

City of Kelowna

Regular Council Meeting

AGENDA



Monday, May 27, 2019
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

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

2. Confirmation of Minutes

6 - 11

Regular PM Meeting - May 13, 2019

3. Public in Attendance

3.1 PIBC Gold Award for Excellence in Planning

12 - 17

To inform Council of the PIBC Gold Award for Excellence in Planning for the City of Kelowna's Equity and Inclusion in Housing Needs Assessments.

4. Development Application Reports & Related Bylaws

4.1 Retail Cannabis Sales Update

18 - 20

To receive an update on the status of retail cannabis applications following the initial application intake process, and to endorse the proposed application intake process moving forward.

4.2 Clement Ave 816, BL11711 (TA18-0006), BL11712 (Z18-0059) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

21 - 42

To forward the Rezoning (Z18-0059) and Text Amendment (TA18-0006) bylaws to a Public Hearing.

4.3	Richter St 2125, BL11717 (DP18-00159) - 1140648 B.C. LTD., Inc. No. 1140648	43 - 43
	To amend and adopt Bylaw No. 11717 in order to rezone the subject property from the RU6 Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.	
4.4	Richter St 2125, DP18-00159 - 1140648 B.C. LTD., Inc. No. 1140648	44 - 69
	To consider the form and character of a purpose built 3-storey 10-unit rental townhouse development on the subject property.	
4.5	St. Paul St 1310, Z19-0024, Vibona Enterprises LTD., Inc. No. BCo458875	70 - 77
	To consider a development application to rezone the subject property from I2 – General Industrial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) to allow for a retail cannabis sales establishment.	
4.6	St. Paul St 1310, BL11822 (Z19-0024), Vibona Enterprises LTD., Inc. No. BCo458875	78 - 78
	To give Bylaw No. 11822 first reading in order to rezone the subject property from the I2 - General Industrial zone to the C7rcs - Central Commercial (Retail Cannabis Sales) zone.	
4.7	Valley Rd 330, OCP19-0002 and Z19-0041 - Springdale Properties Ltd., Inc. No. BCo864963	79 - 96
	To amend the Official Community Plan to change the future land use designation and to rezone the subject property to facilitate the development of townhouses and supportive housing.	
4.8	Valley Rd 330, BL11830 (OCP19-0002) - Springdale Properties Ltd., Inc. No. BCo864963	97 - 98
	Requires a majority vote of Council (5).	
	To give Bylaw No. 11830 first reading in order to amend the Official Community Plan of portions of the subject property from the MRL - Multiple Unit Residential (Low Density) designation to the MRM - Multiple Unit Residential (Medium Density) designation.	
4.9	Valley Rd 330, BL11831 (Z19-0041) - Springdale Properties Ltd., Inc. No. BCo864963	99 - 100
	To give Bylaw No. 11831 first reading in order to rezone portions of the subject property from the A1 - Agriculture 1 zone to the RM3 - Low Density Multiple Housing and RM5 Medium Density Multiple Housing zone.	
4.10	Lawrence Ave 1100, LUC19-0001 Z19-0031 - M.R.D. Holdings Inc. No. BCo681200	101 - 107
	To consider a Land Use Contract discharge and rezoning to C4rcs – Urban Centre (Retail Cannabis Sales) to accommodate Retail Cannabis Sales.	

- 4.11** **Lawrence Ave 1100, BL11846 (LUC19-0001) - M.R.D. Holdings Inc. No. BCo681200** 108 - 108
- Requires 2/3 of all members of Council present.**
- To give Bylaw No. 11846 first reading in order to discharge LUC73-65 off the subject property.
- 4.12** **Lawrence Ave 1100, BL 11847 (Z19-0031) - M.R.D. Holdings Inc. No. BCo681200** 109 - 109
- To give Bylaw No. 11847 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the C4rcs - Urban Centre (Retail Cannabis Sales) zone.
- 4.13** **Hwy 33 W 105-115, BL11407 (Z16-0080) - Chi Quang Ly** 110 - 111
- To rescind all three readings given to Rezoning Bylaw No. 11407 and direct Staff to close the file.
- 4.14** **Hwy 33 W 105-115 BL11407 (Z16-0080) - Chi Quang Ly** 112 - 112
- To rescind all three readings.
- 4.15** **Radant Road 588, Z17-0080 - Craig B. Bulawka Professional Corporation** 113 - 117
- To extend the deadline for adoption of Rezoning Bylaw No. 11520 to January 9, 2020.
- 5. Bylaws for Adoption (Development Related)**
- 5.1** **Gordon Drive 3818, BL11782 (TA19-0008) - Save on Shoes Ltd Inc No 397854** 118 - 119
- To adopt Bylaw No. 11782 in order to amend Zoning Bylaw No. 8000 by correcting the wording on the C2 Neighbourhood Commercial subzones in Section 14.2, and creating a C1orls/rcs subzone combination in both Section 01 and Section 14.10.
- 5.2** **Gordon Dr 3818, BL11783 (Z19-0013) - Save on Shoes Ltd Inc No 397854** 120 - 120
- To adopt Bylaw No. 11783 in order to rezone the subject property from the C2 - Neighbourhood Commercial zone to the C2rcs - Neighbourhood Commercial (Retail Cannabis Sales) zone.
- 5.3** **Rutland Rd S 330, BL11794 (Z18-0115) - Keith Robertson** 121 - 121
- To adopt Bylaw No. 11794 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

6. Non-Development Reports & Related Bylaws

- | | | |
|------------|--|-----------|
| 6.1 | Amendments to the City of Kelowna Signage Bylaw No.11530 | 122 - 129 |
| | To consider the proposed amendments to the City of Kelowna Sign Bylaw No. 11530. | |
| 6.2 | BL11835 - Amendment No. 1 to Sign Bylaw No. 11530 | 130 - 131 |
| | To give Bylaw No. 11835 first, second and third readings in order to amend Sign Bylaw No. 11530. | |
| 6.3 | 2040 OCP Update: Land Use Plan Directions | 132 - 164 |
| | To provide Council with an update on the development of a new land use plan for the 2040 OCP, focusing on the key directions that are proposed. | |
| 6.4 | 2018 Climate Action Revenue Incentive Program Report | 165 - 199 |
| | To report on the climate progress made in 2018 and the plans for 2019 to meet the City's climate action goals in order to fulfill the public reporting requirement for the provincial Climate Action Revenue Incentive Program grant. Further, the report also presents the latest corporate GHG emissions data and highlights GHG emissions reduction projects. | |
| 6.5 | Electric Vehicle Charging Stations Update | 200 - 213 |
| | To update Council on four new DC Fast Charge electric vehicle (EV) charging stations that will be installed in Kelowna. To inform Council on the opportunity to expand the EV network with two additional DC Fast Charge charging stations. | |
| 6.6 | Heritage Register Removal – 1730 Ethel Street | 214 - 220 |
| | To consider a request to remove the property at 1730 Ethel Street from the Kelowna Heritage Register; and to direct staff to re-evaluate the building under the new address of 1368 Ethel Street to determine if it should be re-added to the Kelowna Heritage Register. | |
| 6.7 | Heritage Register Removal – 1927 Ethel Street | 221 - 225 |
| | To consider a request to remove the property at 1927 Ethel Street from the Kelowna Heritage Register. | |
| 6.8 | Bylaw Exemptions for the Bikeshare Permit Program | 226 - 227 |
| | To enable a wider set of vehicle types to use parks pathways associated with the newly adopted Bikeshare Permit Program. | |

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, May 13, 2019
Council Chamber

Location: City Hall, 1435 Water Street

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

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Controller, Jackie Dueck*; Divisional Director, Financial Services, Genelle Davidson*; Divisional Director, Planning & Development Services, Ryan Smith*; Urban Planning Manager, Terry Barton*; Suburban and Rural Planning Manager, Dean Strachan*; Community Planning Supervisor, Laura Bentley*; Planner Specialist, Adam Cseke*; Planner, Sustainability Coordinator, Tracy Guidi*; Sustainability Coordinator, Senior Airport Operations Manager, Phillip Elchitz*; Community & Neighbourhood Services Manager, Mariko Siggers*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:35 p.m.

Mayor Basran acknowledged that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

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

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R515/19/05/13 THAT the Minutes of the Regular Meetings of May 6, 2019 be confirmed as circulated.

Carried

3. Committee Reports

3.1 2018 Audited Financial Statements

Staff:

- Displayed a PowerPoint Presentation outlining the 2018 Audited Financial Statements and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

R516/19/05/13 THAT Council receive the report of the Controller, Financial Services dated May 13, 2019 for information.

Carried

Moved By Councillor Given/Seconded By Councillor Hodge

R517/19/05/13 THAT Council receives, for information, the Report from the Audit Committee dated April 30, 2019 with respect to the Consolidated Financial Statements and Auditor's Report for the City of Kelowna for the year ending December 31, 2018;

AND THAT Council approves the appropriation of \$9,609,101 of surplus generated from all general fund operations in 2018 to reserves and accumulated surplus as detailed in the Report from the Audit Committee dated April 30, 2019;

AND FURTHER THAT the Consolidated Financial Statements and Auditor's Report be reprinted in and form part of the City of Kelowna's annual report.

Carried

4. Development Application Reports & Related Bylaws

4.1 Brookside Ave 1275, Z18-0018 (BL11671) - 1118374 B.C. Ltd., Inc. No. BC1118374

Moved By Councillor Singh/Seconded By Councillor Hodge

R518/19/05/13 THAT Bylaw No. 11671 be adopted.

Carried

4.2 Brookside Ave 1275, DP18-0041 - 1118374 B.C. Ltd., Inc. No. BC1118374

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DeHart

R519/19/05/13 THAT final adoption of Rezoning Bylaw No. 11671 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0041 for Lot 3, Section 19, Township 26, ODYD, Plan 10696 Except Plans H14021 and KAP 44480, located at 1275 Brookside Avenue, Kelowna, BC, be subject to the following:

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

4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

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

Carried

Councillor Hodge - Opposed

4.3 Energy Step Code Zoning Bylaw Amendments

Staff:

- Provided an overview of the energy step code zoning bylaw amendments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R520/19/05/13 THAT Council receives, for information, the Report from the Sustainability Coordinators dated May 13, 2019 with respect to the Energy Step Code Zoning Bylaw Amendments;

AND THAT Zoning Bylaw Text Amendment Application No. TA18-0007 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Appendix A in the Report from the Sustainability Coordinators, dated May 13, 2019 be considered by Council;

AND THAT the Zoning Text Amending Bylaw be forwarded to Public Hearing for reading consideration;

AND THAT final adoption of the Zoning Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

4.4 TA18-0007 (BL11672) - Energy Step Code Amendment

Moved By Councillor Singh/Seconded By Councillor Hodge

R521/19/05/13 THAT Bylaw No. 11672 be read a first time.

Carried

4.5 Sexsmith Rd 3130, Z18-0049 - DL Capital Inc., Inc. No. BCo820774

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Sieben

R522/19/05/13 THAT Rezoning Application No. Z18-0049 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 28, Section 3, Township 23, ODYD, Plan 18861, located at 3130 Sexsmith Rd, Kelowna, BC from the A1 – Agriculture 1 Zone to the I6 – Low Impact Transitional Industrial Zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated May 2nd 2018;

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

Carried

4.6 Sexsmith Rd 3130, Z18-0049 (BL11832) - DL Capital Inc., Inc. No. BCo820774

Moved By Councillor Singh/Seconded By Councillor Hodge

R523/19/05/13 THAT Bylaw No. 11832 be read a first time.

Carried

4.7 Denali Dr 777, DP18-0152 - Emil Anderson Construction Co. Ltd., Inc. No. BC172775

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Donn

R524/19/05/13 THAT Council authorizes the issuance of Development Permit No. DP18-0152 for Lot 3 Section 28 Township 26 ODYD Plan KAP 74074, located at 777 Denali Dr, Kelowna BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

Carried

4.8 Reconsideration - Groves Ave 448, 458 and 460

Mayor Basran provided rationale for bringing the OCP and Rezoning Bylaws back for reconsideration.

4.9 Groves Ave 448,458 and 460, BL11801 (OCP18-0019) - Abbott Park Holdings Inc., Inc. No. BC1096096

Moved By Councillor Wooldridge/Seconded By Councillor Given

R525/19/05/13 THAT Bylaw No. 11801 be read a second and third time.

Carried

Councillors DeHart, Hodge, Singh and Stack - Opposed

4.10 Groves Ave 448,458 and 460, BL11802 (Z17-0032) - Abbott Park Holdings Inc., Inc. No. BC1096096

Moved By Councillor Donn/Seconded By Councillor Sieben

R526/19/05/13 THAT Bylaw No. 11802 be read a second and third time.

Carried

Councillors DeHart, Hodge, Singh and Stack - Opposed

5. Bylaws for Adoption (Development Related)

5.1 Lindahl St 2005, Z18-0039 (BL11654)- Nicholas and Cheryl Kirschner

Moved By Councillor Donn/Seconded By Councillor Sieben

R527/19/05/13 THAT Bylaw No. 11654 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 Swoop Airport Use Agreement - Kelowna International Airport

Staff:

- Provided an overview of the Airport Use Agreement between Swoop carrier and Kelowna International Airport

Moved By Councillor Sieben/Seconded By Councillor Donn

R528/19/05/13 THAT Council approves the City entering into an Airport Use Agreement to authorize Swoop to operate at Kelowna International Airport as outlined in the report of the Senior Airport Operations Manager dated May 13, 2019;

AND THAT the Mayor and City Clerk be authorized to execute the Airport Use Agreement with Swoop in the form attached to the report of the Senior Airport Operations Manager dated May 13, 2019.

Carried

6.2 2019 Community Social Development Grants

Staff:

- Displayed a PowerPoint Presentation providing background information regarding the Community Social Development Grants program review process and distribution of the 2019 program funds and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

R529/19/05/13 THAT Council receives, for information, the report from the Community & Neighbourhood Services Manager dated May 13, 2019, regarding the distribution of the Community Social Development Grants.

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11804 - Amendment No. 32 to Traffic Bylaw No. 8120

Moved By Councillor Donn/Seconded By Councillor Sieben

R530/19/05/13 THAT Bylaw No. 11804 be adopted.

Carried

7.2 BL11823 - Amendment No. 13 to Building Bylaw No. 7245

Moved By Councillor Donn/Seconded By Councillor Sieben

R531/19/05/13 THAT Bylaw No. 11823 be adopted.

Carried

8. Mayor and Councillor Items

Councillor DeHart:

- Spoke to her attendance, along with Councillor Donn, to the Chamber of Commerce Valley Wide Business Expo last Thursday at Father Pandosy Mission.

Councillor Donn:

- Represented the Mayor at the Compassionate Friends memorial service last Thursday, May 9th.

Councillor Hodge:

- Will be representing Council at the Downtown Kelowna Association Board meeting on Wednesday, May 15th.

Councillor Wooldridge:

- Spoke to his attendance at his first Biosolids Committee meeting.

Councillor Given:

- Spoke to her attendance at the Central Okanagan Family Hub event sponsored by Kelowna Community Resources.

9. Termination

This meeting was declared terminated at 3:03 p.m.

Mayor Basran

/acm

City Clerk

Report to Council



Date: May 27, 2019
File: 0115-10
To: City Manager
From: Michelle Kam, Sustainability Coordinator and James Moore, Long Range Policy Planning Manager
Subject: PIBC Gold Award for Excellence in Planning

Recommendation:

THAT Council receives, for information, the report from the Sustainability Coordinator and the Long Range Policy Planning Manager dated May 27, 2019, with respect to the Planning Institute of BC Gold Award for Excellence in Planning.

Purpose:

To inform Council of the PIBC Gold Award for Excellence in Planning for the City of Kelowna's Equity and Inclusion in Housing Needs Assessments.

Background:

PIBC annually recognizes the professional work and individual accomplishments of members across British Columbia and the Yukon through their awards and recognition program. The Awards for Excellence in Planning honour the best in professional planning work undertaken by members.

The City of Kelowna and Urban Matters received a Gold Award for "Excellence in Planning – City & Urban Areas" from Planning Institute of BC (PIBC) for *Equity and Inclusion in Housing Needs Assessments*. The Excellence in Policy Planning category seeks to honour the development and application of leading-edge planning policy. Submissions include examples of effective initiatives and solutions that enhance the social, economic, environmental and cultural well-being of communities.

The work was completed by staff in the Policy and Planning and Social Development teams, in concert with Urban Matters, and represents an innovative and ground-breaking approach to understanding the housing needs of our community – both today and into the future. The award was presented at the BC Land Summit conference on Wednesday, May 8th, where the PIBC Evaluation Committee noted that this "project stood out as a great example for the planning profession."

The following summarizes the unique approach the Housing Needs Assessment team took to formulating the Housing Needs Assessment (HNA):

- **Housing Wheelhouse:** The wheelhouse introduces a new paradigm that conceptualizes the housing continuum from a linear to a circular continuum. The standard 'linear' approach implies the end goal is homeownership, however a healthy housing stock includes many diverse forms and tenures to meet varied needs of residents. The City's innovative "wheelhouse" promotes equity and inclusion, and instead of showing the end goal to be home ownership, it demonstrates the continually changing needs through different ages, stages and income levels as residents move around or across the Wheelhouse. (See attachment for complete Housing Wheelhouse).
- **Resiliency:** The topic of housing is acknowledged as a system, and this approach applies a resiliency lens to embed flexibility in the housing system's ability to respond to, adapt and recover from sudden or unexpected changes. This is critical since housing is influenced by a complex web of interconnected systems, and attempting to predict a single future scenario is unlikely.
- **Health:** The role of health in a housing system has a tremendous impact on community wellbeing. The City of Kelowna and Interior Health have a "Healthy City Partnership" which is a unique and impactful partnership and is one of only a handful in the Province. The collaboration with Interior Health recognizes housing as a key social determinant of health, and the corresponding role of the health authority in contributing to a diverse and healthy housing stock. Both the City and the Health Authority have recognized housing as essential to community well-being, an innovation in practice that is essential for communities to holistically address the housing crisis.

Housing is receiving renewed focus from all levels of government. The City of Kelowna's Wheelhouse innovation has pushed the traditional housing continuum forward, encouraging the planning profession to embrace equity and inclusion in responding to the housing crisis. Kelowna's HNA demonstrates the City's capacity to embrace innovative solutions to atypical planning challenges.

Other planning professionals have shown keen interest to date in Kelowna's equity approach including the unique Wheelhouse approach. Below are examples of how the Wheelhouse has been or will be incorporated into housing across the province:

- The City of Kelowna and Urban Matters staff presented "Transforming Housing Needs Assessments" at the BC Non-Profit Housing Association's Housing Central conference in 2018;
- PIBC's Planning West magazine, Winter 2019 edition, features an article by the City of Kelowna titled "Including Equity, Health and Resilience in Housing Needs Reports";
- The Wheelhouse and Healthy Housing Strategy are being showcased in the BC Healthy Community Healthy Housing Action Guide for Local Governments which will be released in 2019; and
- The Wheelhouse will be showcased in Canada Mortgage and Housing Corporation's Housing Observer Online in 2019.

This work aligns with both the 2014-2018 as well as the 2019-2022 Council priorities. Equity and inclusion in Housing Needs Assessments is a demonstration of the new Council's Priorities:

- **Social & Inclusive** - goal of "*fewer people experiencing homelessness and inclusion and diversity are increasing*"

- **Vibrant neighbourhoods** - goal of “*affordable housing and higher density neighbourhoods*”

The work also aligns with new provincial legislation that requires all local governments to develop Housing Needs Reports. By adopting ‘the Wheelhouse’ and a resilience lens, local government planners will have an important opportunity to present information about housing needs in their communities through a story that includes equity, health and resilience.

The City of Kelowna would like to recognize Urban Matters, Interior Health and other key community stakeholders for their contributions to this project.

This Planning Excellence Gold Award will be displayed in the Office of the Mayor for a period of one year. This award will be communicated to the public through Council Highlights, digital media channels and the 2019 Annual Report.

For details on all the award winners, please see the attached PIBC 2019 Awards News Release.

Submitted by:

M. Kam, Sustainability Coordinator
J. Moore, Long Range Policy Planning Manager

Approved for inclusion:



Danielle Noble-Brandt, Policy & Planning Department Manager

Attachments:

Housing Wheelhouse

PIBC 2019 Awards News Release

cc:

Divisional Director, Community Planning & Development

Divisional Director, Active Living & Culture

Divisional Director, Corporate Strategic Services

Media Relations Manager

Social Development Manager

Communications Consultant

Urban Matters

Healthy City Strategy Steering Committee

Housing in Our Community



A healthy housing stock includes many diverse forms and tenures of housing to meet the diverse needs of our residents. A traditional approach to a “housing continuum” implies the desired outcome to be a progression along the continuum until housing ownership

is achieved. Instead, the “Wheelhouse” promotes equity and inclusion, recognizing that our housing stock needs to reflect the diverse needs of Kelowna residents (socioeconomic, demographic) and that people may move around the wheelhouse throughout their lives.

EMERGENCY & TRANSITIONAL SHELTER

Non-profit providers offer temporary shelter, food and other supportive services. Stays are typically 60 days or less.



OWNERSHIP HOUSING

Home ownership can be fee simple, strata ownership or shared equity (ie. mobile home park, cooperatives) and includes multi-unit and single detached housing.



RENTAL HOUSING

Primary market: 5+ purpose built units constructed for the purpose of long-term rental tenure, typically in apartments or townhomes
Secondary market: private housing also contributes to the rental market and can include many forms of housing such as apartments, townhomes, secondary suites, carriage homes and single-family dwellings.



TRANSITIONAL HOUSING

Non-profit housing providers offer stable housing as a step between shelters and long-term housing. Stays are typically 2-3 years, with supportive services aligned with need.



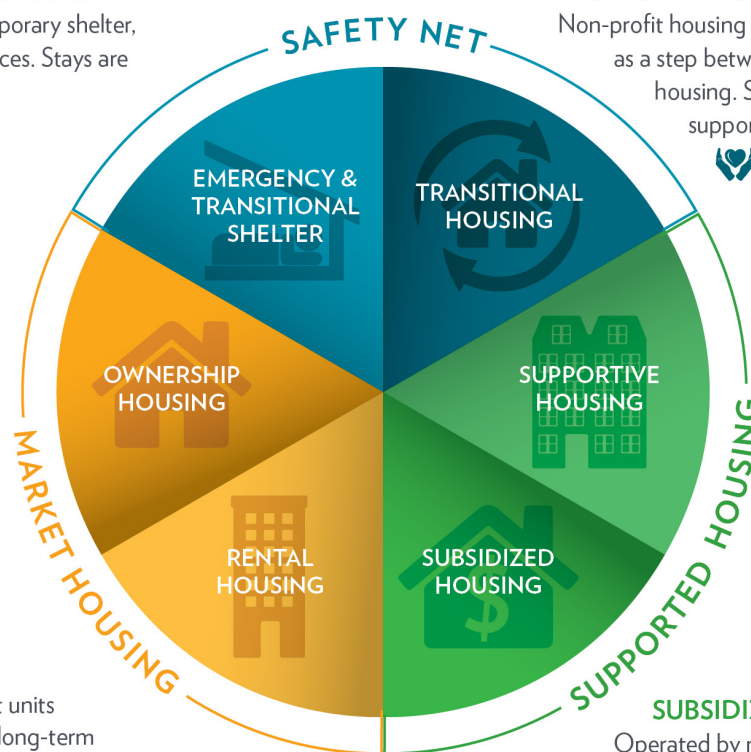
SUPPORTIVE HOUSING

Housing providers offer long-term housing with ongoing supports aligned with need. The level of support varies in this category from supportive (low support), to assisted living (minor support) to residential care (full support).



SUBSIDIZED HOUSING

Operated by non-profit housing providers, BC Housing and cooperatives who provide supplemented rents through ongoing government subsidies for low income households.



= supportive services

= financial support



FOR IMMEDIATE RELEASE

PIBC Announces Winners of 2019 Awards for Excellence in Planning and Individual Achievement

May 9, 2019 (Vancouver, BC) – The Planning Institute of British Columbia (PIBC) is excited to announce the winners of its annual *Awards for Excellence in Planning* and *Awards for Individual Achievement*.

The 2019 winners were formally presented following the PIBC 2019 Annual General Meeting on Wednesday, May 8th, at the Westin Bayshore hotel, Vancouver.

The Institute annually recognizes the professional work and individual accomplishments of members across British Columbia and the Yukon through this awards and recognition program. The **Awards for Excellence in Planning** honour the best in professional planning work undertaken by members in five categories. The **Awards for Individual Achievement** recognize the efforts and impact of individual members' work and personal commitment to planning in their community in several different categories.

It was with great pleasure that PIBC announced the following 2019 winners:

1) Excellence in Planning Practice - City & Urban Areas

- **GOLD WINNER** - D'Ambrosio Architecture + Urbanism and TownSquare Planning Inc. for *Nigel Valley Neighbourhood Plan*
- **SILVER WINNER** - City of Vancouver - *VIVA Vancouver Bike Rack Design Contest*

2) Excellence in Planning Practice - Small Town & Rural Areas

- **GOLD WINNER** - District of Houston and Urban Systems Ltd. for *District of Houston Downtown Beautification Plan*

3) Excellence in Policy Planning - City & Urban Areas

- **GOLD WINNER** - City of Kelowna and Urban Matters for *Equity and Inclusion in Housing Needs Assessments*
- **SILVER WINNER** - District of Saanich and Urban Systems Ltd. for *Moving Saanich Forward - Saanich's Active Transportation Plan*
- **SILVER WINNER** - City of Vancouver, Mott MacDonald, DIALOG and Urban Systems Ltd. for *Arbutus Greenway Design Vision and Implementation Strategy*

4) Excellence in Policy Planning - Small Town & Rural Areas

- **GOLD WINNER** - Municipality of North Cowichan and Barefoot Planning for *Bell McKinnon Local Area Plan*
- **SILVER WINNER** - District of Squamish for *Squamish 2040 Official Community Plan*

5) Research & New Directions

- **GOLD WINNER** - EcoPlan International, Northwest Hydraulic Consultants, Connect Landscape Architecture and the City of Vancouver for *Coastal Adaptation Plan - Fraser River Foreshore*
- **SILVER WINNER** - Ryan Hennessey, RPP, Senior Energy Planner, Energy Branch, Yukon Government for *Integrated Asset Management and GHG Emissions Reduction Plan*

Individual Achievement – Distinguished Professional Contribution

- Robert Smailes MCIP, RPP

Individual Achievement – Leadership in Advocacy & Innovation

– Christopher Osborne, MCIP, RPP

For more information about the PIBC Awards, please visit <http://www.pibc.bc.ca/content/pibc-awards>.

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About The Planning Institute of British Columbia (PIBC): “Forward Thinking, Shaping Communities”

The Planning Institute of British Columbia (PIBC) is the professional association of planners in British Columbia and the Yukon and is affiliated with the Canadian Institute of Planners (CIP) – the national association.

A non-profit professional organization incorporated in 1958 under the *Societies Act* the Institute's current membership includes nearly 1,600 professional planners that work in both the public and private sectors in many different fields of planning, including land-use and development, municipal and regional planning, policy and law, heritage conservation, transportation, environmental sustainability, social planning, First Nations community planning, and more.

Our forward thinking mission is to advance, promote, and support the planning profession with professional certification, services, events, and activities that help professional planners shape more livable, sustainable communities. Our Certified Members have the exclusive right and privilege to utilize the professional title '*Registered Professional Planner*' and the designation '*RPP*' in British Columbia. They also may use the designation '*MCIP*' to indicate their professional status nationally with the Canadian Institute of Planners.

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News & Media Contact:

Dave Crossley

Executive Director

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Report to Council



Date: May 27, 2019
File: TA18 - 0008
To: City Manager
From: Community Planning Department
Subject: Retail Cannabis Sales Update
Report Prepared by: Jocelyn Black

Recommendation:

THAT Council receives, for information, the report from the Community Planning Department dated May 27, 2019, with respect to an update on retail cannabis applications;

AND THAT Council endorses the recommendation of Staff to move forward with the standard rezoning process on retail cannabis applications, as outlined in the report from Community Planning Department dated May 27, 2019.

Purpose:

To receive an update on the status of retail cannabis applications following the initial application intake process, and to endorse the proposed application intake process moving forward.

Background:

Between October 1 and November 31 2018, thirty-five (35) retail cannabis rezoning applications were received by Community Planning. The evaluations were undertaken by a staff committee with 3rd party oversight. The scoring matrix was a Council endorsed process in which an independent consultant oversaw the evaluation and prioritization of applications. Following the evaluation committees review, fifteen (15) applications were initially accepted. Of these, eleven (11) applications were accepted to move forward through the standard rezoning process and four (4) were accepted to move forward through the standing rezoning process by lottery.

A total of seven (7) retail cannabis sales applications have received adoption through the City's standard rezoning process. These applications are subsequently required to receive approval from the Liquor and Cannabis Regulation Branch.

Two (2) applications have recently received second and third reading following a Public Hearing of Council on May 21, 2019, while a total of six (6) applications are currently instream with the Community Planning Department.

Summary of application status:

Current Application Status	Number of Applications
Retail cannabis sales applications that have received adoption of the bylaw	7
Currently in the adoption stage with Council	2
Instream applications	6

In March, 2019, all thirty-five (35) applicants received a notification of the scores pertaining to each application. Applicants who were not selected to move forward were not charged the cannabis retail sales application fee. The Community Planning Department has now completed the initial application intake process.

Next Steps

Rezoning applications for retail cannabis are now being accepted by Community Planning on a first-come, first-served basis and will be evaluated as per the standard rezoning application process in accordance with the Development Application Procedures Bylaw, along with cannabis use specific merits as per 'Schedule A' of this report.

Applicants who did not receive approval to move forward in the initial intake have the opportunity to reapply by submitting a text amendment and rezoning application. A text amendment is required for all applications that are located within 500m of another retail cannabis establishment.

Application fees will remain the same and will be evaluated in 2020.

Submitted by:

J. Black, Planner Specialist

Approved for inclusion: D. Strachan, Manager of Suburban and Rural Planning

Attachments:

Schedule A- Retail Cannabis Sales Requirements

cc:

R. Smith, Divisional Director, Planning & Development Services

G. Wise, Business License Manager

Schedule “A”

Retail Cannabis Sales Application Requirements

In accordance with City of Kelowna’s Development Application Procedures Bylaw No. 10540 (Schedule ‘2’, Section 1.1) the following items are required as part of a rezoning application:

- (a) Application fee (established in Development Application Fees Bylaw No. 10560)
- (b) Application Form, indicating proposed location
- (c) State of Title Certificate
- (d) Owners Authorization form (if applicable)
- (e) Site Profile or Site Profile Waiver (if applicable)
- (f) Zoning Analysis Table
- (g) Project Rationale
- (h) Photographs of the existing site
- (i) Site plan
- (j) Floor Plan
- (k) Elevation Drawings

Schedule ‘2’, Section 1.2 of the Development Application Procedures Bylaw gives the Department Manager, Community Planning authority to require additional development approval information, to adequately evaluate an amendment application, in accordance with Section 2.4 of this bylaw. As such, Staff are looking for the following additional information to be provided as part of a rezoning application for a retail cannabis sales subzone:

- 1. Description of how the proposed location is in compliance with all applicable City Bylaws
- 2. Security Requirements shown on a site plan and/or floor plan
- 3. Details of signage to demonstrate conformance with the Sign Bylaw (to be shown on Elevation Drawings)

Evaluating Applications to Rezone to a Retail Cannabis Sales Subzone

Evaluation Criteria	
Zoning Bylaw Requirements and Location	
- The identified location complies with Zoning Bylaw Requirements for Retail Cannabis Sales Establishments. If located within 500m of another retail cannabis sales establishment a text amendment application is required.	
o The application must include a description of how the proposed location is in compliance with all applicable City Bylaws	
- The location is an adequate distance (a minimum of 150 metres, measured from closest lot line to closest lot line) from additional sensitive uses not identified within the Zoning Bylaw, which include:	
o Supportive Housing, Special Needs Housing or Temporary Shelter Services	
o Social Services Offices	
o Child Care Centres, Major	
o Community Recreation Services	
o Public Libraries	
o Retail Liquor Sales Establishments	
Security	
- The applicant demonstrates an awareness of the Provincial Non-Medical Cannabis Retail License Store Security Requirements and outlines in their application how they are proposed to be met. Any requirements are shown on a site plan and/or floor plan	
- Any site-specific additional security has been reasonably addressed for the particular site and operation, which may include lighting, supervised parking areas and signage	

SUPPLEMENTAL REPORT TO COUNCIL



Date: May 27, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z18-0059 TA18-0006

Owners: PC Urban Clement Holdings Ltd., Inc. No. BC 1099980

Addresses: 816 Clement Ave

Applicant: PC Urban – Shawn Oh

Subject: Rezoning and Text Amendment Application

OCP Designation: IND – Industrial

Existing Zone: I₂ – General Industrial & I₄ – Central Industrial

Proposed Zone: I₄ – Central Industrial

1.0 Recommendation

THAT the Rezoning (Z18-0059) and Text Amendment (TA18-0006) Bylaws be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To forward the Rezoning (Z18-0059) and Text Amendment (TA18-0006) bylaws to a Public Hearing.

3.0 Community Planning

Staff forwarded the bylaws to first reading on November 5th 2018. The applicant has applied to rezone the entirety of the property to the I₄ zone with plans to build two light – industrial buildings. In combination with the previously submitted mixed-use residential / commercial proposal on the adjacent Lot A, this proposal facilitates the vision of this site as a transition away from residential and towards industrial land uses. Staff recommended the bylaws not be forwarded to public hearing until final reading and Development Permit on Lot A could be considered by Council. This occurred on May 7th and Staff are now recommending the bylaws for the Phase 2 project at 816 Clement Avenue be forwarded to a Public Hearing.

4.0 Proposal

4.1 Project Description

The applicant has applied to rezone the property from a split I₂ / I₄ zone to the whole I₄ zone with plans to build two light – industrial buildings. Staff are not tracking any variances with the current plans. Should Council support the Text Amendment and Rezoning bylaws, staff will bring forward a detailed report evaluating the design guidelines for Council's consideration of the Development Permit.

Subject Properties Map: 816 Clement Ave



5.0 Current Development Policies

n/a

6.0 Technical Comments

n/a

7.0 Application Chronology

Date of Application Received:	May 22, 2018
Date Public Consultation Completed:	Nov 3, 2018
Date of First Reading:	November 5 th 2018

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Manager

REPORT TO COUNCIL



Date: December 3, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z18-0059 TA18-0006

Owners: PC Urban Clement Holdings Ltd., Inc. No. BC 1099980

Addresses: 816 Clement Ave

Applicant: PC Urban – Shawn Oh

Subject: Rezoning and Text Amendment Application

OCP Designation: IND – Industrial

Existing Zone: I2 – General Industrial & I4 – Central Industrial

Proposed Zone: I4 – Central Industrial

1.0 Recommendation

THAT Rezoning Application No. Z18-0059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of LOT B SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP83554, located at 816 Clement Ave, Kelowna, BC from the I2 – General Industrial & I4 – Central Industrial zones to the I4 – Central Industrial zone.

AND THAT the Zoning Bylaw Text Amendment Bylaw Application No. TA18-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 as described in Attachment 'B' outlined in the Report from the Community Planning Department dated November 29th 2017, be considered by Council;

AND THAT the Rezoning and Text Amendment Bylaws NOT be forwarded to a Public Hearing for further consideration until such time as OCP Amending Bylaw No. 11604 (OCP17-0021) and Rezoning Bylaw No. 11605 (Z17-0093) for the property located at 726 Clement Ave are adopted;

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

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

2.0 Purpose

To rezone the split-zoned subject property from the I₄ – Central Industrial zone and I₂ – General Industrial zone to the I₄ – Central Industrial zone and consider a Zoning Bylaw Text Amendment to allow for additional commercial uses on the subject property.

3.0 Community Planning

The applicant has applied to rezone the entirety of the property to the I₄ zone with plans to build two light – industrial buildings. In combination with the previously submitted mixed-use residential / commercial proposal on the adjacent Lot A, this proposal facilitates the vision of this site as a transition away from residential and towards industrial uses. In an effort to facilitate that vision, the applicant is seeking a Text Amendment to the Zoning Bylaw to add a number of principal land uses to the I₄ zone. Staff are recommending these land uses be applied only to this lot due to the unique circumstances and only be permitted for the building fronting along Clement Ave. This will help the transition to the industrial properties to the east and north. The proposed principal land uses are:

- Offices
- Business Support Services
- Financial Services
- Government services
- Health Services
- Retail liquor sales establishment
- Retail stores, service commercial
- Retail stores, general
- Commercial Schools

Staff are recommending support for the proposed rezoning and Text Amendment as these changes will help facilitate the transitional land uses as part of the overall plan for the block. However, the applicant's first phase rezoning (from I₂/I₄ to C₄) on 726 Clement Avenue is currently sitting at 3rd reading. The applicant needs to complete the Development Engineering requirements prior to final adoption which includes signing a servicing agreement and paying the associated performance bond. The applicant has stated the financing is taking some time for that project and they desired to proceed with first reading for phase 2. Staff are recommending that Council delay scheduling the public hearing for phase 2 until such time as the adoption of final reading for phase 1 as Staff's recommendation for phase 2 is contingent upon phase 1 adoption.

4.0 Proposal

4.1 Background

This site has a long history of varied development proposals following the sale of the former BC Tree Fruit packing house. See Staff's Report to Council (dated April 26th 2018) for the development and site history. That report went to Public Hearing on May 15th 2018.

The applicant also completed the neighbourhood notification process by contacting all properties within 50m of the subject properties.

4.2 Project Description

The applicant has applied to rezone the property from a split I₂ / I₄ zone to the whole I₄ zone with plans to build two light – industrial buildings. Staff are not tracking any variances with the current plans. Should

Council support the Text Amendment and Rezoning bylaws, staff will bring forward a detailed report evaluating the design guidelines for Council's consideration of the Development Permit.

4.3 Site Context

The subject properties are currently vacant as the former BC Tree Fruit Packinghouse was demolished in 2017. The total properties owned by the applicant represent 3.6 acres (1.5 ha) of under-developed land in a strategic location on the edge of the 'City Centre' Urban Centre at the corner of Clement Avenue and Richter Street. The site is connected to urban services and is located within the Permanent Growth Boundary.

Subject Properties Map: 816 Clement Ave



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Industrial Land Use Policies

Objective 5.28. Focus industrial development to areas suitable for industrial use.

Objective 5.29. Ensure efficient use of industrial land supply.

North End Industrial (High Tech and Incubator).¹ Encourage the redevelopment of industrially designated lands north of the Downtown Urban Centre for high-tech projects and buildings, including the potential for "incubator space" for smaller businesses.

¹ Policy 5.19.6 (Development Process Chapter 5).

Industrial Land Use Intensification.² Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

Secondary Housing in Light Industrial Areas.³ Consider the limited expansion of housing as a secondary use within industrial buildings in light or transitional industrial areas.

Objective 5.30. Ensure adequate industrial land supply.

Industrial Supply Protection. Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Attachment 'A', memorandum dated May 31, 2018.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: May 22, 2018

Date Public Consultation Completed: Nov 3, 2018

Report prepared by:

Adam Cseke, Planner Specialist

Reviewed by:

Terry Barton, Urban Planning Manager

Reviewed by:

Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' – Development Engineering Memorandum dated May 31, 2018

Attachment 'B' – TA18-0006 language changes to Zoning Bylaw No. 8000

Schedule 'A & B' – Preliminary Development Plans

² Policy 5.29.1 (Development Process Chapter 5).

³ Policy 5.29.2 (Development Process Chapter 5).

October 18, 2018

Mr. Adam Cseke, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC V1Y 1J4

RE: Development Proposal for 816 Clement Ave, Kelowna, BC – Development Rationale

Dear Adam:

Further to our prior meetings and correspondence we hereby submit this rationale letter, rezoning application, development permit application, text amendment application, and supporting documents in support of the above referenced property.

Introduction

The Clement corridor provides exciting opportunities for the City as it grows and evolves, and PC Urban's acquisition of the subject property two years ago was based on understanding of the complex dynamics in play in this area and to see beyond the current physical environment to a future that is evolving beyond its traditional industrial past to a more transitional – and eventually more urban - future.

PC Urban purchased the property with a commitment to the transition concept and a belief in the power of a mixed-use formula to create interesting and functional enclaves that serve the City's objectives and the needs of a spectrum of users within the growing and changing neighbourhood.

The subject property is located mid-block on north side of Clement Avenue between Richter and Ethel streets in Kelowna, BC (the "Property"). In September 2018, PC Urban completed technical subdivision of three legal lots into two legal lots including a road dedication to the City: Lot A (1.21 ha) and Lot B (0.675 ha), and 0.277 ha of road – a 10-meter dedication to allow for widening of Clement Ave. Lot B is the subject of this application.

In May 2018, PC Urban applied to rezone the Property from current I2 (General Industrial) and I4 (Central Industrial) to I4 (Central Industrial) with plans to build two light-industrial buildings on Lot B which complies with the current Official Community Plan (OCP) designation as Industrial (IND) land. In combination with the previously submitted mixed-use residential proposal on Lot A, this proposal compliments and completes the vision for this site. The transition from residential on Lot A to light-industrial on Lot B signifies the eastern boundary of residential zoning along Clement Avenue and maintains preservation of the industrial land.

The application on Lot A is currently under development review by the City of Kelowna and consists of retail at grade with residential units above. In contrast this proposal focuses on employment and industry related uses and will set a precedent for and encourage similar uses in the area. Based on pre-application discussions and meetings with the Planning Department and councilmembers, we understand the proposed form of development is strongly aligned with the City's objectives. This development proposal application reflects these previous discussions with Staff.

Our proposed plan takes into consideration the strong support for creation of light-industrial spaces for businesses near the downtown core. PC Urban has developed similar projects in North Vancouver (Barrow Centre -1515 Barrow Street) and Vancouver (IntraUrban – 8811, 8855 & 8889 Laurel Street). Both projects have been well received by their respective community's and provide an attainable ownership option for small businesses interested in locating close to city centres with proximity to established transportation networks and shorter commute times than those found in the outer suburbs.

The Property neighbours industrial users to the north (BC Tree Fruits, Sun Ripe, Sandhill Wines), a vacant lot to the east, single family homes to the south, and a new regional RCMP station to the west. In the larger context, the Property is a few blocks northeast of downtown and Bernard Street corridor, and nearby several large scale residential and mixed-use developments. Currently the Property has had all former improvements removed and remediated with three commercial Certificates of Compliance ("CoC") issued from the Ministry of Environment.

Development Rationale

The current application proposes two buildings. South building fronting Clement Avenue accommodates double height units at grade with mezzanines and glazed overhead doors facing an interior "mews". Upper floor will consist of general office space with generous outdoor amenity areas for employees. The north building fronting Vaughan Avenue is proposed to provide double height flex units which could accommodate a range of light industrial and office uses.

The units at the western end of each building are intended to house restaurant or café style uses to provide amenity for the employees of this development and the residents of surrounding areas, including the residents who will live within the rental units being proposed for our adjacent site. These uses will also help animating the shared service lane between the two phases.

Within the industrial space, and in addition to the users who would currently fit the I4 zoning parameters, we also envision local 'crafty' artisan and lifestyle businesses which we believe will serve the residential population to the west and south, along with patrons from throughout the downtown and beyond.

Examples of the types of businesses we envision but are not currently allowed in the I4 zone include local food purveyors (butcher/produce merchants), yoga studios, guitar manufacture and sales, bike repair classes and sales, and musical venue within the lower industrial floor and creative marketing agencies, walk-in clinics, and tech startups within the upper office floor.

A key component of what we believe needs to characterize the allowable range of uses on this site is creating a synergy that serves and attracts both employees who will work here along with the surrounding and growing residents. This type of mixed-use cross-pollination, we believe, is becoming a necessary component for all forms of new industrial development.

We also believe that this mixed-use concept would create a unique enclave in Kelowna, an interesting and attractive neighbourhood amenity for residents and also a vibrant ‘edge’ between the urban core and the traditional industrial lands behind and beyond.

In an effort to facilitate our vision for the site, we are seeking the following text amendments to the I4 zoning bylaw, limited to the building facing Clement Avenue:

- Offices
- Business support services
- Financial services
- Government services
- Health services
- Retail liquor sales establishment
- Retail stores, convenience
- Retail stores, service commercial
- Retail stores, general
- Commercial schools

The Property has strong potential to serve in a unique and functional transitional role within a broader definition of ‘industrial’ development. A broader development vision also reflects a contemporary economy that works within transitioning industrial areas, especially in the context of more urban, live-work neighbourhoods.

An example of where this type of transition is thriving can be found in the Mt. Pleasant neighbourhood in Vancouver, where a growing number of tech industry and modern industrial users are locating in enclaves which also accommodate commercial amenities and services. What is being created is a strong, people-friendly synergistic dynamic providing both ‘new-industrial’ employment and amenity areas for the employees and neighbouring residents. For further reference, please see the following articles:

- <https://vancouver.sun.com/opinion/opinion-redefining-industrial-real-estate>
- <https://biv.com/article/2016/02/yuppie-industrial-development-meets-vancouver-dema>

Design Rationale

Site Organization

The site is organized to provide maximum animation to the street frontages with Clement assuming the primary focus in the hierarchy. The “mews” environment, which accommodates all visitor and employee parking for the site, will act as the primary entry for all units and is heavily landscaped to provide a tranquil and enjoyable pedestrian environment. The outdoor dining areas for the two restaurants are

oriented to receive south and western sun in Winter and Spring and will be shaded by Street trees in the hot summer months.

Form & Character

The project has been developed with a simple and rigorous design philosophy that draws up the areas industrial heritage. The Clement frontage incorporates a simple but harmonious rhythm of solid and void elements with transparent and opaque materials that provide both animation as well as individual identity and exposure for each of the tenants. Each unit entry is identified by wood lined framing elements that are reinforced by a recessed second storey balcony above them. These balconies provide south facing exposure with deep overhangs that shade the office windows from harsh summer sun while allow access to the sun in winter and spring.

Materials are warm and robust and reinforce the industrial heritage that include board-form and tilt-up concrete, “Weathered Zinc” prefinished metal cladding with Natural Wood and weathered steel accents.

Landscape Design Rationale

Use of textured concrete paving, and concrete seat and wall elements reflect on the traditional industrial materials and forms. Feature paving will have a wood pattern, along with chunky timber elements and weathered steel, to express and reflect the historic patterns and materials of the area. Elements will be durable and simple in a modern manner by using the material textures to generate historic impressions without trying to imitate historic forms.

Plantings will also help the project fit in with the context and the local ecology. Drought tolerant, local, and native plant choices will be expressive of Kelowna while being durable and attractive in all seasons. Mixed with natural stone and wood elements, plantings will feel very expressive of the area.

Clean and simple materials will be fitting to the style of the architecture and help reduce maintenance demands. Detailing for landscape elements will look to the architectural forms for inspiration as plans develop. Plant materials are in addition selected based on low-maintenance and highly attractive characteristics with low water requirements. These components combined are designed to maximize the year-round visual interest and function of the landscape designs.

Civil & Storm Water Management

Draft civil drawings including servicing, grading, and erosion & sediment control drawings have been included in the submission. A storm water management plan has also been included in the submission which proposes use of infiltration tanks for Lot A. Lot B will use an Oil Grit Separator, impermeable underground storage tanks and discharge controlled runoff to the Lot A stormwater management system via an SRW in favour of Lot B. The storm sewer on Clement frontage of Lot B is far too shallow to connect the Lot B stormwater tank via gravity. Hence an SRW through Lot A allows for a connect to a deeper gravity outlet near Richter Street.

Summary

We believe the proposed form of development is consistent with and compliments the existing industrial and residential neighborhood, provides employment generating opportunities to the City, and maintains continuity of the urban environment. Based on the successful completion of our previous urban Industrial projects, we are confident that the form of development is balanced and will function well for land use, parking, and tenant operations.

We are anxious to continue to move the vision and our development plans forward and toward that end, we look forward to advancing this application through the approval process. Please contact PC Urban should you require any additional information or would like to meet to discuss the application.

Thank you for your consideration.

Yours truly,

PC Urban Clement Holdings Ltd.

A handwritten signature in black ink, appearing to be 'Shawn Oh', with a stylized, cursive-like flow.

Shawn Oh
Assistant Development Manager

CITY OF KELOWNA

MEMORANDUM

Date: May 31, 2018
File No.: TA18-0006
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 726-816 Clement Ave

The Development Engineering comments and requirements regarding this Text Amendment application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0059.

James Kay, P. Eng.
Development Engineering Manager

JA

ATTACHMENT		A
This forms part of application		
# <u>TA18-0006</u>		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

CITY OF KELOWNA

MEMORANDUM

Date: May 31, 2018
File No.: Z18-0059
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 816 Clement Ave I2 to I4

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

.1) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- c) The proposed Development triggers a traffic impact assessment that should have been completed with zoning application Z17-0093. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

.2) Road Dedication and Subdivision Requirements

- a) On the Clement Ave frontage, provide a 10m dedication for a roadway allowance totalling 30m road right of way.
- b) Lot consolidation with 726 Clement must be completed.
- c) Access to the development should be via Vaughan Ave and the proposed lane.
- d) All access points should be designed to the SS-C7 standard with a continuous sidewalk at property line.

.3) Geotechnical Study.

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department



for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

- a) The property is located within the City of Kelowna service area. The existing lot is serviced with small -diameter water services (4). Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for commercial zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

.5) Sanitary Sewer

ATTACHMENT		A
This forms part of application		
# Z18-0059		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services (2) and the installation of one new larger service.
- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b) It will be necessary for the developer to construct storm drainage facilities on Clement Ave, and Vaughan Ave, to accommodate road drainage fronting the proposed development.
- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

- a) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system and irrigation sleeves to the treed middle median, street lights. A modified SS-R9 cross section will be used and provided at the time of design. The design should include up to centreline of the Clement ROW
- b) Vaughan Ave is designated an urban local road. Frontage improvements required include Curb and Gutter, separate sidewalk, piped storm drainage system, landscaped boulevard complete with underground irrigation system, curb extensions at the intersections and access points, and street lights. Parallel parking only is permitted on Vaughan Ave. A modified SS-R5 cross section will be used and provided at the time of design.
- c) Proposed lane from the development will be restricted to a right in and right out at the intersection of the lane and Clement Ave unless otherwise agreed upon with the City of Kelowna.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing for review and costing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave and Vaughan Ave.

.9) Power and Telecommunication Services and Street Lights



- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the “City Center Urban Center”.
- 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) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) Design and Construction

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

.11) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.
- b) 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.

.12) Servicing Agreements for Works and Services

ATTACHMENT A	
This forms part of application # Z18-0059	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

- b) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- c) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) A hydrant levy charge of **\$250.00** (\$250.00 per new lot)

James Kay, P.Eng.
Development Engineering Manager

JA

ATTACHMENT		A
This forms part of application		
# Z18-0059		
Planner Initials	AC	 City of Kelowna COMMUNITY PLANNING

Zoning Bylaw 8000 – Amending C4 – Urban Centre Commercial Zone				
No.	Section	Existing Text	Proposed Text	Rationale
1.	15.4.2 – Principal Uses	<p>The principal uses in this zone are:</p> <p>(a) analytical testing</p> <p>(b) animal clinics, major</p> <p>(c) auctioneering establishments</p> <p>(d) automotive and equipment repair shops</p> <p>(e) automotive and minor recreation vehicle sales/rentals</p> <p>(f) breweries and distilleries, major</p> <p>(g) breweries and distilleries, minor</p> <p>(h) broadcasting studios</p> <p>(i) bulk fuel depots</p> <p>(j) child care centre, major</p> <p>(k) concrete and asphalt plants</p> <p>(l) contractor services, limited</p> <p>(m) contractor services, general</p> <p>(n) custom indoor manufacturing</p> <p>(o) equipment rentals</p> <p>(p) fleet services</p> <p>(q) food primary establishment</p> <p>(r) gas bars</p> <p>(s) general industrial uses</p> <p>(t) industrial high technology research and product design</p> <p>(u) liquor primary establishment, minor</p> <p>(v) medical marihuana production facilities</p> <p>(w) mobile catering food services</p> <p>(x) non- accessory parking</p> <p>(y) participant recreation services, indoor</p> <p>(z) pawnshop</p> <p>(aa) private clubs</p> <p>(bb) rapid drive-through vehicle services</p> <p>(cc) recycled materials drop-off centres</p> <p>(dd) service stations, major</p> <p>(ee) service stations, minor</p> <p>(ff) temporary parking lot</p> <p>(gg) temporary shelter services</p> <p>(hh) utility services, minor impact</p> <p>(ii) warehouse sales</p>	<p>keep existing and add the following:</p> <p>(jj) The following land uses are permitted only within buildings fronting onto Clement Ave and on LOT B SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP83554, located at 816 Clement Ave:</p> <ul style="list-style-type: none"> - Offices - Business Support Services - Financial Services - Government services - Health Services - Retail liquor sales establishment - Retail stores, service commercial - Retail stores, general - Commercial Schools 	See Report

ATTACHMENT B

This forms part of application

TA18-0006

Planner
Initials

AC



City of
Kelowna
COMMUNITY PLANNING



816 CLEMENT AVENUE

816 Clement Avenue, Kelowna, BC

Applicant: Robert Spencer
PC Urban
604.408.5687
Suite 880, 1090 West Georgia Street, Vancouver, BC

Architect: Craig Taylor
Taylor Kurtz Architecture + Design Inc.
604.569.3499
1183 Odium Drive, Vancouver, BC V5L 2P6

Landscape Architect: David Stoyko
Connect Landscape Architecture
604.681.3303
2305 Hemlock Street, Vancouver, BC V6H 2V1

Land Surveyor: -

Drawing Index (Master)											
Discipline	Sort Order	Sheet Type	Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Checked By	Designed By	Approved By	Sort	Disc
			A102	Building 2 - Plans	10/03/17	Author	Checker	Designer	Approver		
			A109	Unnamed	10/05/17	Author	Checker	Designer	Approver		
Architectural			.	Cover Page	06/22/17	LJ	CT	CT	Approver		
Architectural			A100	Site Plan	02/20/17	LJ	CT	CT	Approver		
Architectural			A101	Building 1 - Plans	02/21/17	LJ	CT	CT	Approver		
Architectural			A103	Sections	04/18/17	LJ	CT	CT	Approver		
Architectural			A104	Elevations	04/04/17	LJ	CT	CT	Approver		
Architectural			A105	3D Views	04/04/17	LJ	CT	CT	Approver		
Architectural			A106	Precedent Images	04/19/17	LJ	CT	CT	Approver		
Architectural			A107	View Looking North East	06/06/17	LJ	CT	CT	Approver		
Architectural			A108	View Looking South East	06/06/17	LJ	CT	CT	Approver		

PCurban
property re-imagined™

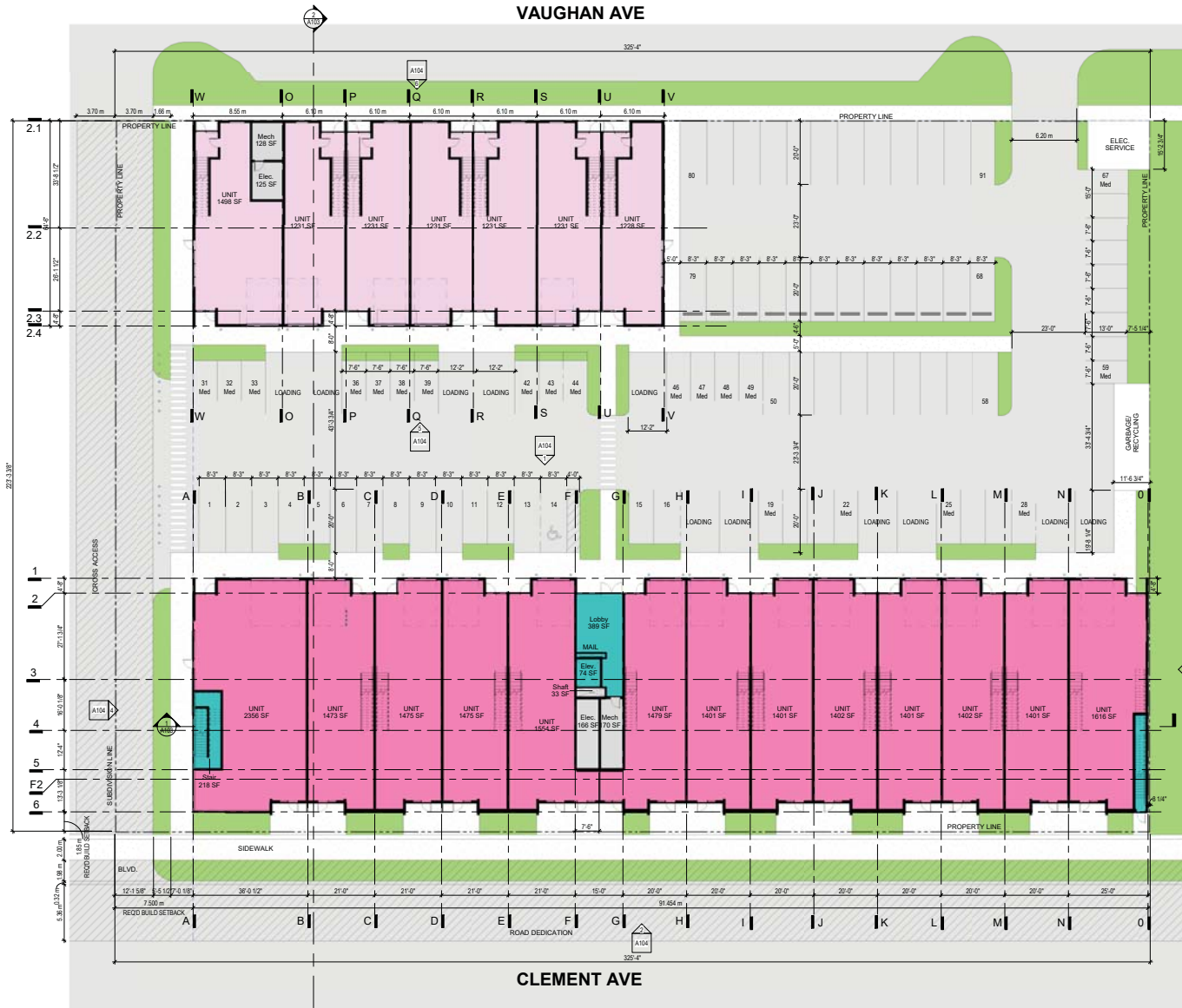
TAYLORKURTZ
ARCHITECTURE + DESIGN INC.

Clement Ave

816 Clement Ave, Kelowna, BC

Cover Page

PLOT DATE: 2018-05-14 10:29:43 AM



① Site Plan
1/16" = 1'-0"

ZONING SUMMARY:

LEGAL DESCRIPTION:	TBA
BUILDING SETBACKS:	
Front Yard Setback (Vaughan Ave):	Proposed: 0m Required: 0m
Side Yard Setback (West):	Proposed: 7.5m Required: 7.5m
Side Yard Setback (East):	Proposed: 0m Required: 0m
Rear Yard Setback (Clement Ave):	Proposed: 1.85m Required: 0m
EASEMENTS:	TBA
ZONE:	I-4
USES:	Commercial/Office
Gross Floor Area:	(see table below)
Site Area:	72,620.02 sf
Site Cover:	Proposed: 41% Permitted: 75%

Area Summary (Gross Floor Area - By Building and Level)

Building	Area (SF)	Area (SM)
Ground Floor Level		
Building 1	20670 SF	1920 m ²
Mezz		
Building 1	6930 SF	644 m ²
Second Floor - Building 1		
Building 1	10590 SF	984 m ²
Building 1	38190 SF	3548 m ²
Ground Floor Level		
Building 2	9010 SF	837 m ²
Mezz		
Building 2	4830 SF	448 m ²
	13830 SF	1285 m ²
	52020 SF	4833 m ²

Area Summary (Net Floor Area - By Building and Level)

Building	Area (SF)	Area (SM)
Ground Floor Level		
Building 1	19840 SF	1843 m ²
Mezz		
Building 1	6510 SF	605 m ²
Second Floor - Building 1		
Building 1	10090 SF	937 m ²
Building 1	36430 SF	3385 m ²
Ground Floor Level		
Building 2	8880 SF	825 m ²
Mezz		
Building 2	4830 SF	448 m ²
	13710 SF	1273 m ²
	50140 SF	4658 m ²

FSR:	Proposed: 0.69 Permitted: 1.48
Height:	Proposed: 14.9m (49') Permitted: 14.9m (49')

Parking:	Proposed: 91 Required: 91
----------	------------------------------

Parking Provided	
Description	Count
Kelowna 3.7m x 6m LOADING: 3700 X 6000	11
Parking Space1: 7'-6" X 15'-8" - 90 deg	11
Parking Space1: 8'-3" x 20' - 90 deg	53
Parking Space: 7'-6" X 15'-8" - 90 deg	16
	91

Loading	Required: 1/1900 sm GFA	= 2
---------	-------------------------	-----

Off-Street Bicycle Parking	Required:	
	Class I:	= TBD
	Class II:	= TBD

Landscaping Area Required	2sm x 91 spaces	= 182 SQ. M.
Landscaping Area Proposed		= 778 SQ. M.

CITY OF KELOWNA

BYLAW NO. 11711

TA18-0006 – I4 – Central Industrial – 816 Clement Avenue

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 **Section 15.4.2 – I4 – Central Industrial – Principal Uses**, be amended by adding in its appropriate location a new subsection (kk) that reads as follows:

(kk) The following land uses are permitted only within buildings fronting onto Clement Ave and on LOT B Section 30 Township 26 ODYD PLAN EPP83554 located on Clement Ave:

- offices
- business support services
- financial services
- government services
- health services
- retail liquor sales establishment
- retail stores, service commercial
- retail stores, general
- commercial schools

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 3rd day of December, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11712
Z18-0059 – 816 Clement Avenue

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 B, Section 30, Township 26, ODYD, PLAN EPP83554 located on Clement Ave, Kelowna, BC from the I2 – General Industrial and I4 – Central Industrial zones to the I4 – Central Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 3rd day of December, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11717
Z18-0081 – 2125 & 2137 Richter Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 19 Township 26 ODYD Plan EPP90678 located on Richter Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 3rd day of December, 2018.

Considered at a Public Hearing on 15th day of January, 2019.

Read a second and third time by the Municipal Council this 15th day of January, 2019.

Amended and adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: May 27, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LK)

Application: DP18-0159

Owner: 1140648 B.C. LTD., Inc. No.
1140648

Address: 2125-2137 Richter Street

Applicant: Innascore Developments Inc.

Subject: Development Permit Application

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

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 11717 be amended at third reading to revise the legal description of the subject properties from Lots 2 & 3 Section 19 Township 26 ODYD Plan 700 to Lot A Section 19 Township 26 ODYD Plan EPP90678;

AND THAT final adoption of Rezoning Bylaw No. 11717 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0159 for Lot A Section 19 Township 26 ODYD Plan EPP90678, located at 2125-2137 Richter Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

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

2.0 Purpose

To consider the form and character of a purpose built 3-storey 10-unit rental townhouse development on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the Development Permit application as it meets many of the planning objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines, some of which include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - Step back upper floors to reduce visual impact;
 - Detailing that creates a rhythm and visual interest along the line of the building;
 - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The inclusion of two ground-oriented units facing onto Richter Street creates a pedestrian-oriented scale and connection to the street. The units have an outdoor patio area that is delineated by landscaping. This enhances the public realm at the street level as well as provides privacy for the resident's private amenity area. A central entry provides access to the eight units on the upper level. Each unit is accessed from the common courtyard area, which is intended to provide an amenity area that encourages interaction between the residents.



The property is centrally located on Richter Street between Cadder Avenue and Glenwood Avenue. The site is in walking distance of Kelowna General Hospital and has easy access to the Ethel Street multi-use corridor which will provide good cycling and pedestrian connectivity to downtown and the Rail Trail. The property has a Walk Score of 63 (Somewhat Walkable- some errands can be accomplished on foot) and a Transit Score of 46 (Some Transit - a few nearby public transportation options). The site is within close proximity of three urban centres (Downtown, Capri/Landmark and South Pandosy) which provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Background

Two parcels have been consolidated to form the new titled lot. Each parcel has an existing dwelling which will be demolished to facilitate the development of the 10-unit townhouse complex.

4.2 Project Description

The applicant is proposing the construction of a 3-storey, 10-unit purpose-built rental townhouse building. The development includes a mix of unit types from one to three bedrooms with some having an additional den area.

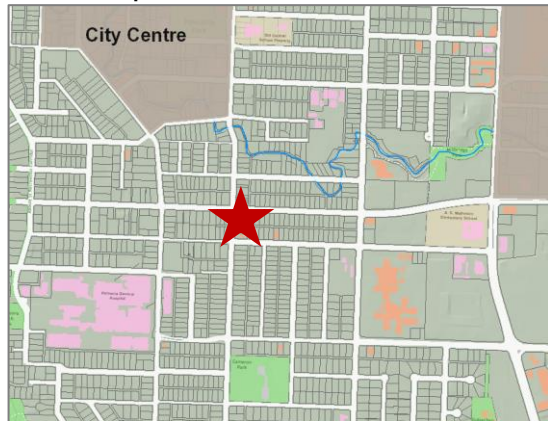
The development provides the 18 parking stalls required to meet the Zoning Bylaw Regulations. Seven at-grade parking spaces are provided along the rear lane with the remainder of the parking (11 stalls) in an above-ground parking structure. The structured parking is located behind the two ground-oriented units on the main floor. This screens the parking from the street and adjacent parcels and provides extra security for vehicles.

4.3 Site Context

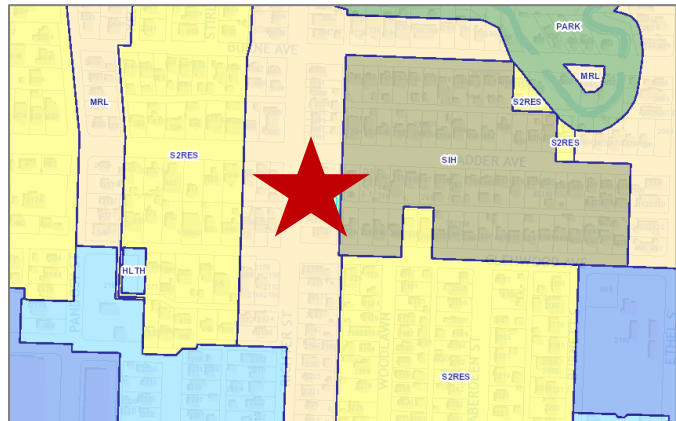
Specifically, adjacent land uses are as follows:

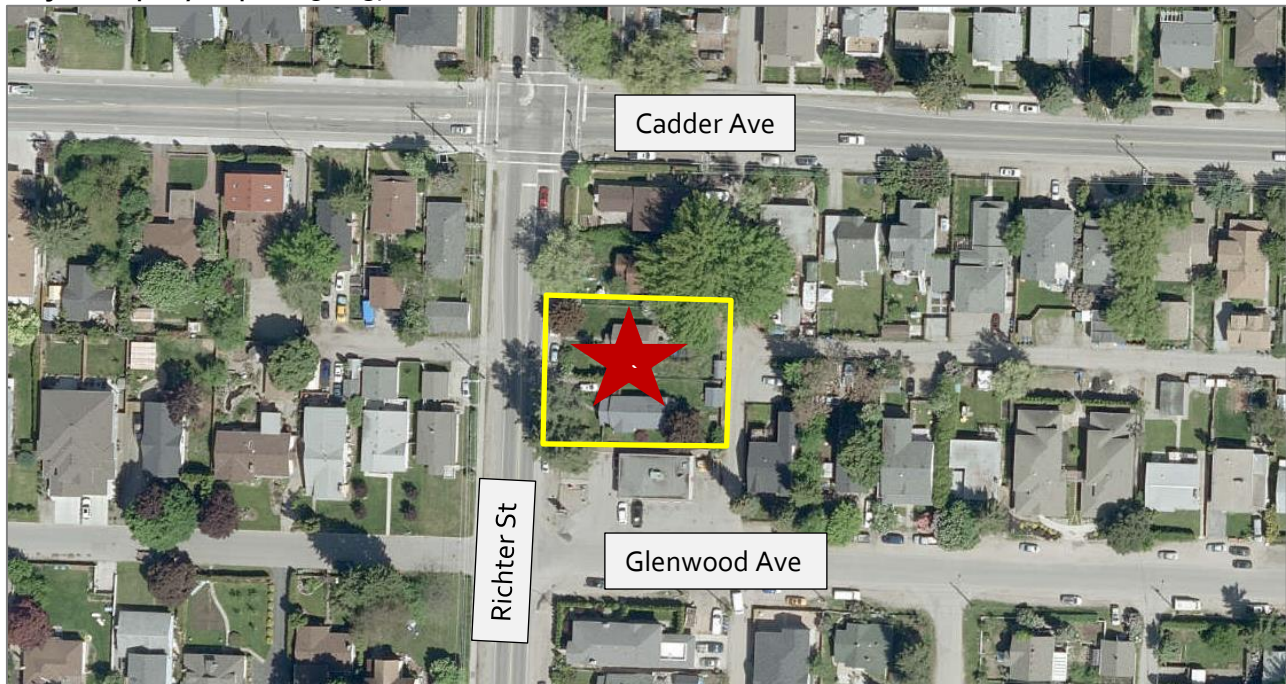
Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU7 – Infill Housing	Four Dwelling Housing, Single Family Dwelling
South	C1 – Neighbourhood Commercial	Convenience Store
West	RU6 – Two Dwelling Housing	Single Family Dwelling

Context Map:



Future Land Use:



Subject Property Map: 2125-2137 Richter Street**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM ₃ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	900 m ²	1183.85 m ²
Lot Width	30 m	32.37 m
Lot Depth	30 m	36.57 m
Development Regulations		
Site Coverage (building)	50%	49.87%
Site Coverage (building, driveway and parking area)	60%	60%
Floor Area Ratio	0.75	0.72
Height	10 m or 3 storeys	10 m & 3 storeys
Front Yard	1.5 m (ground-oriented)	2.5 m
Side Yard (south)	4.0 m	5.18 m
Side Yard (north)	4.0 m	5.18 m
Rear Yard	3.0 m	6.56 m
Other Regulations		
Minimum Parking Requirements	18 stalls	18 stalls
Bicycle Parking	5 spaces	8 spaces
Private Open Space	275 m ²	345 m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Healthy Communities.³ 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.

Housing Mix.⁴ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

6.0 Application Chronology

Date of Application Received: July 25, 2018
Date of Rezoning Public Hearing: January 15, 2019

Report prepared by: Lydia Korolchuk, Planner

Approved for Inclusion by: Terry Barton, Urban Planning Manager

Attachments:

Attachment A: Comprehensive Development Permit Guidelines

Attachment B: Draft Development Permit – DP18-0159

Attachment C: Development Engineering Memorandum

Schedule A: Site Plan

Schedule B: Conceptual Elevations

Schedule C: Landscape Plan

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

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

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter).

Development Permit DP18-0159



This permit relates to land in the City of Kelowna municipally known as

2125-2137 Richter Street

and legally known as

Lot A Section 19 Township 26 ODYD Plan EPP90678

and permits the land to be used for the following development:

Stacked Row Housing

USE as per Zoning Bylaw

Multiple Dwelling Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision May 27, 2019

Decision By: COUNCIL

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by May 27, 2021.

Existing Zone: RM3 Future Land Use Designation: MRL

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1140648 B.C. LTD., Inc. No. 1140648

Applicant: Innascore Developments Inc.

Terry Barton
Urban Planning Manager
Community Planning

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$69,256.25
- b) A certified cheque in the amount of \$69,256.25

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?	✓		
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?		✓	
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?		✓	
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?			✓
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?			✓
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?			✓
Site Access			
Is the safe and convenient movement of pedestrians prioritized?			✓
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?		✓	
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?		✓	
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
<ul style="list-style-type: none"> Compliment and soften the building's architectural features and mitigate undesirable elements? 	✓		
<ul style="list-style-type: none"> Maintain the dominant pattern of landscaping along the street and surrounding properties? 			✓
<ul style="list-style-type: none"> Enhance the pedestrian environment and the sense of personal safety? 	✓		
<ul style="list-style-type: none"> Screen parking areas, mechanical functions, and garbage and recycling areas? 		✓	
<ul style="list-style-type: none"> Respect required sightlines from roadways and enhance public views? 			✓
<ul style="list-style-type: none"> Retain existing healthy mature trees and vegetation? 			✓
<ul style="list-style-type: none"> Use native plants that are drought tolerant? 	✓		
<ul style="list-style-type: none"> Define distinct private outdoor space for all ground-level dwellings? 	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 			
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 			
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?			
Does at least 25% of the total landscaped area require no irrigation / watering?			
Does at least 25% of the total landscaped area require low water use?			
Does at most 50% of the total landscaped area require medium or high water use?			
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?			
Do water features such as pools and fountains use recirculated water systems?			
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?			
Are the required written declarations signed by a qualified Landscape Architect?			
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?			
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?			
Is drip or low volume irrigation used?			
Are the required written declarations signed by a qualified Certified Irrigation Designer?			
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?			✓



CITY OF KELOWNA

MEMORANDUM

Date: July 30, 2018
File No.: Z18-0081
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2125-2137 Richter Street RU6 to RM3

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. General

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. 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 Study

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.

- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.
- a. Additional geotechnical survey may be necessary for building foundations, etc

3. Water

- a. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for residential low density multiple housing zone is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- b. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

4. Sanitary Sewer

- a. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

5. Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b. Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

6. Roads

- a. Richter St must be upgraded to an collector standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a modified SS-R5
- b. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$49,653.13** not including utility service cost.

7. Power and Telecommunication Services and Street Lights

- a. The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

8. Development Permit and Site Related Issues

- a. Access to the property will be lane access only

9. Design and Construction

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

10. Other Engineering Comments

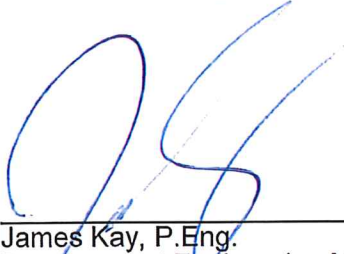
- a. If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured

12. Charges and Fees

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)



James Kay, P.Eng.
Development Engineering Manager

JA

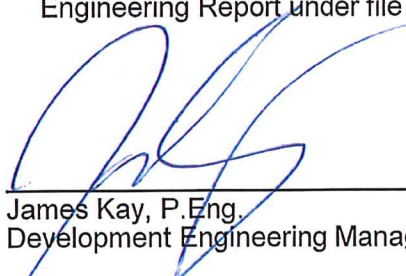
**CITY OF KELOWNA****MEMORANDUM**

Date: July 30, 2018
File No.: DP18-0159
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 2125-2137 Richter Street

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0081


James Kay, P.Eng.
Development Engineering Manager

JA

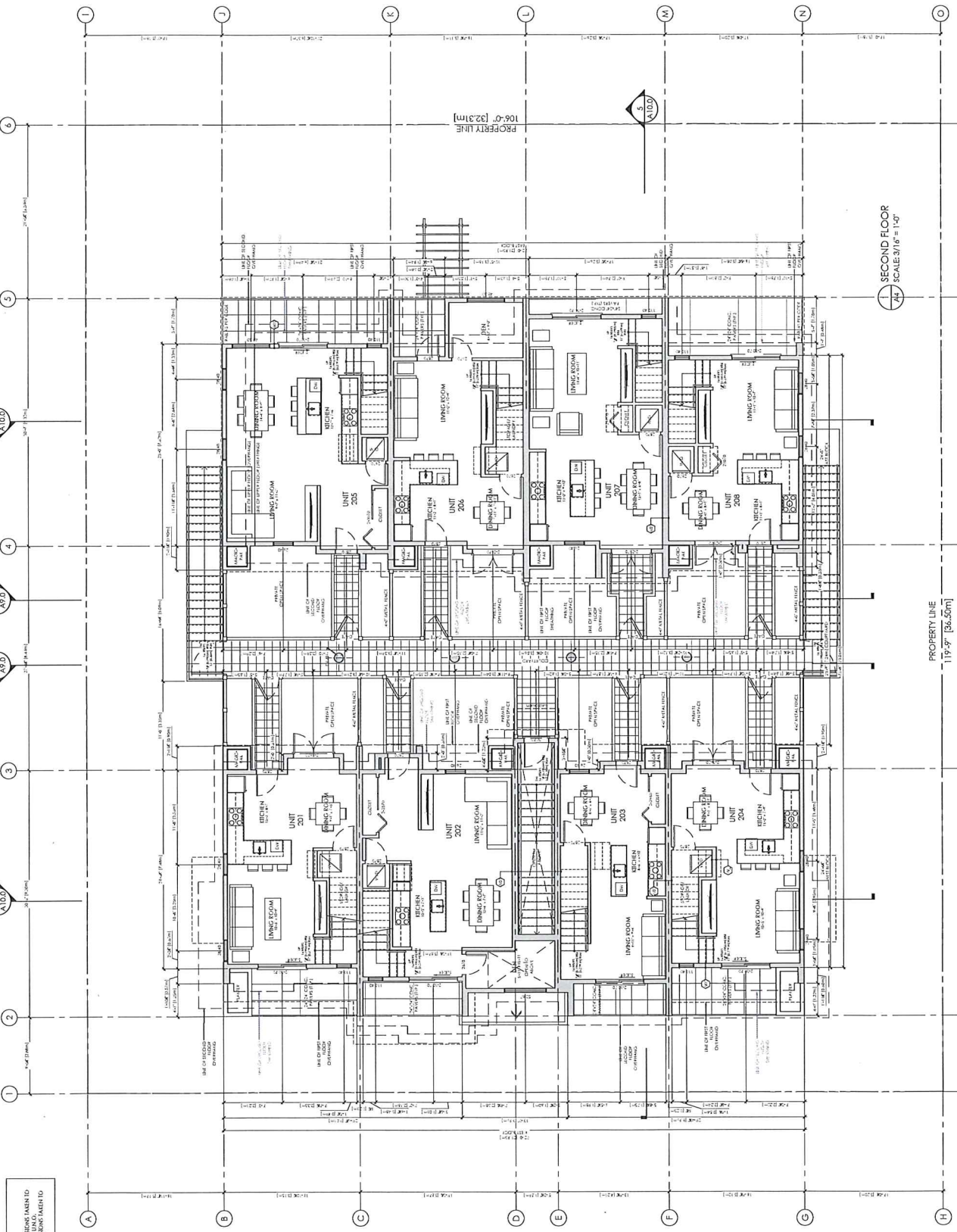


2125-2137 Richter St. Kelowna, BC.
 The Central
 Development Permit Application
 March 28, 2019



A Performance-Driven, Boutique Design Builder
 #200 - 1628 W 2nd Ave., Vancouver BC V6J1H4
 P: (604) 228-4000 F: (604) 228-4001



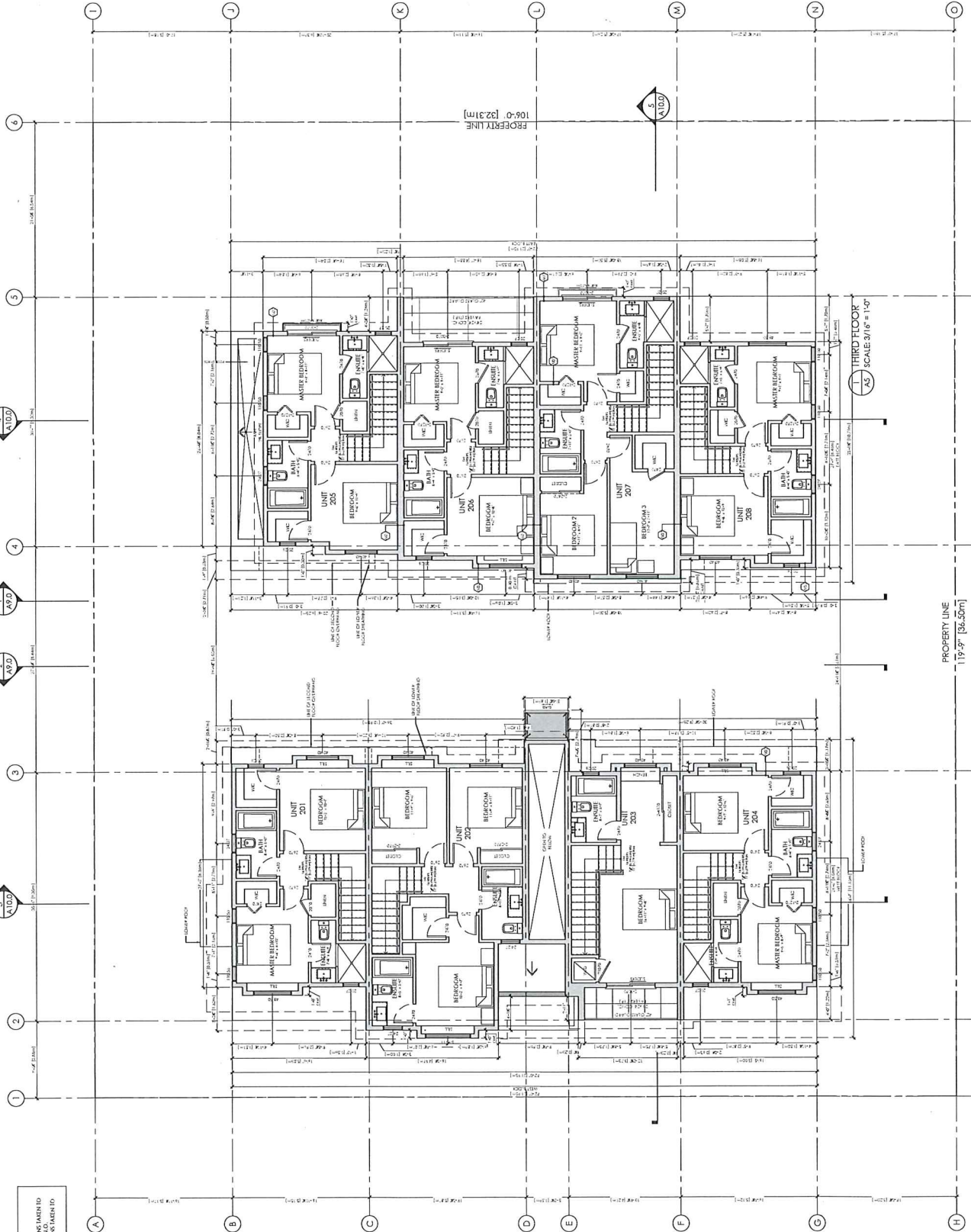


GENERAL NOTES:
1. ALL EXTERIOR DIMENSIONS TAKEN TO
EDGE OF FINISH GRADE
2. ALL INTERIOR DIMENSIONS TAKEN TO
EDGE OF STUD UNITS

SECOND FLOOR
SCALE 3/16" = 1'-0"

PROPERTY LINE
119'-3" (36.50m)

PROPERTY LINE
106'-0" (32.31m)



GENERAL NOTE:
 1. ALL EXTERIOR DIMENSIONS TAKEN TO FACE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR DIMENSIONS TAKEN TO FACE UNLESS NOTED OTHERWISE.

NO.	REVISION DESCRIPTION	DATE
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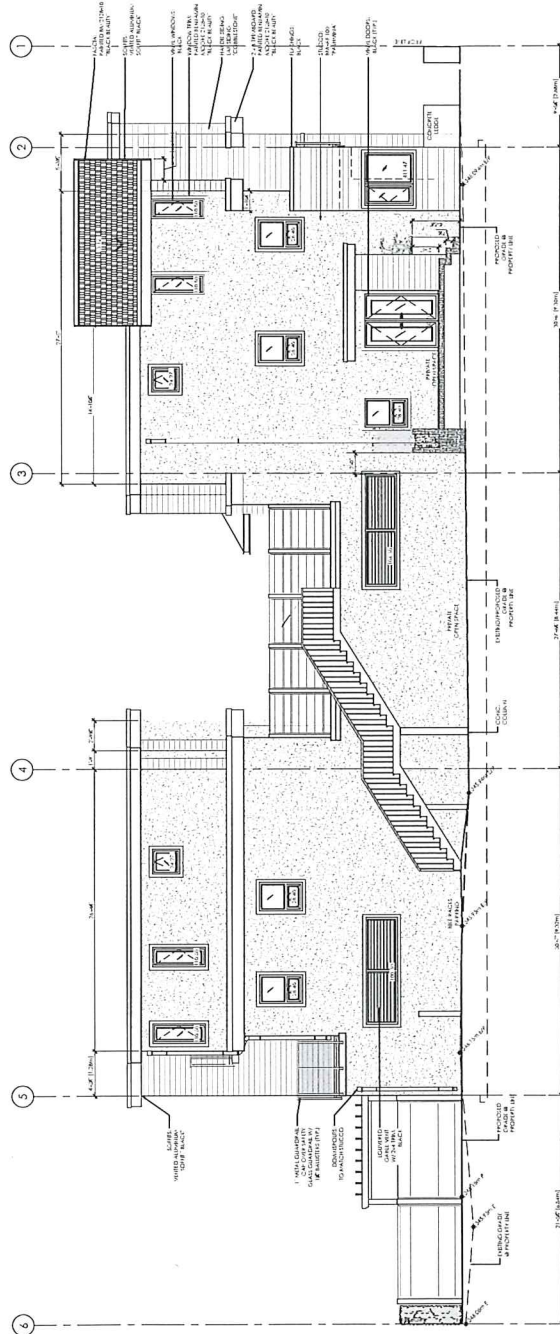
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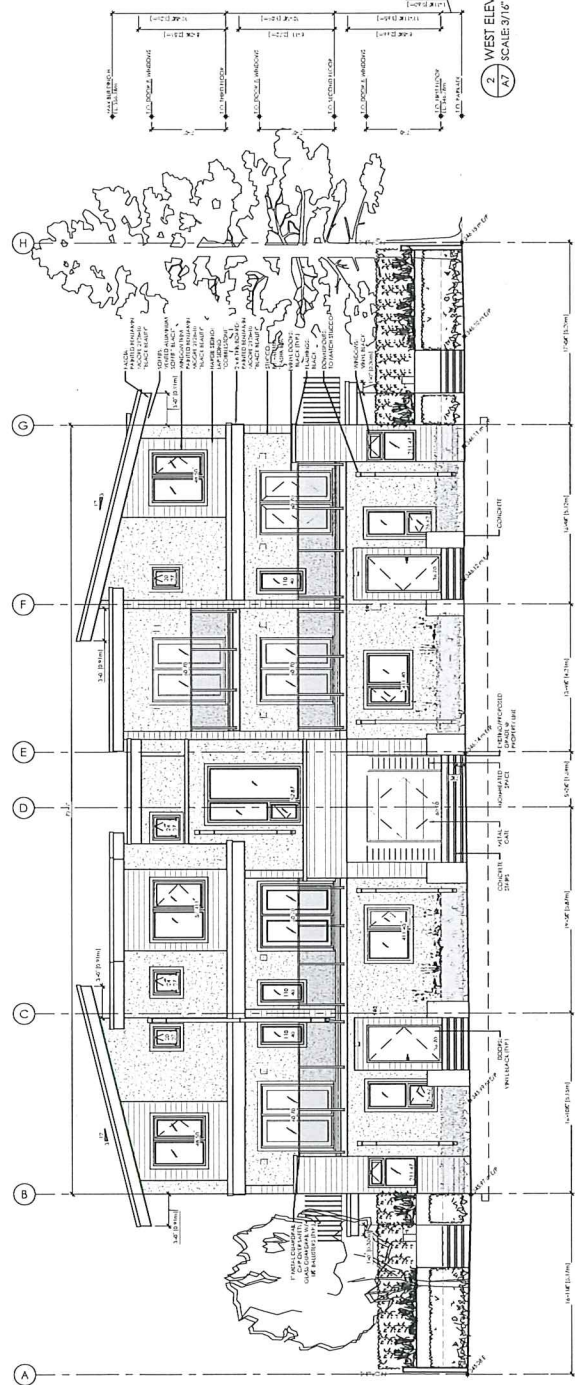
CLIENT PROJECT
 INNACORE
 THE CENTRAL
 ADDRESS:
 2125-2137 INCHES ST.
 KELOWNA, BC

THIRD FLOOR
 SCALE:
 3/16" = 1'-0"

DRAWING NUMBER:
 A5.0



1 NORTH ELEV.
SCALE 3/16" = 1'-0"



2 WEST ELEV.
SCALE 3/16" = 1'-0"

NO.	REVISION	DATE
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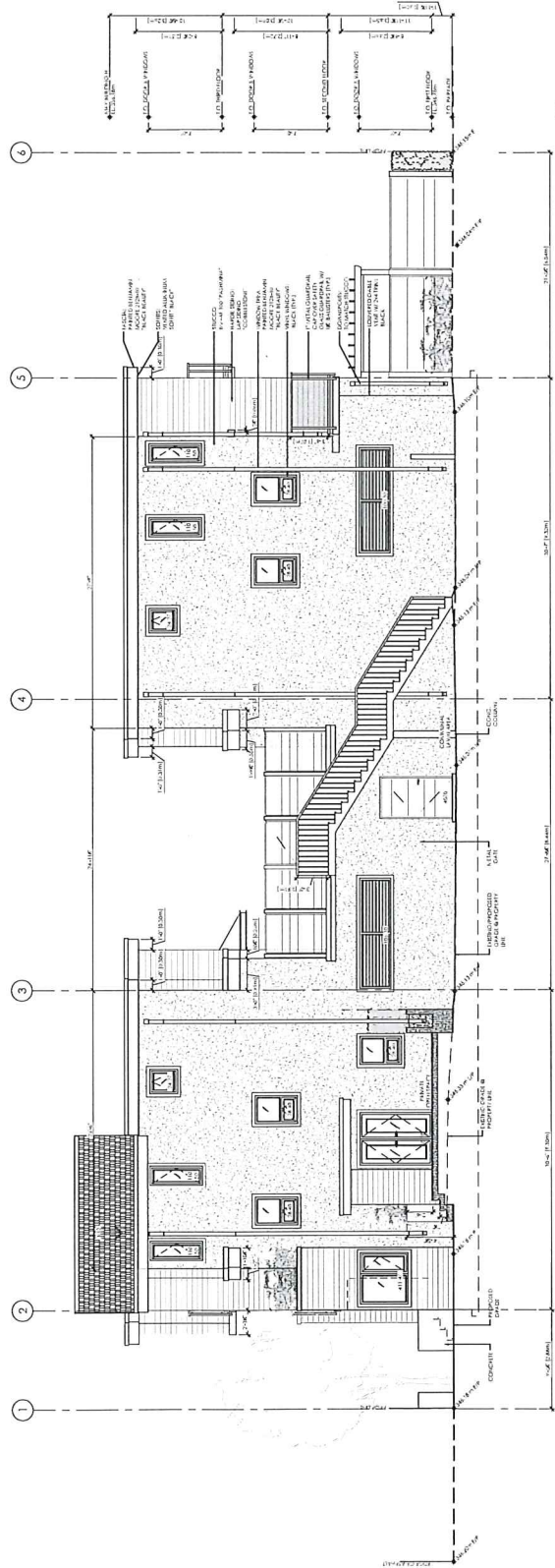
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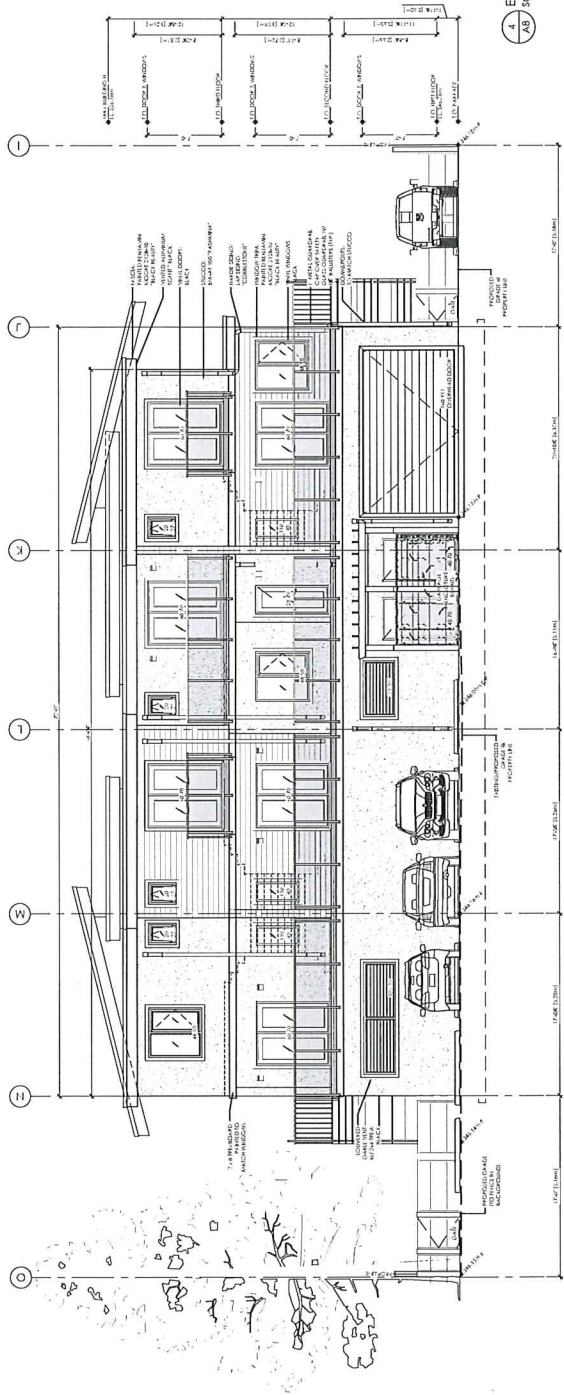
CLIENT/PROJECT: INNAOCORE
THE CENTRAL
ADDRESS: 2125-2137 BUCHANAN ST.
KELOWNA, BC

ELEVATIONS

SCALE: 3/16" = 1'-0"
DRAWING NUMBER: A7.0



3 SOUTH ELEV.
AS SCALE 3/16" = 1'-0"



4 EAST ELEV.
AS SCALE 3/16" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
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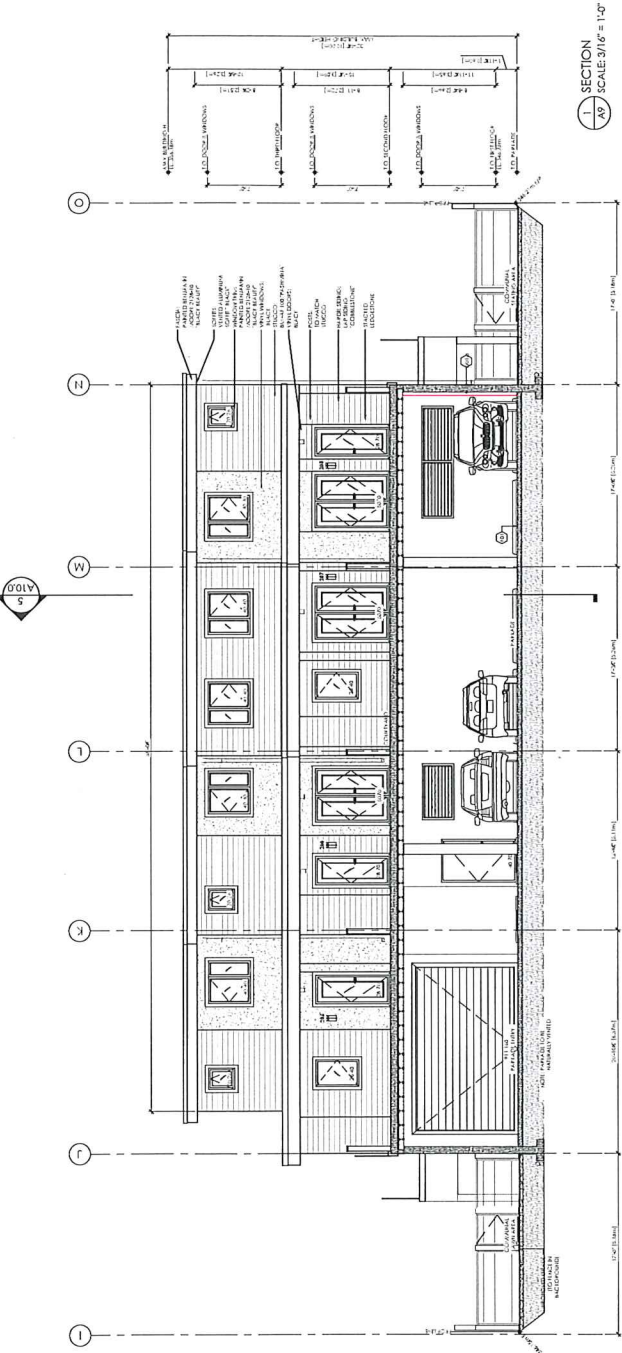
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CLIENT PROJECT: INNAOCORE THE CENTRAL
ADDRESS: 2125-137 ARCTURUS ST. KELOWNA, BC

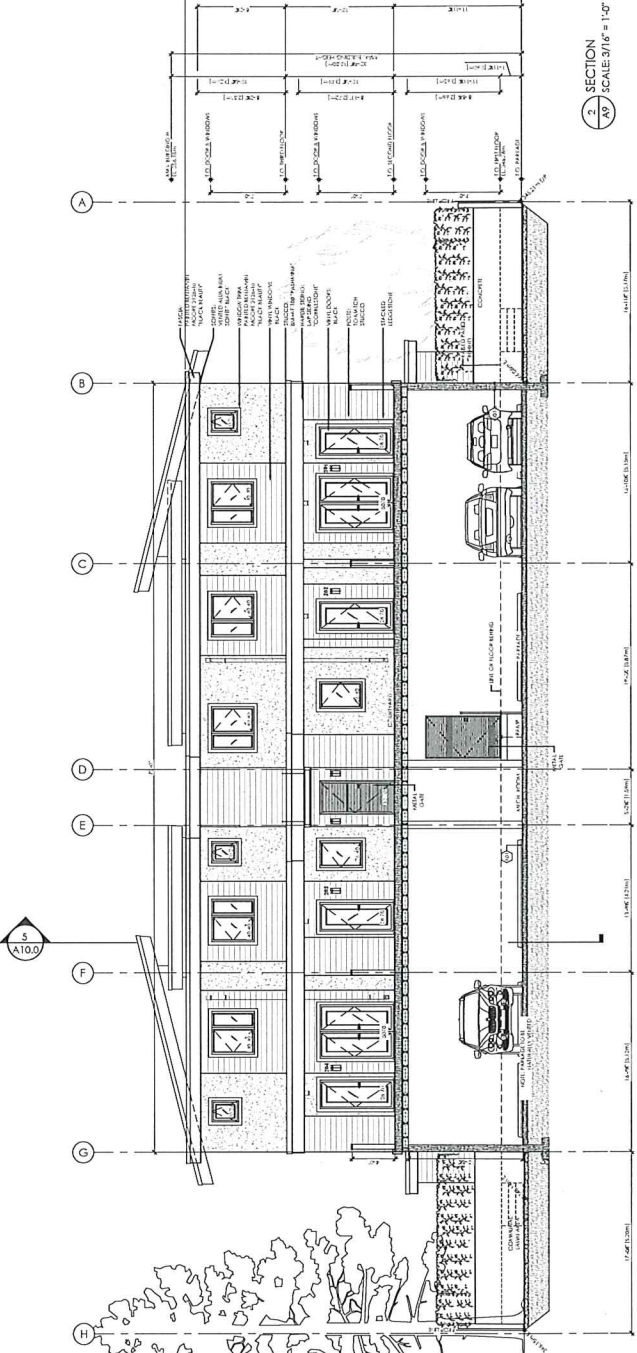
ELEVATIONS
SCALE: 3/16" = 1'-0"
DRAWING NUMBER: A8.0



SCHEDULE B
This forms part of application # 2019-0128
Project: UK



SECTION 1
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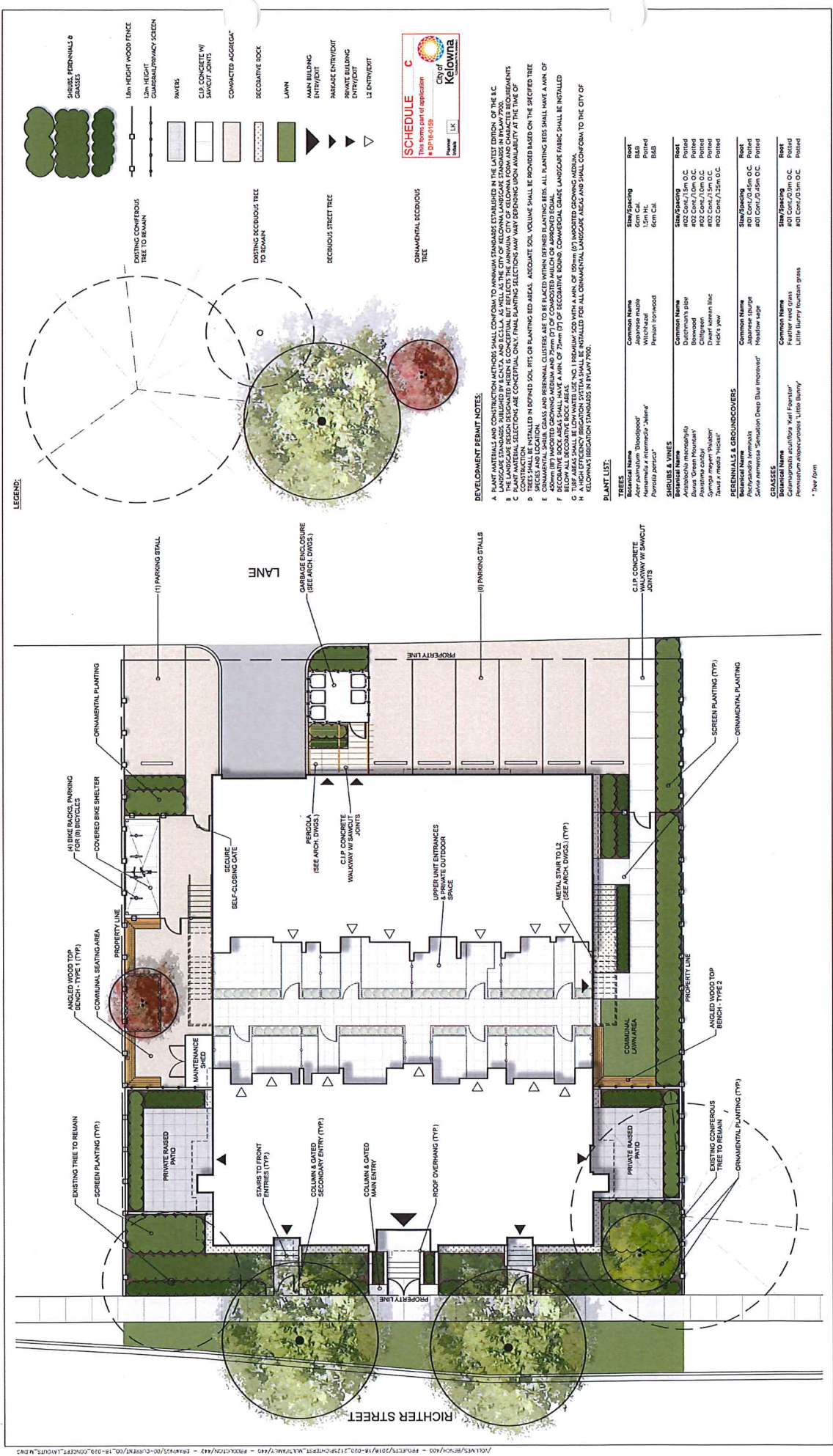
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CLIENT / PROJECT: INNAKORE THE CENTRAL
ADDRESS: 2125-2137 BRIGHT ST. RECONSTRUCTION
SECTION: SECTIONS
SCALE: 3/16"=1'-0"
DRAWING NUMBER: A9.0



REVISIONS / ISSUED

NO.	DATE	DESCRIPTION
3	2024-01-15	ISSUED FOR BIDDING
2	2024-01-10	REVISED FOR BID
1	2024-01-05	ISSUED FOR REVIEW

PROJECT

THE CENTRAL
2125 RICHTER STREET MULTI-FAMILY
INNASCORE DEVELOPMENTS INC.

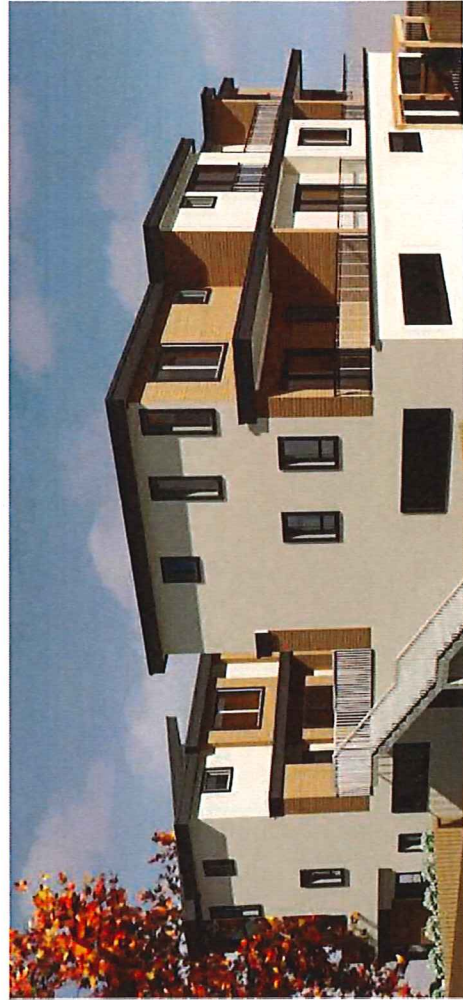
LANDSCAPE PLAN

PROJECT # 24-0005
SCALE 1:100

NOT FOR CONSTRUCTION

SCALE: 1:100

NORTH



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CLIENT PROJECT: INNA SCORE
THE CENTRAL

ADDRESS: 2125-117 ARCADE ST.
KELLOWAY, BC

IMAGES

SCALE: 3/16" = 1'-0"

DRAWING NUMBER: A15.0

REPORT TO COUNCIL



Date: May 27, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AF)

Application: Z19-0024

Owner: Vibona Enterprises LTD., Inc.
No. BCo458875

Address: 1310 St. Paul St

Applicant: Kent-Macpherson

Subject: Rezoning

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: I2 – General Industrial

Proposed Zone: C7rcs – Central Business Commercial (Retail Cannabis Sales)

1.0 Recommendation

THAT Rezoning Application No. Z19-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12 District Lot 139 Osoyoos Division Yale District Plan 645, located at 1310 St. Paul St, Kelowna, BC from the I2 – General Industrial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) zone be considered by Council;

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

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

AND FURTHER THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and
- Local government recommends that the application be approved because of compliance with local regulations and policies.

2.0 Purpose

To consider a development application to rezone the subject property from I2 – General Industrial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) to allow for a retail cannabis sales establishment.

3.0 Community Planning

Community Planning Staff recommend support for the proposed rezoning to C7rcs – Central Business Commercial (Retail Cannabis Sales) to allow for a retail cannabis sales establishment on the subject property as it is in line with the Official Community Plan (OCP) Future Land Use Designation of MXR – Mixed Use (Residential / Commercial).

This application was received prior to the close of the first intake of retail cannabis sales establishment applications on November 30, 2018. As such, it was evaluated in accordance with the Council-endorsed process and was selected to move forward with the City's standard rezoning process, established in the Development Application Procedures Bylaw. This application received a score of 71.43, and the overall average overall score of all applications evaluated was 69.53.

Should Council support the proposed Rezoning Bylaw, the property would be rezoned to a retail cannabis sales subzone, and Staff would send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch indicating support for issuance of a non-medical cannabis retail store license for this property.

The application meets the Zoning Bylaw No. 8000 and there are no variances being requested. Further, the applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

The existing building located on-site originally received an approved building permit in the early 1960's as a single family dwelling and has since transitioned into a food primary establishment. Should Council support the proposed rezoning application a tenant improvement building permit would be required for the conversion of use to allow for a retail cannabis establishment. Any exterior form and character changes to the existing building and overall site will require an approved Development Permit.

4.2 Project Description

Should the rezoning application be supported by Council and the applicant move forward with a Development Permit, the applicant has proposed that the existing building be renovated in conjunction with a new paved surface parking lot at the rear of the building, accessed off of the rear lane, a connecting hard surfaced walkway from the parking lot to the building frontage and new landscaping in the front and side yards along St Paul Street and between the adjacent property to the north. The applicant will be required to dedicate 0.75 m of the rear property to achieve a standard 6.0 m wide laneway at the rear.

4.3 Site Context

The subject property is centrally situated within the Downtown Urban Centre on the west side of St. Paul St, just south of the Cawston Ave and St. Paul St intersection. Sensitive uses that were identified within a 150 metre radius include a Liquor Primary Establishment (1304 Ellis St, 421 Cawston Ave and 1250-1298 Ellis St).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial	Commercial / Retail Building
East	C7 – Central Business Commercial	Public Parking Lot
South	I2 – General Industrial	Bottle Depot
West	C7 – Central Business Commercial	Private Parking Lot

Subject Property Map: 1310 St Paul Street



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.

Downtown Development.² Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of Downtown

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.4 (Development Process Chapter).

6.2 Development Engineering Department

- See attached memorandum dated February 22, 2019

6.3 Fire Department

- No objections to rezoning

6.4 FortisBC Energy Inc - Gas

- FortisBC Energy Inc. has reviewed the subject proposal and has no objections or concerns. If existing building to be demolished, owner will need to request gas service abandonment prior to demolition.

6.5 For FortisBC Energy Inc - Gas

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along St. Paul Street and within the lane adjacent the subject's west property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Committee Evaluation of Application: January 16, 2019

Date of Application Received: December 14, 2018

Date Public Consultation Completed: April 25, 2019

Report prepared by: Andrew Ferguson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Site Plan

Development Engineering Memorandum

Schedule I – Site Plan



ATTACHMENT A

This forms part of application
Z19-0024

Planner
Initials AF

City of
Kelowna
COMMUNITY PLANNING



CITY OF KELOWNA
MEMORANDUM

Date: February 22, 2019
File No.: Z19-0024
To: Community Planning (KB)
From: Development Engineering Manager (JK)
Subject: 1310 St Paul Street I2 – C7 RCS

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1) Domestic Water and Fire Protection

- a) Property 1310 St Paul Street is currently serviced with a 38mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2) Sanitary Sewer

- a) Our records indicate that these properties are currently serviced with a 150mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3) Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

4) Road Improvements

- a) St Paul Street must be upgraded to a full urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b) The Laneway fronting this development will need to be constructed to a SS-C7 standard.

5) Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c) 0.75m laneway dedication is needed for this development.

6) Development Permit and Site Related Issues

- a) Direct the roof drains into on-site rock pits or splash pads.
- b) The vehicle access to this site must be from a fully constructed 7.6m laneway.

7) Electric Power and Telecommunication Services

- a) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9) Servicing Agreement for Works and Services

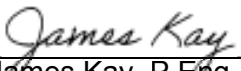
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10) Administration Charge

- a) An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of Total Off-Site Construction Cost plus GST).

11) Survey, Monument and Iron Pins

- a) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.



James Kay P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA
BYLAW NO. 11822
Z19-0024 – 1310 St. Paul Street

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 12 District Lot 139 Osoyoos Division Yale District Plan 645, located on St. Paul St, Kelowna, BC from the I2 – General Industrial zone to the C7rcs – Central Business Commercial (Retail Cannabis Sales) zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: May 27, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: OCP19-0002 & Z19-0041

Owner: Springdale Properties Ltd., INC.
No. BCo864963

Address: 330 Valley Road

Applicant: Kent Macpherson

Subject: OCP Amendment & Rezoning Applications

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

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

Existing Zone: A1 – Agriculture 1

Proposed Zone: RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation, as shown on Map “A” attached to the Report from the Community Planning Department dated May 13, 2019, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated May 13, 2019;

THAT Rezoning Application No. Z19-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located at 330 Valley Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zone as shown on Map “B” attached to the Report from the Community Planning Department dated May 13, 2019, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 13, 2019;

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designation and to rezone the subject property to facilitate the development of townhouses and supportive housing.

3.0 Community Planning

The applicant is requesting an Official Community Plan amendment from MRL – Multiple Unit Residential (Low Density) to MRM – Multiple Unit Residential (Medium Density) and rezoning from A1 – Agriculture 1 to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing. Staff supports the Official Community Plan (OCP) amendment and the rezoning applications to facilitate the development of 30 townhouses and 158 supportive housing (senior's Independent living) on the subject 4.59 acre site.

The subject property is located within a village centre and in close proximity to several other similar scale multi-family projects. It is within walking distance of the shops and services along Kane Rd and immediately across from the developing Glenmore Recreation Park. As such, staff recommend that this subject property is an appropriate location for the proposed townhouse and supportive housing property which general contributes to the OCP goal of densifying Kelowna's urban areas.

The multi-family development to the North triggered the partial construction of Glenpark Drive. The subject application would require the remaining portion of Glenpark Drive to be constructed to provide the primary site access for both the townhouses and the supportive housing projects.

Staff have reviewed this application and it may proceed without affecting either the City's Financial Plan or Waste Management Plan.

3.1 Public Notification

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property. The applicant held a public open house on Wednesday, February 20, 2019.

4.0 Proposal

4.1 Project Description

Supportive Housing (RM5)

The subject property will be subdivided into two titled lots. The south parcel will be for supportive housing (senior's independent living) and will include 158 independent living units. The building will have numerous amenities for the residents. The development provides 127 parking stalls with 64 in structured underground parking and the remaining at grade at the rear of the parcel with access from Glenpark Drive. A secondary access to the site from Valley Road is limited to visitor parking, loading and emergency vehicles.

Townhouses (RM3)

The north parcel will be for the development of 30 townhomes. The owners are working closely with the NOW Canada Society and the Kelowna Women's Shelter to help meet this housing need. The property will be leased to the Society with a restrictive covenant registered on title to ensure the tenure is secured.

The units facing onto Glenpark Drive have ground-oriented front entries with direct access to the street. This aids in providing a pedestrian friendly street realm. The units will range in size from one to four bedrooms to provide a variety of housing options. The site will have an amenity building, a playground and a community garden.

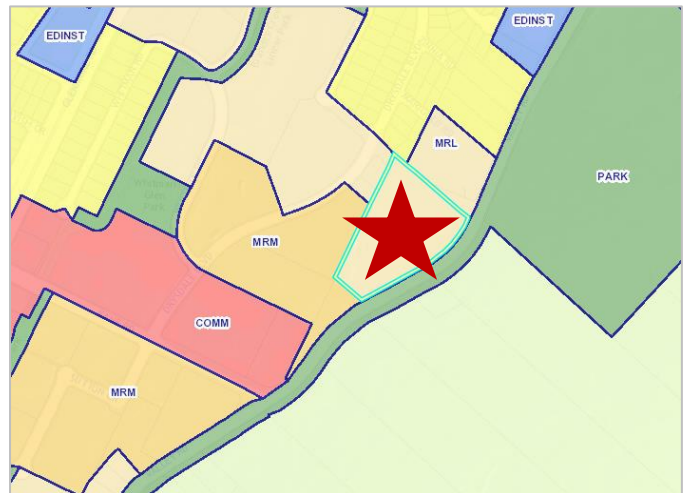
4.2 Site Context

The subject proposal consists of three properties located in the Glenmore Valley area along Valley Road, connected to urban services, and located within the Permanent Growth Boundary.

Context Map:



Future Land Use:



Subject Property Map: 330 Valley Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

Healthy Communities.² 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.

Housing Mix.³ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments related to the OCP Amendment or Rezoning.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated January 14, 2019.

7.0 Application Chronology

Date of Application Received: January 11, 2019

Date Public Consultation Completed: February 20, 2019

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Map A: Proposed OCP Amendment Map (OCP19-0002)

Map B: Proposed Zoning Amendment Map (Z19-0041)

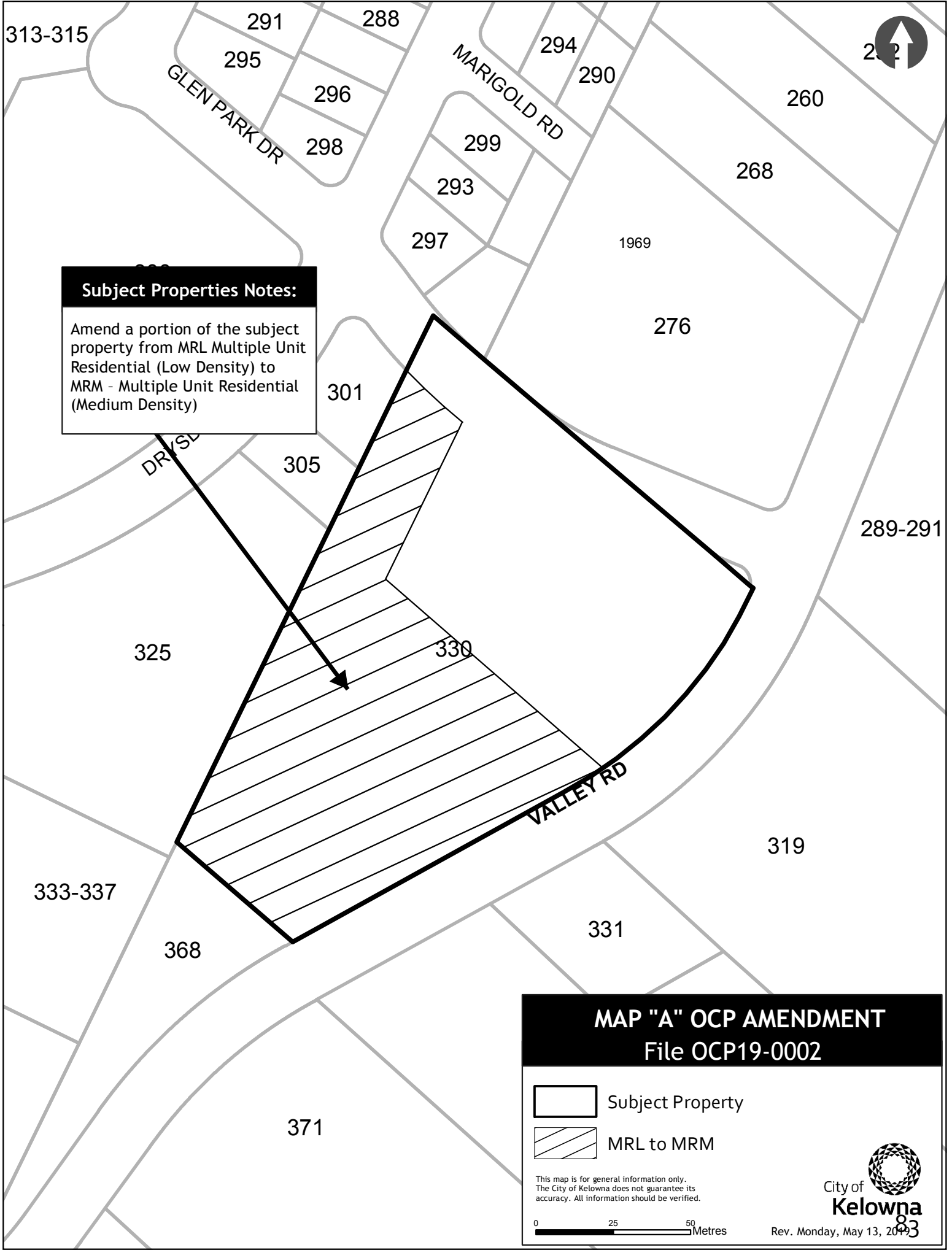
Attachment A: Development Engineering Memorandum

Attachment B: Site Plan

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

² City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).



Subject Properties Notes:

Amend a portion of the subject property from MRL Multiple Unit Residential (Low Density) to MRM - Multiple Unit Residential (Medium Density)

**MAP "A" OCP AMENDMENT
File OCP19-0002**



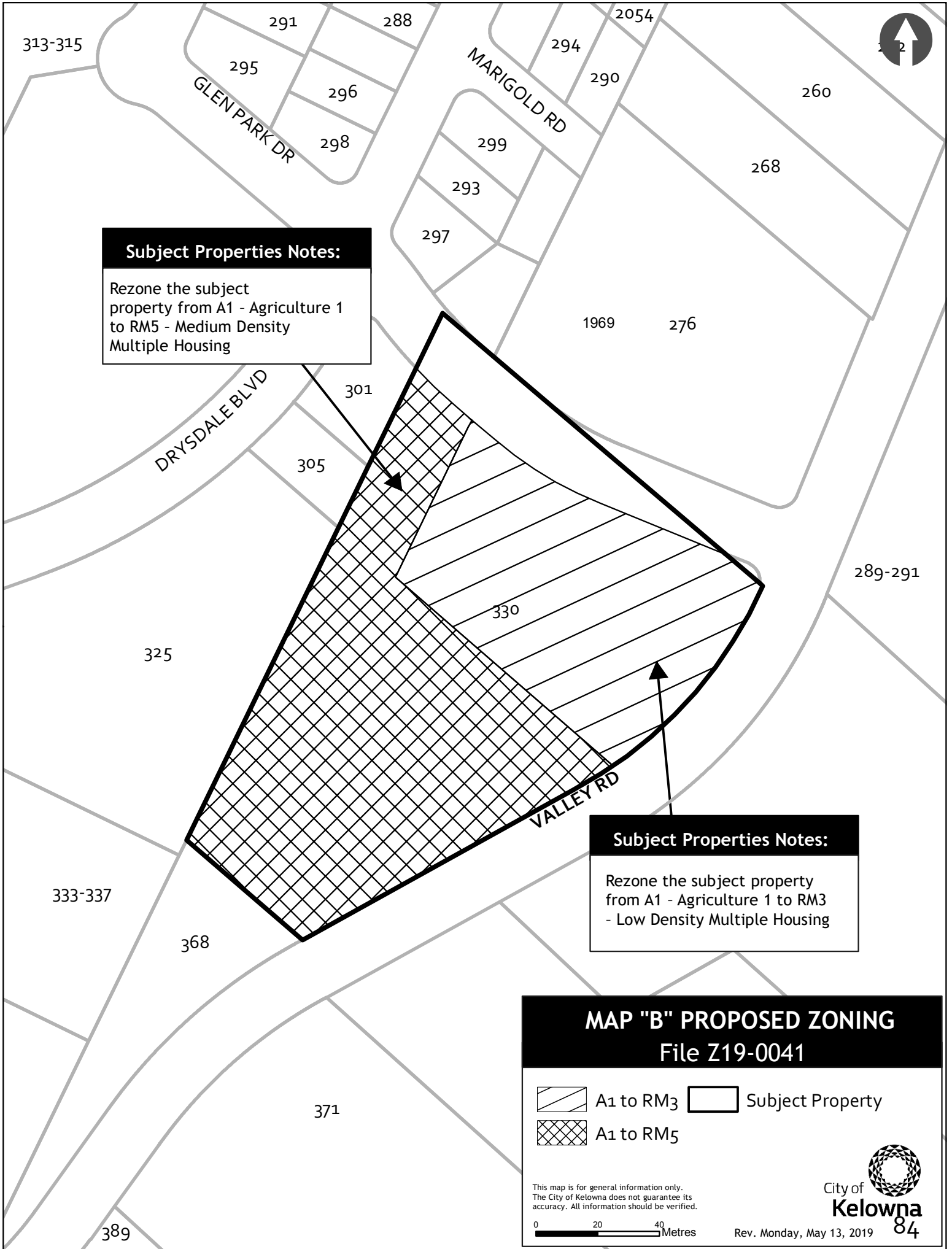
Subject Property



MRL to MRM

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

0 25 50 Metres






Subject Properties Notes:

Rezone the subject property from A1 - Agriculture 1 to RM5 - Medium Density Multiple Housing

Subject Properties Notes:

Rezone the subject property from A1 - Agriculture 1 to RM3 - Low Density Multiple Housing

MAP "B" PROPOSED ZONING
File Z19-0041

-  A1 to RM3
-  A1 to RM5
-  Subject Property

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

0 20 40 Metres

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A	
This forms part of application	
# <u>OCP19-0002</u> <u>Z19-0041</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
 City of Kelowna COMMUNITY PLANNING	

Date: January 14, 2019
File No.: Z19-0041 Revised
To: Land Use Management Department (LK)
From: Development Engineering Manager (JK)
Subject: 330 Valley Rd. Plan 4043 Lot 2 A1 to RM3 and RM5

Development Engineering has the following comments and requirements associated with this application to A Rezoning application to rezone the subject property from A1 – Agricultural 1 to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing to facilitate the development of townhouses and supportive housing.

The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, 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.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.
- d) The Fire Department and Environment Division requirements and comments are addressed separately by them.

.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons**

from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.

.3) Water

- a) The property is located within the GEID service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.
- c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

- d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections in accordance with the Subdivision, Development & Servicing Bylaw. Only one service is to be provided per lot.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. 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 hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

.6) Roads

- a) It is a requirement to construct an emergency access turnaround at end of proposed development site to the satisfaction of the Fire Department.
- b) Glen Park Rd from Drysdale to Valley Roads to be completed with Application Z17-0099.
- c) Visitor access to this development will be allowed from Valley Road as right in right out only. All resident access must be through Glen Park Road for both properties.
- d) 1.0m Road dedication will be required for 330 Valley road
- e) Valley Rd south bound lane must be constructed to 3.5m south bound lane, 1.5m bike lane, curb, gutter, 1.0m boulevard and 1.5m sidewalk placed 0.20m from new property line.
- f) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.
- g) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- h) Re-locate existing poles and utilities, where necessary.
- i) Private access roads must be constructed and paved to the City standard SS-R2.
- j) Temporary asphalt cul-de-sacs or turn-a-round will be required at each terminal end of roads that will be extended in the future. Additional dedication or a Statutory Right-of-Way may be needed.

.7) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) 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.

.8) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.9) Servicing Agreements for Works and Services

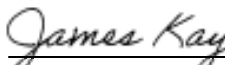
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. **The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.** The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

.10) Other Engineering Comments

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

.11) Charges and Fees

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


James Kay, P.Eng.
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM


ATTACHMENT A	
This forms part of application # OCP19-0002 Z19-0041	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
 City of Kelowna <small>COMMUNITY PLANNING</small>	

Date: January 14, 2019
File No.: OCP19-0002
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 330 Valley Road

The Development Engineering Branch comments and requirements regarding this Official Community Plan Amendment application to amend the Future Land Use for a portion of the site from MRL- Multiple Unit Residential (Low Density) to MRM – Multiple Unit Residential (Medium Density).

1. General

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z19-0041.



James Kay, P. Eng.
Development Engineering Manager

RO

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A	
This forms part of application	
# <u>OCP19-0002</u> <u>Z19-0041</u>	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LK</div>
 City of Kelowna <small>COMMUNITY PLANNING</small>	

Date: January 14, 2019
File No.: DP19-0014
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 330 Valley Road Supportive Housing Form and Character

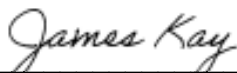
Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character

The proposed development is within Proposed Strata Lot A,B

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access and turn around must be acceptable to the City fire department.

For servicing requirements refer to file Z19-0041



James Kay, P.Eng,
Development Engineering Manager
RO

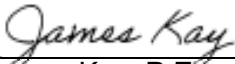
**CITY OF KELOWNA
MEMORANDUM**

Date: January 14, 2019
File No.: DVP19-0015
To: Suburban and Rural Planning (LK)
From: Development Engineer Manager (JK)
Subject: 330 Valley Road Lot 2 Plan 4043

ATTACHMENT A	
This forms part of application	
# OCP19-0002 Z19-0041	
Planner Initials	LK
 City of Kelowna COMMUNITY PLANNING	

The Development Engineering comments and requirements regarding this Development Variance Permit are as follows: variances to the rear yard setback from 7.5 m required to 3.6 m proposed and 4.5 m required to 3.1 m proposed and to vary the side yard setback from 4.5 m required to 3.3 m proposed.

- a) This Development Variance Permit does not compromise any Municipal Infrastructure.



James Kay, P.Eng.
Development Engineering Manager

RO

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT		A
This forms part of application		
# OCP19-0002		
Z19-0041		
Planner Initials	LK	 City of Kelowna COMMUNITY PLANNING

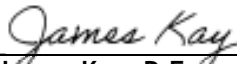
Date: January 14, 2019
File No.: DP19-0016
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 330 Valley Road Supportive Housing Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the form and character of supportive housing.

The proposed development is within Proposed Strata Lot A,B

Development Engineering has no comment regarding the form and character of the proposed buildings.

For servicing requirements refer to file Z19-0041



James Kay, P.Eng,
Development Engineering Manager
RO

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

OCP19-0002

Z19-0041

Planner
Initials


LK

City of
Kelowna
COMMUNITY PLANNING

Date: January 14, 2019
File No.: DVP19-0017
To: Suburban and Rural Planning (LK)
From: Development Engineer Manager (JK)
Subject: 330 Valley Road Lot 2 Plan 4043

The Development Engineering comments and requirements regarding this Development Variance Permit are as follows: variances for supportive housing with variances to the front yard setback from 6.0 m required to 4.2 m proposed and the rear yard landscape buffer from 3.0 m required to 1.2 m proposed and to increase the building height from 4.5 storeys maximum to 5.0 storeys proposed.

- a) This Development Variance Permit does not compromise any Municipal Infrastructure.


James Kay, P.Eng.
Development Engineering Manager

RO

CITY OF KELOWNA
MEMORANDUM

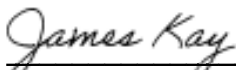
ATTACHMENT A	
This forms part of application	
# OCP19-0002 Z19-0041	
Planner Initials	<div>LK</div>
 City of Kelowna COMMUNITY PLANNING	

Date: January 14, 2019
File No.: S19-0003
To: Community Planning Department Manager (LK)
From: Development Engineering Manager (JK)
Subject: 2 Lot Subdivision

LOCATION: 330 Valley Road
APPLICANT: Kent MacPherson
LEGAL: Plan 4043 Lot 2

The Development Engineering comments and requirements regarding this subdivision application to create two parcels to facilitate the development of two multiple dwelling housing sites.

- All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the rezoning application file number Z19- 0041



James Kay, P. Eng.
Development Engineering Manager

RO



ATTACHMENT B

This forms part of application

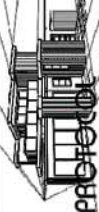

OCP19-0002

Z19-0041

Planner Initials LK

City of Kelowna
COMMUNITY PLANNING



 TOTAL LANDSCAPE SERVICE	<p>DRAFTING BY:</p>  <p>PROJECT: Home Building & Design Phone: 803.655.7535 Address: 200 S. 10th St., Suite 100, Columbia, SC 29201 Email: info@homedesignsc.com</p> <p>NOTE: GENERAL CONTRACTOR IS RESPONSIBLE FOR THE TESTED AND APPROVED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TAPPED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND FROST PENETRATION FOR THE PROPOSED BUILDINGS. ARIAL GRADE DOCUMENTS WILL BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER DRAINAGE.</p>	LANDSCAPE LAYOUT		<p>Drawing Number: PRELIMINARY</p>	
		Scale: A3 5/16" V.N.	Approved By: CLC		Drawn By: CLC
		Date: 12 DEC 2018			Checked By: ED HALL
REGENCY VALLEY ROAD					



NOTE: GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REGARDING SUBSTRATE STABILITY AND PROOF PENETRATION FOR THE PROPOSED BUILDING. FINAL GRADE REQUIREMENTS TO BE VERIFIED BY THE GENERAL CONTRACTOR TO PROVIDE A POSITIVE SLOPE TO DRAIN AND GROUND WATER INFILTRATION.

CITY OF KELOWNA

BYLAW NO. 11830

Official Community Plan Amendment No. OCP19-0002 330 Valley 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 Future Land Use designation of portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located on Valley Road, Kelowna, BC from the MRL – Multiple Unit Residential (Low Density) designation to the MRM – Multiple Unit Residential (Medium Density) designation as shown 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

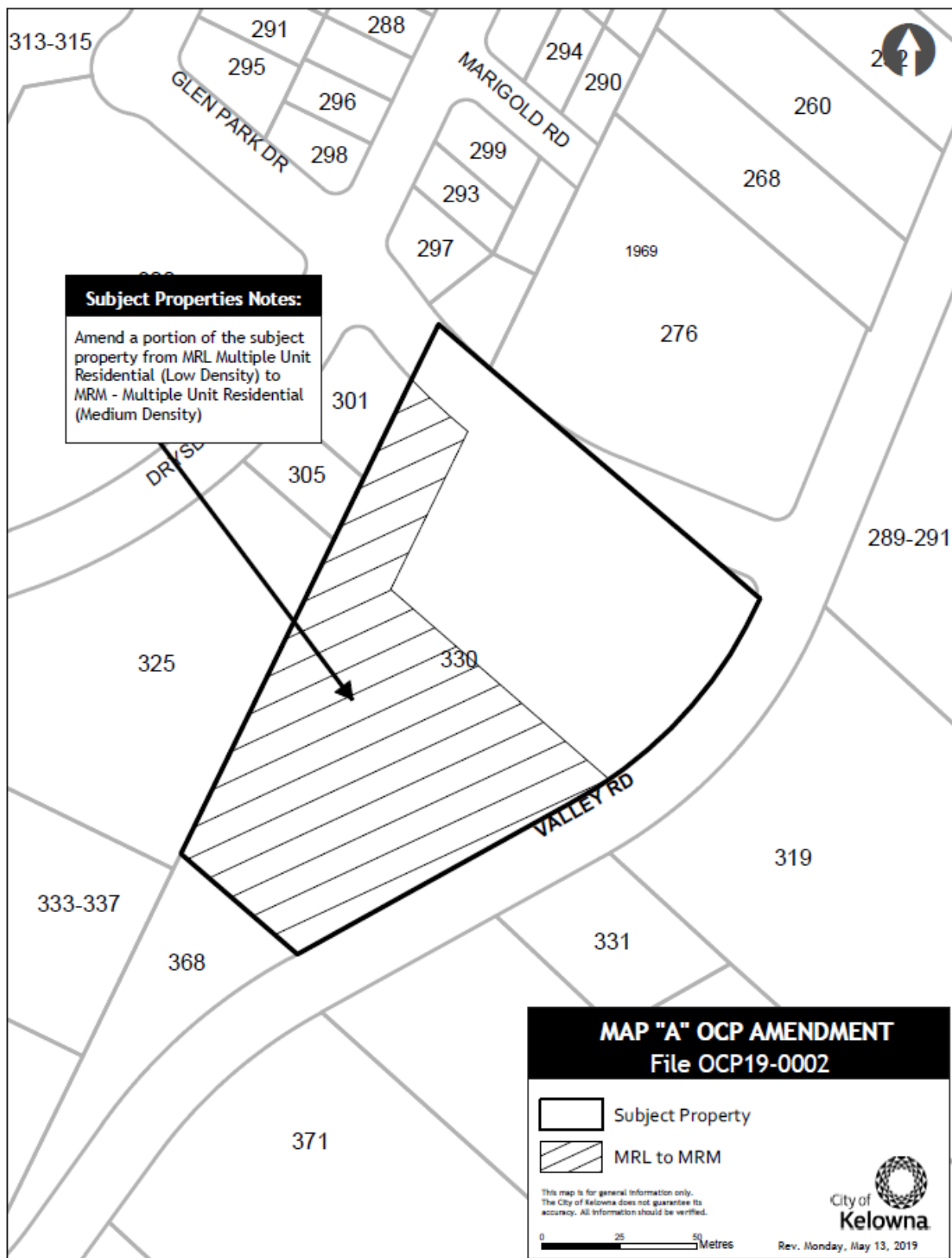
Considered at a Public Hearing on the

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. 11831
Z19-0041 – 330 Valley 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 portions of Lot 2 Section 33 Township 26 ODYD Plan 4043 Except Parcel A (DD 130155F and Plan B6158), located on Valley Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zone as shown on Map "B" 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

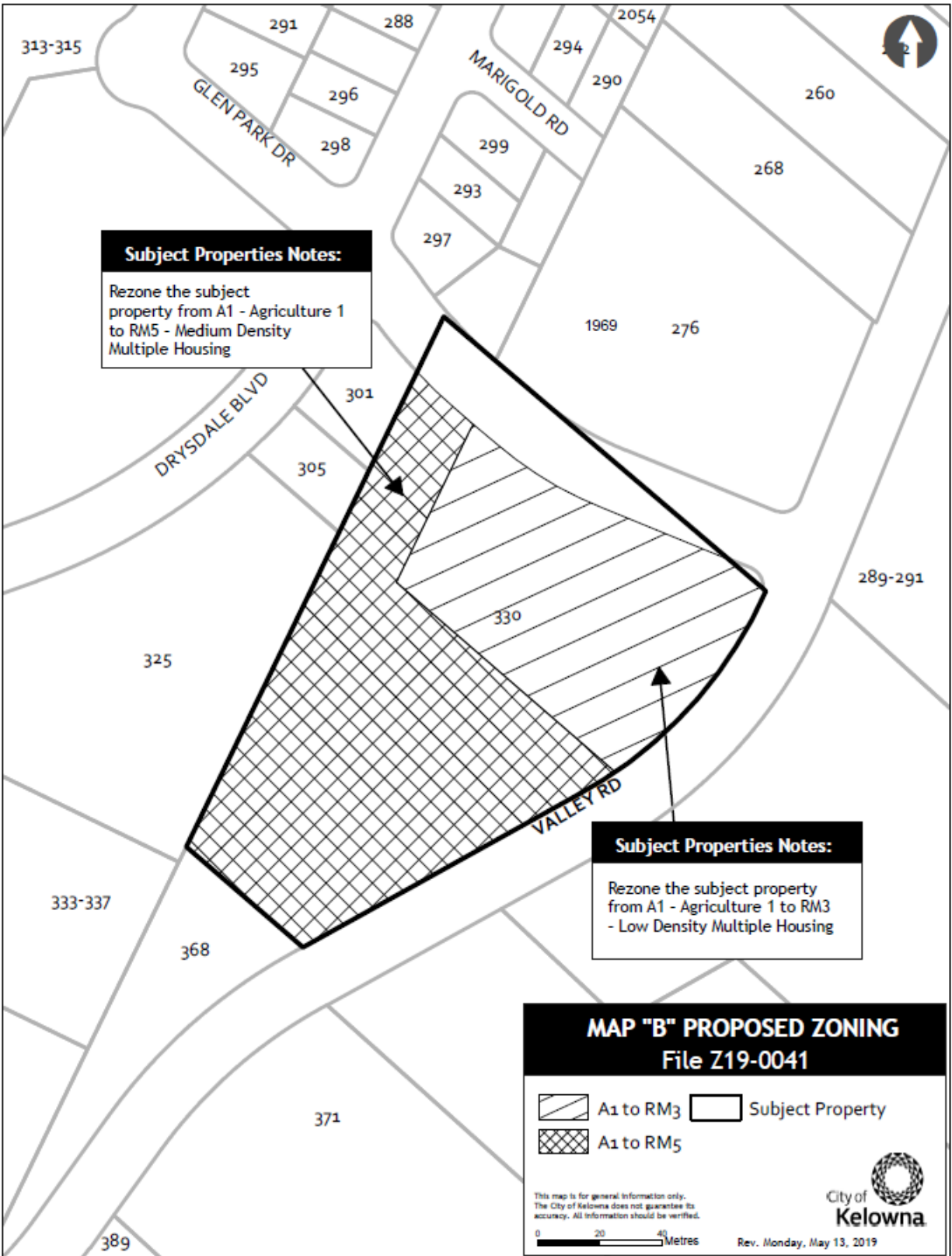
Considered at a Public Hearing on the

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



REPORT TO COUNCIL



Date: June 4, 2019

RIM No. 1250-40

To: City Manager

From: Community Planning Department (WM)

Application: LUC19-0001/Z19-0031 **Owner:** M.R.D. Holdings Inc., INC.No. BCo681200

Address: 1100 Lawrence Avenue **Applicant:** Kevin Keraiff

Subject: Land Use Contract Discharge (LUC73-65) and Rezoning Application

Existing OCP Designation: COMM - Commercial

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: C4rcs – Urban Centre Commercial (Retail Cannabis Sales)

1.0 Recommendation

THAT Application No. LUC19-0001 to discharge LUC73-65 from Lot A, District Lot 137, Osoyoos Division Yale District Plan 25293 located at 1100 Lawrence Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0031 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 137, Osoyoos Division Yale District Plan 25293 located at 1100 Lawrence Avenue, Kelowna, BC from RM3 – Low Density Multiple Housing to C4rcs – Urban Centre (Retail Cannabis Sales) be considered by Council;

AND THAT the Land Use Contract Discharge and Zone Amending Bylaws 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 Attachment "B" attached to the Report from the Community Planning Department dated June 4th, 2019;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed location meets local government bylaw requirements and as such, no negative impact is anticipated;

- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and
- Local government recommends that the application be approved because of compliance with local regulations and policies.

2.0 Purpose

To consider a Land Use Contract discharge and rezoning to C₄rcs – Urban Centre (Retail Cannabis Sales) to accommodate Retail Cannabis Sales.

3.0 Community Planning

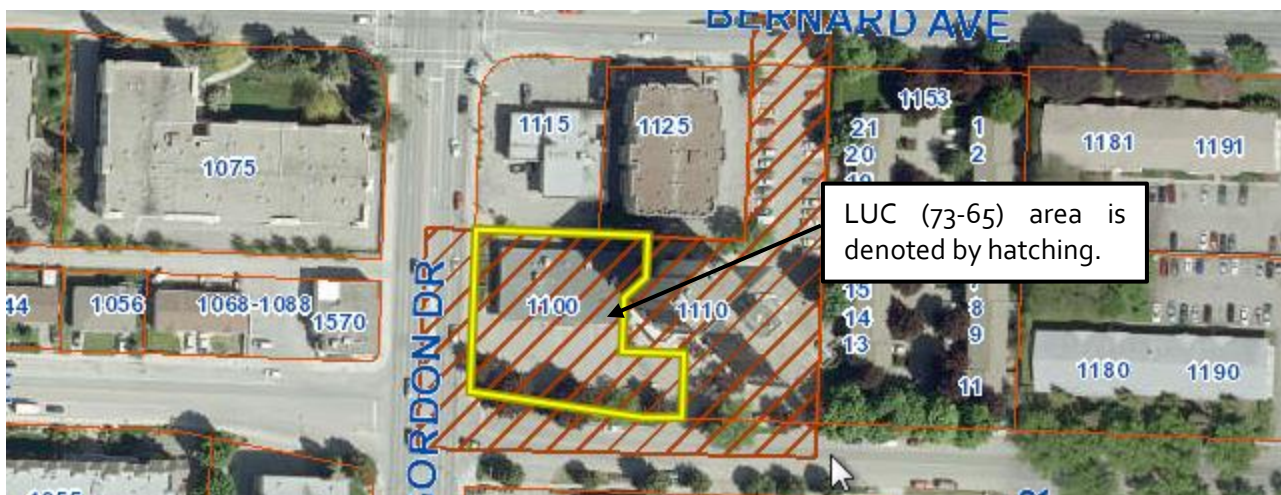
Community Planning Staff support the Land Use Contract discharge and proposed rezoning to allow for commercial use and retail cannabis sales. This application was received prior to the close of the first intake of retail cannabis sales establishment applications on November 30, 2018. As such, it was evaluated in accordance with a Council-endorsed process and was selected, through a lottery process, to move forward with the City's standard rezoning process, established in the Development Application Procedures Bylaw. This application received a score of 76.43, and the average overall score of all applications evaluated was 69.53.

Should Council support the proposed Rezoning Bylaw, the property would be rezoned to a retail cannabis sales subzone, and Staff would send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch indicating support for issuance of a non-medical cannabis retail store license for this property.

In order to accomplish these changes, the Land Use Contract (LUC73-65) currently regulating this property will need to be discharged. The LUC will be discharged in accordance with Council Policy No. 282 (Strategy for Elimination of Remaining Land Use Contracts).

4.0 Proposal

The current LUC affects two properties and generally restricts the use to private residential accommodation for senior citizens and citizens with special needs and commercial facilities including retail stores, professional offices, banks or trust companies, barbershops and/or beauty parlours, florist shops and coffee shops. The underlying RM₃ – Low Density Multiple Housing zone is not appropriate for the current or proposed land use.



In conformance with Council Policy No. 282, Staff will bring a bylaw terminating the Land Use Contract on the remaining adjacent parcel. This is a separate process from the discharge of an LUC, as termination eliminates the LUC one year after Council adoption (whereas a discharge is immediate).

4.1 Project Description

The applicant has proposed to rezone the subject property to allow for Retail Cannabis Sales. The rezoning application (Z19-0031) went through the City's evaluation process and was selected to move forward with rezoning. Prior to moving forward with the rezoning application the LUC must be discharged as it does not permit the proposed use.

4.2 Site Context

The subject property is located at 1100 Lawrence Avenue on the north side of Harvey Avenue, and east of Gordon Drive. Sensitive uses that were identified within a 150 metre radius include a daycare.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Commercial
East	RM3 – Low Density Multiple Housing	Residential
South	C4 – Urban Centre Commercial	Commercial
West	C2 – Neighbourhood Commercial	Commercial

Subject Property Map: 1100 Lawrence Ave



5.0 Current Development Policies

5.2 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts.

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment B.

7.0 Application Chronology

Date of Committee Evaluation of Application: January 16, 2019

Date of Application Accepted: February 27, 2019

Date Public Consultation Completed: April 12, 2019

Report prepared by: Wesley Miles, Planner Specialist

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

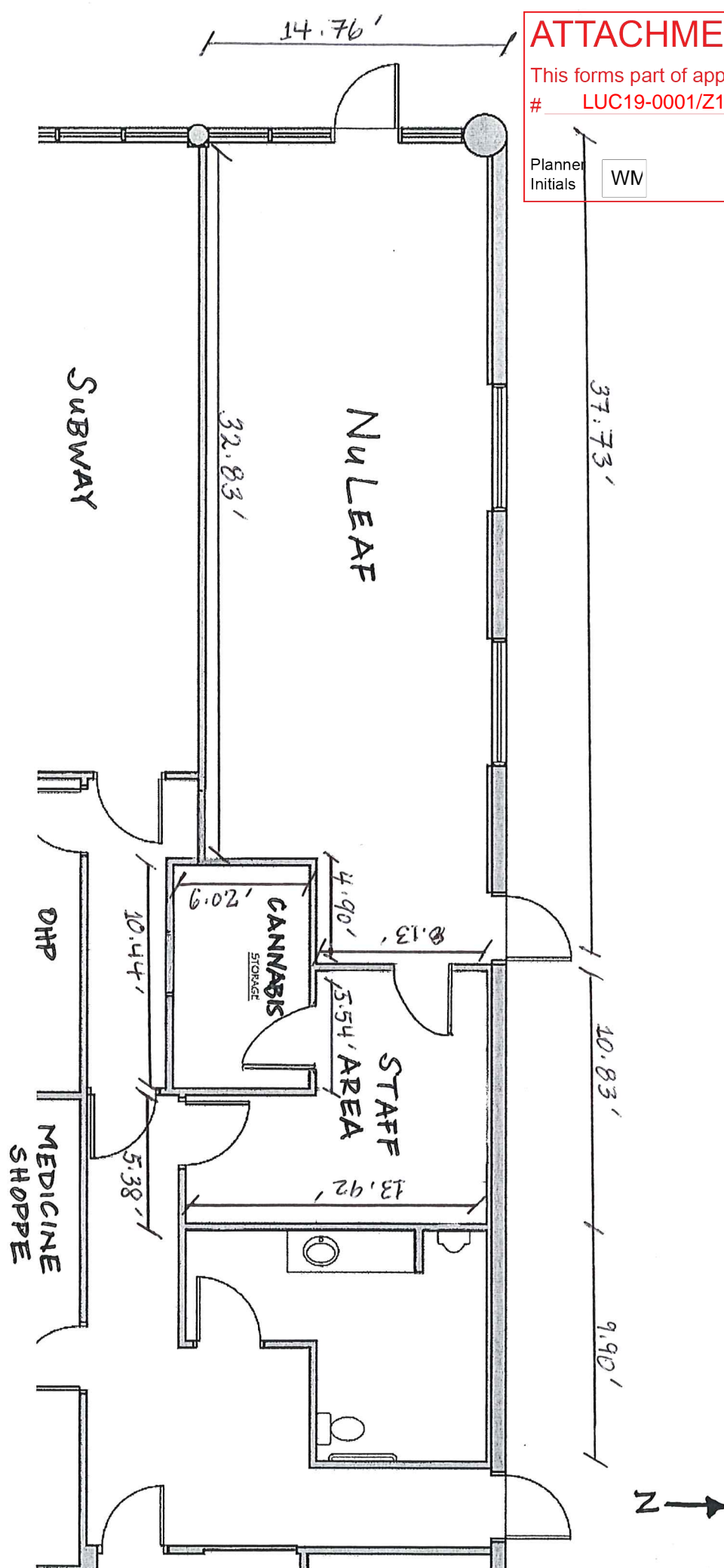
Attachment A: Site Plan

Attachment B: Development Engineering Memorandum



Planner
Initials **WN**

FLOOR PLAN Showing Dispensary Dimensions





CITY OF KELOWNA
MEMORANDUM

Date: February 28, 2019
File No.: Z19-0031
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 1100 Lawrence Ave RM3 – C4 RCS

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

1. **Road Improvements**

- (a) Gordon Drive has been upgraded to an arterial standard however, the existing driveway let-down will need to be removed and new sidewalk will be constructed.

2. **Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- (c) By registered plan to provide the following:
 - (i) Dedicate 2.5m width along the Gordon Dr frontage for road reserve
 - (ii) 6.0m corner rounding is needed in the south west corner of the property.

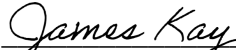
3. **Design and Construction**

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

4. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.



James Kay P.Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

BYLAW NO. 11846

Discharge of Land Use Contract LUC73-65 (J71898) 1100 Lawrence Avenue

WHEREAS a land use (the "Land Use Contract") is registered at the Kamloops Land Title Office under number J71898 against lands in the City of Kelowna particularly known and described as Lot A, District Lot 137, Osoyoos Division Yale District Plan 25293 located at 1100 Lawrence Avenue, Kelowna, B.C.;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

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

1. This Bylaw may be cited for all purposes as "Land Use Contract LUC73-65 Discharge Bylaw".
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11847
Z19-0031 – 1100 Lawrence Avenue

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 137, Osoyoos Division Yale District Plan 25293 located on Lawrence Avenue, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to the C4rcs – Urban Centre (Retail Cannabis Sales) zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: May 27, 2019
File: 1250-30
To: City Manager
From: Community Planning Department (HB)
Subject: Rescind Bylaw 11407

Recommendation:

THAT Council receives, for information, the Report from the Community Planning Department dated May 9, 2019 with respect to Rezoning Application No. Z16-0080 for the property located 105-115 Hwy 33 W;

AND THAT Bylaw No. 11407 be forwarded for rescindment consideration and the file be closed.

Purpose:

To rescind all three readings given to Rezoning Bylaw No. 11407 and direct Staff to close the file.

Background:

An application to rezone the subject property was made on November 24, 2016 to rezone from the C4 – Urban Centre Commercial zone to the C3 – Community Commercial zone to facilitate the development of a proposed second storey residential expansion to the existing street-level commercial building.

Bylaw No. 11407 received second and third readings at a Regular Meeting of Council on May 30, 2017, following the Public Hearing held on the same date, however, the application has remained dormant since.

Given the above, staff are recommending that Council rescind first, second and third readings of Bylaw No. 11407 and direct staff to close the file.

Subject Property Map: 105 – 115 Hwy 33 W



Application Chronology

Date of Application Received: November 24, 2016

Date of First Reading: May 15, 2017

Date of Public Hearing and Second & Third Readings: May 30, 2017

Report Prepared by:	H. Benmore, Administrative
Approved for Inclusion:	T. Barton, Urban Planning Manager

CITY OF KELOWNA
BYLAW NO. 11407
Z16-0080 – 105-115 Hwy 33 W

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 23, Township 26, ODYD, Plan 8678 located on Hwy 33 W, Kelowna, B.C., from the C₄ — Urban Center Commercial zone to the C₃ — Community 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 15th day of May, 2017.

Considered at a Public Hearing on the 30th day of May, 2017.

Read a second and third time by the Municipal Council this 30th day of May, 2017.

First, second and third reading rescinded and the file closed by the Municipal Council this

Mayor

City Clerk

REPORT TO COUNCIL



Date: May 27, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (BBC)

Application: Z17-0080

Owner: Craig B. Bulawka Professional Corporation

Address: 588 Radant Road

Applicant: Craig B. Bulawka

Subject: Rezoning Extension Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Bylaw No. 11520, be extended from January 9, 2019 to January 9, 2020.

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

2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 11520 to January 9, 2020.

3.0 Community Planning

Rezoning Bylaw No. 11520 received second and third readings at a Regular meeting of Council held on Tuesday, January 9, 2018. Final adoption of the zone amendment bylaw is subject to the applicant meeting the requirements of the Schedule "A": Development Engineering Memorandum. The applicant has been working with Staff on the development plan for the site and has made progress on the rezoning application, however has not yet met all of the engineering requirements. Staff are recommending that Council supports extending the deadline for adoption for the Rezoning Bylaw No. 11520 by one year to January 9, 2020.

CITY OF KELOWNA

MEMORANDUM

Date: August 28, 2017
File No.: Z17-0080

To: Community Planning (EW)

From: Development Engineering Manager(JK)

Subject: 588 Radant Road

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus

1) Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email jangus@kelowna.ca or phone, 250-469-8783.

2) Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

3) Road Improvements

- i. Radant Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$27,900.00** not including utility service cost.
- i. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Radant 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
Sidewalk	\$5,000.00
Street Lighting	\$1,500.00
Road Fillet	\$6,000.00

Storm Drainage	\$13,900.00
Blvd Landscaping	\$1,500.00
Total	\$27,900.00

4) Development Permit and Site Related Issues

- i) Direct the roof drains into on-site rock pits or splash pads.
- ii) Site access to the development will be from the lane.
- iii) By registered plan, Grant Statutory Rights-of-Way if required for utility services
- iv) Dedicate 1.5m width along the full frontage of Radant Road as a road reserve.
- v) Grade lane way with additional gravel to suit drainage
- vi) Access to Lakeshore Rd from the lane will only be used for emergency access. Access to the lane will only be permitted from Radant Rd.

5) Survey, Monument and Iron Pins

- i) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

6) Electric Power and Telecommunication Services

- i) The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7) Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- i) Area ground water characteristics.
- ii) Site suitability for development, unstable soils, etc.
- iii) 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.
- iv) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- v) Additional geotechnical survey may be necessary for building foundations, etc.

8) **Bonding and Levy Summary**

i. **Levies**

Radant Road Frontage Improvements

\$27,900.00

ii. **Bonding**

Service Upgrades

To Be Determined



James Kay, P. Eng.
Development Engineering Manager

JA

CITY OF KELOWNA

BYLAW NO. 11782

TA19-0008 – Commercial Zones Cannabis Amendments

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 **Section 1 – General Administration, 1.3 – Zoning Map, 1.3.1 Section 14 – Commercial Zones** be amended by adding the following subzone in its appropriate location:

"C1orls/rcs – Service Commercial (Retail Liquor Sales/Retail Cannabis Sales)"

2. AND THAT **Section 14 – Commercial Zones, 14.2 C2 – Neighbourhood Commercial**, title be amended by deleting:

"C2rcs – Community Commercial (Retail Cannabis Sales)"

"C2rls/rcs – Community Commercial (Retail Liquor Sales/Retail Cannabis Sales)"

And replacing it with:

"C2rcs – Neighbourhood Commercial (Retail Cannabis Sales)"

"C2rls/rcs – Neighbourhood Commercial (Retail Liquor Sales/Retail Cannabis Sales)"

3. AND THAT **Section 14 – Commercial Zones, 14.10 Service Commercial** be amended by adding the following subzone in its appropriate location:

"C1orls/rcs – Service Commercial (Retail Liquor Sales/Retail Cannabis Sales)"

4. AND THAT **Section 14 – Commercial Zones, 14.10 Service Commercial, 12.10.2 Principal Uses** be amended by deleting:

"(ii) retail cannabis sales establishment (C1orcs, C1olp/rcs, and C1olp/rs/rcs only)"

And replacing it with:

"(ii) retail cannabis sales establishment (C1orcs, C1orls/rcs, C1olp/rcs, and C1olp/rls/rcs only)"

5. 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 March, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11783
Z19-0013 – 3818 Gordon Drive

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 of Lot B District Lot 134 Osoyoos Division Yale District Plan 40137, located on Gordon Drive, Kelowna, BC from the C2 – Neighbourhood Commercial zone to the C2rcs – Neighbourhood Commercial (Retail Cannabis Sales) zone.

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 March, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this .

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11794
Z18-0115 – 330 Rutland Road S

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 5 Section 23 Township 26 ODYD Plan 12078 located on Rutland Road South, Kelowna, BC 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 15th day of April, 2019.

Considered at a Public Hearing on the 7th day of May, 2019.

Read a second and third time by the Municipal Council this 7th day of May, 2019.

Approved under the Transportation Act this 9th day of May, 2019.

Blaine Garrison

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: May 27, 2019
RIM No. TA19-0012
To: City Manager
From: Community Planning Department (JB)
Subject: Sign Bylaw Text Amendments

1.0 Recommendation

THAT Sign Bylaw No. 11530 Text Amendment Application No. TA19-0012 as outlined in Schedule A, attached to the Report from the Community Planning Department dated May 23, 2019 be considered by Council;

AND THAT Sign Bylaw No. 11530 Text Amendment Application No. TA19-0012 be forwarded for reading consideration.

2.0 Purpose

To consider the proposed amendments to the City of Kelowna Sign Bylaw No. 11530.

3.0 Community Planning

In 2017, staff completed a full Sign Bylaw review through a multi-phased approach, including, stakeholder engagement, Council workshops, and best-practice research. In August 2017, Council adopted Sign Bylaw No. 11530. Since adoption, Staff have continued to engage with applicants and several sign companies in Kelowna to obtain feedback about the usability and implementation of the Bylaw. The proposed amendments reflect received industry feedback, as well as opportunities for clearer interpretation recognized by Staff.

Most notably, the signage community expressed concerns about limiting illuminated fascia signs on businesses with more than one frontage. The amendment proposed will allow for up to two (2) illuminated fascia signs per businesses with double frontage in the following sections:

- Section 9.3- Urban Commercial Zones

- Section 10.3 Major Commercial Zones

- Section 12.3 Public and Institutional Zones

The proposed amendments are indicated in Schedule 'A' of this report.

Report prepared by:

Jocelyn Black, Planner Specialist

Approved for Inclusion:



Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule 'A' - City of Kelowna Sign Bylaw, Bylaw No. 11530 Text Amendments

Schedule A- City of Kelowna Sign Bylaw, Bylaw No. 11530 Text Amendments

Proposed text changes are indicated in ***italic bold***

No.	Section	Existing Text	Proposed Text	Rationale
1	Section 4.4 Entrance Feature Sign Section 4.4.2 Regulations	<p>4.4 Entrance Feature Sign</p> <p>4.4.1. 'Entrance Feature Sign' means a sign that displays the name of a residential neighbourhood, manufactured home park, commercial or industrial subdivision and that is located at the primary entrance to the subdivision, and may include associated landscaping.</p> <p>4.4.2. Regulations:</p> <p>(a) Shall not be permitted over utility rights-of-way or easements.</p> <p>(b) Copy shall be limited to the name of the neighbourhood or subdivision.</p> <p>(c) Shall not be backlit.</p> <p>(d) Applicant must identify proposed ownership of each sign and provide determined arrangements for future maintenance and upkeep.</p> <p>(e) The maximum size of Entrance Feature Signs is:</p> <p>1. Sign area:</p> <p>i. The maximum sign area is 10.0 m².</p> <p>2. Height:</p> <p>i. The maximum height is 4.0 m.</p>	<p>4.4 Entrance Feature Sign</p> <p>4.4.1. 'Entrance Feature Sign' means a sign that displays the name of a residential neighbourhood, manufactured home park, commercial or industrial subdivision and that is located at the primary entrance to the subdivision, and may include associated landscaping.</p> <p>4.4.2. Regulations:</p> <p><i>(a) Shall not be located closer than 1.5 m to a lot line</i></p> <p>(b) Shall not be permitted over utility rights-of-way or easements.</p> <p>(c) Copy shall be limited to the name of the neighbourhood or subdivision.</p> <p>(d) Shall not be backlit.</p> <p>(e) Applicant must identify proposed ownership of each sign and provide determined arrangements for future maintenance and upkeep.</p> <p>(f) The maximum size of Entrance Feature Signs is:</p> <p>1. Sign area:</p> <p>i. The maximum sign area is 10.0 m².</p> <p>2. Height:</p>	The intent of the amendment is to set back signage away from lot lines.

			i. The maximum height is 4.0 m.	
2	Section 4.12 Wall Sign	<p>4.12 Wall Sign</p> <p>4.12.1. 'Wall Sign' means a sign, painted mural or architectural feature that consists of a logo, the name of the building, street address or tenant name attached to any wall of a principal building or structure on a property, including retaining walls, free-standing walls and walls enclosing the perimeter of a property.</p>	<p>4.12 Wall Sign</p> <p>4.12.1. 'Wall Sign' means a sign, painted mural or architectural feature that consists of a logo, the name of the building, street address or tenant name attached to any wall of a principal building or structure on a property, including retaining walls, fences, free-standing walls and walls enclosing the perimeter of a property.</p>	The intent of the amendment is to clarify that wall signs are permitted on fences.
3	Section 7.4	<p>7.4 Zone Specific Regulations</p> <p>(a) Businesses in the RM6 zone may have up to one (1) sign per business, from the following:</p> <p>a. Awning, Canopy or Fascia Sign</p> <p>b. Directory Sign</p> <p>c. Wall Sign</p> <p>d. Window Sign</p>	<p>7.4 Zone Specific Regulations</p> <p>(a) Businesses in the RM6 zone may have up to one (1) sign per business, from the following:</p> <p>a. Awning, Canopy or Fascia Sign</p> <p>b. Directory Sign</p> <p>c. Wall Sign</p> <p>d. Window Sign</p> <p>e. Freestanding Sign</p>	The intent of the amendment is to allow a freestanding sign as an option for businesses in the RM6 zone.
4	Section 9.3 (b) Urban Commercial Zones- Maximum number of permanent signs	<p>(a) Maximum number of permanent signs:</p> <p>a. Up to two (2) signs per business from the following:</p> <p>i. Awning, Canopy, non-illuminated Fascia, Projecting,</p>	<p>(a) Maximum number of permanent signs:</p> <p>a. Up to two (2) signs per business from the following:</p> <p>i. Awning, Canopy, non-illuminated Fascia, Projecting,</p>	The intent of the amendment is to improve visibility of signage for businesses with double frontage by allowing a sign on each frontage.

		<p>Suspended Signs</p> <ul style="list-style-type: none"> ii. Directory Sign iii. Wall Sign iv. Window Sign <ul style="list-style-type: none"> b. Two (2) Banner Signs – Permanent per lot c. Two (2) Directional Signs per lot d. Two (2) Entrance Feature Signs per lot e. One (1) Free-Standing Sign per frontage (Maximum of one (1) per lot on corner lots) f. One (1) Home Based Business Sign per business g. One (1) Identification Sign per building h. One (1) Illuminated Fascia Sign per business i. One (1) Menu Box per food primary business 	<p>Suspended Signs</p> <ul style="list-style-type: none"> ii. Directory Sign iii. Wall Sign iv. Window Sign <ul style="list-style-type: none"> b. Two (2) Banner Signs – Permanent per lot c. Two (2) Directional Signs per lot d. Two (2) Entrance Feature Signs per lot e. One (1) Free-Standing Sign per frontage (Maximum of one (1) per lot on corner lots) f. One (1) Home Based Business Sign per business g. One (1) Identification Sign per building h. One (1) Illuminated Fascia Sign per business. <i>If a business has double frontage, a maximum of two (2) illuminated Fascia Signs per business.</i> i. One (1) Menu Box per food primary business 	
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5	Section 10.3 (b) Major Commercial Zones- Maximum number of permanent signs	<p>(a) Maximum number of permanent signs:</p> <ul style="list-style-type: none"> a. Up to two (2) signs per business from the following: <ul style="list-style-type: none"> i. Awning, Canopy, non-illuminated Fascia, Projecting, Suspended Signs ii. Directory Sign iii. Wall Sign iv. Window Sign b. Two (2) Banner Signs – Permanent per lot c. Two (2) Directional Signs per lot d. Two (2) Entrance Feature Signs per lot e. One (1) Free-Standing Sign per frontage (Maximum of one (1) per lot on corner lots) f. One (1) Identification Sign per building g. One (1) Illuminated Fascia Sign. h. One (1) Home Based Business Sign per business i. One (1) Menu Box per food primary business 	<p>(b) Maximum number of permanent signs:</p> <ul style="list-style-type: none"> a. Up to two (2) signs per business from the following: <ul style="list-style-type: none"> i. Awning, Canopy, non-illuminated Fascia, Projecting, Suspended Signs ii. Directory Sign iii. Wall Sign iv. Window Sign b. Two (2) Banner Signs – Permanent per lot c. Two (2) Directional Signs per lot d. Two (2) Entrance Feature Signs per lot e. One (1) Free-Standing Sign per frontage (Maximum of one (1) per lot on corner lots) f. One (1) Identification Sign per building g. One (1) Illuminated Fascia Sign. <i>If a business has double frontage, maximum of two (2)</i> 	<p>The intent of the amendment is to improve visibility of signage for businesses with double frontage by allowing a sign on each frontage.</p>
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			<p><i>illuminated Fascia Signs per business</i></p> <ul style="list-style-type: none"> h. One (1) Home Based Business Sign per business i. One (1) Menu Box per food primary business 	
6	Section 12.3 (b) Public and Institutional Zones- Maximum number of permanent signs	<p>(a) Maximum number of permanent signs:</p> <ul style="list-style-type: none"> a. Up to three (3) signs per business from the following: <ul style="list-style-type: none"> i. Awning, Canopy, non-illuminated Fascia, Projecting, Suspended Signs ii. Wall Sign iii. Window Sign b. Two (2) Banner Signs – Permanent per lot c. Two (2) Directional Signs per lot d. Two (2) Directory Signs per building e. One (1) Electronic Message Centre Sign per lot f. Two (2) Entrance Feature Signs per lot 	<p>(b) Maximum number of permanent signs:</p> <ul style="list-style-type: none"> a. Up to three (3) signs per business from the following: <ul style="list-style-type: none"> i. Awning, Canopy, non-illuminated Fascia, Projecting, Suspended Signs ii. Wall Sign iii. Window Sign b. Two (2) Banner Signs – Permanent per lot c. Two (2) Directional Signs per lot d. Two (2) Directory Signs per building e. One (1) Electronic Message Centre Sign per lot f. Two (2) Entrance Feature Signs per lot 	The intent of the amendment is to improve visibility of signage for businesses with double frontage by allowing a sign on each frontage.

		<ul style="list-style-type: none"> g. One (1) Free-Standing Sign per frontage (Maximum of one (1) per lot on corner lots) h. Two (2) Identification Signs per building i. One (1) Illuminated Fascia Sign. j. One (1) Menu Box per food primary business 	<ul style="list-style-type: none"> g. One (1) Free-Standing Sign per frontage (Maximum of one (1) per lot on corner lots) h. Two (2) Identification Signs per building <i>i. One (1) Illuminated Fascia Sign. If a business has double frontage, a maximum of two (2) illuminated Fascia Signs per business</i> j. One (1) Menu Box per food primary business 	
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CITY OF KELOWNA

BYLAW NO. 11835

Amendment No. 1 to Sign Bylaw No. 11530

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sign Bylaw No. 11530 be amended as follows:

1. THAT **Section 4 – SIGNS REQUIRING A PERMIT**, be amended by:
 - a) deleting in **Section 4.4 Entrance Feature Sign, 4.1.2 Regulations** sub-paragraph (a) “Shall not be permitted over utility rights-of-way or easements.” and replacing it with “Shall not be located closer than 1.5 m to a lot line.”; and
 - b) adding the word “fences” before the words “free-standing walls and walls enclosing the perimeter of a property.” in **Section 4.12 Wall Sign, 4.12.1**, sub-paragraph (a);
2. AND THAT **Section 7 – MULTIFAMILY RESIDENTIAL ZONES, 7.4 Zone Specific Regulations** sub-paragraph (a) be amended by adding the following in its appropriate location;
“e. Freestanding Sign”
3. AND THAT **Section 9 – URBAN COMMERCIAL ZONES, 9.3 Signage Regulations**; sub-paragraph(b)h. be deleted that reads “One (1) Illuminated **Fascia Sign** per business” and replace it with “One (1) Illuminated **Fascia Sign** per business. If a business has double frontage, a maximum of two (2) illuminated **Fascia Signs** per business.”
4. AND THAT **Section 10 – MAJOR COMMERCIAL ZONES, 10.3 Signage Regulations** (b), sub-paragraph (g) be deleted that reads “One (1) Illuminated **Fascia Sign**.” And replace it with “One (1) Illuminated **Fascia Sign**. If a business has double frontage, maximum of two (2) illuminated **Fascia Signs** per business.”
5. AND THAT **Section 12 – PUBLIC AND INSTITUTIONAL ZONES, Section 12.3 Signage Regulations** (b), Sub-paragraph (i) be deleted that reads “One (1) Illuminated **Fascia Sign**.” And replace it with “One (1) Illuminated **Fascia Sign**. If a business has double frontage, a maximum of two (2) illuminated **Fascia Signs** per business.”

6. This bylaw may be cited as "Bylaw No. 11835, being Amendment No. 1 to the Sign Bylaw No. 11835".

Read a first, 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: May 27, 2019
File: 1200-31
To: City Manager
From: Policy & Planning Department
Subject: 2040 OCP Update: Land Use Plan Directions

Recommendation:

THAT Council receives, for information, the summary of key directions of a new land use plan being drafted for the 2040 Official Community Plan (OCP) and the corresponding next steps.

Purpose:

To provide Council with an update on the development of a new land use plan for the 2040 OCP, focusing on the key directions that are proposed.

Background:

The City of Kelowna is expected to see significant future growth with an expected population of 178,000 people by 2040. With a growing population, key issues such as housing affordability, complex transportation systems, and aging community facilities and infrastructure represent both opportunities and challenges to the City's ability to adapt. As provided through the extensive Imagine Kelowna process, the community sentiment was for the city to grow in a responsible, sustainable manner which largely translates into honoring the current Permanent Growth Boundary and optimizing land use efficiencies where growth has already been established. The City's Policy and Planning and Transportation teams are working together to update the Official Community Plan (OCP) and Transportation Master Plan (TMP). Themes such as equity, climate change, housing affordability, fiscal responsibility, and changing technology trends will be integrated to ensure the plans are well-positioned for the changing dynamics of our city in the coming decades.

At its meeting of March 4, 2019, Council endorsed a growth scenario to serve as the foundation for the continued development of the OCP, TMP and the 20 Year Servicing Plan. Notably, this growth scenario guides the creation of a new Land Use Plan as part of the OCP. A draft Land Use Plan represents the next level of refinement for how the Imagine Kelowna vision will be translated into a city-wide growth strategy. This report illustrates how Imagine Kelowna and the growth scenario are informing the Land Use Plan, summarizes the major shifts as compared to the current 2030 OCP (referred to as the "Big

Moves”), and identifies some of the changes to the Land Use Plan that Council can expect to see in an upcoming report.

Further work will be required to understand the comprehensive impacts of growth and development outlined in the draft growth strategy, most notably in the areas of City infrastructure that include transportation, water, sanitary and drainage. Accordingly, this report will be followed by a more detailed report in summer 2019 that introduces a new draft Future Land Use Map and the corresponding high level infrastructure impacts that will result.

Translating the Vision into Land Use Directions

Official Community Plans are intended to act as visionary documents, outlining how and where a city intends to grow. Imagine Kelowna and the growth scenario articulate a high level vision for how Kelowna will grow; however, the creation of a new Land Use Plan will begin to showcase how it takes shape. While the 2030 OCP represents a progressive approach to concentrating growth in select geographic areas, the 2040 OCP will expand that direction and be more deliberate to increase residential and employment densities in key locations, and maximize transportation choice through strategic infrastructure investments that benefit the most residents. New and different types of housing will be supported, and the role of ‘infill’ housing will fulfill a critical housing need for many people and families of various life stages.

Big Moves

Termed as the ‘Big Moves’, these five major shifts characterize the new directions of 2040 OCP. They are not intended to capture all of the new policies and directions of the OCP, nor do they reflect all of the existing directions from previous plans and initiatives that the plan will build on. Rather, they outline what this plan will do differently than previous plans. In short, the Big Moves answer the question, “What *new* directions does the OCP take us?” The Big Moves will inform the major shifts that will take place in the draft Land Use Plan, discussed later in this report.

The ‘Big Moves’ are as follows:

- *Complete the Final Suburban Neighbourhoods*
The Land Use Plan will not signal new greenfield developments beyond those already identified in the 2030 OCP, in keeping with the Imagine Kelowna goals of limiting sprawl, protecting agricultural lands and embracing transportation options. Existing suburban neighbourhoods would be completed, but would represent the last greenfield developments in the city, and honor the existing Permanent Growth Boundary (PGB).
- *Promote More Housing Diversity in the Core Area*
Promoting most of the city’s future growth in the Core Area¹ is the most effective action that the city can take to limit sprawl, protect agricultural and natural lands, provide transportation choice and manage infrastructure investments in a more sustainable way. The Land Use Plan would reflect this direction (provided by the growth scenario) to target approximately 2/3 of future residential growth in the Core Area by signaling much of that area for redevelopment.

¹ The term “Core Area” is being used in this report in place of “Urban Core” to address confusion between the Urban Core and Urban Centre areas in the city.

- *Connect Our Urban Centres with Multimodal Transportation Options*
With the Urban Centres already established as the hubs for employment, shopping, recreation and the highest residential densities, the plan will see these centres connected to provide easier access to these hubs for more people. The plan will emphasize providing connections both within and between Kelowna's Urban Centres using multimodal transportation options, such as high quality transit, active transportation, and shared mobility options that will make it easier, safer and more enjoyable for people to get around the Urban Core without having to use a personal vehicle.
- *Prioritize Parks and Public Spaces in the Core Area*
As the city grows, the health and well-being of the community is strongly tied to the accessibility and availability of community facilities and park spaces. Areas with high pedestrian activity, such as parks and public spaces, (can also include urban plazas, streetscapes and other areas that the public can gather) will be integrated into the urban fabric. These amenities are especially important for neighbourhoods undergoing redevelopment and will advance the quality of life for existing and future residents as these public spaces perform increasingly important roles for neighborhood livability.
- *Prepare a Resilient Community that is Adaptable to Change*
The next 20 years are expected to bring with them great change. A more unpredictable climate, new communication and transportation technologies, and demographic shifts are just some of the ways the world is expected to change in the coming years. Some of this change can be anticipated, some of it will impact the city in unpredictable ways. Therefore, promoting the theme of 'urban resilience' whereby the capacity of individuals, communities, and systems within our city can survive, adapt and grow in the face of uncertainty.

Together, Imagine Kelowna, the growth scenario and the Big Moves begin to form a strategy on managing future growth from a land use perspective.

Growth Strategy Districts

The growth strategy speaks clearly to key directions in four major geographic areas, or districts, of the city. Each of these districts signal what types of development would be encouraged and where prioritized investments in transportation, servicing and amenity infrastructure would be focused. For each of these districts, staff is developing a series of new land use designations that are designed to guide growth in each district to ensure the success of the growth strategy through implementation efforts. The four districts of the city would be as follows (see Map 1 and Attachment 1):

Rural

These lands are located outside of the Permanent Growth Boundary and are mostly composed of agricultural lands or large tracts of resource lands. Some pockets of residential neighbourhoods, as well as resort communities, such as Gallagher's Canyon and McKinley Landing are also included in these areas given their geographic locations, as are some industrial lands.

Based on the growth strategy, rural lands would continue to be signaled for agricultural and resource uses, but would not be supported for further urban development or for uses that could have a negative impact on agriculture. Existing residential neighbourhoods would remain, and where zoning is in place they could develop accordingly. Lands designated for industrial uses would be supported for growth, but additional urban development beyond these areas would not be supported.

Suburban

Suburban lands are located outside of the Core Area but within the Permanent Growth Boundary. They are characterized primarily by lower density residential neighbourhoods, select industrial lands, UBCO and Kelowna International Airport. A small amount of commercial uses are found in suburban areas.

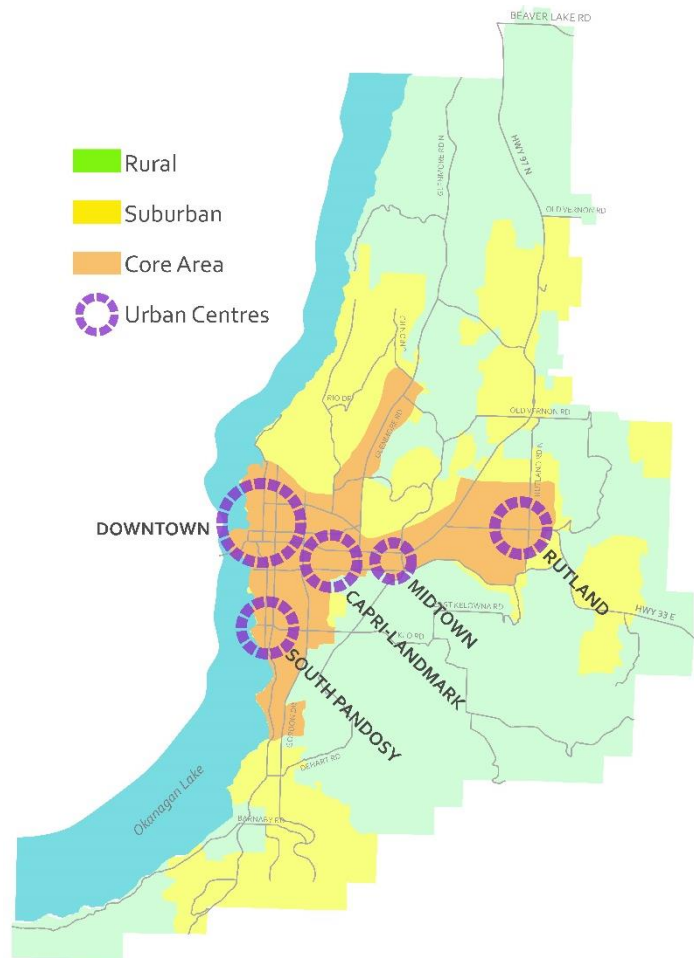
Residential growth would be primarily characterized by single and two-unit development, focused mainly in the new communities currently being built out (with some multi-unit development in strategic locations). The Land Use Plan would continue to signal more employment growth at UBCO and the Airport, and in the case of UBCO, further multi-unit residential development to support a growing student and staff population. The Land Use Plan would also continue to signal employment growth in industrial lands located within this boundary, but it is not anticipated that a significant amount of new designated industrial land would be onboarded.

Core Area

The Core Area includes neighbourhoods that are adjacent to the Urban Centres within the central part of the city. Outside of Urban Centres, the Core Area is currently characterized by lower density residential neighbourhoods, with somewhat more variety of multi-unit development. The Core Area also includes a significant amount of the city's big box retail, clustered along the Highway 97 Corridor, industrial lands, and several major employment destinations, including Kelowna General Hospital.

As outlined in the growth strategy, Core Area neighbourhoods would provide a wide variety of housing forms, focusing primarily on ground oriented missing middle housing, such as smaller homes, house-plexes and row housing, developing in a way that is more sensitive to the surrounding neighbourhood. Along key transportation corridors, some higher density housing mixed with limited commercial development would be supported. The Core Area would be a priority for transportation, infrastructure and parks investments.

Map 1: Growth Strategy Districts



Urban Centres

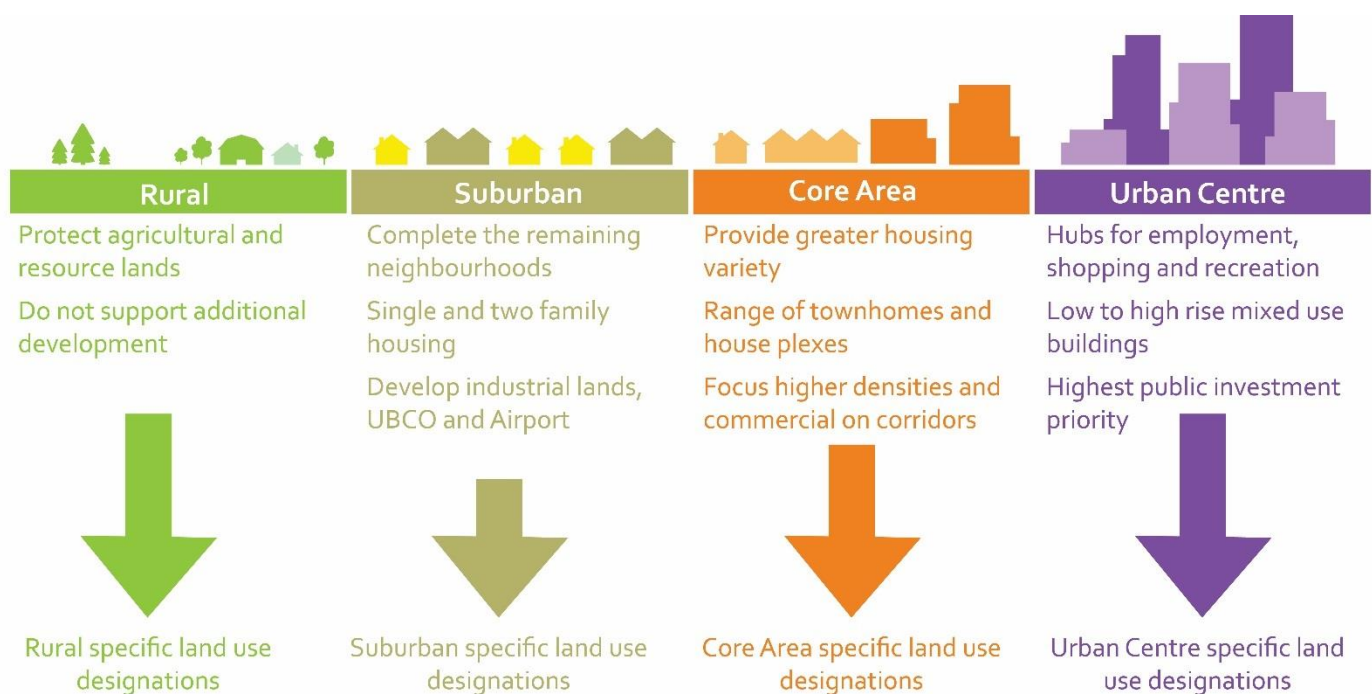
The five Urban Centres (City Centre, South Pandosy, Capri Landmark, Midtown and Rutland) would continue to act as the hubs for employment, shopping, entertainment and high density residential development. This focused growth would provide a greater variety of housing and employment closer together to see more effective use of infrastructure investments, promote transportation choice and reduce pressure for development outside of the Permanent Growth Boundary.

In keeping with the 'Big Moves', the Urban Centres would continue to be the highest priority for new development and infrastructure investment, which are critical components to creating desirable neighbourhoods.

Future Land Use Designations – A Refreshed Approach

A new approach to the future land use designations is being developed that reflects the overall direction for each of the four districts and the corresponding land uses (see Figure 1). For example, the Core Area would have land use designations that are only found in that area and encourage the missing middle housing types that are exclusively targeted for that area. However, select land use designations that have a universal role in each of the four districts, such as institutional or utilities uses, for example, will apply across the city. The proposed new land use designations will be outlined in greater detail as part of a future report to Council.

Figure 1: District Based Land Use Designations



What to Expect in the Future Land Use Plan

More Housing Variety in the Core Area

Together, the Core Area and the Urban Centres have been identified to absorb approximately 67% of future residential growth. As a result, the Land Use Plan under development will identify much of the Core Area outside of the Urban Centres that is currently designated exclusively for single and two family housing for a greater range of housing types, allowing uses like fourplexes and row-housing to be considered in these areas.

Multimodal Urban Transportation Corridors

The areas connecting the Urban Centres will be serviced by multimodal transportation options, such as high quality transit, active transportation and shared mobility options. While the Urban Centres focus the highest density housing in the city, further development along these multimodal transportation corridors would take the form of corridors of low rise apartment development and row-housing. In some cases, commercial development would be supported in these corridors, particularly at key intersections. This approach would strengthen the integration of land use and transportation planning.

The Permanent Growth Boundary

The Permanent Growth Boundary would largely remain the same as the current OCP, in keeping with the direction that no new suburban neighbourhoods would be signaled in the draft Land Use Plan. Notably, the only changes to the Permanent Growth Boundary would be the removal of the Diamond Mountain and Eagle Ridge Area Structure Plan areas. This reflects the direction provided by Council in March 2018 to not support ASP processes in those areas.

Suburban Neighbourhoods

Suburban neighbourhoods that are being developed, such as Wilden, Kirschner Mountain, the Ponds and Tower Ranch would continue to be signaled for full build out, as per the existing 2030 OCP. This is consistent with the Growth Scenario endorsed by Council. The Thomson Flats lands are currently under an Area Structure Plan process and pending the outcome, the draft Land Use Map will be amended accordingly.

Industrial Lands

A land capacity report has been completed by an independent third party consultant to inventory the anticipated demand for new commercial and industrial space in the city to 2040. This study has concluded that the current 2030 OCP has an adequate supply of industrial lands out to 2040. As such, no new lands would be signaled in the draft Land Use Plan.

Parks and Open Space

As indicated earlier in this report, the acquisition and development of new parkland in the Core Area is one of the 'Big Moves', and critical to the success of evolving neighbourhoods in that area. However, the draft Land Use Plan will not include new areas identified for parks at this stage. This work will be ongoing throughout the OCP Update process and would be refined following the Fall 2019 public engagement process. It should be noted, however, that the OCP will address parks development at a high, visionary level with the intent for the City to undertake a more detailed planning process for park development as an implementation item following the completion of the OCP project.

Next Steps

The OCP and TMP projects are working towards a fall 2019 target for the next round of public engagement. Between now and that time, the draft Land Use Plan will be completed and the development of policies for the draft plan would continue. The following tasks are currently underway:

Infrastructure Impact Analysis

Staff are currently undertaking a high-level infrastructure impact analysis of the growth scenario that Council endorsed on March 4, 2019. This analysis will indicate where significant investments may be required to service new residential and employment growth, based on where it is targeted. This work is expected to be completed in June 2019 and will assist in the refinement of the draft land use map.

Continued Stakeholder Engagement

Engagement with various impacted community stakeholders has been ongoing since Phase 2 of the planning process, and will continue in Phase 3. As part of the development of the draft Land Use Plan that Council would review in the summer 2019 report, staff will work with various community stakeholders, including industry, government and neighbourhood organizations to refine the plan.

Public Engagement Process Development

Staff is developing the next phase of planned public engagement that is targeting community feedback and ideas on the draft Future Land Use Plan, as well as direction for the development of draft OCP policies that will incorporate the Big Moves. The details of this public engagement process will be outlined in the next report to Council, anticipated for summer 2019.

Summary

The deliberate integration of the OCP and TMP projects represents a commitment to a comprehensive city-wide land use and transportation framework. The development of the draft Land Use Map focuses primarily on the physical community and the functionality of its infrastructure in our everyday lives: affordable housing, transportation options and network improvements, vibrant employment nodes, and the renewal of public facilities. If these challenges are not addressed through City-wide master plans, they will undermine community resilience and future quality of life.

With Imagine Kelowna, the growth scenario and the Big Moves all providing direction through a cohesive growth strategy, City staff are moving forward on development of a draft land use plan and associated policies. This work will require extensive refinement and revision based on feedback from Kelowna residents, community stakeholders and direction from Council. When the first draft of the Land Use Plan is provided to Council later this year, it will represent the Big Moves and the directions outlined in this report, but is not intended to be the final product. Rather, it will represent the start of the community's conversation on the development of this important phase of the OCP update.

Legal/Statutory Authority:

Local Government Act, Part 14, Section 471

Legal/Statutory Procedural Requirements:

Local Government Act, Sections 472, 473, 474, 475, 476, 477, 478

Existing Policy:

2030 Official Community Plan
20 Year Servicing Plan
Council Policy No. 372: Engage Policy

Submitted by:

Robert Miles, OCP Project Planner

Approved for inclusion:



Danielle Noble-Brandt, Dept. Manager, Policy & Planning

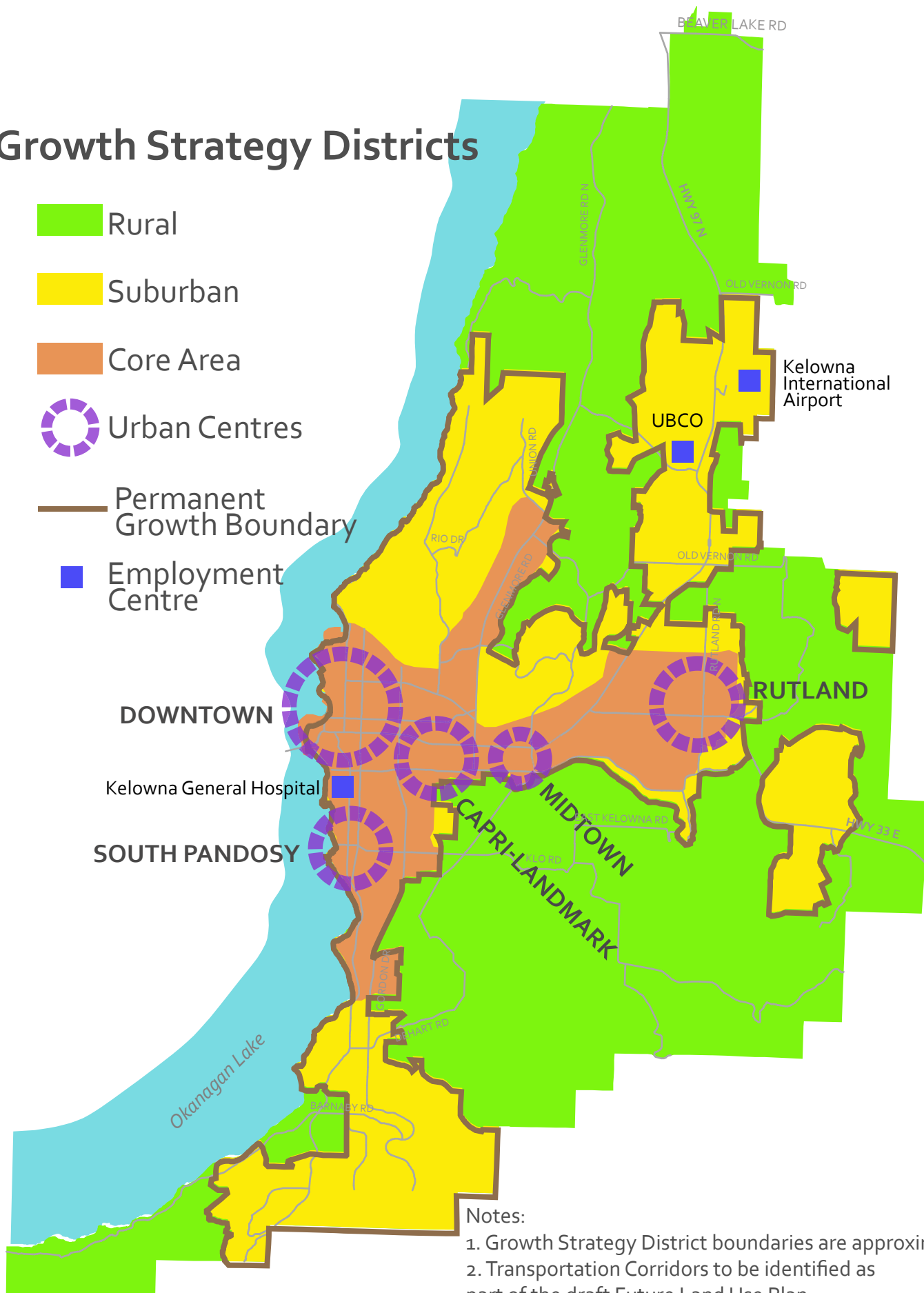
Attachments:

- 1) Key Directions Map

cc:

Divisional Director, Planning and Development Services
Divisional Director, Infrastructure
Divisional Director, Human Resources
Divisional Director, Financial Services
Divisional Director, Corporate Strategic Services
Divisional Director, Acting Living and Culture
Divisional Director, Strategic Investments
Department Manager, Integrated Transportation
Strategic Transportation Planning Manager
Infrastructure Engineering Manager
Community Planning Manager
Communication Advisor

Growth Strategy Districts



Notes:

1. Growth Strategy District boundaries are approximate.
2. Transportation Corridors to be identified as part of the draft Future Land Use Plan.



Our Kelowna as we Grow 2040



A person wearing a green t-shirt, black shorts, and a black cap is crouching on a rocky cliff edge, looking out over a city and mountains. The image is overlaid with a large, stylized graphic in white lines on a blue background. The graphic consists of several large, curved, overlapping shapes that resemble stylized mountains or waves, each filled with different patterns of dots, lines, and concentric circles. The overall style is modern and artistic.

imagineKelowna

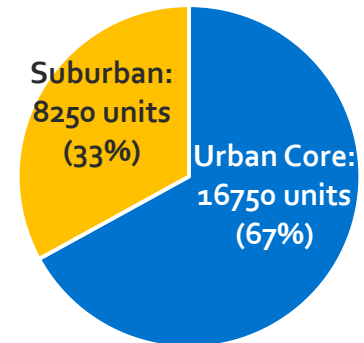
THE VISION TO 2040 - June 2018

The Growth Scenario

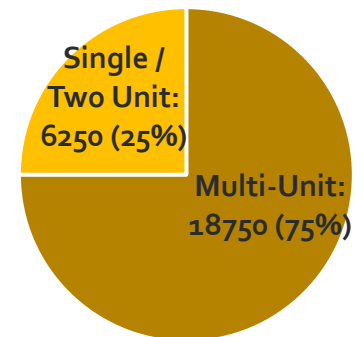


Source: Hripko Nelson & Associates

Housing Location



Housing Split



OCP Policy Framework



How do all the City's plans work together?



'Big Moves'



1

- Complete the Final Suburban Neighborhoods

2

- Promote More Housing Diversity in the Core Area

3

- Connect our Urban Centres with Transit Oriented Urban Corridors

4

- Prioritize Parks & Public Spaces in the Core Area

5

- Prepare a Resilient Community that is Adaptable to Change

Complete the Final Suburban Neighborhoods



- ▶ One of the biggest moves of this plan
- ▶ No new greenfield developments beyond those already identified
- ▶ Honor the existing PGB

Promote More Housing Diversity

- ▶ Provide new housing opportunities in the Core Area to meet more residents in different life stages and abilities



Connect Urban Centres w/ Transportation Options



Prioritize Parks & Public Spaces in the Core



- ▶ Promote accessibility & availability of urban parks
- ▶ Support neighbourhood infill to increase quality of life

Prepare a Resilient Community



The Global Trends Clock™



Source: worldfinancialreview.com

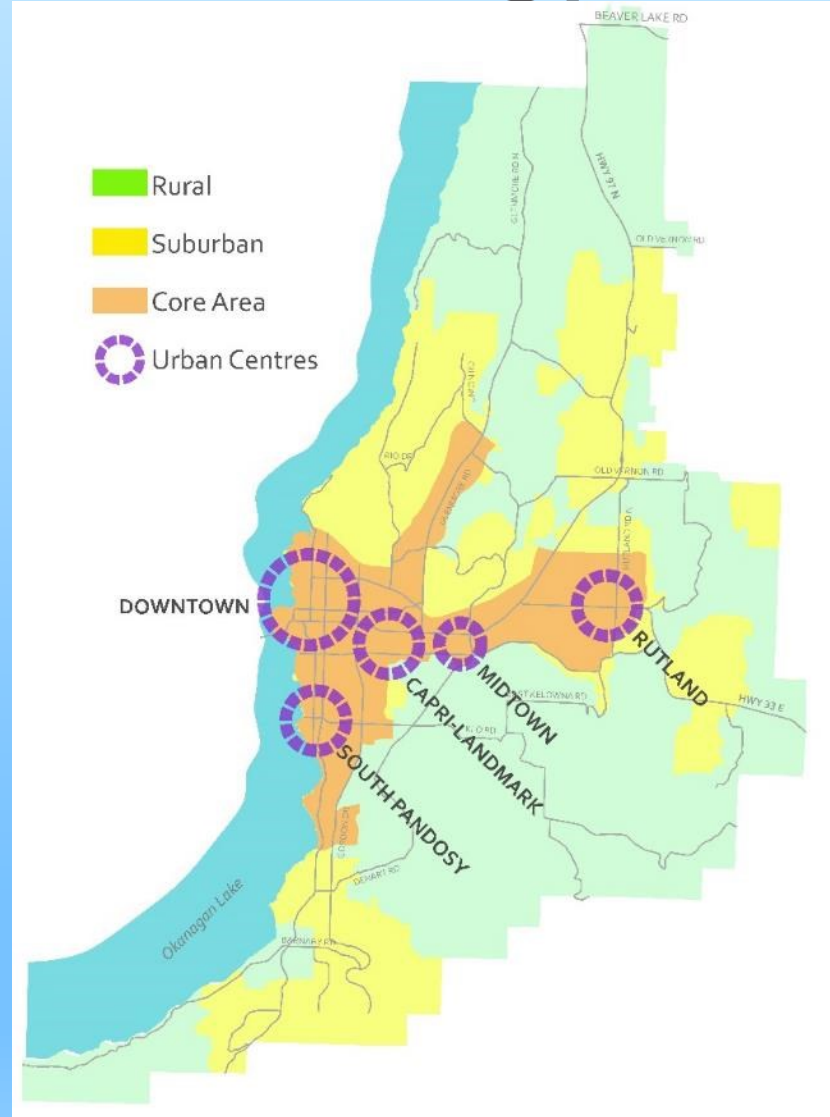
Purpose of a Future Land Use Plan

- ▶ To provide a framework of objectives and policies to guide decisions on planning and land management
- ▶ Signal types of neighborhoods that we want to build
- ▶ Identify geographic locations to maximize investment in infrastructure for the greatest amount of residents

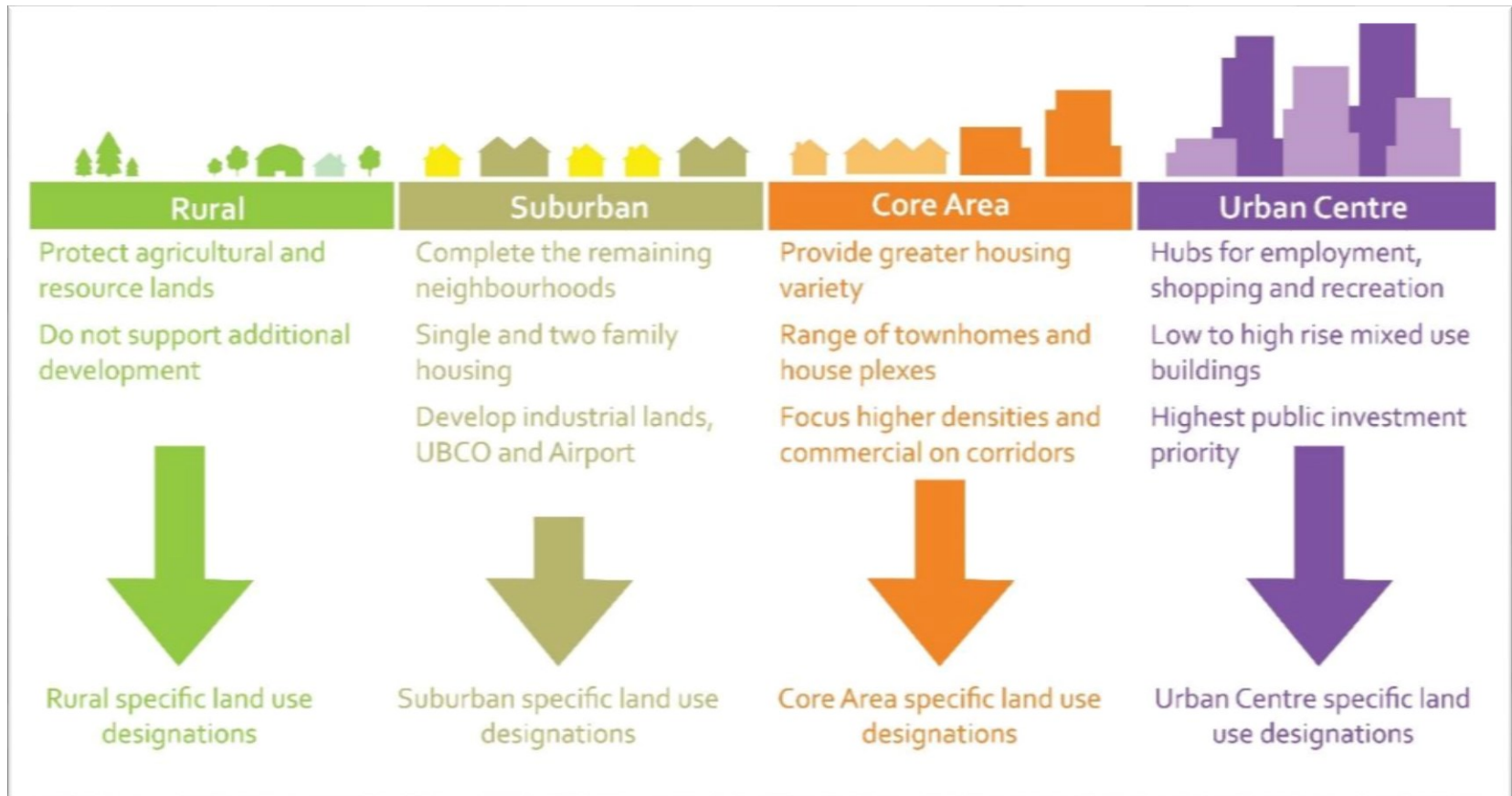
A New Approach Customized for the City of Kelowna

- ▶ This 2040 OCP update is more deliberate in the locations of where we want to grow, and what lands we want to preserve
- ▶ The draft future land use plan will be organized around 4 growth strategy districts:
 1. Rural
 2. Suburban
 3. Core Area
 4. Urban Centres

Growth Strategy Districts



A New Approach: Future Land Use Districts



What to Expect



More Housing
Variety

Permanent
Growth
Boundary

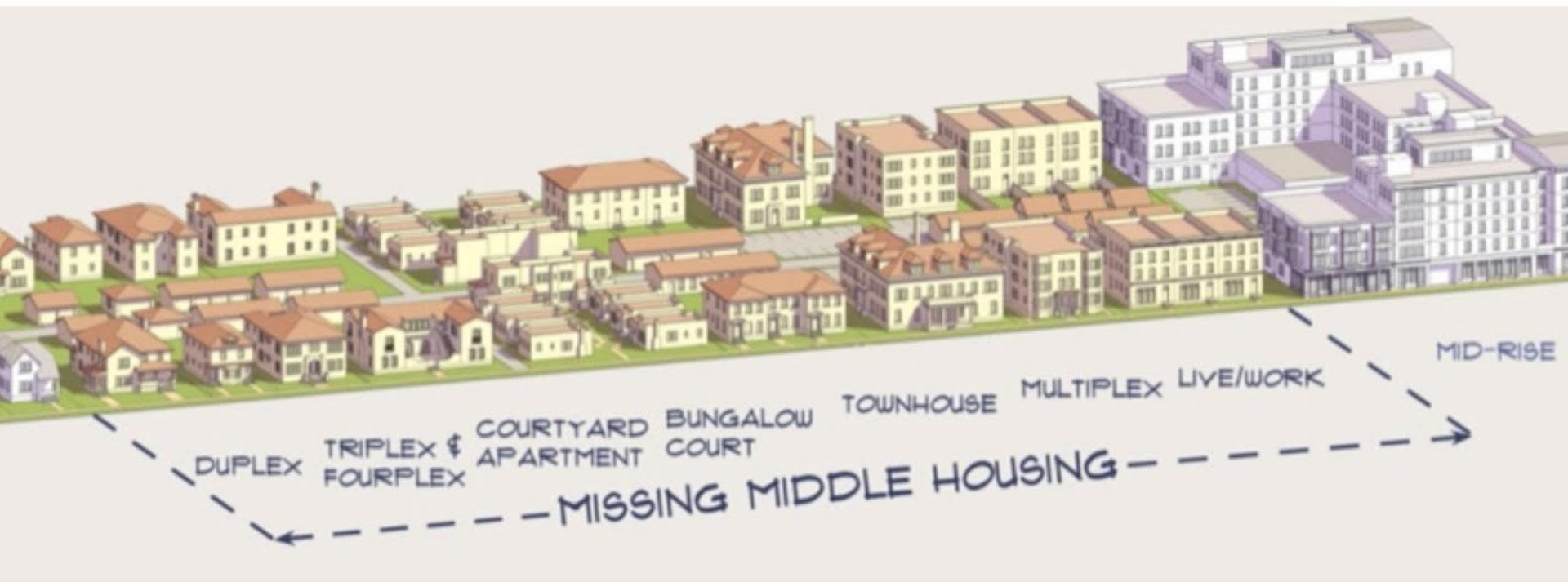
Transit
Oriented Urban
Corridors

Protect
Industrial
Lands

Complete
Suburban
Neighborhoods

Prioritize Parks
& Open Space

More Housing Variety in the Core Area



Transit Oriented Urban Corridors



Maintain the Permanent Growth Boundary



Complete Suburban Neighborhoods



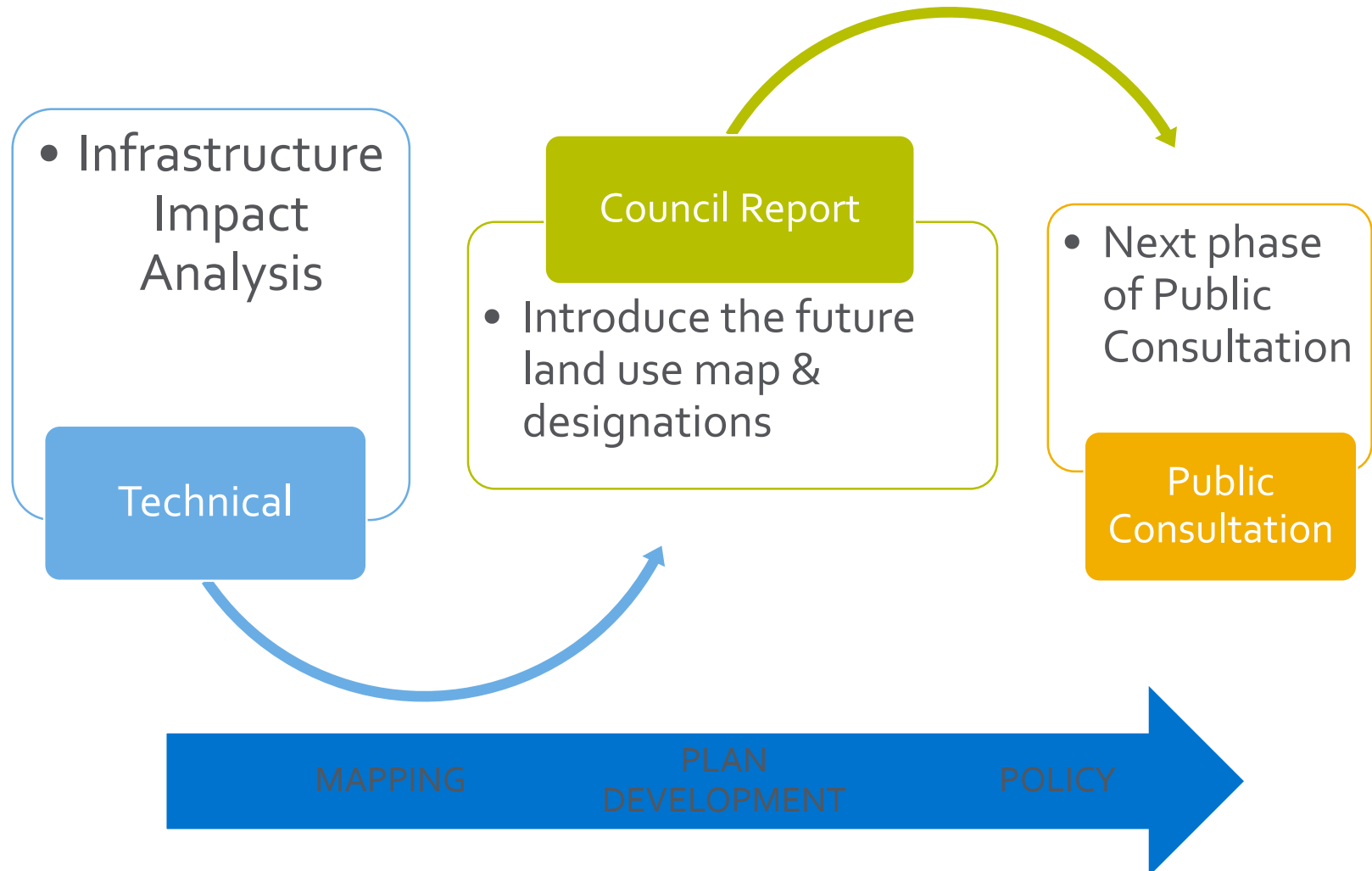
Protect Industrial Lands



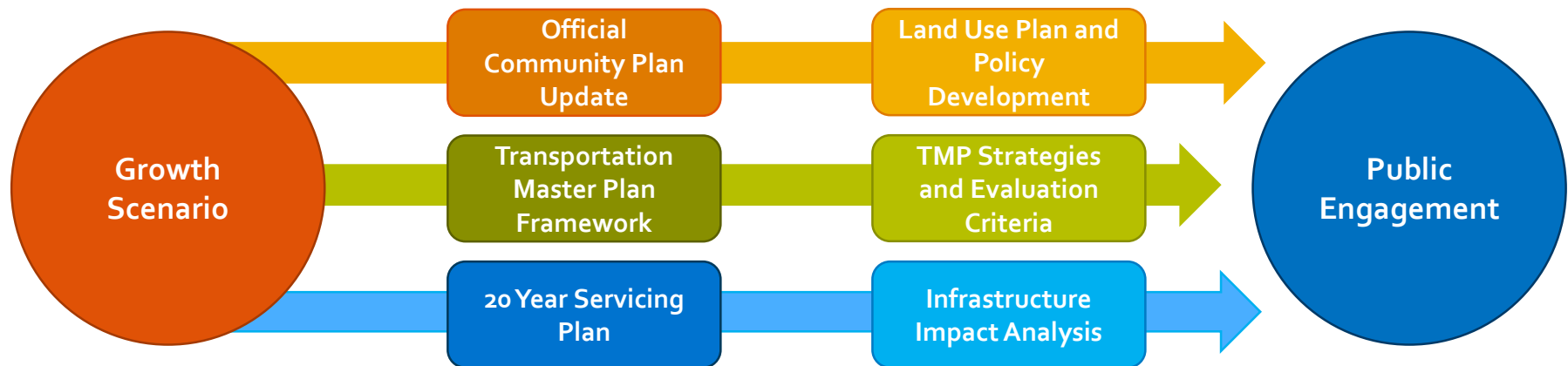
Parks & Open Space



Next Steps



Growth Strategy Coordination





Questions?

Report to Council



Date: May 27, 2019
File: 0710-70
To: City Manager
From: Tracy Guidi, Sustainability Coordinator and
Brydan Tollefson, Energy Program Manager
Subject: 2018 Climate Action Revenue Incentive Program Report

Recommendation:

THAT Council receives, for information, the report from the Sustainability Coordinator and Energy Program Manager, dated May 27, 2019, with respect to the 2018 Climate Action Revenue Incentive Program Public Report;

AND THAT the 2019 Financial Plan be amended to increase both the revenue and the associated contribution to the Energy Management Rebate reserve budget as a result of the Climate Action Revenue Incentive Program grant.

Purpose:

To report on the climate progress made in 2018 and the plans for 2019 to meet the City's climate action goals in order to fulfill the public reporting requirement for the provincial Climate Action Revenue Incentive Program grant. Further, the report also presents the latest corporate GHG emissions data and highlights GHG emissions reduction projects.

Background:

The Intergovernmental Panel on Climate Change's (IPCC) special report released last fall, 'Global Warming of 1.5°C', stresses the urgency for rapid, far-reaching and unprecedented changes in all aspects of society by 2030 to limit global warming to 1.5°C, and avoiding catastrophic impacts associated with warming beyond that.¹ To compound matters, the recent Canada's Changing Climate report shows that Canada is experiencing warming at twice the rate of the rest of the world which will increase the severity of heatwaves and drought.²

¹ IPCC, October 8, 2018. IPCC Press Release: Summary for Policymakers of IPCC Special Report on Global Warming of 1.5°C approved by governments. https://www.ipcc.ch/site/assets/uploads/2018/11/pr_181008_P48_spm_en.pdf

² Environment and Climate Change Canada, April 2019. Canada's Changing Climate Report. https://www.nrcan.gc.ca/sites/www.nrcan.gc.ca/files/energy/Climate-change/pdf/CCCR_FULLREPORT-EN-FINAL.pdf

As part of the provincial Climate Action Revenue Incentive Program (CARIP) reporting requirements, local governments must report on what has been achieved in the previous year and what is being planned to mitigate climate change (i.e. reduce greenhouse gas (GHG) emissions) and to adapt to climate change (i.e. prepare for changes in climate). CARIP is a provincial conditional grant program that provides funding to local governments who have signed the BC Climate Action Charter equivalent to 100 per cent of the carbon taxes they pay directly. This funding supports local governments in their efforts to reduce greenhouse gas (GHG) emissions, address climate impacts, and move forward on achieving their Charter goals.³ The City of Kelowna signed the Charter in 2007, committing to take action and develop strategies to achieve the following three goals:

1. Being carbon neutral in corporate operations (the Province allows for “making progress towards becoming carbon neutral);
2. Measure and report on community GHG emissions profile; and
3. Create complete, compact, energy efficient rural and urban communities.

As a Charter signatory, the City is eligible for the CARIP grant, provided a report on the City’s progress toward meeting climate action goals is made public by the June 1 deadline (see attached: *Climate Action Revenue Incentive Program (CARIP) Public Report for 2018*).

In addition to reporting publicly, Financial Services completed the required Carbon Tax Calculation Form and it will be submitted alongside the Public Report. The City is requesting a return of \$248,760.21; the total amount of carbon tax the City paid directly in 2018. The funds will be placed in the Ro11 – Energy Management Rebate Reserve and will be used for projects that help lower energy and greenhouse gas emissions. Projects to be funded are reviewed and recommended by the City’s Energy Management Committee. In 2018, the fund was primarily used to support the LED street light retrofit program.

CARIP Corporate GHG Emissions Reporting

The City tracks energy and emissions data from its corporate operations and this information is uploaded into the City’s energy management system. Sources for the CARIP GHG emissions reporting include:

- Civic buildings and facilities (i.e. H₂O, Fire Halls, City Hall, etc.)
- Outdoor lighting
- Water and Wastewater Treatment
- Vehicle Fleet

The CARIP Public Report for 2018 reports Kelowna’s corporate CARIP emissions at 6,021 tonnes CO₂ equivalent. CARIP emissions declined from last year’s high (which was due in part to an unusually cold, snowy winter), and returned to similar emission levels seen since 2013.

In 2018, a variety of projects and programs reducing corporate GHG emissions were implemented including:

- Council endorsed an updated Corporate Energy and GHG Emissions Plan to reduce GHG emissions 12 per cent below 2007 levels by 2022;

³ Province of BC, 2019. Climate Action Revenue Incentive Program (CARIP) Program Guide for 2018 Claims. https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/carip_program_guide_2018_claims.pdf

- Completed the LED street light replacement project which converted 10,600 street lights, result in 4,500 GWh/year of reduced electricity use;
- Achieved Level 1 certification of the Airport Carbon Accreditation Program
- Performed energy audits of the Wastewater Treatment Facility and the Water Treatment Facility that identified energy and GHG reduction measures for the next three to five years.
- Planted 300 street trees;
- Purchased 2 battery electric cars and one electric utility vehicle; and
- Revamped the vehicle oil change schedules to reduce oil use.

Community GHG Emissions

While several significant strategies are under development that will reduce emissions over the long term, the majority of actions taken in 2018 to reduce community emissions were related to transportation, our communities largest source of GHGs.

Actions to reduce emissions in 2018 included:

- Council endorsed Our Kelowna as We Take Action: Kelowna's Community Climate Action Plan and Healthy Housing Strategy;
- Expanded the active transportation network by 5.7 km of buffered bike lanes, 12.5 km of multi-use path, 0.8 km of sidewalk and 3.0 km of bike lanes;
- Piloted a dockless bikeshare in partnership with a private company which saw 33,000 trips in the first three months;
- Implemented 'NextRide' automatic vehicle locator (AVL) system for Transit system wide with a real-time mobile schedule app in partnership with BC Transit;
- Continued work on the Official Community Plan, Transportation Master Plan, Regional Transportation Plan, Capri-Landmark Urban Centre Plan and Energy Step Code;
- Fully commissioned the FortisBC Biogas plant, diverting 48 per cent of the landfill gas captured to beneficial re-use;
- Acquired or purchased approximately 15.6 ha for park and natural greenspace protection;
- Landscaped 10,946 m² to restore and enhance riparian areas through the City's development process;
- Sold 500 trees through Neighbourwoods;
- Sold 300 composters and hosted two repair cafes and two trunk sales as ways to divert waste from the landfill; and
- Introduced a new Qualified Water Efficient Landscape (QWEL) certification program that trains professionals on efficient irrigation practices and climate appropriate landscape materials;

2018 also had a number of projects that address climate change impacts including:

- Completed Mill Creek Flood Mitigation to increase channel capacity for flood flows;
- Updated the Community Wildfire Protection Plan; and
- Completed risk and vulnerability assessments of waterfront parks.

Summary

In 2019, a multitude of projects are planned that will have an impact on corporate and community GHG emissions. Projects are also planned to prepare for and adapt to a changing climate. These are summarized in the attached *Climate Action Revenue Incentive Program (CARIP) Public Report for 2018*. Projects include:

- Research and provide recommendations for effective adaptation policies for the Official Community Plan Update;
- Develop a community energy retrofit strategy;
- Install energy efficiency upgrades at the Waste Water Treatment Facility as recommended in the 2018 energy audit;
- Expand the active transportation network with 1.6 km of new sidewalk, 6.0 km of bike lanes, 11.7 km of buffered bike lanes and 2.6 km of cycle tracks;
- Invest in 1,800 new transit service hours;
- Initiate the Mill Creek Major Off-Stream Storage and Channel Conveyance project to reduce storm peak flow; and
- Create a Southeast Landscape Level Wildfire Fuel Break.

The best available science stresses the urgency to cut global emissions in half over the next 11 years in order to avoid climate change's most damaging impacts.⁴ It is people that have to do the heavy lifting to take action and demonstrate commitment to increase energy efficiency and curb GHG emissions. The actions taken in 2018 and the planned actions for 2019 as outlined in the *Climate Action Revenue Incentive Program (CARIP) Public Report for 2018* help make incremental progress on our climate action goals.

Existing Policy:

OCP Objective: Improve energy efficiency and reduce community greenhouse gas emissions

OCP Policy 6.2.1 GHG Reduction Target and Actions. The City of Kelowna will, in partnership with: senior governments; local residents and businesses; NGOs; external agencies; and utility providers, work towards reducing absolute community greenhouse gas emissions by:

- 4% below 2007 levels by 2023;
- 25% below 2007 levels by 2033;
- 80% below 2007 levels by 2050.

The City of Kelowna's efforts will be focused on creating a dynamic community that embraces sustainable transportation options, energy efficient buildings and vibrant urban centres.

City will support the reduced use of fossil fuels in buildings by encouraging renewable energy supplies, and energy efficient technologies in new and existing buildings.

The City will lead through example and strive to meet the BC Climate Action Charter Targets for the reduction of GHG emissions from municipal infrastructure.

OCP Policy 7.1.3 Greenhouse Gas Reduction Criteria. Incorporate greenhouse gas reduction criteria in infrastructure projects for evaluation / modeling and procurement.

⁴ IPCC, October 8, 2018. Intergovernmental Panel on Climate Change Press Release: Summary for Policy Makers of IPCC Special Report on Global Warming of 1.5°C approved by governments.
https://www.ipcc.ch/site/assets/uploads/2018/11/pr_181008_P48_spm_en.pdf

OCP Policy 7.19.2 Energy Reduction Priorities. In working to reduce greenhouse gas emissions, place a primary focus on reducing demand, then prioritize further efforts in the following sequence: re-using waste heat, using renewable heat, and then finally on using renewable energy.

Financial/Budgetary Considerations:

To be eligible for the CARIP grant, a copy of the CARIP Public Report for 2018 must be made public and submitted to the Province by June 1, 2019. Further, the 2018 CARIP Carbon Tax Calculation Form will be submitted to the Province, requesting \$248,760.21. (Note: local governments that do not complete, submit and make public their 2018 CARIP Climate Action Public Report by the deadline of June 1, 2019, may not be eligible for the grant.⁵)

The annual CARIP grant will be placed in the Energy Management Rebate Reserve and will be used for projects that will reduce corporate energy and GHG emissions. Projects for 2019 will be reviewed by the Energy Management Committee and prioritized based on their business case which will include consideration for environmental and economic benefit.

External Agency/Public Comments:

As the Regional Waste Reduction office provides waste reduction for the entire region, staff from their offices, provided a synopsis of waste reduction projects and programs for the CARIP report.

Communications Comments:

A link to the CARIP Public Report for 2018 will be posted on the City's Climate Action webpage.

Submitted by:

T. Guidi, Sustainability Coordinator

B. Tollefson, Energy Program Manager

Approved for inclusion:



Danielle Noble-Brandt, Policy and Planning Dept. Manager

cc:

Divisional Director, Community Planning & Development
Divisional Director, Financial Services
Infrastructure Operations Department Manager
Building Services Manager
Transit and Programs Manager
Utility Planning Manager
Grants & Special Projects Manager

⁵ Province of BC, 2019. Climate Action Revenue Incentive Program (CARIP) Program Guide for 2018 Claims. https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/carip_program_guide_2018_claims.pdf

Parking Services Manager
Fleet Services Manager
Wastewater Manager
Water Quality & Customer Care Supervisor
Urban Forestry Supervisor
Solid Waste Supervisor
Financial Analyst
OCP Project Planner
Park and Landscape Planner
Transportation Engineer Planning & Development
Planner Specialist
Environmental Coordinator

Climate Action Revenue Incentive Program (CARIP)

Public Report for 2018

May, 2019

kelowna.ca

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Broad Planning Actions

Broad Planning refers to high level planning that sets the stage for GHG emissions reductions, including plans such as Official Community Plans, Integrated Community Sustainability Plans, Climate Action Plans or Community Energy Emissions Plans. Land use planning that focuses on Smart Growth principles (compact, complete, connected, and centered) plays an especially important role in energy and GHG reduction.

Community-Wide Broad Planning Actions Taken in 2018	
	Completed an updated Community Climate Action Plan.
	Continued work on the Official Community Plan (OCP) Update including the creation of four high level growth scenarios which were analyzed (including for GHG emissions reductions) and formed part of the 2018 public engagement.
	Completed Phase 1 and Phase 2 of the Transportation Master Plan. This included vision, goals, and land use-scenarios in conjunction with the Official Community Plan Update.
	Completed Phase 1 of the Regional Transportation Plan: vision, goals and the regional network. Began work on Phase 2: existing conditions.
	Continued work on Capri-Landmark Urban Centre Planning which began in 2017. This supports the City's goal towards developing complete communities through focusing growth on urban centre revitalization, sustainable transportation, improving access to urban parks and public spaces.
	Coordinated planning for the Okanagan Rail Trail from Vernon to Kelowna. This included a project to examine land use and transportation options along the Okanagan Rail Trail in conjunction with UBC's School of Community and Regional Planning.
	Collaborated with the BC Council for International Cooperation to align Kelowna's indicators and targets to the UN's Sustainable Development Goals.
	Adopted Healthy Housing Strategy which includes recommendations to improve energy efficiency in buildings.
Community-Wide Broad Planning Actions Proposed for 2019	
	Continue work on the OCP Update. Land use planning and policy development is underway, using guidance from a growth scenario endorsed by Council in March, 2019. The OCP will focus on infill and redevelopment while slowing sprawl. Plan completion is expected spring 2021.
	Continue development of the Kelowna Transportation Master Plan including development and evaluation of draft options. Plan completion is expected spring 2020.
	Continue development of the Regional Transportation Plan, including development and evaluation of draft options and coordination with Kelowna's Community Climate Action Plan. Completion of the Plan expected spring 2020.
	Capri-Landmark Plan completed and endorsed by Council.
	Continue to plan for the Okanagan Rail Trail.
Corporate Broad Planning Actions Taken in 2018	
	Completed an updated Corporate Energy and GHG Emissions Plan to reduce GHG emissions by 12% below 2007 levels by 2022. The Plan also requires energy modelling and airtightness testing for the construction of all new civic facilities.

Broad Planning		
What is (are) your current GHG reduction target(s)?	OCP Policy 6.2.1 GHG Reduction Target and Actions. The City of Kelowna will, in partnership with: senior governments; local residents and businesses; NGOs; external agencies; and utility providers, work towards reducing absolute community greenhouse gas emissions by: <ul style="list-style-type: none"> • 4% below 2007 levels by 2023; • 25% below 2007 levels by 2033; and • 80% below 2007 levels by 2050. 	
Are you familiar with your local government's community energy and emissions inventory (e.g. CEEI or another inventory)?		Yes
What plans, policies or guidelines govern the implementation of climate mitigation in your community? <ul style="list-style-type: none"> • Community Energy and Emissions Plan • Integrated Community Sustainability Plan • Community- Wide Climate Action Plan • Official Community Plan • Regional Growth Strategy • Do not have a plan 		No No Yes Yes Yes
Does your local government have a corporate GHG reduction plan?		Yes

Building and Lighting Actions

Low-carbon buildings use the minimum amount of energy needed to provide comfort and safety for their inhabitants and tap into renewable energy sources for heating, cooling and power. These buildings can save money, especially when calculated over the long term. This category also includes reductions realized from energy efficient street lights and lights in parks or other public spaces.

Community-Wide Building and Lighting Actions Taken in 2018	
	Consulted on the Energy Step Code for Part 9 residential buildings. Developed an Energy Step Code Implementation Strategy for initial Council consideration.
	Hosted an Industry Workshop on Energy Step Code and Air Tightness with over 115 participants in attendance.
Community-Wide Building and Lighting Actions Proposed for 2019	
	Endorsed an Energy Step Code Implementation Strategy for Part 9 buildings. Step 1 begins December 2019.
	Update the Zoning Bylaw to reduce setbacks to accommodate thicker walls associated with those buildings Step 5 / Passive House.
	Consult on Energy Step Code Implementation for Part 3 buildings.
	Develop a Community Energy Retrofit Strategy.

Corporate Building and Lighting Actions Taken in 2018	
	Completed the LED street light replacement project which converted 10,600 street lights, resulting in 4,500 GWh/yr of reduced electricity use.
	Upgrade to LED fixtures in Library and Chapman Parkades when replacement is required.
	Completed energy audit of the Wastewater Treatment Facility in partnership with FortisBC which identified energy and GHG reduction measures for the next 3-5 years.
	Completed the Water Treatment Facility industrial feasibility audit, which identified energy and GHG reduction measures for the next 3-5 years.
	Applied to the Airport Carbon Accreditation Program and received Level 1 certification.
	Completed an equipment inventory and utility bill analysis of City facilities to allow for future energy conservation measures to be identified more quickly.
Corporate Building and Lighting Actions Proposed for 2019	
	Continue to upgrade LED fixtures in Library and Chapman Parkades until all fixtures have been replaced.
	Install energy efficiency upgrades at the Wastewater Treatment Facility as recommended in the energy audit completed in 2018. These include 2 pump upgrades and one variable frequency drive upgrade.
	Convert historical propane heating units in landfill operations building to natural gas

Building and Lighting	
The Province has committed to taking incremental steps to increase energy-efficiency requirements in the BC Building Code to make buildings net-zero energy ready by 2032. The BC Energy Step Code--a part of the BC Building Code--supports that effort	
Is your local government aware of the BC Energy Step Code ?	Yes
Is your local government implementing the BC Energy Step Code ?	Yes

Energy Generation Actions

A transition to renewable or low-emission energy sources for heating, cooling and power supports large, long-term GHG emissions reductions. Renewable energy including waste heat recovery (e.g. from biogas and biomass), geo-exchange, micro hydroelectric, solar thermal and solar photovoltaic, heat pumps, tidal, wave, and wind energy can be implemented at different scales, e.g. in individual homes, or integrated across neighbourhoods through district energy or co-generation systems.

Community-Wide Energy Generation Actions Taken in 2018	
	Fully commissioned the FortisBC Biogas plant diverting 48 per cent of the landfill gas captured to beneficial re-use.

Corporate Energy Generation Actions Taken in 2018	
	Initiated staged approach to leachate recirculation to increase landfill gas production.
Corporate Energy Generation Actions Proposed for 2019	
	Hire a co-op student to increase leachate recirculation program.
	Investigate automation for leachate re-circulation.

Energy Generation	
Is your local government developing, or constructing a	
<ul style="list-style-type: none"> district energy system renewable energy system 	No No
Is your local government operating a	
<ul style="list-style-type: none"> district energy system renewable energy system (<i>Note: the City works in partnership with FortisBC to provide landfill gas while FortisBC operates the renewable energy system</i>). 	No No
Is your local government connected to a district energy system that is operated by another energy provider?	No
Are you familiar with the 2018 List of Funding Opportunities for Clean Energy Projects Led by First Nations and Local Governments ?	No

Greenspace / Natural Resource Protection Actions

Greenspace/Natural Resource Protection refers to the creation of parks and greenways, boulevards, community forests, urban agriculture, riparian areas, gardens, recreation/school sites, and other green spaces, such as remediated brownfield/contaminated sites as well as the protection of wetlands, waterways and other naturally occurring features.

Community-Wide Greenspace Actions Taken in 2018	
	Protected 64,128 m ² of riparian areas through No Disturb Covenants or Parks dedications through the City's development process.
	Landscaped 10,946m ² to restore/enhance riparian area through City's development process.
	Acquired or purchased 15.6 ha for park and natural greenspace protection
	Removed structures to create park space at Bluebird Beach and 1896 Marshall Street.
	Participated in the Mission Creek Restoration Initiative Strategy preplanning
	Enhanced and stabilized 100 linear meters along Okanagan Lake at Strathcona Waterfront Stabilization and Riparian Enhancement Project.
	Sold 500 trees through Neighbourwoods for planting on private property
Community-Wide Greenspace Actions Proposed for 2019	
	Acquire or purchase approximately 4.3 ha for park and natural greenspace protection (Mountainside Park, Mission Creek/Dewdney Creek Natural Area)
	Remove structures to create park space at Hobson Park.
	Sold 600 trees through NeighbourWoods for planting on private property. An additional 70 trees were provided free of charge to residents along Mill Creek who had been impacted by the Mill Creek Flood Mitigation Work in 2018.

Corporate Greenspace Actions Taken in 2018 + Additional Actions	
	Planted 300 street trees (4-5 cm caliper)
Corporate Greenspace Actions Proposed for 2019	
	Plant 400 street trees (4-5 cm caliper) and 5,000 tree seedlings
	Plant 100 trees along Mill Creek as part of Mill Creek Tree Planting Program
	Develop Wetland Management Plans for 4 wetlands (Chichester, Maude Roxby, Munson Pond and Thomson Wetland) in conjunction with Central Okanagan Land Trust and Okanagan Basin Water Board.
	Conduct a wetland / stormwater detention pond assessment, which will include water quality and sediment testing to make recommendations on design and structure improvements to enhance riparian and natural habitat.

Greenspace	
Does your local government have urban forest policies, plans or programs?	Yes
Does your local government have policies, plans or programs to support local food production?	Yes

Solid Waste Actions

Reducing, reusing, recycling, recovering and managing the disposal of the residual solid waste minimizes environmental impacts and supports sustainable environmental management, greenhouse gas reductions, and improved air and water quality.

Community-Wide Solid Waste Actions Taken in 2018	
	Sold 300 composters to reduce organics ending up in the landfill.
	Hosted 2 repair cafes and 2 trunk sales to encourage reuse.
	Continued commercial and residential waste monitoring to ensure mandatory recyclables are not ending up in the landfill.
	Continued curbside recycling education through cart inspection program, illegal dump site monitoring, education and clean up.
Community-Wide Solid Waste Actions Proposed for 2019	
	Sold 350 composters.
	Host 4 reuse events.
	Increase recycling education to reduce contamination.
	Review options for reduction of single use plastic.

Corporate Solid Waste Actions Taken in 2018	
	Completed a Design, Operations and Closure Plan for the Landfill.
	Purchased 1 hybrid compost screening plant.
	Purchased new excavator that allows for increased efficiency in solid waste operations.

Solid Waste	
Does your local government have construction and demolition waste reduction policies, plans or programs?	Yes
Does your local government have organics reduction/diversion policies, plans or programs? (<i>Biweekly yard waste pick up and annual composter sales to divert organics from the waste stream</i>).	Yes

Transportation Actions

Transportation actions that increase transportation system efficiency emphasize the movement of people and goods, and give priority to more efficient modes, e.g. walking, cycling and public transit, can contribute to reductions in GHG emissions and more livable communities.

Community-Wide Transportation Actions Taken in 2018	
	<p>Expanded the active transportation network by:</p> <ul style="list-style-type: none"> • 5.7 km of buffered bike lanes (Lakeshore, Richter, Cooper) • 12.5 km of multi-use path (John Hindle Drive and Okanagan Rail Trail (Manhattan to Airport)) • 0.8 km of sidewalk (portions of Pandosy, Banks, Gordon, Hollywood) • 3.0 km of bike lanes (Bernard (Ethel to Lakeview) and Ellis (Bernard to Gaston))
	<p>Expanded active transportation supportive infrastructure including:</p> <ul style="list-style-type: none"> • 6 pedestrian flashers • 3 half-signals • 1 new traffic signal • 1 smart right safety improvement
	Piloted a dockless bikeshare in partnership with a private company which saw 33,000 trips in the first 3 months.
	Implemented 'NextRide' automatic vehicle locator (AVL) system for Transit system wide with a real-time mobile schedule app in partnership with BC Transit.
	Began outfitting 40 conventional transit buses with Transit Signal Priority radio equipment (to be completed in 2019)
	<p>Restructured transit service to:</p> <ul style="list-style-type: none"> • add a new route linking downtown to UBCO campus via Glenmore • introduce bus service to University Heights student housing development • improve service reliability on major routes adding total of 5,000 service hours.
	Upgraded 4 transit stops to improve accessibility, capacity, safety and comfort.
	Supported Clean Air and Safe Routes 4 School in 4 schools in Kelowna to increase active transportation (Pearson, Raymer, Belgo and South Kelowna Elementary).
	Hosted Bike to Work Week and Bike to School Week in conjunction with regional partners.
	Hosted Bike Rodeos at various schools throughout the region.
	Cost shared bike rack program that is delivered to businesses and residential properties to retrofit existing areas with higher bike storage pressure than when initially constructed.
	Increased network of automated bike and pedestrian counters by 10 per cent.
	Managed bike lockers in various locations around town.
	Constructed 12 new transit stops/platforms including one busy bay and one major transit station.
	Finalized Transit Future Action Plan identifying priority transit expansion projects region wide over the next 5 years.
Community-Wide Transportation Actions Proposed for 2019	
	<p>Expand the active transportation network by:</p> <ul style="list-style-type: none"> • 1.6 km of new sidewalk (various locations) • 6.0 km of new bike lanes (Ellis, Bernard, Union, Banks, Doyle) • 11.7 km of buffered bike lanes (various locations) • 2.6 km of cycle tracks (Ethel and Sutherland)
	Expand active transportation supportive infrastructure:

	<ul style="list-style-type: none"> • 5 pedestrian crosswalk safety improvements • 1 new pedestrian flasher
	Collect baseline data for South Kelowna Elementary School and analyze data to update School Travel Plans for Raymer and Pearson Elementary.
	Host Bike to Work Week and Bike to School week in conjunction with regional partners.
	Host Bike Rodeos will be held at various schools around the region.
	Continue cost shared bike rack program.
	Increase the network of automated bike and pedestrian counters by 20 per cent by tying into various ongoing infrastructure projects.
	Continue to manage bike lockers in various locations around town.
	Allow different vehicles and multiple operators as part of the bikeshare fleet to extend bikeshare options and expand the service area served by private firms.
	Complete Regional Transit Service Guidelines (including network design guidelines, service standards and performance guidelines) which facilitate service planning decisions and measure how well the transit system is progressing toward achieving its goals.
	Invest in 1,800 new transit service hours in the system, focused on Route 8 mid-day and Sunday service expansion to meet unprecedented service demand in these off-peak periods.
	Initiate study and design exercise for major transit capital projects in partnership with BC Transit including: transit operating centre, Orchard Park Exchange, Mission Recreation Exchange, Rutland Exchange and mobility hub, Park and Ride mobility hub, YLW transit infrastructure and service design review.
	Upgrade accessibility and amenity infrastructure at 6 transit stops.
	Develop a transit training program targeting seniors and high-school aged youth in partnership with BC Transit.
	Develop a strategy and materials to support a successful U-Pass campaign for Okanagan College in Kelowna and a strategy to support a successful UBCO U-Pass referendum for a pending 2020 fare increase.
	Complete Transit Signal Priority bus equipment expansion program. Complete transit signal review and transit signal priority optimization on two corridors support major frequent transit routes (Cadder/Springfield Rd and Gordon Drive).
	Develop bylaw and policy amendments as recommended in the Downtown Parking Plan to encourage expansion of car sharing.

Corporate Transportation Actions Taken in 2018	
	Continued use of bio-diesel in fleet.
	Continued use of GPS for route planning.
	Purchased 2 battery electric cars and one electric utility vehicle.
	Purchased 1 portable asphalt recycler.
	Revamped vehicle oil change schedules to reduce oil use.
Corporate Transportation - Actions Proposed for 2019	
	Utilize CNG vehicles for new curbside collection contract commencing October 2019.
	Continue to use bio-diesel in fleet.
	Continue to use GPS for route planning.
	Investigate the use of R100 renewable diesel fuel for fleet.
	Investigate the purchase of a hybrid landfill bull dozer.
	Purchase 1 utility battery electric vehicle.
	Recycle used shop oil rags.
	Replace end of life pick up used at Landfill with an electric pick up.

Transportation	
Does your local government have policies, plans or programs to support: <ul style="list-style-type: none"> • Walking • Cycling • Transit Use • Electric Vehicle Use 	Yes Yes Yes Yes
Does your local government have a Transportation Demand Management (TDM) strategy (e.g. to reduce single-vehicle occupancy trips, increase travel options, provide incentives to encourage individuals to modify travel behaviour)?	Yes
Does your local government integrate its transportation and land use planning?	Yes

Water and Wastewater Actions

Managing and reducing water consumption and wastewater is an important aspect of developing a sustainable built environment that supports healthy communities, protects ecological integrity, and reduces GHG emissions.

Community-Wide Water and Wastewater Actions Taken in 2018	
	Regional Waste Reduction Office partnered with Okanagan Basin Water Board to sell 150 rain barrels during the annual composter sale.
	Introduced a new City endorsed Qualified Water Efficient Landscape (QWEL) certification program that educates and trains professionals on efficient irrigation practices and climate appropriate landscape material choices.
	Offered an irrigation system controller rebate for residents to switch to a water efficient, programmable option.
	Offered water conservation presentations to the public through the summer months.
Community-Wide Water and Wastewater Actions Proposed for 2019	
	Regional Waste Reduction Office partnered with Okanagan Basin Water Board to sell 200 rain barrels during the annual composter sale.
	Offer a landscape retro-fit rebate to replace high water consumptive landscape material for water efficient / xeriscape options that utilize QWEL certified landscapers.
	Develop an on-line water budget calculator for residents to help design water efficient landscapes.
	Develop a drought response plan.
	Initiate a Kelowna Area Based Water Management Plan in partnership with RDCO and OBWB.
	Introduced a biodegradable collection cup to help residents reduce oil and grease from being deposited into our sewer collection system and ultimately into our environment.

Water Conservation	
Does your local government have water conservation policies, plans or programs?	Yes

Climate Change Adaptation Actions

This section of the CARIP survey is designed to collect information related to the types of climate impacts local governments are experiencing and how they are being addressed.

Please identify the THREE climate impacts that are most relevant to your Local Government.	
<ul style="list-style-type: none"> • Warmer winter temperatures reducing snowpack • Changes to temperature and precipitation causing seasonal drought • Heatwaves impacting population health • Increased temperatures increasing wildfire activity • Increased temperatures affecting air quality • Changing temperatures influencing species migration and ecosystem shifts • Changing temperatures influencing ecosystem shifts • Extreme weather events contributing to urban and overland flooding • Sea level rise and storms causing coastal flooding and/or erosion 	<div>✓</div> <div>✓</div> <div>✓</div>
Other (please specify): Most of the above has or could impact Kelowna.	
In 2018 has your local government addressed the impacts of a changing climate using any of the following?	
Risk and Vulnerability Assessments	Yes
Risk Reduction Strategies	Yes
Emergency Response Planning	Yes
Asset Management	Yes
Natural/Eco Asset Management Strategies	No
Infrastructure Upgrades	Yes
Beach Nourishment Projects	Yes
Economic Diversification Initiatives	No
Strategic and Financial Planning	Yes
Cross-Department Working Groups	Yes
Official Community Plan Policy Changes	No
Changes to Zoning and other Bylaws and Regulations	No
Incentives for Property Owners (e.g. reducing storm water run-off)	No
Public Education and Awareness	Yes
Research	Yes
Mapping	Yes
Partnerships	Yes

Climate Change Adaptation Actions Taken in 2018	
Please elaborate on key actions and/or partnerships your local government has engaged in to prepare for, and adapt to a changing climate. Add links to key documents and information where appropriate.	
	Committed to completing a Source Water Protection Plan (SWPP).
	Updated Community Wildfire Protection Plan
	Completed Mill Creek Flood Mitigation including tree removal and dredging to increase channel capacity for flood flows.
	Updated Landfill Surface Water Management Plan to include a review of climate change impacts to the site.
	Completed risk and vulnerability assessments of waterfront parks including Manhattan Beach, Manhattan Point, Sutherland Beach, Kinsmen Park, City Park, Kerry Park, Sarsons Beach, Paddle Centre, Maude Roxby Marsh.
	Completed 115m ³ beach nourishment project (placing additional sand on Rotary Beach from the Cook Road Boat Launch to mitigate beach erosion) and includes a monitoring program.
	Designed arch culvert to accommodate flood and debris at Spencer Road.
Climate Change Adaptation Actions Proposed for 2019	
	Research and provide recommendations for effective adaptation policies for the Official Community Plan Update.
	Initiate the Mill Creek Major Off-Stream Storage Projects and Channel Conveyance project to reduce storm peak flow during major storm events.
	Complete Source Water Protection Plan. Actions to be updated and re-evaluated on an ongoing basis.
	Propose water intake protection zone.
	Form a Technical Advisory Group with various agencies as part of the Source Water Protection Plan.
	Create a Southeast Landscape Level Wildfire Fuel Break. In conjunction with the City and Province, 1,000 hectares will be treated in this multi-year project valued at \$1.6 million and funded through Forest Enhancement Society BC.
	Study and initiate preliminary design for Surface Water Management Plan at the Landfill.
	Create a berm along Mill Creek at 1896 Marshall Street for flood protection.
	Assess City Park lake wall for resilience and protection design.
	Initiate an Okanagan Lake Foreshore flood impact assessment, pending funding from Community Emergency Preparedness Fund.
	Installed Spencer Road Arch Culvert to accommodate flood and debris.
For more information please contact	
	Rod MacLean, 250 469-8876

The following are key resources that may be helpful to your local government in identifying climate impacts, as well as, strategies, actions and funding to deal with them. For those resources that you have used, please indicate whether they were useful in advancing your work in climate change adaptation?	
Indicators of Climate Change for British Columbia Plan2Adapt Climate Projections for Metro Vancouver Climate Projections for the Capital Region Climate Projections for the Cowichan Valley Regional District Province of BC's BC Adapts Video Series Preparing for Climate Change: Implementation Guide for Local Governments Public Infrastructure and Engineering Vulnerability Committee's (PIEVC) Sea Level Rise Adaptation Primer BC Regional Adaptation Collaborative Webinars Retooling for Climate Change Water Balance Model Water Conservation Calculator Funding: National Disaster Mitigation Program (NDMP) Community Emergency Preparedness Fund (CEPF) Municipalities for Climate Innovation Program (MCIP) Climate Adaptation Partner Grants (FCM) Infrastructure Planning Grants (MAH) Federal Gas Tax Fund	Haven't Used Useful Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Haven't Used Useful Useful Haven't Used Haven't Used Useful Useful
Other (please specify)	N/A

Other Climate Actions

This section provides local governments the opportunity to report other climate actions that are not captured in the categories above.

Community-Wide Other Actions Taken in 2018	
	Completed 13 exchanges and one wood heating workshop as part of the Woodstove Exchange Program
	Chipped 7,237 cubic meters of wood from 20 orchards through the Agricultural Chipping Program.
	Granted 17 Mow/Chip It Rebates for fuel reduction clearing 72.7 acres. Residents estimate they spent 1,516 hours cutting, dragging and making 103 piles of wood that ultimately were not burned.
	Reached more than 100,000 residents through social media to provide awareness on air quality programs, and the Air Quality Health Index during the wildfire season.
	Avoided approximately 200 tonnes of particulate matter (PM ₁₀ and PM _{2.5}), 406 tonnes of carbon monoxide and 35 tonnes of volatile organic compounds that were not released into the air in 2018, through air quality and TDM programs
Community-Wide Other Actions Proposed for 2019	
	Offer up to 73 exchange rebates through the Woodstove Exchange Program.
	Registered 43 properties for the Free Agricultural Chipping Program.
	Continue to offer Mow/Chip it rebates.
	Continue outreach through social media for awareness on open burning, idling, dust, and rebates and programs available.
	Present a regional anti-idling control bylaw and updates to Smoke Control Bylaw No. 773 to the Regional District Central Okanagan board for consideration, followed by public engagement.
Other	
Are you familiar with the Community Lifecycle Infrastructure Costing Tool (CLIC) ?	Yes
Is your local government using the CLIC tool?	No

Innovation and Peer-to-Peer Learning

Innovation

This section provides the opportunity to showcase an innovative *Corporate and/or Community-Wide* GHG reduction and/or climate change adaptation activity that your local government has undertaken and that has had, or has the potential to have, a significant impact. You are welcome to highlight an action that has already been listed.

Projects included here may be featured as success stories on the [B.C. Climate Action Toolkit](#) and/or shared with other local governments to inspire further climate action. Please add links to additional information where possible.

Communities that have conducted innovative initiatives may want to consider making applications to [CEA's Climate and Energy Action Awards](#), [FCM Sustainable Communities Awards](#) or to [FCM's National Measures Report](#).

Community-Wide Innovation Action
N/A
Corporate Innovation Action
N/A
For more information on actions described above contact
N/A

Programs, Partnerships and Funding Opportunities

Local governments often rely on programs, partnerships and funding opportunities to achieve their climate action goals. Please share the names of programs and organizations that have supported your local government's climate actions by listing each entry in the box below separated by a forward slash (e.g. program1/program2).

Mitigation

Mitigation Programs, Partnerships and Funding
<ul style="list-style-type: none"> Partnered with Fortis BC, to apply for a grant from Natural Resources <i>Electric Vehicle Alternative Fuel Infrastructure Deployment Initiative</i>, for 4 DC Fast Charge Stations (one for Museum Parking Lot, one for Centennial Park and 2 at the airport). Grant was approved and installation of the DC fast chargers commences Spring 2019. Partnering with FortisBC to apply for 2 more DC Fast Charge Stations through the next round of grant funding. Partnering with Partnership for Sustainable Water in BC and Irrigation Association of BC to develop the water budget calculator.

Adaptation

Adaptation Programs, Partnerships and Funding
<ul style="list-style-type: none"> Received funding from Pacific Institute for Climate Solutions to hire a Climate Adaptation Intern to research and provide recommendations for effective adaptation policies for the Official Community Plan Update. Received funding from Disaster Mitigation Adaptation Funding for the Mill Creek Off-Stream Storage Projects and Channel Conveyance project. Received funding from FortisBC for a Community Energy Specialist position for 2 years.

2018 Carbon Neutral Reporting

Local governments are required to report on their progress in achieving their carbon neutral goal under the [B.C. Climate Action Charter](#). Working with B.C. local governments, the joint Provincial-UBCM Green Communities Committee (GCC) has established a common approach to determining carbon neutrality for the purposes of the Climate Action Charter, including a Carbon Neutral Framework and supporting guidance for local governments on how to become carbon neutral.

Prior to completing this portion of the survey, please ensure that you are familiar with guidance available on the [B.C. Climate Action Toolkit website](#), especially the [Workbook](#) and [Becoming Carbon Neutral: A Guide for Local Governments in British Columbia](#).

Please note: As a result of the BC Recycling Regulation, local governments are no longer required to account for GHG emissions from vehicles, equipment and machinery required for the collection, transportation and diversion of packaging and printed paper, in their annual Climate Action Revenue Incentive Program (CARIP) reports.

Reporting Emissions

Did your local government measure corporate GHG emissions for 2018?	Yes
If your local government measured 2018 corporate GHG emissions, please report the number of corporate GHG emissions from services delivered directly by your local government (in tonnes of carbon dioxide equivalent)	6,021
If your local government measured 2018 corporate GHG emissions, please report the number of corporate GHG emissions from contracted services (in tonnes of carbon dioxide equivalent)	--- (not measured)
TOTAL A: CORPORATE GHG EMISSIONS FOR 2018 (Direct GHGs + Contracted GHGs)	6,021 tCO₂e

Reporting Reductions and Offsets

To be carbon neutral, a local government must balance their TOTAL corporate GHG emissions generated in 2018 by one or a combination of the following actions:

- undertake GCC-supported Option 1 Project(s)
- undertake GCC-supported Option 2 Project(s)
- purchase carbon offsets from a credible offset provider

For more information about options to balance or offset corporate GHG emissions please refer to [Becoming Carbon Neutral: A Guidebook for Local Governments in British Columbia](#).

If applicable, please report the 2018 GHG emissions reductions (in tonnes of carbon dioxide equivalent (tCO₂e)) being claimed from any of the following Option 1 GHG Reduction Projects:

OPTION 1 PROJECTS	REDUCTIONS
TOTAL B: REDUCTIONS FROM ALL OPTION 1 PROJECTS FOR 2018	0 tCO₂e

If applicable, please report the names and 2018 GHG emissions reductions (in tonnes of carbon dioxide equivalent (tCO₂e)) being claimed from Option 2 GHG Reduction Projects:

TOTAL C: REDUCTIONS FROM ALL OPTION 2 PROJECTS FOR 2018	0 tCO₂e
--	---------------------------

Offsets

If applicable, please report the name of the offset provider, type of project and number of offsets purchased (in tonnes of carbon dioxide equivalent (tCO₂e)) from an offset provider for the 2018 reporting year:

NOTE: DO NOT INCLUDE ANY FUNDS THAT MAY BE SET ASIDE IN A CLIMATE ACTION RESERVE FUND.

Offset Provider Name	OFFSETS
Q 94 TOTAL D: OFFSETS PURCHASED FOR 2018	0 tCO₂e

TOTAL REDUCTIONS AND OFFSETS FOR 2018 (Total B+C+D) = 0 tCO₂e

Corporate GHG Emissions Balance for 2018

Your local government's Corporate GHG Emissions Balance is the difference between total corporate offsetable GHG emissions (direct + contracted emissions) and the GHG emissions reduced through GCC Option 1 and Option 2 projects and/or the purchase of offsets.

CORPORATE GHG EMISSIONS BALANCE FOR 2018 = (A – (B+C+D)) = 6,021 tCO₂e

**If your Corporate GHG Emissions Balance is negative or zero,
your local government is carbon neutral.
CONGRATULATIONS!**

Carbon Neutral Reporting	
Does your local government set aside funds in a climate reserve fund or similar?	Yes

GCC Climate Action Recognition Program

The joint Provincial-UBCM Green Communities Committee (GCC) is pleased to be continuing the Climate Action Recognition Program again this year. This multi-level program provides the GCC with an opportunity to review and publicly recognize the progress and achievements of each Climate Action Charter (Charter) signatory.

Recognition is provided on an annual basis to local governments who demonstrate progress on their Charter commitments, according to the following:

Level 1 – Demonstrating Progress on Charter Commitments: For local governments who demonstrate progress on fulfilling one or more of their Charter commitments.

Level 2 – Measuring GHG Emissions: For local governments that achieve Level 1, and who have measured their Corporate GHG Emissions for the reporting year and demonstrate that they are familiar with their community's energy and emissions inventory (i.e. CEEI)

Level 3 – Accelerating Progress on Charter Commitments: For those local governments who have achieved Level 1 and 2 and have demonstrated undertaking significant action (corporately or community wide) to reduce GHG emissions in the reporting year (e.g. through undertaking a GHG reduction project, purchasing offsets, establishing a reserve fund).

Level 4 - Achievement of Carbon Neutrality: For local governments who achieve carbon neutrality in the reporting year.

Based on your local government's 2018 CARIP Climate Action/Carbon Neutral Progress Survey, please check the GCC Climate Action Recognition Program level that best applies:

<input type="checkbox"/>	Level 1 – Demonstrating Progress on Charter Commitments	
<input type="checkbox"/>	Level 2 – Measuring GHG Emissions	
<input type="checkbox"/>	Level 3 – Accelerating Progress on Charter Commitments	
<input type="checkbox"/>	Level 4 - Achievement of Carbon Neutrality	
<input checked="" type="checkbox"/>	Not Sure	X

Related to Level 3 recognition, if applicable, please identify any new or ongoing corporate or community wide GHG reduction projects (other than an Option 1 or Option 2 project) undertaken by your local government that reflects a significant investment of time and/or financial resources and is intended to result in significant GHG reductions:

PROJECT NAME:
N/A



Climate Action Revenue Incentive Program

May 2019



What is CARIP?

- ▶ Climate Action Revue Incentive Program;
- ▶ A grant equal to 100% of the carbon taxes paid directly by a municipality;
- ▶ This year applying for \$248,760;
- ▶ Grant placed in City's Ro11- Energy Management Rebate fund

To be eligible must make public and submit the CARIP Report to the Province by June 1.



2018 Community Highlights

- ▶ Endorsed Climate Action Plan and Housing Strategy
- ▶ Expanded transportation network
 - ▶ 5.7 km of buffered bike lanes
 - ▶ 0.8 km of sidewalk
 - ▶ 12.5 km multi-use path
 - ▶ Transit improvements
- ▶ Piloted dockless bikeshare
- ▶ 500 trees sold through Neighbourwoods
- ▶ Acquired 16.6 ha for park and greenspace protection



2019 Community Actions

- ▶ Endorsed timeline for Energy Step Code implementation
- ▶ Endorsed Capri-Landmark Plan
- ▶ Sold 600 trees for Neighbourwoods
- ▶ Continue work on OCP and Transportation Plans
- ▶ Initiate work on a retrofit strategy
- ▶ Engage on Step Code for Part 3 buildings
- ▶ Expand active transportation network
- ▶ Offer landscape retro-fit rebate to replace high water consumptive landscape material



Climate Adaptation

2018

- ▶ Mill Creek Flood Mitigation
- ▶ Updated Community Wildfire Protection Plan
- ▶ Risk assessments of waterfront parks

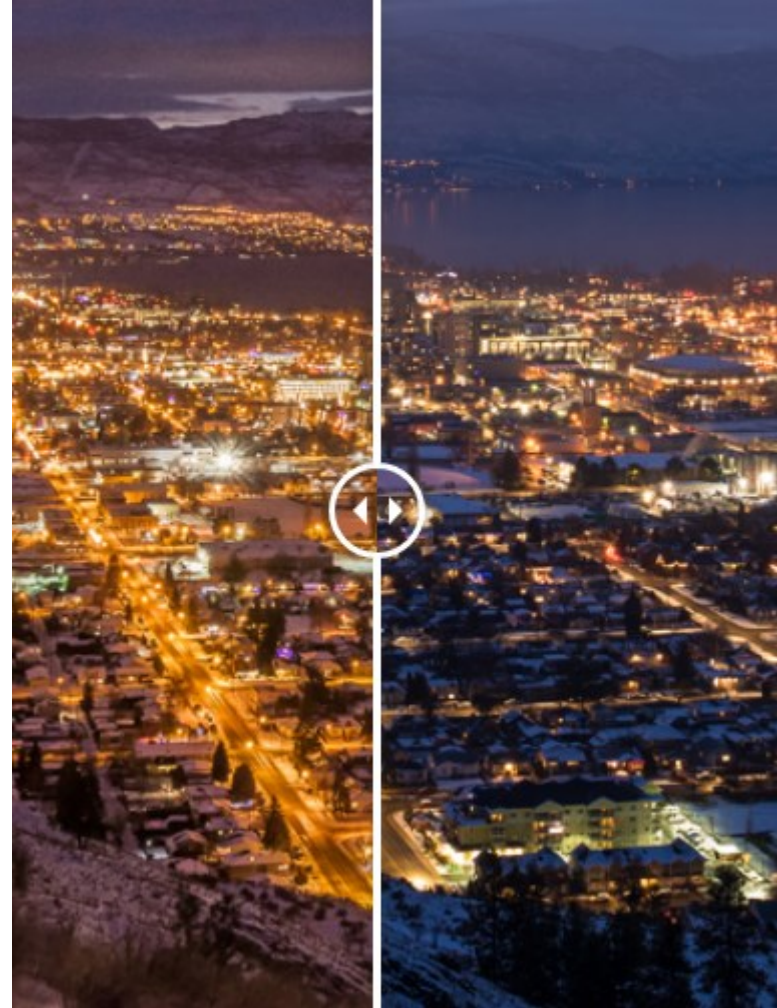
2019

- ▶ Initiate Mill Creek Off-Stream Storage and Channel Conveyance Project
- ▶ Begin Southeast Landscape level Fuel Break Project



2018 Corporate Highlights

- ▶ Endorsed Corporate Energy and GHG Emissions Plan
- ▶ Completed LED street light replacement project
- ▶ Achieved Airport Carbon Accreditation Program Level 1
- ▶ Planted 300 street trees
- ▶ Purchased 2 battery electric cars and one electric utility vehicle



2019 Corporate Actions

- ▶ Install energy efficiency upgrades at the WWTF
- ▶ Convert propane heating to natural gas heating in Landfill operations building
- ▶ Investigate increasing Landfill leachate re-circulation program.
- ▶ Develop 4 Wetland Management Plans



CARIP Emissions Reporting

- ▶ 2018 Corporate CARIP Emissions = 6,021 tonnes CO₂e
- ▶ Emissions decreased from last year and returned to similar emissions as reported since 2013.





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: May 27, 2019
File: 1862-01
To: City Manager
From: Tracy Guidi, Sustainability Coordinator and Dave Duncan, Parking Services Manager
Subject: Electric Vehicle Charging Stations Update

Recommendation:

THAT Council receives, for information, the report from the Sustainability Coordinator and Parking Services Manager, dated May 27, 2019, with respect to Electric Vehicle Charging Stations Update.

Purpose:

To update Council on four new DC Fast Charge electric vehicle (EV) charging stations that will be installed in Kelowna.

To inform Council on the opportunity to expand the EV network with two additional DC Fast Charge charging stations.

Background:

Sales of electric vehicle in Canada continue to rise. While final numbers are not yet available, Canada was set to sell more EVs in 2018 than in the previous four years combined.¹ In BC, this trend is expected to continue as the provincial government announced that all new light-duty car and truck sales will be zero-emission vehicles (ZEVs) by the year 2040.² This spring, provincial legislation will be introduced to phase in targets for the sale of ZEVs, with targets of 10 per cent ZEV sales by 2025, 30 per cent by 2030, and 100 per cent by 2040.³

Locally, transportation accounts for 55 per cent of community greenhouse gas (GHG) emissions. Kelowna's *Community Climate Action Plan* recommends the development of a community wide EV strategy as one way to reduce emissions from the transportation sector. As of August 2017, nearly one

¹ Fleetcarma, Dec. 19, 2018. Electric Vehicle Outlook 2019. <https://www.fleetcarma.com/electric-vehicle-outlook-2019/>

² Province of BC, 2018. CleanBC: Cleaner Transportation. <https://cleanbc.gov.bc.ca/>

³ Province of BC, November 20, 2018. Provincial government puts BC on path to 100% zero-emission vehicle sales by 2040. <https://news.gov.bc.ca/releases/2018PREM0082-002226>

per cent of vehicles insured in Kelowna were hybrid or electric vehicles.⁴ Since BC is one of the leading provinces in Canada for EV sales,⁵ and there are currently up to \$16,000 in incentives available for EV purchases⁶, it is expected that the number of EVs in Kelowna will continue to grow.

A network of electric vehicle charging stations are required to support the transition to EV. There are three levels of charging stations available offering different amounts of power. Level 1, also known as a “trickle charge” is best used when parked overnight or long-term. Level 2 chargers (240 Volt) give an EV battery a full charge within four to six hours. DC Fast Chargers (Level 3), operate on 480V and can top up a battery to 80 per cent within 30 minutes.⁷

To support the growth of EVs in the community, the City of Kelowna entered into its first partnership in 2016 with FortisBC to install two Level 2 charging stations in the parking lot of the Okanagan Heritage Museum. In the agreement, FortisBC purchased, installed and operates the stations. The City provided the location and pays the electrical costs associated with charging, which are recuperated through parking lot fees.

Four New DC Fast Chargers

Last year, FortisBC approached staff with the possibility to expand the EV charging network with DC Fast Chargers through a Natural Resources Canada grant opportunity. The *Electric Vehicle Alternative Fuel Infrastructure Deployment Initiative* provides up to 50 per cent of the total project costs to a maximum of fifty thousand dollars per charging unit.⁸ Further, the provincial government committed an additional 25 per cent of the cost for successful BC applications. FortisBC agreed in principle to fund the cost of the charging stations not covered by the grant, as well as provide the ongoing maintenance and operation of the stations for two locations. The City is responsible for providing the land at both locations: one at the Museum Parking Lot and the other at Rutland Centennial Park. Additionally, the Kelowna International Airport had plans to install two DC Fast Chargers, and FortisBC agreed to include these stations in their application so these stations could also benefit from the grant.

The grant was approved and installation of the four fast chargers is scheduled for later this spring. Total forecast costs, once installation is complete, is \$350,000, and has no impact to taxation. Costs are covered as follows:

Natural Resources Canada	\$150,000
Province of BC	\$ 75,000
FortisBC	\$ 75,000
<u>Kelowna International Airport</u>	<u>\$ 50,000</u>
	\$350,000

Once installed, these stations will provide electric vehicle charging opportunities at three different points of entry/exit to the community.

⁴ ICBC, August 31, 2017. ICBC Data Request by Integrated Transportation that showed as of August 31st, 2017 there were 123 electric vehicles and 764 hybrids insured in Kelowna, equivalent to 0.84% of the 105,200 vehicles insured.

⁵ Fleetcarma, November 6, 2018. Electric Vehicle Sales Update Q3 2018, Canada. <https://www.fleetcarma.com/electric-vehicles-sales-update-q3-2018-canada/>. Ontario, Quebec and BC remain the top adopters of electric vehicles.

⁶ CBC, March 21, 2019. Incentives for new electric vehicle in BC could add up to \$16K.

<https://www.cbc.ca/news/canada/british-columbia/federal-rebate-adds-to-provincial-ev-incentives-1.5065337>

⁷ Plug in BC. EV 101 and Charging Stations. <http://pluginbc.ca/ev101/#charge>

⁸ Natural Resources Canada. Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative. <https://www.nrcan.gc.ca/energy/alternative-fuels/fuel-facts/ecoenergy/18352>

Users will be charged a rate of \$9 per 30-minute charge by FortisBC, which has been approved by the BC Utilities Commission, and aligns with rates Fortis charges at other stations throughout the province.

Opportunity for Two Additional DC Fast Chargers

Natural Resources Canada *Electric Vehicle and Alternative Fuel Infrastructure Initiative* is accepting applications for another round of funding. FortisBC approached staff to apply for an additional two DC fast chargers – a second one for each the Museum Parking Lot and Rutland Centennial Park. As some of the infrastructure will already be in place, the cost is estimated to be \$150,000, which if the application is successful will be covered by the grants and the remainder by FortisBC. To meet the mid May timeline, staff have already signed an MOU for these two stations to submit with the grant application.

Next Steps

Level 2 charging stations are becoming more affordable to purchase, and additional Level 2 infrastructure could help support the growing EV market. Staff are investigating costs for Level 2 charging stations for the downtown parkades and City Hall parking lot to determine the feasibility of purchasing and installing additional Level 2 infrastructure within the existing parking budget.

Finally, the recently hired Community Energy Specialist will be developing an Electric Vehicle Strategy over the next year. This strategy will:

- Examine standards for City capital and development projects to include EV infrastructure;
- Investigate funding opportunities to expand the public EV network; and
- Investigate options for regulations or incentives to expand the private EV network.

EVs are one component of a broader, comprehensive sustainable transportation strategy. EVs have substantial emissions reduction potential, particularly in BC where 98% of electricity generation is clean power.⁹ Supporting the expansion of the EV charging network contributes to the adoption of EVs thereby taking steps towards reaching the OCP's GHG reduction target. It also directly aligns with two of the newly endorsed Council priorities: 1) environmental protection and 2) transportation and mobility, with the goals of reducing GHG emissions and embracing emerging technologies to make it easier to get around.

Existing Policy:

Official Community Plan

OCP Policy 5.11.3	Preferred Parking. Encourage preferred (e.g., close to entrances) or dedicated parking stalls for electric vehicles, share cars and/or hybrid vehicles and small vehicles for all developments.
OCP Objective 6.1	Improve energy efficiency and reduce community greenhouse gas emissions.
OCP Policy 6.2.1	GHG Reduction Target and Actions. The City of Kelowna will, in partnership with: senior governments; local residents and businesses; NGOs; external

⁹ BC Hydro and City of Richmond. Residential Electric Vehicle Charging: A Guide for Local Governments. <https://pluginbc.ca/wp/wp-content/uploads/2018/10/Residential-EV-Charging-A-Guide-for-Local-Governments.pdf>

agencies; and utility providers, work towards reducing absolute community greenhouse gas emissions by:

- 4% below 2007 levels by 2023;
- 25% below 2007 levels by 2033; and
- 80% below 2007 levels by 2050.

The City of Kelowna's efforts will be focussed on creating a dynamic community that embraces sustainable transportation options, energy efficient buildings and vibrant urban centres.

The City will support the reduced use of fossil fuels in buildings by encouraging renewable energy supplies, and energy efficient technologies in new and existing buildings.

The City will lead through example and strive to meet the BC Climate Action Charter targets for the reduction of GHG emissions from municipal infrastructure.

Community Climate Action Plan

Action T6 Develop a community wide electric vehicle (EV) strategy. The strategy should include standards for City capital (i.e., parkades, parks, facilities), policies for development projects to include EV technology and infrastructure, and opportunities for other electric transport (e.g. e-bike and e-scooters) to charge.

Airport Master Plan 2045

Recommendation It is recommended that YLW encourage usage of other alternative transportation modes, such as electric vehicles and carpooling through provision of charging stations, dedicated drop-off/pick-up points and other incentives.

Financial/Budgetary Considerations:

This project is being managed by FortisBC. There will be no impact to taxation for the installation and ongoing maintenance and operations of the four new EV charging stations. Nearly 86 per cent of the purchase cost and installation (approximately \$350,000) of the four new DC fast chargers to be installed this spring is funded by provincial/federal grants and FortisBC (\$225,000 by grant, \$75,000 by FortisBC). The remainder of the cost (\$50,000) is funded as part of the existing Airport Development budget. The inclusion of the airports EV charging station project in the FortisBC grant application significantly lowered the anticipated cost for their project.

The cost to have an additional charging station at both the Museum Parking Lot and the Rutland Centennial Park is estimated to be \$150,000, which if the FortisBC application is successful, will be covered entirely by the a provincial/federal grant and FortisBC. The City has provided the land at both locations but all ongoing maintenance and operations of the stations will be funded by FortisBC. There will be no impact to taxation.

Submitted by:

T. Guidi, Sustainability Coordinator and D. Duncan, Parking Services Manager

Approved for inclusion:



Danielle Noble-Brandt, Policy & Planning Department Manager

cc:

Community Planning and Development Divisional Director (RS)

Community Planning and Development Divisional Director (DE)

Airport Operations Manager

Strategic Transportation Planning Manager

Energy Program Manager

Grants and Special Projects Manager

Fleet Services Manager

Active Transportation Coordinator

Community Energy Specialist

Communications Coordinator

FortisBC, Manager Innovative Initiatives



Electric Vehicle Charging Station Update

May 2019



Why EV?

- ▶ Transportation biggest source of Kelowna's GHG Emissions
- ▶ Switching to EV reduces GHG Emissions
- ▶ BC one of the leading provinces for EV Sales
- ▶ All new vehicle sales in BC zero-emission by 2040



Types of EV Chargers

- ▶ Level 1
 - ▶ Slow trickle charge
 - ▶ Best for long-term / overnight
- ▶ Level 2
 - ▶ Takes 4 – 6 hours for full charge
- ▶ DC Fast Charge (Level 3)
 - ▶ 80% charge in 30 minutes



Expanding EV charging network

► 4 DC Fast Chargers:

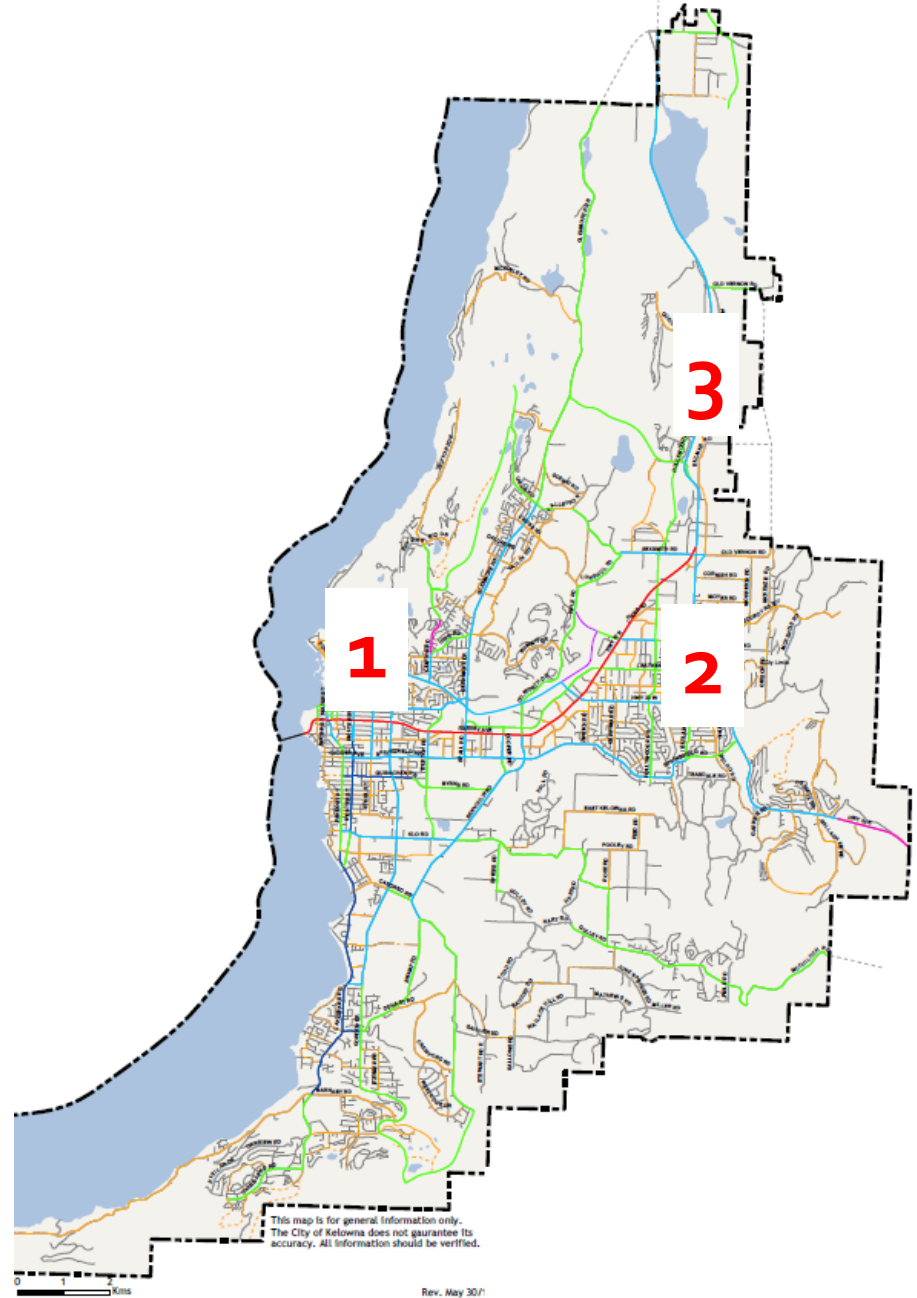
NRCan	\$150,000
Province of BC	\$ 75,000
FortisBC	\$ 75,000
<u>YVR (Airport)</u>	<u>\$ 50,000</u>
TOTAL	\$350,000

- City provides the land for the charging stations.



DC Fast Chargers Locations

- ▶ DC fast chargers at 3 entry/exits to the City:
 1. Museum Parking Lot (Ellis Street)
 2. Centennial Park
 3. Airport (2 stations)
- ▶ Rate \$9 per 30 minute charge.



Delivering on our plans

- ▶ Kelowna's Community Climate Action Plan
 - ▶ Develop a community wide EV strategy



Delivering on Council Priorities

- ▶ **Environmental Protection:**
 - ▶ Greenhouse gas emissions are decreasing
- ▶ **Transportation & Mobility**
 - ▶ Emerging technologies make it easier to get around.



Next Steps

- ▶ Applying for 2 more DC Fast Chargers
 - ▶ 1 each for Museum / Centennial Park
 - ▶ \$150,000 covered by NRCan and FortisBC
- ▶ Investigate Level 2 chargers for downtown parkades / parking lots
- ▶ Develop EV Strategy





Questions?

Report to Council



Date: May 27, 2019
File: 1240-20
To: City Manager
From: Lauren Sanbrooks, Planner II, Policy and Planning Department
Subject: Heritage Register Removal – 1730 Ethel Street

Recommendation:

THAT Council receives, for information, the report from the Planner II, Policy and Planning Department dated May 27, 2019, with respect to the Kelowna Heritage Register;

AND THAT Council endorse the removal of 1730 Ethel Street from the Kelowna Heritage Register;

AND FURTHER THAT Council direct staff to re-evaluate the building under the new address of 1368 Ethel Street to determine if it should be re-added to the Kelowna Heritage Register.

Purpose:

To consider a request to remove the property at 1730 Ethel Street from the Kelowna Heritage Register; and to direct staff to re-evaluate the building under the new address of 1368 Ethel Street to determine if it should be re-added to the Kelowna Heritage Register.

Background:

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for incentives in recognition of the many benefits of heritage conservation to the community and the challenges that come along with maintaining a heritage building.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

The heritage value of 1730 Ethel Street is derived primarily from its mostly unaltered appearance as a characteristic example of a simple builder-contractor's house, built in the active inter-war growth period in Kelowna. There is value as well in its builders, who presumably erected many more houses of this type.

The property was added to the Kelowna Heritage Register in 2001. The evaluation of the property at the time of its inclusion gave it a score of 68 (minimum of 55 points needed). The evaluation results relied on high scores for the home's age, the builder, and for its architectural design and integrity, noting at the time that the "minor changes" to the structure were reversible.

As part of a rezoning application (Z16-0081) to 1730 and 1740 Ethel Street, the single family dwelling at 1730 Ethel Street (now identified as 880 Saucier Avenue) was relocated in order to facilitate the development of multiple dwelling housing on the subject property.

As a result of this relocation, the current Statement of Significance is no longer accurate as it reflects the old address. The single family dwelling will need to be re-evaluated to determine if it should be re-added to the Kelowna Heritage Register under the new address of 1368 Ethel Street. Should the evaluation determine that the dwelling should be re-added to the Kelowna Heritage Register, a new Statement of Significance would need to be created in order to accurately reflect the house's new address at 1368 Ethel Street.

This aerial map displays a residential neighborhood in Chicago, characterized by a grid of streets and numerous property lots. The streets shown include Harvey Ave, Saucier Ave, Dehart Ave, Ethel St, Laurier Ave, and Lowes St. The lots are outlined in orange and many are numbered. A specific lot, 880, is highlighted with a red border. The map also shows various buildings, trees, and a large open lot (1720) near the intersection of Harvey Ave and Ethel St.

[illegible]

Internal Circulation:

City Clerk
Divisional Director, Community Planning & Development
Urban Planning Manager
Community Planning Supervisor
Planner, Urban Planning Department

Legal/Statutory Authority:

Local Government Act, section 954

Legal/Statutory Procedural Requirements:

Heritage Procedures Bylaw, section 9.10 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.

Existing Policy:

Official Community Plan

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

Heritage Strategy

Strategy 1 – Preserve and Protect Heritage Resources. Continue to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives.

Strategy 5 – Update Heritage Register. Continue to identify the City's significant cultural/natural landscapes, archaeological and built heritage resources.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

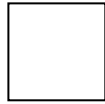
Communications Comments:

Alternate Recommendation:

Submitted by:

L. Sanbrooks, Planner II, Policy and Planning

Approved for inclusion:



Danielle Noble-Brandt, Policy and Planning Department Manager

cc:

City Clerk

Divisional Director, Community Planning & Development

Urban Planning Manager

Community Planning Supervisor

Planner, Urban Planning Department

Statement of Significance – 1730 Ethel Street

Place Description

The historic place is the single-storey, wood construction house built in 1923 and located at 1730 Ethel Street, in Kelowna's South Central neighbourhood.

Heritage Value

The heritage value is derived primarily from its mostly unaltered appearance as a characteristic example of a simple builder-contractor's house, built in the active inter-war growth period in Kelowna. There is value as well in its builders, who presumably erected many more houses of this type.

The modest house was built in 1923 by Dore and Ryan, prominent Kelowna builders, for Emma Davis. It is representative of the straightforward approach to builders' architecture at the time, devoid of details relating to historical styles. The eaves brackets and the 'woody' quality are vestiges of the Craftsman Bungalow, but the house has been simplified from that prototype of the previous decade.

The house was apparently 'revenue' property, as she did not reside here (her addresses in the telephone directory are on Lawson Avenue and Fuller Avenue). By 1937 Davis's agent, lawyer T.F. McWilliams, who had signed the building permit, was listed as the owner; but he too resided elsewhere. The house therefore represents the use of residential real estate for investment purposes, and not just as a primary home.

By 1948 the house was owned and occupied by Gus A. and Elsie E. Arndt. Gus Arndt was superintendent at the Kelowna Creamery. In 1956 it was owned and occupied by Carl W. and Angelica Gahn; Carl Gahn was retired at that time.

Character Defining Elements

- Located on Ethel Street, in Kelowna's South Central neighbourhood
- Residential form, scale and massing, expressed by the one-storey height and rectangular plan with a partially buried basement
- Medium-pitch gable roof with deep eaves and wood eaves brackets ('knees')
- Central entrance porch with a gable roof, deep eaves, wood eaves brackets, and triple wood columns at the corners
- 3 brick chimneys
- Wood shingle walls and entrance gable
- 6-over-1, double-hung, wood sash windows with plain, wide, wood trim
- Central door flanked by small, fixed, 4-pane windows with wide, wood trim

Report to Council



Date: May 27, 2019
File: 1240-20
To: City Manager
From: Lauren Sanbrooks, Policy and Planning Department
Subject: Heritage Register Removal – 1927 Ethel Street

Recommendation:

THAT Council receives, for information, the report from the Policy and Planning Department dated May 27, 2019, with respect to the Kelowna Heritage Register;

AND THAT Council endorse the removal of 1927 Ethel Street from the Kelowna Heritage Register.

Purpose:

To consider a request to remove the property at 1927 Ethel Street from the Kelowna Heritage Register.

Background:

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for incentives in recognition of the many benefits of heritage conservation to the community and the challenges that come along with maintaining a heritage building.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

Internal Circulation:

City Clerk
Divisional Director, Community Planning & Development
Urban Planning Manager
Community Planning Supervisor

Legal/Statutory Authority:

Local Government Act, section 954

Legal/Statutory Procedural Requirements:

Heritage Procedures Bylaw, section 9.10 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.

Existing Policy:

Official Community Plan

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.1 Heritage Register. Ensure that the Heritage Register is updated on an on-going basis to reflect the value of built, natural and human landscapes.

Heritage Strategy

Strategy 1 – Preserve and Protect Heritage Resources. Continue to preserve and protect significant heritage resources through the use of protection tools and heritage planning initiatives.

Strategy 5 – Update Heritage Register. Continue to identify the City's significant cultural/natural landscapes, archaeological and built heritage resources.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

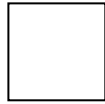
Communications Comments:

Alternate Recommendation:

Submitted by:

L. Sanbrooks, Planner II, Policy and Planning

Approved for inclusion:



Danielle Noble-Brandt, Policy and Planning Department Manager

cc:

City Clerk

Divisional Director, Community Planning & Development

Urban Planning Manager

Community Planning Supervisor

Statement of Significance – 1927 Ethel Street

Place Description

The historic place is the one-and-one-half-storey wood construction Davis House built in 1923 and located at 1927 Ethel Street in Kelowna's South Central neighbourhood.

Heritage Value

The heritage value of the Davis House is found primarily in its being a good, although altered, example of second-generation California Bungalow architecture built during the inter-war period of growth.

Although the entrance porch appears to be a later addition, the form of the original 1.5-storey building is clearly visible behind it. The gable roof with a large central dormer resembles the California Bungalow that reached its peak in the previous decade.

This house was built in 1923 by A. Cather for George and Annie Davis. George Davis is identified from 1936 to 1947 as a 'farmer', although this property was by no means a farm. He and Annie moved elsewhere around 1946, and in 1948 he was listed as retired. The owners of this property in 1948 and 1956 were Sol A. and Sarah Salloum.

Character Defining Elements

- Located on Ethel Street, in Kelowna's South Central neighbourhood
- Residential form, scale and massing, expressed by one-and-one-half-storey height and rectangular plan
- Medium-pitch, gabled roof with deep eaves
- Gabled dormer facing the street, with deep eaves, wood brackets, and 1-over-1, double-hung, wood sash with plain, wide, painted-wood trim
- Mature landscaping around the perimeter of the property, with a lawn in front

Report to Council



Date: May 27, 2019

File: 1850-30

To: City Manager

From: Transit and Programs Manager

Subject: Bylaw Exemptions for the Bikeshare Permit Program

Report Prepared by Matt Worona, Active Transportation Coordinator

Recommendation:

THAT Council receives, for information, the report from the Transit and Programs Manager dated May 27, 2019 with respect to the Bylaw Exemptions for the Bikeshare Permit Program;

AND THAT Council approve the use of e-scooters and e-bikes on the Waterfront Walkway, Angel Way and Rails with Trails pathways as a temporary exemption until December 31st 2020 under Section 4.1 of the Parks and Public Spaces Bylaw No. 10680.

Purpose:

To enable a wider set of vehicle types to use parks pathways associated with the newly adopted Bikeshare Permit Program.

Background:

Small, electrified forms of transportation are growing in popularity. We can encourage residents to select from a growing range of efficient and healthy transportation options by amending our bylaws to permit them, where appropriate.

By allowing e-bikes, defined in the Motor Assisted Cycle Regulation (B.C. Reg. 151/2002), to ride on certain parks pathways we hope to shift the bylaw to be more in line with the activity we see today in Kelowna.

We recommend allowing e-scooters to operate on select parks pathways in combination with other off-street facilities to allow for a continuous demonstration corridor for these shared services in Kelowna. This demonstration corridor will stretch from the Airport through Downtown and offer connections to the Hospital, UBCO and Landmark Centre.

Internal Circulation:

City Clerk

Communications Advisor
Department Manager, Infrastructure Operations
Department Manager, Integrated Transportation
Manager, Bylaw Services
Manager, Parks & Buildings Planning
Manager, Parks Services
Manager, Transportation Engineering
Park and Landscape Planner
Risk Manager
Traffic Operations and Technical Services Supervisor

Considerations not applicable to this report:

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

Submitted by:

J. Dombowsky, Transit and Programs Manager

Approved by:

R. Villarreal, Manager, Integrated Transportation

Approved for inclusion:



A. Newcombe, Divisional Director, Infrastructure

cc: City Clerk
Deputy City Manager
Divisional Director, Corporate Strategic Services
Divisional Director, Human Resources & Community Safety
Divisional Director, Infrastructure
Divisional Director, Partnership & Investments
Infrastructure Operations Department Manager