Plan Chapter 2: Regional Context

External Agency/Public Comments:

The draft Regional Context Statement was referred to RDCO staff for preliminary review. The Regional Context Statement will be submitted to the RDCO for consideration and acceptance by the Regional Board.

Considerations not applicable to this report:

Internal Circulation:

Financial/Budgetary Considerations:

Personnel Implications:

Communications Comments:

Alternate Recommendation:

Submitted by:

L. Bentley, Planner II, Policy & Planning

Approved for inclusion:



D. Noble-Brandt, Policy & Planning Department Manager

cc:

Stephen Fleming, City Clerk

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

James Moore, Long Range Policy Planning Manager, Policy & Planning

Janelle Taylor, Planner, Community Services, Regional District of Central Okanagan

REGIONAL CONTEXT STATEMENT



BACKGROUND

- ▶ OCP must include a Regional Context Statement
- ▶ RDCO's new Regional Growth Strategy (RGS) was adopted June 2014
- ▶ Regional Context Statement connects RGS issue areas to OCP objectives and policies

RGS ISSUE AREA: OUR LAND

Issue Area Goal

To manage the land base effectively to protect natural resources and limit urban sprawl.

5.1.3 Rutland & Downtown Revitalization Tax Exemption

5.2.3 Complete Suburbs

5.2.4 Complete Communities

5.2.5 Integrated Land Use

5.3.1 Permanent Growth Boundary

5.3.2 Compact Urban Form

5.33.3 Urban Uses

7.3.2 DCC Framework

7.4.1 Urban Centres and Densifying Neighbourhoods

5.3.1 Permanent Growth Boundary... *The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations...*

RGS ISSUE AREA: OUR ECONOMY

Issue Area Goal

To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy.

5.19.6 North End Industrial

5.30.1 Industrial Supply Protection

8.1.1 Sustainable Prosperity

8.1.2 EDC

8.4.2 Communication

8.4.4 Business Improvement Areas

8.4.5 Entrepreneurial Initiatives

8.5.1 Monitor Costs

8.7.1 Highway 97

8.7.2 Transportation Networks

8.7.3 Mobility and Servicing

8.7.4 Communications Infrastructure

8.7.5 Airport

8.9.1 Positive Image

8.9.2 Downtown

8.1.1 Sustainable Prosperity. *Assign priority to supporting the retention, enhancement and expansion of existing businesses...and the attraction of new businesses and investment...*

RGS ISSUE AREA: OUR WATER RESOURCES

Issue Area Goal

To manage and protect water resources.

5.19.1 Development Over Lake Surface	7.23.2 Re-use of Stormwater
5.36.1 Hydro-Geologically Sensitive Areas	7.23.3 Urban Run-off Impacts
7.17.2 Water Conservation	7.23.4 Surface Drainage / Detention Areas as Amenity Space
7.20.1 Water Availability for Agriculture	<i>DP Guidelines</i>
7.202. Irrigation District Boundaries and Standards	7.0 Erosion Control
7.20.3 Groundwater Protection	8.0 Water and Drainage
7.21.1 Best Practices	9.0 Groundwater
7.23.1 Run-off Volumes	

7.23.1 Run-off Volumes. *Manage runoff volumes generated by urban development to minimize changes in water flow and impacts to watershed health.*

RGS ISSUE AREA: OUR HEALTH

Issue Area Goal

To contribute to the improvement of community health, safety and social well-being.

5.5.3 CPTED Guidelines
 5.6.1 Accessibility Measures
 5.14.2 Dedication of Linear Parks
 5.14.6 Beach Access Dedications
 5.32.10 Health Care Facilities
 5.32.13 Recreational Facilities
 5.36.3 Design for People and Nature
 7.2.4 Design Guidelines
 7.8.2 Active Transportation
 7.8.6 Signal Length / Wait Time

7.8.7 Pathway Configuration
 7.12.2 Natural Area Parks and Open Space
 7.12.3 Regional Parks
 7.12.5 Walking Radius
 7.12.6 Glenmore Recreation Park
 7.12.7 Alternative Park Space
 7.16.1 Design to Context
 7.16.2 Park Accessibility
 10.1.1 Distribution of Community Resources

10.1.1 Distribution of Community Resources. *Appropriately distribute and locate community resources...so that all neighbourhoods have convenient access.*

RGS ISSUE AREA: OUR FOOD

Issue Area Goal

To support a regional food system that is healthy, resilient and sustainable.

5.2.5 Integrated Land Use

5.13.1 Farmer's Markets

5.13.2 Edible Landscapes

5.13.3 Community Gardens

5.13.4 Multi-residential Shared Garden

5.33.1 Protect Agricultural Land

5.33.2 ALR Exclusions

5.33.7 Subdivision

5.34.1 Secondary Suites

5.34.2 Farm Help Housing

5.34.3 Homeplating

7.5.1 Service Corridors

5.33.1 Protect Agricultural Land. *Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development...Ensure the primary use of agricultural land is agriculture, regardless of parcel size.*

RGS ISSUE AREA: OUR HOUSING

Issue Area Goal

To improve the range of housing types and tenures to meet the social and economic needs of the region.

5.9.1 Conversion of Rental Dwellings

5.22.7 Healthy Communities

5.22.8 Embracing Diversity

5.22.10 Adaptable Housing

5.22.11 Housing Mix

5.22.12 Carriage Houses & Accessory Apartments

5.22.13 Family Housing

5.23.1 Ground-oriented Housing

7.3.1 Housing Mix

10.3.1 Housing Availability

10.3.2 City-owned Land

10.3.4 Use of the Housing Opportunities Reserve Fund

10.3.1 Housing Availability. *Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing...*

RGS ISSUE AREA: OUR CLIMATE

Issue Area Goal

To minimize regional greenhouse gas emissions and respond to the impacts of climate change.

5.2.2 Sustainability Incentives

5.16.1 Heat Recovery

5.16.2 Eco-industrial Network

5.16.3 Variances for “Green” Features

6.2.1 GHG Reduction Target and Actions

7.1.3 Greenhouse Gas Reduction Criteria

7.8.1 Sidewalk Funding

7.8.2 Active Transportation

7.8.5 Walkability

7.8.8 Bicycle Parking

7.8.9 Utility and ROW Corridors

7.19.2 Energy Reduction Priorities

7.19.3 Renewable Energy

7.19.2 Energy Reduction Priorities. *In working to reduce greenhouse gas emissions, place a primary focus on reducing demand...*

RGS ISSUE AREA: OUR ECOSYSTEMS

Issue Area Goal

Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region.

5.2.5 Integrated Land Use

5.15.1 No Net Loss of Aquatic Habitat Productivity

5.15.2 No Net Loss of Terrestrial Habitat

5.15.3 Environmentally Sensitive Area Linkages

5.15.7 Protection Measures

5.15.11 Habitat Protection

5.15.12 Steep Slopes

5.22.1 Cluster Housing

5.35.1 Biodiversity

6.1.1 Natural Ecosystem Management

6.1.2 Species at Risk

6.3.1 Tree Canopy Coverage

6.3.2 Preferred Plant Species

7.12.2 Natural Area Parks and Open Space

7.12.3 Regional Parks

6.1.1 Natural Ecosystem Management. *Ensure the protection of biodiversity, the conservation of critical habitats and the sustainable use of biological resources...*

POPULATION & EMPLOYMENT PROJECTIONS

- ▶ Project continued population growth
- ▶ Traditional employment generators and growth in other sectors expected
- ▶ RGS and OCP projections are generally consistent

GREENHOUSE GAS EMISSIONS

- ▶ Provincial target to reduce GHG emissions by 33% in 2020 (from 2007 levels)
- ▶ Several OCP objectives and policies to support reduction in GHG emissions

REGIONAL CONTEXT STATEMENT

- ▶ Regional Context Statement shows relationship between RGS and OCP
- ▶ Many OCP policies support the goals of RGS issue areas
- ▶ Projections and targets are generally consistent

NEXT STEPS

- ▶ If supported, the Regional Context Statement Bylaw is submitted to the RDCO Regional Board for acceptance
- ▶ Once accepted, the Bylaw is considered by Council at a Public Hearing

CITY OF KELOWNA

BYLAW NO. 11205

OCP16-0002 - Amendments to Chapter 2 - Regional Context

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Official Community Plan Bylaw No. 10500 be amended as follows:

1. THAT Chapter 2 - Regional Context be deleted as follows:

The Regional Growth Strategy (RGS) Bylaw was adopted in June 2000 (currently under review) by the Regional Board. The City of Kelowna Official Community Plan (Bylaw 10500) reflects and implements the RGS as required in the Local Government Act (LGA) Section 850 (2) & (3) as related to population and employment projections, housing, transportation, regional district services, parks and natural areas, economic development and reduction of greenhouse gas emissions.

Population and Employment Projections

Population projections for the City of Kelowna to 2030 were derived from BC Stats data (PEOPLE 2008) for the Central Okanagan. Using BC Stats regional population numbers and projected growth rates plus the historical City of Kelowna share of RDCO population it is projected that the regional population of 243,579 and traditional City share of regional population of 66.5% would generate a Kelowna 2030 projected population of 161,701 at an average annual growth rate of 1.51 %. The 2008 BC Stats data was used in order to establish a calibration date for the Regional Traffic Model. Therefore it has also been assumed that other municipalities, electoral areas and First Nations will need to provide growth projections that fit the 2008 BC Stats data at their historical share of regional population.

The City of Kelowna OCP developed a projected growth pattern, including housing units, commercial, industrial and institutional floor space projections (and associated employment projections) that were assigned in the Regional Traffic Model. That data was also used in sanitary sewer and water servicing models, which then became the base for the 20 Year Servicing Plan to establish servicing requirements (including transportation, sanitary sewer, sewer treatment, water and parks) to service the amount and distribution of that growth throughout Kelowna.

Housing

From a housing perspective the City of Kelowna projects the need for approximately 20,100 units by the year 2030 to accommodate the projected growth within the City. Those housing units encompass a range of housing options from low density traditional single detached neighbourhoods to secondary suites/carriage houses, attached homes, town housing as infill and apartments from traditional 4 storey walk-ups to high rise condominiums, including mixed use commercial - residential development in urban centres.

Kelowna 2030 includes policy direction that promotes higher density housing development in general, especially as infill or redevelopment in core areas. Approximately 57% of all new housing would be in the form of apartments and townhouses in support of compact urban form and complete communities objectives, as well as reduced servicing costs. Kelowna 2030 also includes policy direction in support of affordable and safe rental housing, non-market and/or special needs housing.

Transportation

City of Kelowna transportation objectives are focused on generating greater use of sustainable modes - active transportation (cycling / walking) and transit - as well as TDM programs that promote reduced car ownership, reduced vehicle trips, reduced peak hour trips and managing parking supply toward reduction of the need to expand the road network or capacity. Roadway planning will support sustainability goals.

Policy direction focuses on maximizing connectivity for pedestrians and cyclists and prioritizing funding on active transportation. Policy does not provide for roadway modifications that increase capacity until failure is imminent, unless there are safety issues.

Regional District Services

With respect to services, it is the City's objective to ensure a high quality water supply, including groundwater protection, and minimize unnecessary water consumption. Urban development will be connected to the sanitary sewer system. The Regional landfill will be maintained in the long term through diversion of solid waste wherever possible through recycling programs.

Parks and Natural Areas

It is the City of Kelowna's objective to protect and enhance natural areas and provide a variety of parks for people to pursue active, creative and healthy lifestyles. The objective includes creating an open space network that protects sensitive ecosystems and links important habitat areas.

Policy direction includes maintaining a standard of parks at 2.2 ha per 1000 new people, providing active and passive parks as well as a city-wide linear park and trail network, particularly along Okanagan Lake shoreline. The acquisition of regionally significant natural areas is also supported.

Economic Development

Economic development objectives are focussed on a sustainable prosperity that harnesses the skills and talents within the business community, maintains a positive business climate and ensures an adequate supply of serviced commercial and industrial land. Mixed use development and vibrant Urban Centres are the priority along with retention of the tourism industry. Maintaining and attracting a skilled and talented workforce that meets the needs of economic drivers is essential.

The need to ensure a range of housing options, particularly affordable housing, is key to attracting new employees to the community.

Greenhouse Gas Emissions

The City has adopted a GHG reduction target of 33% from 2007 levels by 2020. Achieving this target will involve community effort. From the City of Kelowna's perspective the OCP objectives are focussed on compact urban form (mixed use neighbourhoods and higher density in core areas) that promotes travel by bus, foot or bicycle and other forms of active transportation. It is also the objective to encourage renewable energy supplies and work towards district energy systems and energy efficient technology in new and existing buildings.

In addition, the Kelowna 2030 OCP fulfills the following Regional Growth Strategy (2000) polices:

1. Containing urban growth and supporting growth and redevelopment in existing settlement areas with full urban services.
2. Residential development should include a range of housing types, densities and affordability options.
3. Provision of adequate and appropriate urban services before development is permitted to occur.
4. Impact assessments for major OCP amendments and infrastructure projects, including fiscal impacts to the community.
5. Require an environmental review of developments deemed to impact the land, watershed and other natural resources.
6. Urban development is to be directed away from hazardous areas, sensitive environmental areas, resource extraction areas, and farmland.
7. Maximize the efficiency of the transportation system.
8. Co-ordinated approach to expansion and diversification of the economic base.
9. Consideration for benefits of arts and culture, tourism, and recreation amenities in decision making.
10. Work co-operatively to establish regional governance.”

2. AND THAT all quotes in **Chapter 2 - Regional Context** be deleted in their entirety and replaced with the following:

“Both the City of Kelowna and the Regional District of Central Okanagan have traditionally experienced relatively high rates of growth compared to provincial and national averages.”

“Policies and objectives in both the RGS and the OCP are consistent with the provincial target to reduce greenhouse gas emissions by 33% by 2020...”

3. AND THAT **Chapter 2 - Regional Context** be amended by adding the following to the beginning of the Chapter:

“In accordance with Section 446 of the Local Government Act, an OCP must include a Regional Context Statement where a Regional Growth Strategy (RGS) applies to the same area as the OCP. Kelowna is within the jurisdictional boundary of the Regional District of Central Okanagan. The Regional District of Central Okanagan Regional Growth Strategy Bylaw No. 1336, 2013 was adopted on June 23, 2014.

The RGS establishes a vision for the region to grow in a manner that promotes economic, environmental and social health. The policy direction of the City of Kelowna OCP is consistent with the intent of the RGS. Table 2.1 below demonstrates the connection between the RGS issue areas and goals and relevant OCP objectives and policies.

Table 2.1 Relationship between Regional Issue Areas and the OCP

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
Our Land To manage the land base effectively to protect natural resources and limit urban sprawl	5. Development Process	5.1 Ensure New Development is Consistent with OCP Goals	5.1.3 Rutland & Downtown Revitalization Tax Exemption
		5.2 Develop Sustainably	5.2.3 Complete Suburbs 5.2.4 Complete Communities 5.2.5 Integrated Land Use
		5.3 Focus Development to Designated Growth Areas	5.3.1 Permanent Growth Boundary 5.3.2 Compact Urban Form
		5.33 Protect and Enhance Local Agriculture	5.33.3 Urban Uses
	7. Infrastructure	7.3 Invest Infrastructure Funds to Deliver on Community Goals	7.3.2 DCC Framework
		7.4 Ensure that Densification of Existing Neighbourhoods Happens in a Context of Directly Contributing to Enhanced Livability	7.4.1 Urban Centres and Densifying Neighbourhoods
Our Economy To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	5. Development Process	5.19 Ensure Development is Compatible with Surrounding Land Uses	5.19.6 North End Industrial (High Tech and Incubator)
		5.30 Ensure Adequate Industrial Land Supply	5.30.1 Industrial Supply Protection
	8. Economic Development	8.1 Focus on Economic Drivers that Generate New and Sustainable Wealth	8.1.1 Sustainable Prosperity 8.1.2 Economic Development Commission
		8.4 Encourage a Positive Investment Climate	8.4.2 Communication 8.4.4 Business Improvement Areas 8.4.5 Entrepreneurial Initiatives
		8.5 Ensure Kelowna is Competitive Relative to Other Jurisdictions	8.5.1 Monitor Costs
		8.7 Provide a Physical Infrastructure that Connects Businesses to their Markets	8.7.1 Highway 97 8.7.2 Transportation Networks 8.7.3 Mobility and Servicing 8.7.4 Communications Infrastructure 8.7.5 Airport

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
		8.9 Portray a Positive Image of Kelowna	8.9.1 Positive Image 8.9.2 Downtown
Our Water Resources To manage and protect water resources	5. Development Process	5.19 Ensure Development is Compatible with Surrounding Land Uses	5.19.1 Development Over Lake Surface
		5.36 Ensure Subdivisions are Consistent with Sustainability Goals	5.36.1 Hydro-Geologically Sensitive Areas
	7. Infrastructure	7.17 Minimize Environmental Impacts of Parks	7.17.2 Water Conservation
		7.20 Ensure an Adequate Supply of High Quality Water	7.20.1 Water Availability for Agriculture 7.20.2. Irrigation District Boundaries and Standards 7.20.3 Groundwater Protection
		7.21 Minimize Unnecessary Water Consumption	7.21.1 Best Practices
		7.23 Manage Stormwater and Run-off to Reduce Risk of Flooding and Erosion	7.23.1 Run-off Volumes 7.23.2 Re-use of Stormwater 7.23.3 Urban Run-off Impacts 7.23.4 Surface Drainage / Detention Areas as Amenity Space
	12. Natural Environment DP Guidelines	The objective of Natural Environment Development Permit Areas is to ensure that negative impacts (disturbance) on environmentally sensitive areas are minimized.	Guidelines 7.0 Erosion Control 8.0 Water and Drainage 9.0 Groundwater
Our Health To contribute to the improvement of community health, safety and social well- being	5. Development Process	5.5 Ensure Appropriate and Context Sensitive Built Form	5.5.3 CPTED Guidelines
		5.6 Promote Social Well-being and Quality of Life by Providing Facilities that Serve All Community Members	5.6.1 Accessibility Measures
		5.14 Provide Parks for a Diversity of People and a Variety of Uses	5.14.2 Dedication of Linear Parks 5.14.6 Beach Access Dedications
		5.32 Ensure the Development of Institutional Facilities Meets the Needs of Residents	5.32.10 Health Care Facilities 5.32.13 Recreational Facilities
		5.36 Ensure Subdivisions are Consistent with Sustainability Goals	5.36.3 Design for People and Nature

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
	7. Infrastructure	7.2 Design Infrastructure to Deliver Maximum Benefit	7.2.4 Design Guidelines
		7.8 Provide more Active Transportation Infrastructure to: Increase Resilience in the Face of Higher Energy Prices; Improve Community Health; and Reduce Greenhouse Gas Emissions	7.8.2 Active Transportation 7.8.6 Signal Length / Wait Time 7.8.7 Pathway Configuration
		7.12 Provide Active and Passive Parks for a Diversity of People and a Variety of Uses	7.12.2 Natural Area Parks and Open Space 7.12.3 Regional Parks 7.12.5 Walking Radius 7.12.6 Glenmore Recreation Park 7.12.7 Alternative Park Space
		7.16 Develop Parkland to Respond to User Needs	7.16.1 Design to Context 7.16.2 Park Accessibility
	10. Social Sustainability	10.1 Promote Social Well-being and Quality of Life by Providing Facilities and Services for all Community Members	10.1.1 Distribution of Community Resources
Our Food To support a regional food system that is healthy, resilient and sustainable	5. Development Process	5.2 Develop Sustainably	5.2.5 Integrated Land Use
		5.13 Increase Local Food Production	5.13.1 Farmer's Markets 5.13.2 Edible Landscapes 5.13.3 Community Gardens 5.13.4 Multi-residential Shared Garden
		5.33 Protect and Enhance Local Agriculture	5.33.1 Protect Agricultural Land 5.33.2 ALR Exclusions 5.33.7 Subdivision
		5.34 Preserve Productive Agricultural Land	5.34.1 Secondary Suites 5.34.2 Farm Help Housing 5.34.3 Homeplating
	7. Infrastructure	7.5 Minimize Impacts on Agricultural Land	7.5.1 Service Corridors

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
Our Housing To improve the range of housing types and tenures to meet the social and economic needs of the region	5. Development Process	5.9 Support the Creation of Affordable and Safe Rental, Non-market and / or Special Needs Housing	5.9.1 Conversion of Rental Dwellings
		5.22 Ensure Context Sensitive Housing Development	5.22.7 Healthy Communities 5.22.8 Embracing Diversity 5.22.10 Adaptable Housing 5.22.11 Housing Mix 5.22.12 Carriage Houses & Accessory Apartments 5.22.13 Family Housing
		5.23 Address the Needs of Families with Children through the Provision of Appropriate Family-oriented Housing	5.23.1 Ground-oriented Housing
	7. Infrastructure	7.3 Invest Infrastructure Funds to Deliver on Community Goals	7.3.1 Housing Mix
	10. Social Sustainability	10.3 Support the Creation of Affordable and Safe Rental, Non-market and / or Special Needs Housing	10.3.1 Housing Availability 10.3.2 City-owned Land 10.3.4 Use of the Housing Opportunities Reserve Fund
Our Climate To minimize regional greenhouse gas emissions and respond to the impacts of climate change	5. Development Process	5.2 Develop Sustainably	5.2.2 Sustainability Incentives
		5.16 Improve the Energy Efficiency and Environmental Performance of New Buildings	5.16.1 Heat Recovery 5.16.2 Eco-industrial Network 5.16.3 Variances for "Green" Features
	6. Environment	6.2 Improve Energy Efficiency and Reduce Community Greenhouse Gas Emissions	6.2.1 GHG Reduction Target and Actions
	7. Infrastructure	7.1 Apply Sustainable Decision-making Approaches in Infrastructure Planning and Procurement	7.1.3 Greenhouse Gas Reduction Criteria

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
		7.8 Provide more Active Transportation Infrastructure to: Increase Resilience in the Face of Higher Energy Prices; Improve Community Health; and Reduce Greenhouse Gas Emissions	7.8.1 Sidewalk Funding 7.8.2 Active Transportation 7.8.5 Walkability 7.8.8 Bicycle Parking 7.8.9 Utility and ROW Corridors
		7.19 Ensure Efficient, Sustainable and Context Sensitive Implementation of Utilities	7.19.2 Energy Reduction Priorities 7.19.3 Renewable Energy
Our Ecosystems Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	5. Development Process	5.2 Develop Sustainably	5.2.5 Integrated Land Use
		5.15 Ensure Environmentally Sustainable Development	5.15.1 No Net Loss of Aquatic Habitat Productivity 5.15.2 No Net Loss of Terrestrial Habitat 5.15.3 Environmentally Sensitive Area Linkages 5.15.7 Protection Measures 5.15.11 Habitat Protection 5.15.12 Steep Slopes
		5.22 Ensure Context Sensitive Housing Development	5.22.1 Cluster Housing
		5.35 Maintain Biodiversity and Connectivity in Agricultural Environments	5.35.1 Biodiversity
	6. Environment	6.1 Protect and Enhance Kelowna's Biodiversity	6.1.1 Natural Ecosystem Management 6.1.2 Species at Risk
		6.3 Maintain and Enhance Kelowna's Natural Resources	6.3.1 Tree Canopy Coverage 6.3.2 Preferred Plant Species
	7. Infrastructure	7.12 Provide Active and Passive Parks for a Diversity of People and a Variety of Uses	7.12.2 Natural Area Parks and Open Space 7.12.3 Regional Parks

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
	12. Natural Environment DP Guidelines	The objective of Natural Environment Development Permit Areas is to ensure that negative impacts (disturbance) on environmentally sensitive areas are minimized.	Guidelines 1.0 Biodiversity 2.0 Habitat Protection 3.0 Buffers 4.0 Vegetation 8.0 Water and Drainage 11.0 Use of Environmentally Sensitive Areas 12.0 Riparian Management Areas
Our Transportation To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient	5. Development Process	5.10 Ensure Opportunities are Available for Greater Use of Active Transportation and Transit to: Improve Community Health; Reduce Greenhouse Gas Emissions; and Increase Resilience in the Face of Higher Energy Prices	5.10.1 Maximize Pedestrian / Cycling Connectivity 5.10.2 Transit Infrastructure
		5.11 Support Parking Management Programs that Promote Reduced Vehicle Ownerships, Reduced Vehicle Trips and Increased Use of Active Modes of Transportation	5.11.1 Parking Relaxations 5.11.3 Preferred Parking
	7. Infrastructure	7.6 Place Increased Emphasis on Sustainable Modes of Transportation (Walking, Cycling, Transit) while Maintaining Automobile, Commercial Goods and Emergency Vehicle Mobility	7.6.1 Transportation Infrastructure Priority 7.6.2 Complete Streets
		7.7 Reduce Peak Hour Trips and the Percentage of Trips Undertaken by Single Occupant Vehicles, Particularly in Urban Centres, in order to Reduce or Eliminate the Expansion of the Transportation Network and Capacity	7.7.2 Ease of Movement
		7.9 Ensure Efficient and Effective Transit Infrastructure and Facilities	7.9.1 Transit Priority 7.9.2 Transit Expansions 7.9.3 Transit Service 7.9.4 Base Level Transit Service

Regional Growth Strategy Issue Area & Goal	Related OCP Section		
	Chapter	Objective	Policy
		7.10 Ensure Roadway Planning Supports Sustainability Goals	7.10.1 Roadway Modifications
Our Governance To respond to the needs of the region with an effective and efficient governance service model	2. Regional Context	2.1 Deliver Sustainable Services	2.1.1 Inter-municipal Co-operation
	7. Infrastructure	7.15 Develop Park Partnerships	7.15.1 Partnerships

Population Projections

Both the City of Kelowna and the Regional District of Central Okanagan have traditionally experienced relatively high rates of growth compared to provincial and national averages. From 2000 to 2011, the region's population grew an average of 2.1% annually. The majority of this growth was driven by intra-provincial migration, with an increase in interprovincial migration in recent years. The RGS anticipates population growth to continue to 2036, although the average annual rate of growth is expected to slow to 1.8%. The region's total population is projected to be 270,393 in 2036. These estimates are based on the 2011 Census and BC Stats data.

Chapter 3: Growth Projections of the OCP describes the expected population growth for the City of Kelowna until 2030. The OCP identifies an expected annual growth rate of 1.51% for the City of Kelowna with a total population of 161,701 by 2030. These estimates are based on 2008 BC Stats data; 2011 Census data was not available at the time the OCP was prepared and adopted.

The OCP growth projections are generally consistent with the RGS estimates given the available data. Other municipalities within the Regional District of Central Okanagan are expected to experience a somewhat higher rate of growth than the City of Kelowna.

Employment Projections

The RGS indicates that traditional employment generators will continue to be significant for the region's economy. Growth in other sectors such as health care, education, research and development, tourism, aerospace and high tech are expected to diversify and strengthen the economy and to support job creation.

The OCP contains several policies that encourage diverse economic opportunities through support for new and existing businesses, specifically focusing on agricultural resources and the creative economy. Chapter 8: Economic Development also speaks to retaining and attracting a talented workforce that is innovative and entrepreneurial, supporting employment in the growing sectors identified in the RGS.

Other policies outline development processes and objectives for commercial and industrial land, supporting development that leads to job creation in well-positioned areas of the city. Commercial growth is expected to occur through new development on designated land as well as more intensive re-development of existing sites. There is a strong supply of designated industrial land to support development in that area.

The OCP is generally consistent with the direction of the RGS, promoting continued support for traditional employment sectors and encouraging growth in new sectors that create strong employment opportunities.

Greenhouse Gas Emissions

Policies and objectives in both the RGS and the OCP are consistent with the provincial target to reduce greenhouse gas emissions by 33% by 2020, and the RGS includes an additional target to reduce emissions by 80% by 2050 (from 2007 levels). OCP Policy 6.2.1: Greenhouse Gas Reduction Target and Actions identifies several means of reducing emissions, including forming strategic partnerships, supporting more mixed-use neighbourhoods, encouraging active transportation, promoting new building technologies, and incorporating corporate initiatives to reduce greenhouse gas emissions. Policies in Chapter 5: Development Process and Chapter 7: Infrastructure also support these goals as they relate to forms of development and transportation infrastructure.”

4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 29, 2016
RIM No. 1250-30
To: City Manager
From: Community Planning Department (LK)
Application: Z15-0063 **Owner:** Joseph & Cindy Burd
Address: 875 Graham Road **Applicant:** Urban Options
Subject: Rezoning Application
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU2 - Medium Lot Housing
RU2c - Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the south portion of Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone and by changing the zoning classification of the north portion of Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2c - Medium Lot Housing with Carriage House zone as shown on Map "A" attached to the Report from the Community Planning Department dated January 22, 2016, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 29, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

2.0 Purpose

To rezone the property to Medium Lot Housing zone to facilitate a subdivision of the parcel into two lots, with the north lot having appropriate zoning to allow for the construction of a Carriage House.

3.0 Community Planning

The subject property is within the Rutland Sector of Kelowna. It has a designation of S2RES - Single / Two Unit Residential in the Official Community Plan (OCP) Future Land Use map. The application to rezone the parcel also meets further OCP policy encouraging the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The proposed lots also meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone.

Overall the proposal is consistent with current City policy and municipal services are available to service the lots. Therefore, Staff recommend support to Council for this application to rezone the subject parcel.

4.0 Proposal

4.1 Project Description

The proposal is to subdivide the existing 1093 m² (0.27 ac) parcel into two parcels. The proposed property line runs east/west through the property. The south parcel will have frontage on Matt Road and the north parcel, being a corner lot, will have frontage on both Matt Road and Graham Road. The north parcel meets the corner lot width requirements of the Zoning Bylaw (See Subject Property Map below) and will have the additional 'c' designation to allow for the construction of a Carriage House.

Should the rezoning application be successful, the applicant is planning to subdivide and build two new homes, one with a carriage house. A direct Development Permit will be required for the Carriage House to ensure conformity with the Carriage House Urban Design Guidelines and Zoning Development Regulations, including providing adequate on-site parking.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius were provided with a circulation package in regards to the development.

4.2 Site Context

Adjacent land uses are as follows:

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

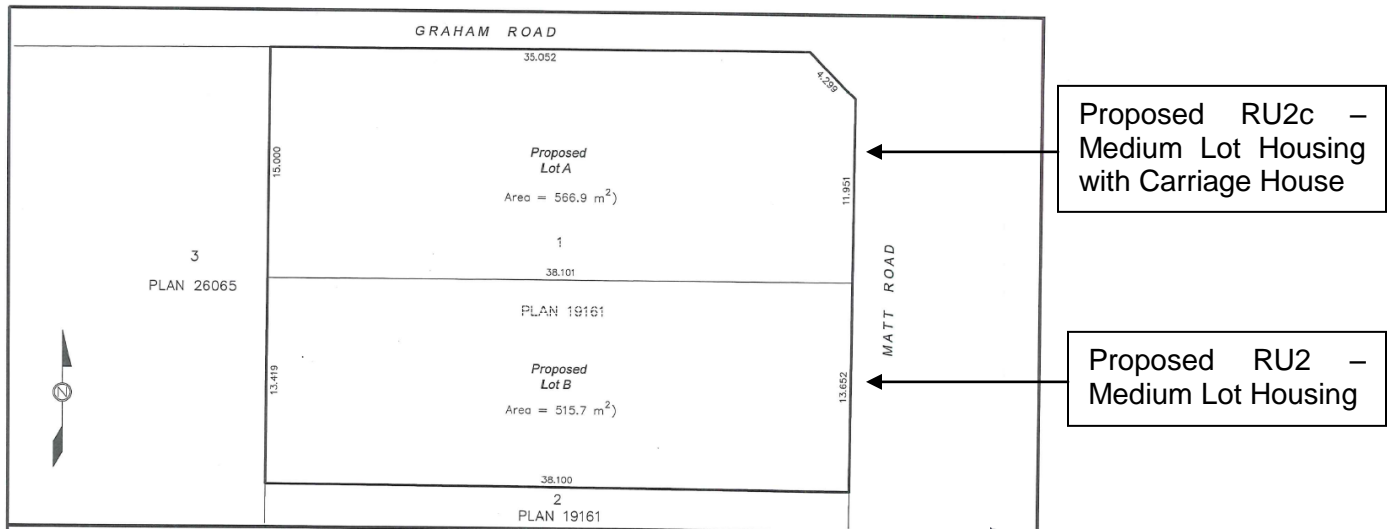
Subject Property Map:



Future Land Use Map: S2RES - Single / Two Unit Residential



Proposed Subdivision Layout:



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	400 m ²	South Lot 515.70 m ² North Lot 566.90 m ²
Minimum Lot Width	13.0 m 15.0 m for a corner lot	South Lot 13.42 m North Lot 15.0 m
Minimum Lot Depth	30 m	38.1 m

No variances are required for this rezoning application.

4.4 RU2 Zoning Criteria Table

CRITERIA	RU2 - MEDIUM LOT HOUSING - ZONE REQUIREMENTS
Development Regulations	
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)
Minimum Side Yard	1.5 m (for up to 1 ½ storey portion of building)
	1.8 m (for up to 2 ½ storey portion of building)
	3.0 m (if there is no garage or carport from the front)
Minimum Rear Yard	6.0 m (for up to 1 ½ storey portion of building)
	7.5 m (for up to 2 ½ storey portion of building)
Maximum Site Coverage	40% (50% including driveways and parking areas)

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

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

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

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

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

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

6.2 Fortis BC - Electric

- There are primary distribution facilities along Graham Road, and south of the proposed lots in Matt Road. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received: December 1, 2015

Date of Public Consultation Received: February 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

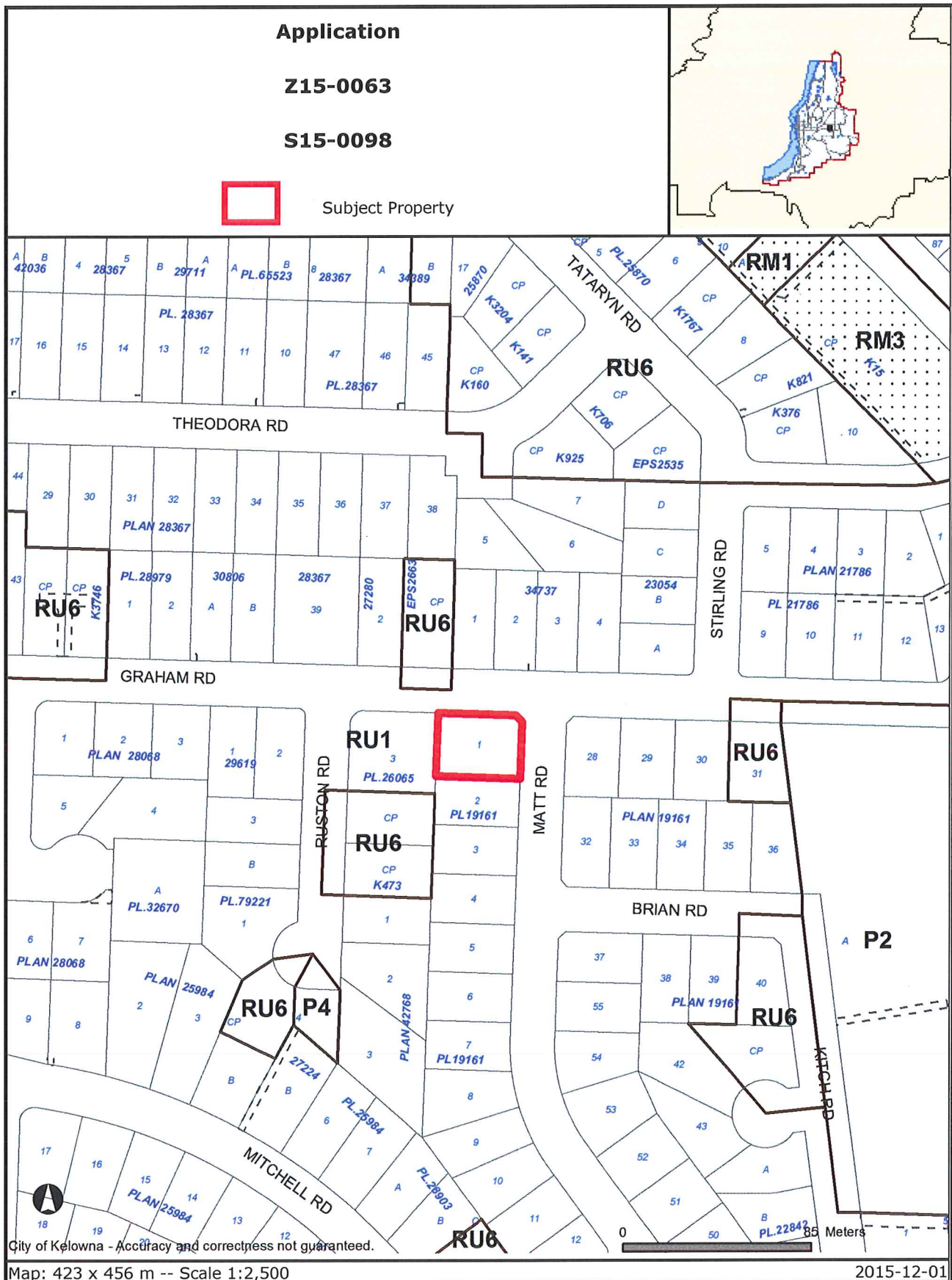
Subject Property Map

Site Plan - Proposed Subdivision Layout

Attachment A: Development Engineering Memorandum dated January 29, 2016

Attachment B: Rutland Waterworks District Letter

Map "A" Proposed Zoning



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

THEODORA RD

N

TATADVN

STIRLING RD

Subject Property Notes:

Rezone a portion of the subject property from RU1 - Large Lot Housing to RU2c - Medium Lot Housing with Carriage House

GRAHAM RD

RU1

RU6

MATT RD

Subject Property Notes:

Rezone a portion of the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing.



RUSTON RD

BRIAN RD

P4

MAP "A" PROPOSED ZONING
File #Z15-0063

Legend

-  RU1 to RU2c
-  RU1 to RU2

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 12.5 25 Metres



Rev. Friday, January 22, 2016

GRAHAM ROAD

35.052

4.259

Proposed Lot A
Area = 566.9 m²

1

38.101

11.951

PLAN 19161

Proposed Lot B
Area = 515.7 m²

38.100

PLAN 19161

13.419

15.000

PLAN 26065

3



MATT ROAD

TITLE:

SKETCH PLAN SHOWING PROPOSED
SUBDIVISION OF LOT 1, SECTION 22,
TOWNSHIP 26, O.D.Y.D., PLAN 19161

DRAWN BY:

RUNNALLS DENBY

british columbia land surveyors
259A Lawrence Avenue
Kelowna, B.C. V1Y 6L2
Email: neil@runnallsdenby.com

Phone: (250)763-7322
Fax: (250)763-4413

CLIENT:

LAKESIDE LAND DEVELOPMENT CORP.

SCALE: 1:200

DATE: November 26, 2015

DWG: 14440 PRO-SUB

FILE NO: 14440

REV: 0

CITY OF KELOWNA
MEMORANDUM

Date: January 29, 2016
File No.: S15-0098
To: Community Planning (DB)
From: Development Engineering Manager
Subject: Subdivision Application – PLR Requirements

SCHEDULE A
This forms part of development
Permit # 215-0063

LOCATION: 875 Graham Road APPLICANT: Birte Decloux LEGAL: LOT 1, PLAN 19161
--

The City's Development Services Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Jason Ough.

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

.2) Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

.3) Water

- (a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw.
- (b) The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services (provide copy of receipt).

.4) Sanitary Sewer

- c) The existing 150mm diameter service is acceptable to service proposed lot A.
- b) A new sanitary service can be provided for proposed lot B at the applicant's cost prior to subdivision approval.
- d) **The applicant will be required to sign a Third Party Work Order for the cost of the new service requirements.** For estimate inquiry's please contact Jason Ough at jough@kelowna.ca or phone 250-469-8721. Or arrange for lot connections before submission of the subdivision plan.

.5) Drainage

- a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydro geotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit).
- b) The development is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lot does not presently have a storm drainage service.

.6) Roads

- a) Graham Road frontage must be upgraded to a full urban standard including curb, gutter, fillet pavement, street lights, storm drainage works, additional driveway and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

- b) Re-locate existing poles and utilities, where necessary.

.7) Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.8) Other Engineering Comments

- b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- c) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, 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.
- a) Only the service upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to McClure Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Curb &Gutter	\$ 3,429.00
Drainage	\$ 4,333.00
Street Lighting	\$ 926.00
Road Fillet	\$ 2,057.00
Total	\$10,744.00

.9) Charges and Fees

- b) Development Cost Charges (DCC's) are payable
- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: **\$50.00 per newly created lot** (GST exempt).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- d) A hydrant levy charge of **\$250.00** (250.00 per new lot).
- e) Water services upgrade for lots 1 & 2t; **to be determined.**
- f) Sanitary service for lot 2; **to be determined.**
- g) The City wishes to defer the construction of frontage improvements on McClure Road which is premature at this time. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$10,744.00**

Steve Muenz, P.Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
MEMORANDUM

Date: January 29, 2016
File No.: Z15-0063

To: Community Planning (LK)

From: Development Engineering Manager (SM)

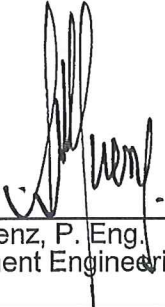
Subject: 875 Graham Road RU1 to RU2 & RU2c

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense and securities will be required.

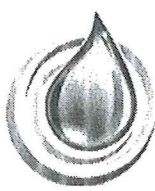
The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. These Works will be at the developer's expense. Development Engineering is prepared to defer the requirements of the rezoning application to the subdivision stage.



Steve Muenz, P. Eng.
Development Engineering Manager

jo

LK



Rutland
WATERWORKS DISTRICT

106 -- 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

January 19, 2016

Urban Options Planning & Permits
287 Rialto Drive
Kelowna BC V1V 1E9

RE: Development Proposal at 875 Graham Rd Plan 19161 Lot 1
RWD File # 15/20 City of Kelowna File # Z15-0063, S15-0098

Rutland Waterworks District acknowledges receipt of a proposal for development at the above noted address, forwarded to us for comment by the City of Kelowna Planning Department.

Rutland Waterworks has no objection to the subdivision and rezoning of these lots. **Capital Expense Charges for the creation of a new lot are \$2,700.00 and due to Rutland Waterworks District prior to the release of a water certificate.** Any future development will require further review and comment.

Further all bylaws and regulations of Rutland Waterworks District must be adhered to for the commitment of water service to this property.

Sincerely,

Peter Preston
General Manager

pc: City of Kelowna Planning Department

CITY OF KELOWNA
BYLAW NO. 11206
Z15-0063 - Joseph & Cindy Burd
875 Graham 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 the south portion of Lot 1, Section 22, Township 26, ODYD, Plan 19161 located on Graham Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone and by changing the zoning classification of the north portion of Lot 1, Section 22, Township 26, ODYD, Plan 19161 located on Graham Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2c - Medium Lot Housing with Carriage House zone as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

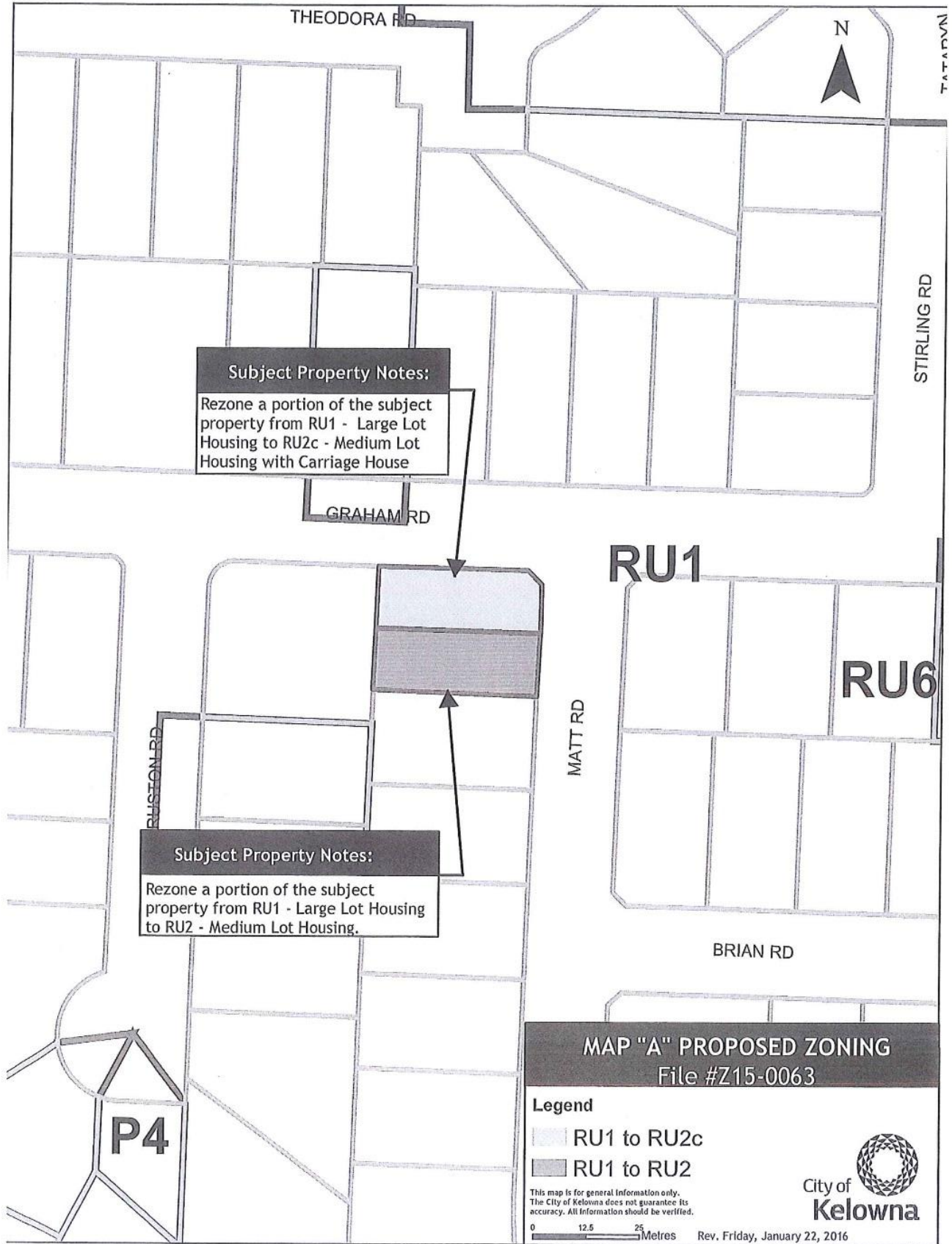
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 10954
Z14-0009 - Sohayl and Sholen Ghadirian
1470 Guisachan Place

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 portions of Lot 3, Dirstict Lot 136, ODYD, Plan 9353 located on Guisachan Place, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing and RU6 - Two Dwelling zone as identified on Map A attached to and forming part of this bylaw.
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 28th day of April, 2014.

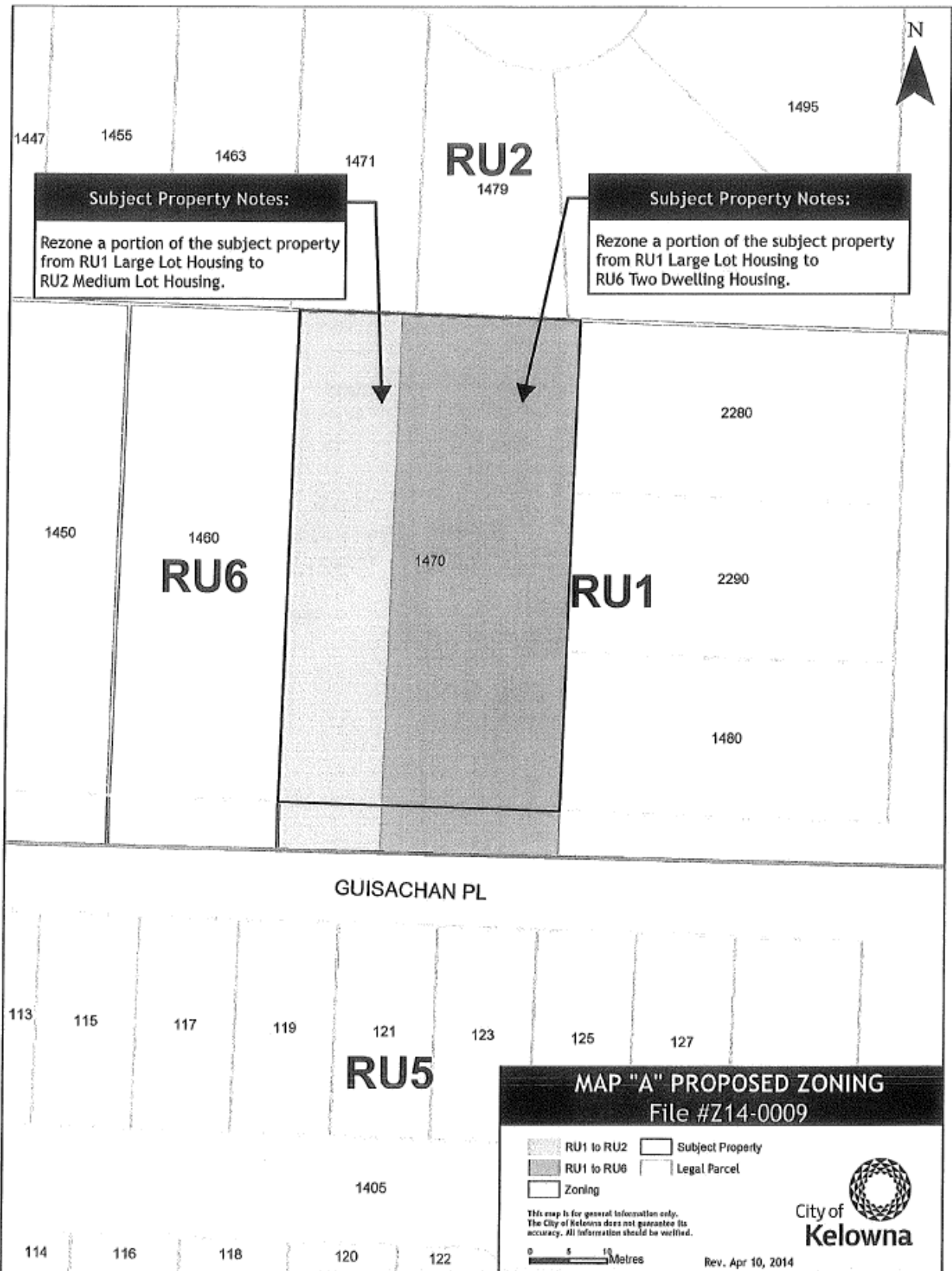
Considered at a Public Hearing on the 13th day of May, 2014.

Read a second and third time by the Municipal Council this 13th day of May, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11065
Z14-0034 - Emil Anderson Construction Co. Ltd.
1980 Saucier 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 a portion of Lot A, Section 32, Township 29, ODYD, Plan 40890, Except Plan KAP74909 located on Saucier Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RR1 - Rural Residential 1 zone as per Map "A" attached to and forming part of this bylaw.
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 2nd day of March, 2015.

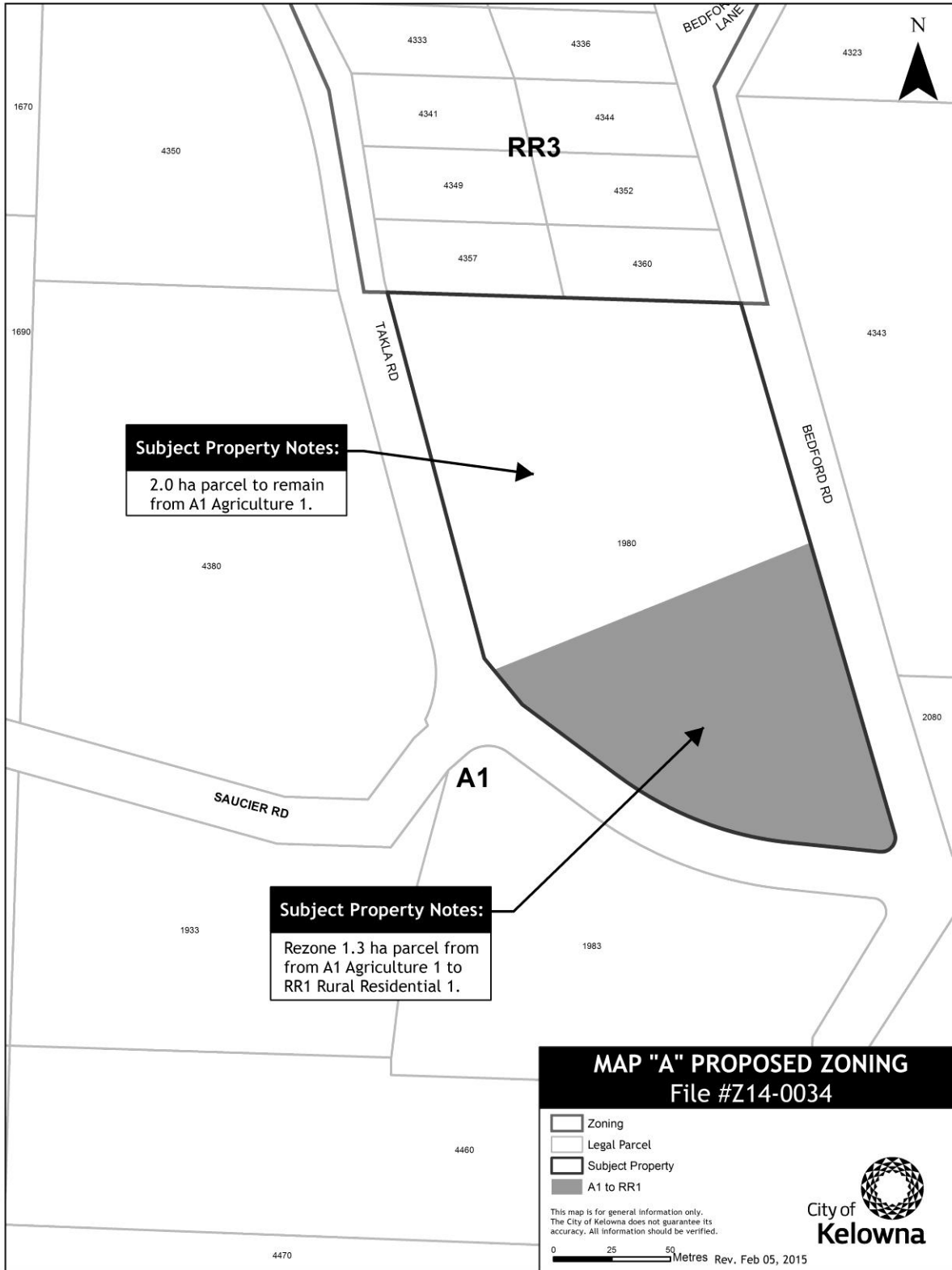
Considered at a Public Hearing on the 17th day of March, 2015.

Read a second and third time by the Municipal Council this 17th day of March, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11190

Official Community Plan Amendment No. OCP15-0001 - Simple Pursuits Inc., Inc. No. BC0449611 1889 Spall Road

A bylaw to amend the "*Kelowna 2030* - Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot A, District Lot 129, ODYD, Plan 20633, located on Spall Road, Kelowna, B.C., from the SC - Service Commercial designation to the MXR - Mixed Use Residential designation;
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 25th day of January, 2016.

Considered at a Public Hearing on the 16th day of February, 2016.

Read a second and third time by the Municipal Council this 16th day of February, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11191
Z15-0002 - Simple Pursuits Inc., Inc. No. BC0449611
1889 Spall Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 129, ODYD, Plan 20633 located on Spall Road, Kelowna, B.C., from the C10 - Service Commercial zone to the C4 - Urban Center Commercial 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 25th day of January, 2016.

Considered at a Public Hearing on the 16th day of February, 2016.

Read a second and third time by the Municipal Council this 16th day of February, 2016.

Approved under the Transportation Act 19th day of February, 2016.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11196
Z15-0061 - Folio Building Group Inc., Inc. No. BC1043118
619 McClure Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 357, SDYD, Plan 13545, located on McClure Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25th day of January, 2016.

Considered at a Public Hearing on the 16th day of February, 2016.

Read a second and third time by the Municipal Council this 16th day of February, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11197
Z15-0035 - John Keith & Nicolette Keith
665 Harmony Court

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 7, District Lot 357, SDYD, Plan 27103 located on Harmony Court, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House 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 1st of February, 2016.

Considered at a Public Hearing on the 16th day of February, 2016.

Read a second and third time by the Municipal Council this 16th day of February, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: February 11, 2016
File: 1210-22
To: City Manager
From: Tracy Guidi, Sustainability Coordinator
Subject: Agricultural Plan Update

Recommendation:

THAT Council receives, for information, the report from the Sustainability Coordinator dated February 11, 2016, with respect to Agricultural Plan Update.

Purpose:

To inform Council of the strategy to update the 1998 City of Kelowna Agriculture Plan.

Background:

Over 12,000 hectares of the City's land base is zoned agricultural, and of that over 8,600 hectares are within the Agricultural Land Reserve. Policy covering this massive land base is currently directed by the City's Agriculture Plan, endorsed in 1998, as well as the existing 2030 Official Community Plan.

Since the adoption of the 1998 Agriculture Plan, there have been two major Official Community Plan updates, the introduction of a City of Kelowna Permanent Growth Boundary, adoption of a new Regional Growth Strategy, and changes in provincial agricultural regulations. Additionally, mapping contained within the 1998 Plan has not been updated, and consequently does not accurately depict the changes that have occurred over the past 17 years, nor do the maps provide a robust mapping information layer to help inform the City during development approval review. Further, many of the policies listed in the 1998 Agriculture Plan are not clear or prescriptive and therefore the Plan is often challenged during the development process.

An Agriculture Plan Update is necessary to provide clear direction for the over fifty-five per cent of land zoned agricultural in Kelowna to ensure policy is current, accurate, defensible, and aligned with other major corporate policy documents. Timing for the project is ideal as the Ministry of Agriculture, with funding from the Okanagan Basin Water Board, have just completed an Agricultural Land Use Inventory for Kelowna. The mapping and data provided in

this provincial report will provide an excellent baseline for the City's Agriculture Plan update. Further, according to the Corporate Projects Planning Cycle, an update to the Agriculture Plan is necessary prior to the next Official Community Plan update (scheduled to begin analysis in 2018).

The existing Agriculture Plan still has relevant content and policy direction, and it has served its useful life over the past 18 years in providing policy guidance, land use direction, and infrastructure decisions for those lands zoned 'Agriculture' and the parcels that interface with them. However, an update to this Plan will allow the following goals to be integrated into a more current and responsive policy document:

1. Develop clear policies that serve to protect and promote agriculture while preserving the character of the City of Kelowna;
2. Identify opportunities to strengthen farming and develop agriculture as an economic driver;
3. Increase the amount of, and access to, locally grown and produced food;
4. Build resilience in communities against rising costs of food and risks from climate change.

The Agriculture Plan Update will take approximately fifteen months to complete and will involve the following phases:

- ***Phase 1 - Background scoping and Agricultural Profile development***
Using the information provided in the provincial Agricultural Land Use Inventory, combined with data from the Canadian Census of Agriculture, BC Agricultural Statistics and BC Assessment, an Agricultural Profile for Kelowna will be compiled with information pertaining to the number of farms, farm type, production levels, under-utilized agricultural land, and demographic and financial information. This profile will include updated maps including land use inventory, farmland use and availability, crops currently being grown, presence of agricultural constraints and presence of value added activities. This first phase is expected to be completed by May of this year.
- ***Phase 2 - Public consultation and issues identification***
Facilitating meaningful dialogue amongst stakeholders across the community will be a critical goal of this process. In all forms of consultation, emphasis will be placed on considering both collective and individual needs, ensuring all voices are heard and analyzing the range of issues. A communications plan reflecting the City's Public Engagement Guiding Principles and Engage Policy will be in place in order to effectively engage the community throughout the development of the Plan, and a variety of public consultation techniques will be utilized to identify issues and gather input for the plan. The Agricultural Advisory Committee will be engaged for input on stakeholder identification, vision goals and priorities, and draft policies. Further the community will have many opportunities for input on the plan through an online survey, stakeholder group sessions, and public open houses. This phase of the project will begin this May and will continue until the project completes in Spring, 2017.

- **Phase 3 - Agricultural Plan Update**

Using information gathered through the background scoping and Agricultural Profile combined with public input, the Agriculture Plan will be drafted. Upon completion, the Plan will include:

- Vision, goals, and priority areas
- Extensive updated agricultural mapping
- Local government market opportunities
- Policy development
- Recommended actions
 - Farmland protection strategies
 - Policy directions to inform future bylaw updates (i.e. Recommended policy amendments for dwellings on farmland, building footprints/ratio, Temporary Use Permits, agri-tourism, etc.)
 - Climate change adaptation and mitigation
 - Building connections with the community
 - Bridging gaps with the existing local food system
- Monitoring framework and implementation strategy

Ultimately the final Plan will be current, accurate, defensible and aligned with other major policy and regulation documents. This phase of the project will continue concurrently with phase 2, with expected completion in Spring, 2017.

In summary, an updated Agriculture Plan is an important component to ensuring local and regional food security and market viability in an ever-changing global agricultural context. By embarking on this initiative, the City of Kelowna will be taking a leadership role to enhance the agricultural sector, update mapping tools to assist with land use decisions, increase the amount of and access to locally grown food, preserve the local rural character, and build community resilience in the face of climate change and rising costs of food and energy.

Internal Circulation:

Divisional Director, Community Planning & Real Estate
Suburban and Rural Planning Manager
Planner Specialist, Suburban and Rural Planning
Communications Advisor
Director, Business and Entrepreneurial Development

Existing Policy:

OCP Goal - Enable Healthy and Productive Agriculture. Promote healthy and productive agriculture through diverse strategies that protect farmlands and food production.

OCP Objective 5.33 Protect and enhance local agriculture. (and all associated policies)

OCP Objective 5.34 Preserve productive agricultural land. (and all associated policies)

OCP Policy 7.20.1 Water Availability for Agriculture. Work with stakeholders to ensure the continued delivery of sufficient quantities of water as per best practices for water conservation to ensure continued agricultural productivity.

OCP Chapter 15 Farm Protection DP Guidelines

Agricultural Plan (1998)

Financial/Budgetary Considerations:

The cost to complete the Agricultural Plan Update is \$60,000. The City of Kelowna acknowledges the support of the Real Estate Foundation of BC who recently granted \$20,000 towards this project. Further, staff have also applied for a grant from Investment Agriculture Foundation and will be informed of that decision in April, 2016. The remainder of the funds will be funded by Policy and Planning's Professional Consulting budget (2016/17).

Communications Comments:

The project consultant will develop an engagement strategy for this project which will be approved by Communications prior to consultation beginning.

Communications will develop a complimentary communications plan, including a City of Kelowna webpage for the project.

Considerations not applicable to this report:

- Legal/Statutory Authority:**
- Legal/Statutory Procedural Requirements:**
- Personnel Implications:**
- External Agency/Public Comments:**
- Alternate Recommendation:**

Submitted by:

Tracy Guidi, Sustainability Coordinator

Approved for inclusion: Danielle Noble-Brandt, Dept. Manager, Policy & Planning

cc:
Divisional Director, Community Planning & Real Estate
Suburban and Rural Planning Manager
Planner Specialist, Suburban and Rural Planning
Communications Advisor
Director, Business and Entrepreneurial Development



City of
Kelowna

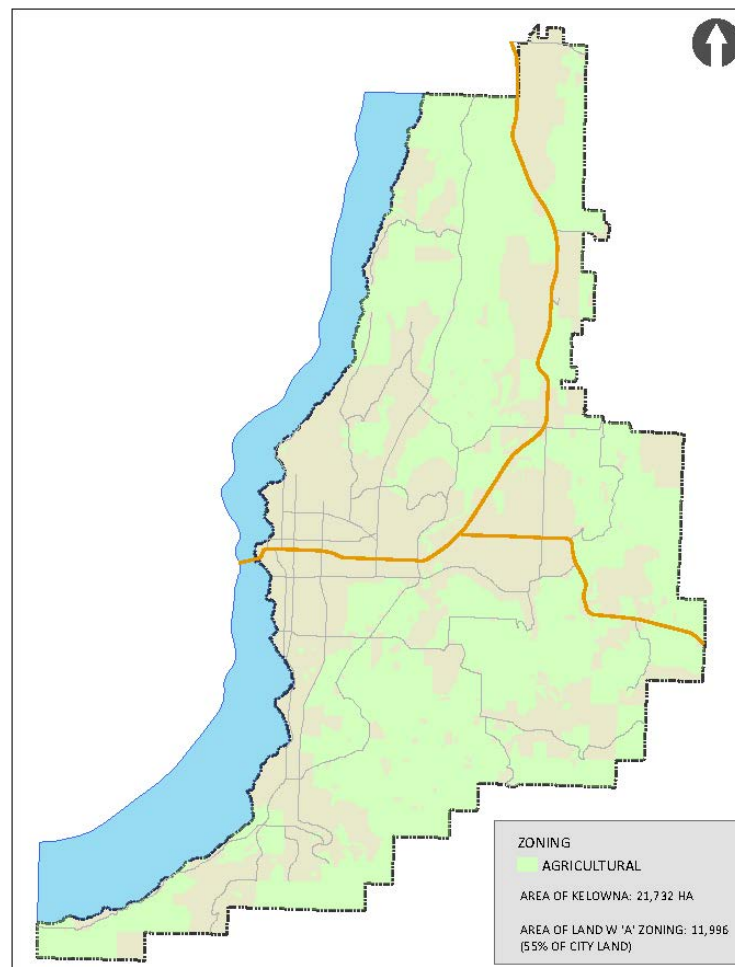
AGRICULTURE PLAN UPDATE

February 29, 2016



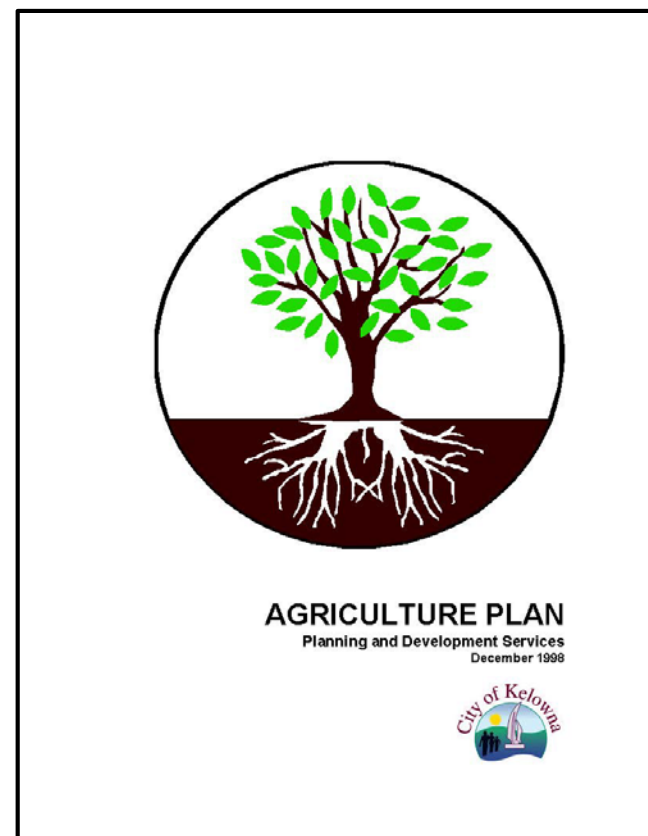
AGRICULTURE IN KELOWNA

- ▶ 11,996 hectares with Agriculture Zoning (55% of land base)
- ▶ 8,621 hectares in ALR (40% of land base)



CHANGES SINCE 1998 AGRICULTURE PLAN

- ▶ 2 major OCP updates
- ▶ Introduction of Permanent Growth Boundary
- ▶ Regional Growth Strategy
- ▶ Changes to provincial agricultural regulations



PROJECT GOALS

- ▶ Develop clear prescriptive policies;
- ▶ Identify opportunities to strengthen farming and develop agriculture as an economic driver;
- ▶ Increase the amount of, and access to, locally grown food; and
- ▶ Build resilience against rising food costs and climate change.



PLAN TIMELINE

Expected Completion

Phase 1 - Background Scoping and Agricultural Profile	May, 2016
Phase 2 - Public Consultation and issues identification	Spring, 2017
Phase 3 - Plan development	Spring, 2017



ENGAGEMENT

Facilitate meaningful dialogue
by engaging

- ▶ Agriculture Advisory Committee input
(e.g. stakeholders, vision, goals, priorities)
- ▶ Online public survey
- ▶ Stakeholder group sessions (x3)
- ▶ Open house (x3)



PROJECT DELIVERABLES

- ▶ Vision, goals, and priority areas;
- ▶ Updated agricultural mapping;
- ▶ Local government market opportunities;
- ▶ Recommended policy and actions
 - ▶ Protection strategies
 - ▶ Policy directions
 - ▶ Climate Change Adaptation and Mitigation
 - ▶ Bridging gaps in local food system
- ▶ Implementation strategy and monitoring framework



THE VALUE OF A NEW AGRICULTURE PLAN

- ▶ Tool to review development applications;
- ▶ Establish baseline profile of agricultural activity;
- ▶ Inform upcoming 2040 OCP update;
- ▶ Inform the “Healthy Food Systems” chapter of the Healthy City strategy; and
- ▶ Guide policy regulations in A1 zone updates.



FUNDING THE PLAN

The Plan will be funded as follows:

Real Estate Foundation of BC <i>(approved)</i>	\$20,000
Investment Agriculture Foundation <i>(decision to be made April, 2016)</i>	\$20,000
<u>Policy and Planning Existing Budget</u>	<u>\$20,000</u>
TOTAL	\$60,000

QUESTIONS?



Report to Council



Date: February 29, 2016
File: 1862-01
To: City Manager
From: D. Duncan, Manager, Parking Services
Subject: Complimentary Downtown Parking for Small Shop Promotion in 2016

Recommendation:

THAT Council receives for information, the report from the Manager, Parking Services dated February 29, 2016, with respect to no-charge downtown parking on two (2) dates in 2016;

AND FURTHER THAT Council approves waiving on-street parking fees in the downtown area on the following two (2) dates:

Saturday, April 16th, 2016
Saturday, October 22th, 2016

Purpose:

To obtain approval from Council to provide complimentary on-street parking in the downtown area on two (2) dates in 2016.

Background:

In 2015, council approved no-charge on-street parking in support of the "Small Shop Day" initiative, at the request of the Downtown Kelowna Association (DKA). Off-street parking in City-owned parking lots downtown is already free on Saturdays, with the exception of the Water Street Boat Launch Lot.

The DKA has requested the City's approval for complimentary downtown on-street parking again this year.

External Agency/Public Comments:

Request letter received from the Executive Director of the Downtown Kelowna Association.

Financial/Budgetary Considerations

Total estimated impact on downtown parking reserve contribution - \$9,200 (Downtown on-street revenues in January 2016 averaged \$4,600 per day)

Communications Comments:

Press release will be issued to notify the public

Considerations not applicable to this report:

Internal Circulation
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Personnel Implications
Alternate Recommendation

Submitted by: D. Duncan, Manager, Parking Services

Approved for inclusion: D. Edstrom, Director, Real Estate

Attachment: 1. Letter received from Peggy Athans, Executive Director, Downtown Kelowna Association

cc: T. Wilson, Corporate Communications Supervisor

DOWNTOWN KELOWNA

January 5, 2016

Dave Duncan
City of Kelowna
435 Water Street
Kelowna, BC V1Y 1J4

**Re: Free Saturday Parking on 2016 Small Shop days for Downtown Kelowna
Visitors**

Dear Dave,

Please accept this letter as our formal request to offer free Saturday parking in Downtown Kelowna to our visitors in conjunction with Downtown Kelowna's Small Shop promotion.

Downtown Kelowna recognizes that small businesses play a vital role in Kelowna's local economy by providing jobs and preserving the Downtown neighbourhood. As a result, the Downtown Kelowna Association will be organizing three (3) Downtown Kelowna Small Shop promotional days in 2016 to promote shopping local, supporting small businesses and the local economy, as well as raise awareness for the Downtown.

We would like to request complimentary Downtown Kelowna parking for two (2) of the promotional days: Saturday, April 16, 2016 and Saturday, October 22, 2016. This is an important value added initiative for our Downtown merchants during this promotion. We appreciate the City's support and approval on this very important program.

Please do not hesitate to call if you have any questions or concerns. Thank you in advance for your time and attention to this request.

Sincerely,



Peggy Athans EXECUTIVE DIRECTOR

CC: Councillor Maxine Dehart

CITY OF KELOWNA

BYLAW NO. 11185

Heritage Procedures Bylaw

WHEREAS under the provisions of Part 15 Heritage Conservation of the Local Government Act, the City of Kelowna may by bylaw delegate Council's powers and to establish application procedures in respect of bylaws, agreements and permits

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

1.0 TITLE

1.1 This Bylaw may be cited as "Heritage Procedures Bylaw No. 11185."

2.0 SEVERABILITY

2.1 If a portion of this Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3.0 DEFINITIONS

3.1 In this bylaw:

'**Building Permit**' means a permit to perform work regulated by the City of Kelowna Building Bylaw No. 7245 as amended or replaced from time to time,

'**Building Inspector**' means the person appointed to the position of Director of Development Services and includes his or her designate,

'**City Clerk**' means the Corporate Officer of the City of Kelowna,

'**Community Planning Department Manager**' means the person appointed to the position and includes his or her designate,

'**Council**' means the Municipal Council of the City of Kelowna,

'**Heritage Advisory Committee**' means the Heritage Advisory Committee of the City of Kelowna as established under Section 142 of the *Community Charter*,

'**Heritage Alteration Permit**' means a permit pursuant to Section 617 of the *Local Government Act*, authorizing alteration or other actions in relation to **Protected Heritage Property** or property within a **Heritage Conservation Area**,

'**Heritage Conservation Area**' means an area designated under Section 614 of the *Local Government Act* in the City of Kelowna Official Community Plan,

'Heritage Conservation Covenant' means a registered agreement between the City and the owner of heritage property pursuant to Section 219 of the *Land Title Act*,

'Heritage Designation Bylaw' means a bylaw adopted by the City of Kelowna pursuant to Section 611 of the *Local Government Act*,

'Heritage Register' means the community heritage register of the City of Kelowna as established under Section 598 of the *Local Government Act*,

'Heritage Revitalization Agreement' means an agreement between the City and the owner of heritage property pursuant to Section 610 of the *Local Government Act*,

'Owner' means the registered owner of an estate in fee simple, and includes:

- (a) the tenant for life under a registered life estate; and
- (b) the registered holder of the last registered agreement for sale,

'Policy & Planning Department Manager' means the person appointed to the position and includes his or her designate,

'Protected Heritage Property' means a property subject to the agreement of a registered Heritage Revitalization Agreement, a Heritage Conservation Covenant or a Heritage Designation Bylaw,

'Zoning Bylaw' means City of Kelowna Zoning Bylaw No. 8000 as amended or replaced from time to time.

4.0 APPLICABILITY

4.1 This bylaw shall apply to the following:

- (a) an amendment of a bylaw under Part 15, Heritage Conservation of the *Local Government Act*;
- (b) properties identified within a **Heritage Conservation Area** under Section 614 of the *Local Government Act*;
- (c) a **Heritage Revitalization Agreement** under Section 610 of the *Local Government Act*;
- (d) the designation of real property in whole or in part as **Protected Heritage Property** under Section 611 of the *Local Government Act*;
- (e) a **Heritage Conservation Covenant** under Section 219 of the *Land Title Act*;
- (f) the issuance of a **Heritage Alteration Permit** under Section 617 of the *Local Government Act*; and
- (g) properties identified within a **Heritage Register** under Section 598 of the *Local Government Act*.

5.0 HERITAGE REVITALIZATION AGREEMENT

5.1 The registered owner of real property within the City of Kelowna, or an agent authorized in writing, may apply for a **Heritage Revitalization Agreement**, or an amendment of a **Heritage Revitalization Agreement**, pursuant to Section 610 of the *Local Government Act*.

- 5.2 Every application for a **Heritage Revitalization Agreement**, or an amendment of a **Heritage Revitalization Agreement**, shall be made on a form as approved by the **Community Planning Department Manager**, signed by the applicant and accompanied by the following, as applicable:
- (a) the application fee outlined in Development Application Fees Bylaw No. 10560 as amended or replaced from time to time;
 - (b) proposed use(s) and density of the property;
 - (c) photographs of each elevation of the property;
 - (d) historic information on the property;
 - (e) elevations of the proposed historical restoration including background information showing the architectural features and characteristics of the building at the time of construction;
 - (f) drawings of the subject property including details of building and re-construction materials with sample boards;
 - (g) details of on-site parking;
 - (h) details of the proposed alterations to the heritage property;
 - (i) details of landscaping; and
 - (j) any other information that will assist in the evaluation of the application.
- 5.3 An application for a **Heritage Revitalization Agreement** shall be forwarded to the **Heritage Advisory Committee** for review, after which a recommendation will be forwarded to **Council** for consideration.
- 5.4 An applicant for a **Heritage Revitalization Agreement** shall be required to post a 'Heritage Proposal Sign' on the subject property, in accordance with the conditions outlined in Schedule "1" attached to and forming part of this bylaw.
- 5.5 Subject to Section 590 of the *Local Government Act*, re-application for a **Heritage Revitalization Agreement**, or the amendment of a **Heritage Revitalization Agreement**, that has been refused by **Council** shall not be considered within a six (6) month period immediately following the date of refusal.
- 6.0 HERITAGE DESIGNATION**
- 6.1 The registered **owner** of real property within the City of Kelowna, or an agent authorized in writing, may apply for a **Heritage Designation Bylaw** pursuant to Section 611 of the *Local Government Act*.
- 6.2 Every application for a **Heritage Designation Bylaw** shall be made on a form as approved by the **Community Planning Department Manager**, signed by the applicant and accompanied by the following, as applicable:
- (a) the application fee outlined in Development Application Fees Bylaw No. 10560 as amended or replaced from time to time;
 - (b) a description of the current use(s) of the property;
 - (c) photographs of each elevation of the property;

- (d) information on the heritage significance and architectural merit of the property;
 - (e) site plan of the property;
 - (f) elevation drawings showing the architectural features, characteristics and colours of the exterior of the building;
 - (g) details of affixed interior building features or fixtures proposed to be subject to protection;
 - (h) details of any landscape features proposed to be subject to protection; and
 - (i) any other information that will assist in the evaluation of the application.
- 6.3 An application for Heritage Designation shall be forwarded to the **Heritage Advisory Committee** for review, after which a recommendation will be forwarded to **Council** for consideration.
- 6.4 An applicant for a **Heritage Designation Bylaw** shall be required to post a 'Heritage Proposal Sign' on the subject property, in accordance with the conditions outlined in Schedule "1" attached to and forming part of this bylaw.
- 6.5 Subject to Section 590 of the *Local Government Act*, re-application for a **Heritage Designation Bylaw** that has been refused by **Council** shall not be considered within a six (6) month period immediately following the date of refusal.

7.0 HERITAGE CONSERVATION COVENANT

- 7.1 The registered **owner** of real property within the City of Kelowna, or an agent authorized in writing, may apply for a **Heritage Conservation Covenant** pursuant to Section 219 of the *Land Title Act*.
- 7.2 Every application for a **Heritage Conservation Covenant** shall be made on a form as approved by the **Community Planning Department Manager**, signed by the applicant and accompanied by the following, as applicable:
- (a) the application fee outlined in Development Application Fees Bylaw No. 10560 as amended or replaced from time to time;
 - (b) a description of the current use(s) of the property;
 - (c) photographs of each elevation of the property;
 - (d) information on the heritage significance and architectural merit of the property;
 - (e) site plan of the property;
 - (f) elevation drawings showing the architectural features, characteristics and colours of the exterior of the building;
 - (g) details of affixed interior building features or fixtures proposed to be subject to protection;
 - (h) details of any landscape features proposed to be subject to protection; and

- (i) any other information that will assist in the evaluation of the application.
- 7.3 An application for a **Heritage Conservation Covenant** shall be forwarded to the **Heritage Advisory Committee** for review, after which a recommendation will be forwarded to **Council** for consideration.
- 7.4 Subject to Section 590 of the *Local Government Act*, re-application for a **Heritage Conservation Covenant** that has been refused by **Council** shall not be considered within a six (6) month period immediately following the date of refusal.
- 8.0 HERITAGE ALTERATION PERMIT**
- 8.1 The registered **owner** of real property within the City of Kelowna, or an agent authorized in writing, may apply for a **Heritage Alteration Permit**, or an amendment of a **Heritage Alteration Permit**, pursuant to Section 617 of the *Local Government Act*.
- 8.2 Every application for a **Heritage Alteration Permit**, or an amendment of a **Heritage Alteration Permit**, shall be made on a form as approved by the **Community Planning Department Manager**, signed by the applicant and accompanied by the following, as applicable:
- (a) the application fee outlined in Development Application Fees Bylaw No. 10560 as amended or replaced from time to time;
 - (b) photographs of each elevation of the property;
 - (c) elevations of the proposed facade alterations;
 - (d) drawings of the subject property including details of building/re-construction materials and colour samples on appropriate sample boards;
 - (e) details of on-site parking;
 - (f) details of the proposed alterations to the heritage property; and
 - (g) any other information that will assist in the evaluation of the application.
- 8.3 Pursuant to Section 615 and 617 of the *Local Government Act*, a **Heritage Alteration Permit** must be issued prior to undertaking alterations or other actions on property within a **Heritage Conservation Area** or on **Protected Heritage Property**.
- 8.4 Where a **Building Permit** is required, a **Heritage Alteration Permit** must be issued prior to or in conjunction with the issuance of a **Building Permit**. In addition, applicants must obtain a **Building Permit** for new construction prior to or in conjunction with the issuance of a **Building Permit** for the demolition or removal of a building within a **Heritage Conservation Area**.
- 8.5 An application for a **Heritage Alteration Permit** shall be forwarded to the **Heritage Advisory Committee** for review in accordance with the **Heritage Advisory Committee Terms of Reference**, after which a recommendation will be forwarded to the **Community Planning Department Manager** or **Council** for consideration.
- 8.6 An applicant for a **Heritage Alteration Permit** that requires a variance to the provisions of the **Zoning Bylaw** shall be required to post a 'Heritage Proposal Sign' on the subject property, in accordance with the conditions outlined in Schedule "1" attached to and forming part of this bylaw.

- 8.7 Pursuant to Sections 590 and 617 of the *Local Government Act*, the **Community Planning Department Manager** is hereby authorized to exercise the powers and perform the duties of **Council** in respect of the issuance of **Heritage Alteration Permits** listed in this section. These powers and duties shall include, but not be limited to, authorizing and approving the permit, rejecting the permit, establishing the requirements and conditions of the permit, and determining whether such requirements and conditions have been met.

The authority shall be limited to **Heritage Alteration Permits** that meet the following criteria:

(a) **Protected Heritage Property:**

- (i) The application is for non-structural alterations to a heritage building located on **Protected Heritage Property**, including the replacement of windows, doors, roofing materials or minor repairs/alterations of this nature; or
- (ii) The application is for changes to the exterior finish of a heritage building located on **Protected Heritage Property**, such as repainting, the addition of period lighting on the structure and replacement of decorative details; or
- (iii) The application is related to site alteration requests for **Protected Heritage Property** such as the addition or removal of site vegetation, or the re-location of required parking; and
- (iv) The application does not require a variance to the provisions of the Zoning Bylaw.

(b) **Heritage Conservation Areas:**

- (i) The application is for development on a property that is zoned for single or two dwelling housing within a **Heritage Conservation Area**; and
- (ii) The application does not require a variance to the provisions of the Zoning Bylaw.

- 8.8 **Heritage Alteration Permits** that do not meet the criteria in Section 8.7 of this bylaw shall require consideration by **Council**.

- 8.9 A **Heritage Alteration Permit** is considered to have been issued upon the date of authorization by **Council**, or, where applicable, upon the date of authorization by the **Community Planning Department Manager**.

- 8.10 A **Heritage Alteration Permit** is considered to have lapsed if construction has not substantially commenced within two years of the date of issuance, or as otherwise specified by the Permit. In order for construction to be considered substantially commenced, the following minimum criteria will apply:

- (a) A valid **Building Permit** has been issued;
- (b) The site has been completely fenced for construction purposes;
- (c) The site has been partially or entirely excavated; and

- (d) Greater than 50% of the approved **Heritage Alteration Permit**'s project's footing and foundation has been poured.
- 8.11 Subject to Section 590 of the *Local Government Act*, re-application for a **Heritage Alteration Permit** that has been refused by the **Community Planning Department Manager** or **Council** shall not be considered within a six (6) month period immediately following the date of refusal.
- 9.0 KELOWNA HERITAGE REGISTER**
- 9.1 The registered **owner** of real property within the City of Kelowna, or an agent authorized in writing, may submit a written request to add a building(s) to or remove a building(s) from the Kelowna **Heritage Register** pursuant to Section 598 of the *Local Government Act*.
- 9.2 Written requests will be reviewed by the Policy & Planning Department on an annual basis, unless special circumstances require otherwise at the discretion of the **Policy & Planning Department Manager**.
- 9.3 The Policy & Planning Department will compile background information on the subject building(s) and the request and information will be forwarded to the **Heritage Advisory Committee** for review.
- 9.4 The **Heritage Advisory Committee** will evaluate the historical, architectural and contextual qualities of the subject building(s) and prepare a recommendation regarding the request.
- 9.5 The recommendation of the **Heritage Advisory Committee** will be forwarded to **Council** for consideration.
- 10.0 WITHHOLDING OF APPROVALS**
- 10.1 Pursuant to Sections 604 and 605 of the *Local Government Act*, approvals may be withheld for **Protected Heritage Property** as follows:
- (a) The **Building Inspector** may withhold the issuance of any **Building Permit** where the **Community Planning Department Manager** is of the opinion that the **Building Permit** would authorize an alteration to **Protected Heritage Property**; and
 - (b) The **Building Inspector** may withhold the issuance of any **Building Permit** for the demolition of **Protected Heritage Property** until a **Heritage Alteration Permit** and any other necessary approvals have been issued with respect to the proposed alterations.
- 10.2 Pursuant to Sections 604 and 605 of the *Local Government Act*, approvals may be withheld for a building that is included in the **Heritage Register** as follows:
- (a) The **Building Inspector** may withhold the issuance of any **Building Permit** where the **Community Planning Department Manager** is of the opinion that the **Building Permit** would authorize an alteration to property that is included in the **Heritage Register**; and
 - (b) The **Building Inspector** may withhold the issuance of any **Building Permit** for the demolition of a building included in the **Heritage Register** until a **Building Permit** and any other necessary approvals have been issued with respect to the proposed alterations.

- 10.3 The **Building Inspector** may not withhold the issuance of a **Building Permit** for the demolition or alteration of **Protected Heritage Property** or a building included in the **Heritage Register** where the demolition or alteration is reasonably required to mitigate a hazard to public safety.
- 10.4 The **Building Inspector** shall notify the applicant for a **Building Permit** withheld under this section that the matter of the issuance of the **Building Permit** will be considered by **Council** at a regular meeting. The date, time and location of the meeting shall be stated in the notice. The notice shall be sent by registered mail, unless the meeting date is within five days of the date on which the notice would be mailed, in which case the notice shall be given by personal service and not mailed. The applicant for the **Building Permit** being withheld shall be entitled to address **Council** when the matter is considered by **Council**.

11.0 RE-CONSIDERATION

- 11.1 Where an applicant or **owner** of property subject to a decision made by the **Community Planning Department Manager** pursuant to Section 8.7 of this bylaw is dissatisfied with the decision, the applicant or **owner** may apply to **Council** for re-consideration of the matter within 30 days of the decision being communicated to them.
- 11.2 An application for re-consideration shall be delivered in writing to the **City Clerk** and shall set out the grounds upon which the applicant considers the requirement or decision of the **Community Planning Department Manager** is inappropriate and what, if any, requirement or decision the applicant considers **Council** ought to substitute.
- 11.3 The **City Clerk** must place each application for re-consideration on the agenda of a regular meeting of **Council** to be held not earlier than two weeks from the date the application for re-consideration was delivered, and must notify the applicant and any other party who the **City Clerk** reasonably considers may be affected by the re-consideration, of the date of the meeting at which the re-consideration will occur.
- 11.4 An applicant for re-consideration shall be required to post a 'Heritage Proposal Sign' on the subject property, in accordance with the conditions outlined in Schedule "1" attached to and forming part of this bylaw.
- 11.5 At the meeting, **Council** may hear from the applicant and any other person interested in the matter under re-consideration who wishes to be heard, and may either confirm the requirement or decision of the **Community Planning Department Manager** or substitute its own requirement or decision.

12.0 ENACTMENTS

- 12.1 Any enactments referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any bylaw referred to herein is a reference to an enactment of the **Council** of the City of Kelowna, as amended, revised, consolidated or replaced from time to time.

13.0 EFFECTIVE DATE

- 13.1 This bylaw shall come into full force and effect as and from the date of adoption.

14.0 REPEAL

- 14.1 Heritage Procedures Bylaw No. 7776 and all amendments thereto, are hereby repealed.

Read a first, second and third time this 22nd day of February, 2016.

Adopted by a 2/3 vote of the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE "1"

HERITAGE PROPOSAL SIGN REQUIREMENTS

1.0 GENERAL INFORMATION

- 1.1 Heritage Proposal Signs will be purchased from a signage provider at the applicant's expense. The City's signage template must be used and the signage content must be endorsed by City Staff.
- 1.2 The sign(s) will include the following information, as applicable to the application:
- (a) The City's application file number;
 - (b) A brief project description;
 - (c) The date(s) of the relevant **Council** meeting at which the application is to be considered; and
 - (d) Any additional information the **Community Planning Department Manager** may require.

2.0 LOCATION AND SITING SPECIFICATIONS

- 2.1 All Heritage Proposal Signs will be placed on a property that is subject to an application pursuant to this bylaw so that they are clearly visible from the street, approximately 3 metres inside the property line.
- 2.2 One sign is required for each 100 metres of road frontage provided that no more than three signs are required for any one site.
- 2.3 Heritage Proposal Signs will be located in a manner that does not interfere with pedestrian or vehicular traffic or obstruct visibility from streets, lanes, walkways or driveways. All Signs must be installed and maintained by the applicant in a safe, sturdy manner, capable of withstanding wind and weather.

3.0 TIMING

- 3.1 All Heritage Proposal Signs must be posted a minimum of ten days prior to the **Council** meeting at which the application is scheduled for consideration. The Heritage Proposal Sign must remain in place continuously until **Council** has concluded deliberations on the application. All signs must be removed within seven days of a Public Hearing or the final decision of **Council**.

4.0 PHOTOGRAPHIC EVIDENCE

- 4.1 The applicant must provide the **Community Planning Department Manager** with photographic evidence confirming that all Heritage Proposal Signs required by this bylaw have been installed on the subject property before the application will be considered at a **Council** meeting.

5.0 FAILURE TO POST

- 5.1 Failure to post the required Heritage Proposal Sign(s) in accordance with this bylaw will result in the postponement of consideration of the application by **Council**. All

costs incurred by the City for public notification as a result of such postponement will be the responsibility of the applicant.