City of Kelowna
Regular Council Meeting
AGENDA

Monday, July 29, 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 — 4 - 15

Regular PM Meeting - July 15, 2019
Special Meeting - July 17, 2019

3. Development Application Reports & Related Bylaws

3.1 Glenwood Ave 455, Z19-0038 (BL11914) - Mark Procknow — 16 - 22

To consider an application to rezone to RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a proposed carriage house on the subject property.

3.2 Glenwood Ave 455, BL11914 (Z19-0038) - Mark Procknow — 23 - 23

To give Bylaw No. 11914 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

3.3 Fitzpatrick Rd 249, Z19-0064 (BL11915) - Patrick and Hendrika Hayden — 24 - 31

To consider an application to rezone the subject property from RU1- Large Lot Housing to RU1c-Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.4 Fitzpatrick Rd 249, BL11915 (Z19-0064) - Patrick and Hendrika Hayden 32 - 32

To give Bylaw No. 11915 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

3.5 Gordon Drive 1450 and Lawson Avenue 1094, Z19-0058 (BL11916) - 1094 Lawson Avenue Ltd. Inc. No. BC1176688 33 - 46

To consider a proposal to rezone the subject properties from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate development of an apartment building.

3.6 Gordon Drive 1450 and Lawson Avenue 1094, BL11916 (Z19-0058) - 1094 Lawson Avenue Ltd. Inc. No. BC1176688 47 - 47

To give Bylaw No. 11916 first reading in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone and the RM4 - Transitional Low Density Housing zone to the RM5 - Medium Density Multiple Housing zone.

3.7 Kneller Rd 210, BL11738 (Z18-0099) - Gurdev and Kamalpreet Gill 48 - 48

To adopt Bylaw No. 11738 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.

3.8 Kneller Rd 210, DP18-0183 - Gurdev and Kamalpreet Gill 49 - 68

To consider the form and character of a nine-unit townhome development.

4. Bylaws for Adoption (Development Related)

4.1 Lawrence Ave 1100, BL11846 (LUC19-0001) - M.R.D. Holdings Inc. No. BC0681200 69 - 69

Requires a majority vote of Council (5).

To adopt Bylaw No. 11846 in order to discharge LUC73-65 off the subject property.

4.2 Lawrence Ave 1100, BL 11847 (Z19-0031) - M.R.D. Holdings Inc. No. BC0681200 70 - 70

To adopt Bylaw No. 11847 in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the C4rcs - Urban Centre (Retail Cannabis Sales) zone.

5. Non-Development Reports & Related Bylaws

5.1 Creative Sector Economic Impact Assessment 71 - 131

To provide Council with the results of the Creative Sector Economic Impact Assessment.

5.2 2019 Active Transportation Capital Projects Budget Amendments 132 - 134

To amend the 2019 Financial Plan to include the $237,000 Bike BC grant received for the Ethel 4 DCC, ATC project and to transfer the surplus project budget, as well as surplus budget from the Rails with Trails (Commerce Ave to Hwy 97 Overpass) project, to emerging transportation capital opportunities to advance future active transportation projects.

5.3 Downtown Area Parking Plan - Bylaw Updates 135 - 136

To obtain approval from Council for several bylaw amendments required to implement parking management recommendations contained within the Downtown Area Parking Plan.

5.4 BL11851 - Amendment No. 34 to Traffic Bylaw No. 8120 137 - 148

To give Bylaw No. 11851, first, second and third reading in order to amend the Traffic Bylaw No. 8120

5.5 BL11852 - Amendment No. 25 to Bylaw Notice Enforcement Bylaw No. 10475 149 - 150

To give Bylaw No. 11852 first, second and third reading in order to amend the Bylaw Notice Enforcement Bylaw No. 10475.

5.6 BL11853 - Amendment No. 2 to Payment in Lieu of Parking Bylaw No. 8125 151 - 153

To give Bylaw No. 11853 first, second and third reading in order to amend Payment in Lieu of Parking Bylaw No. 8125.

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11647 - Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612 154 - 155

To adopt Bylaw No. 11647 in order to amend Soil Removal and Deposit Regulation Bylaw No. 9612.

7. Mayor and Councillor Items

8. Termination

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, July 15, 2019
Time:	1:30 pm
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Mohini Singh, Luke Stack* and Loyal Wooldridge
Members Absent	Councillor Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Community Communications Manager, Kari O'Rourke*; Sport & Event Services Manager, Doug Nicholas*; Divisional Director, Planning & Development Services, Ryan Smith*; Suburban & Rural Planning Manager, Dean Strachan*; Urban Planning and Development Policy Manager, Laura Bentley*; Planner Specialist, Alex Kondor*; Planner II, Lydia Korolchuk*; Planner II, Arlene Janousek*; Infrastructure Engineering Manager, Joel Shaw*; Divisional Director, Partnership & Investment, Derek Edstrom*; Parking Services Manager, Dave Duncan*; Risk Manager, Lance Kayfish*; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

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

I would like to acknowledge 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 Donn

R677/19/07/15 THAT the Minutes of the Regular Meetings of June 24, 2019 be confirmed as circulated.

Carried

3. Reports

3.1 IABC Gold Quill Award of Merit for Pick your Path to Kelowna 2040 public engagement communications

Staff:
-Informed Council of the IABC Gold Quill Award of Merit in the Communication Skills Division for Special and Experiential events for the City of Kelowna - Pick your Path to 2040 - OCP public engagement campaign.

4. Public in Attendance

4.1 Progress Report - Kelowna 2019 55+ BC Games

Staff:
- Introduced Society Chair, David Graham.

David Graham:
- Displayed a PowerPoint Presentation outlining the planning progress for the Kelowna 2019 55+ BC Games.
- Highlighted over 4100 participants are registered to date.

Moved By Councillor Donn/Seconded By Councillor Stack

R678/19/07/15 THAT Council receives, for information, the report from Sport & Event Services, Active Living and Culture dated July 15, 2019, regarding the planning progress for the Kelowna 2019 55+ BC Games.

Carried

Mayor Basran provided comments on the development at 130 McCurdy Road and stated there will be a Special Meeting of Council scheduled for Wednesday, July 17, 2019 beginning at 4:00 p.m. in Council Chamber.

5. Development Application Reports & Related Bylaws

5.1 Hartman Road 839, TA19-0001 - G. P. Sandher Holdings Ltd.

The item was withdrawn by the applicant.

5.2 Hwy 97 N 5269, Z19-0081 (BL11857) - City of Kelowna

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Singh

R679/19/07/15 THAT Rezoning Application No. Z19-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, District Lot 122 and of Section 11, Township 23, ODYD, Plan 1629 except Plan 41159 located at 5269 Hwy 97 N, Kelowna, BC from the A1 - Agriculture zone to the CD12 - Airport 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 July 15th 2019.

Carried

5.3 Hwy 97 N 5269, BL11857 (Z19-0081) - City of Kelowna

Moved By Councillor Hodge/Seconded By Councillor Singh

R680/19/07/15 THAT Bylaw No. 11857 be read a first time.

Carried

5.4 Vaughan Ave 889, Z19-0025 (BL11866) - 1568447 Alberta Ltd

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Loyal Wooldridge

R681/19/07/15 THAT Rezoning Application No. Z19-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located at 889 Vaughan Avenue, Kelowna, BC from the I4 – Central Industrial zone to the I4rcs – Central Industrial (Retail Cannabis Sales) zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered;

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.

Carried

5.5 Vaughan Ave 889, BL11866 (Z19-0025) - 1568447 Alberta Ltd.

Moved By Councillor Singh/Seconded By Councillor Hodge

R682/19/07/15 THAT Bylaw No. 11866 be read a first time.

Carried

5.6 Gordon Drive 4633, Z19-0044 (BL11867) - Gail Negus and Daniel Crothers

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

Moved By Councillor Singh/Seconded By Councillor Donn

R683/19/07/15 THAT Rezoning Application No. Z19-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 357, ODYD, Plan KAP54652 located at 4633 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

Carried

5.7 Gordon Drive 4633, BL11867 (Z19-0044) - Gail Negus and Daniel Crothers

Moved By Councillor Hodge/Seconded By Councillor Singh

R684/19/07/15 THAT Bylaw No. 11867 be read a first time.

Carried

5.8 Rains Rd, 195 - Z17-0034 (BL11868) - Andrea Harrison

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Hodge

R685/19/07/15 THAT Rezoning Application No. Z17-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Section 35 Township 26 ODYD District Plan 19149 located at 195 Rains Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development Permit and a Farm Protection Development Permit;

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

Carried

5.9 Rains Rd, 195 - BL11868 (Z17-0034) - Andrea Harrison

Moved By Councillor Given/Seconded By Councillor Loyal Wooldridge

R686/19/07/15 THAT Bylaw No. 11868 be read a first time.

Carried

5.10 Rutland Rd N 515, Z19-0040 (BL11869) - 1918951 Alberta Ltd.

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Hodge

R687/19/07/15 THAT Rezoning Application No. Z19-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan 7893, located at 515 Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;
AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated July 15, 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 final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

Carried

5.11 Rutland Rd N 515, BL11869 (Z19-0040) - 1918951 Alberta Ltd.

Moved By Councillor Loyal Wooldridge/Seconded By Councillor Given

R688/19/07/15 THAT Bylaw No. 11869 be read a first time.

Carried

5.12 KLO Rd 710, 720 and Richter St 2959, 2963, OCP19-0003 and Z19-0055- KGI Kingsway Homes Ltd.

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

Moved By Councillor Donn/Seconded By Councillor Hodge

R689/19/07/15 THAT Official Community Plan Map Amendment Application No. OCP19-0003 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 6 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 2959-2963 Richter St, Kelowna, BC, and Lot 7 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 710-720 KLO Rd, Kelowna, BC, from the MRL - Multiple Unit Residential (Low Density) designation to the MRM - Multiple Unit Residential (Medium Density) designation be considered by Council;

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

AND THAT Council considers the Public Information Session process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated July 15, 2019;

AND THAT Rezoning Application No. Z19-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 2959-2963 Richter St from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone and Lot 7 District Lot 135 Osoyoos Division Yale District Plan 3632, located at 710-720 KLO Rd Kelowna, BC from the RM1 - Four Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Engineering Department dated March 7, 2019;

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

Carried

5.13 KLO Rd 710, 720 and Richter St 2959, 2963, BL11870 (OCP19-0003) - KGI Kingsway Homes Ltd.

Moved By Councillor Given/Seconded By Councillor Loyal Wooldridge

R690/19/07/15 THAT Bylaw No. 11870 be read a first time;

AND THAT Bylaw No. 11870 has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

5.14 KLO Rd 710, 720 and Richter St 2959, 2963, BL11871 (Z19-0055) - KGI Kingsway Homes Ltd.

Moved By Councillor Stack/Seconded By Councillor DeHart

R691/19/07/15 THAT Bylaw No. 11871 be read a first time.

Carried

5.15 Enterprise Way 2570-2580, DP19-0076 - R.J.S. Holdings Inc., Inc. No. 684324

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Donn

R692/19/07/15 THAT Council authorize the issuance of Development Permit No. DP19-0076 for Lots 5 and 6, District Lot 125, Osoyoos Division Yale District, Plan KAP69740, located at 2570 and 2580 Enterprise Way, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule A and C;
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule B;
3. Landscaping to be provided on the land to be in general accordance with Schedule A and C;
4. That 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 (Schedule C);
5. That the applicant be required to register a Section 219 Covenant against the two subject Lots, wherein the Owner covenants not to sell one of the Lots without the other being a part of the sale thereof.

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 permit to be issued;

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

Carried

6. Non-Development Reports & Related Bylaws

6.1 Okanagan Lake Protection Strategy

Staff:
- Provided an overview of the Okanagan Lake Protection Strategy and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Hodge

R693/19/07/15 THAT Council receives, for information, the Report from Planning and Development Services dated July 15, 2019 with respect to the Okanagan Lake Protection Strategy;

AND THAT Council authorizes the Mayor, on behalf of Council, to write a letter of support for the Okanagan Lake Protection Strategy to the Okanagan Collaborative Conservation Program and the South Okanagan Similkameen Conservation Program.

Carried

6.2 10-Year Capital Plan (2019 to 2028)

Staff:
- Displayed a PowerPoint Presentation summarizing the 10 Year Capital Plan and amendments to the 2019 Financial Plan.

Moved By Councillor Donn/Seconded By Councillor Loyal Wooldridge

R694/19/07/15 THAT Council receives, the report from the Infrastructure Department dated July 15, 2019, with respect to the 10-Year Capital Plan;

AND THAT Council adopts the 10-Year Capital Plan (2019 to 2028),

AND THAT the 2019 Financial Plan be amended to include $1.667 million for the Mill Creek Flood Protection Project funded $1.0 million from the Infrastructure Levy reserve and $667,000 from grant funding,

AND FURTHER THAT the 2019 Financial Plan be amended to include $2.0 million from the Infrastructure Levy reserve to provide additional funding for Roads Resurfacing, Street Light Replacement and Traffic Signal Renewal projects.

Carried

6.3 Downtown Area Parking Plan and Bylaw Updates

- Staff Introduced guests from Urban Systems, traffic engineers Natasha Elliott and James Donally.

- Staff and Ms. Elliott displayed a PowerPoint presentation summarizing the parking management recommendations and the related bylaw and policy amendments.

- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R695/19/07/15 THAT Council receives, for information, the Report from Parking Services, dated July 15, 2019, with respect to the Downtown Area Parking Plan;

AND THAT Council approves the introduction of variable parking rates, including time of day, seasonal- and zone-based as outlined in the report from Parking Services, dated July 15, 2019;

AND THAT Council directs staff to develop and implement a flexible monthly parking permit program as outlined in the report from Parking Services, dated July 15, 2019, to encourage use of alternative transportation modes;

AND THAT Council directs staff to continue researching and bring forward policy and bylaw amendments required to allow rental of surplus legal parking stalls on residential, commercial and industrial properties, as outlined in the report from Parking Services, dated July 15, 2019;

AND THAT Council directs staff to develop and bring forward an amended Residential Parking Permit Program/Council Policy with changes to the Visitor Parking Permit Program as outlined in the report from Parking Services, dated July 15, 2019;

AND THAT the 2019 Financial Plan be amended to increase the approved 2019 capital budget for "Parking Equipment and Facilities" from $415k to $785k, funded from the Downtown Parking Reserve to allow for the continued replacement of single space parking meters with pay stations;

AND THAT Council amend, effective August 1, 2019, Council Policy No. 366, being the Residential Permit Program as attached to the report from Parking Services, dated July 15, 2019;

AND THAT Council amend, effective August 1, 2019, Council Policy No. 375, being the ECO Pass Permit Program as attached to the report from Parking Services, dated July 15, 2019;

AND THAT Council directs staff to bring forward appropriate bylaws for amendment consideration in support of the recommendations in the report from Parking Services, dated July 15, 2019.

Carried

6.4 Queensway Washroom Pilot

Staff:
- Displayed a PowerPoint Presentation summarizing the proposed pilot program and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Loyal Wooldridge

R696/19/07/15 THAT Council receive for information the report of the acting Community Safety Director, dated July 15, 2019 regarding the Pop-Up Toilet Pilot in downtown Kelowna;

AND THAT Council allocate $206,023 to procure, operate and manage a Pop-Up toilet, to be funded from the Police Services Reserve;

AND THAT Council direct staff to work with Urban Matters CCC & P.E.O.P.L.E. Employment Services to manage and operate the Pop-Up Toilet Pilot Project.

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11729 - A portion of 190 Highway 33 East,- Road Closure Bylaw

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward followed by comments from Council.

No one came forward.

Moved By Councillor DeHart/Seconded By Councillor Stack

R697/19/07/15 THAT Bylaw No. 11729 be adopted.

Carried

7.2 BL11849 - Amendment No. 6 to Council Procedures Bylaw No. 9200

Moved By Councillor DeHart/Seconded By Councillor Stack

R698/19/07/15 THAT Bylaw No. 11849 be adopted.

Carried

7.3 BL11854 - Amendment No. 6 to Revitalization Tax Exemption Bylaw No. 9561

Councillor Stack declared a conflict of interest as his employer applies for housing agreements and left the meeting at 3:42 p.m.

Moved By Councillor Donn/Seconded By Councillor DeHart

R699/19/07/15 THAT Bylaw No. 11854 be adopted.

Carried

Councillor Stack returned to the meeting at 3:42 p.m.

8. Mayor and Councillor Items

Mayor Basran:
- Thanked the DKA and Executive Director Mark Burley regarding their recent successful Downtown Block Party that drew thousands of participants.
- Raised the question, given such a successful event, whether there should be more pedestrian only events on Bernard Avenue.

Councillor Dehart:
- Spoke to her attendance at the Okanagan Historical Society annual picnic.
- Encouraged more residents to become members of the society and enjoy their activities.

Councillor Hodge:
– Attended and commented on the success of the Downtown Kelowna Block Party.

Councilor Singh:
- Attended the Lady of the Lake event.
- Highlighted the first time in Canada an articling student, Nvjit KhunKhun with Benson Law, has taken their oath to become a lawyer in front of their congregation at the Kelowna Sikh Temple.

DRAFT

Councillor Wooldridge:
- Attended the first Paid Employment Opportunities for People with Lived Experiences (PEOPLE) graduation. Proud to see the large number of graduates and reinforced with them that the City is excited to be a partner in this program.

9. Termination

This meeting was declared terminated at 3:49 p.m.

Mayor Basran

City Clerk

sf/cm

DRAFT

City of Kelowna
Regular Council Meeting
Minutes

Date:	Wednesday, July 17, 2019
Time:	4:00 pm
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillor Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Brad Sieben, Mohini Singh, Luke Stack, Councillor Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Legislative Coordinator (Confidential) Clint McKenzie
Guests Present	City Solicitor, Barry Williamson, Young Anderson

1. Call to Order

Mayor Basran called the meeting to order at 4:06 p.m.
I would like to acknowledge 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.

2. McCurdy Rd. Supportive Housing Update - Verbal Report Mayor Basran

Mayor Basran:
- Made introductory remarks.
- Provided an update regarding discussions with the Provincial government and BC Housing.
- Identified changes to the operating model made by BC Housing earlier today:

- Successful applicants will be a range of people experiencing homelessness, including those who have identified they want support in their recovery journey, people will mental illness, people with physical disabilities, and youth ages 19 to 24.
- Residents will be selected through a screening process.
- All residents will make a commitment to ongoing recovery as part of their residency. All residents will need to commit to not using illegal drugs as part of their individual wellness plan.

- No overdose prevention site will be located within the McCurdy supportive housing.
- A nurse will be available at the supportive housing site seven days a week.
- Additional staff and security will be available for the first six months of operation to ensure a smooth integration.

- The Mayor thanked Minister Salina Robinson and BC Housing for continuing to work with the City to meet the range of supportive housing needs in our community.

Councillors
-Made individual comments.

Moved By Councillor Hodge/Seconded By Councillor Singh

R715/19/07/17 THAT Council direct the City Clerk to place the rezoning Bylaw No. 11461 for 130 McCurdy Road on an upcoming Council agenda for reconsideration.

Defeated

Opposed – Mayor Basran, Councillors Dehart, Donn, Given, Sieben, Singh, Stack and Wooldridge

3. Termination

This meeting was declared terminated at 5:09 p.m.

Mayor Basran

City Clerk

/cm

DRAFT

REPORT TO COUNCIL

Date:	July 29, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z19-0038	**Owner:**	Mark Procknow
Address:	455 Glenwood Avenue	**Applicant:**	Mark Procknow
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z19-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, District Lot 14, ODYD, Plan 5742, located at 455 Glenwood Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone;

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

2.0 Purpose

To consider an application to rezone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a proposed carriage house on the subject property.

3.0 Development Planning

Development Planning Staff recommend support for the rezoning of the subject property to RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house. It is consistent with the Official Community Plan (OCP) Future Land Use designation and infill growth policies in the area. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near Kelowna General Hospital. The subject property has a Walk Score of 72, so most errands can be accomplished on foot.

4.0 Proposal

4.1 Project Description

The subject property has an existing 1 ½ storey dwelling located on the north side of the lot. The property fronts Glenwood Avenue and has access to a rear lane. The proposed rezoning is necessary to permit the development of a carriage house on the property. The proposed carriage house is 1 ½ storeys and conforms to the requirements of Zoning Bylaw No. 8000. The subject property is located within the Heritage Conservation Area, and a Heritage Alteration Permit application for the carriage house has been submitted.

4.2 Site Context

The subject property is designated S2RES – Single / Two Unit Residential, is zoned RU1 – Large Lot Housing and is in the Central City sector of the city. It is within the Abbott Street Heritage Conservation Area and the surrounding area is characterized by single detached homes. Kelowna General Hospital is to the south, with the emergency parking lot immediately south of the subject property on the other side of the lane.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1c – Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 455 Glenwood Avenue

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

> *Policy .2 Compact Urban Form.* Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 -100 people and/or jobs 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.

Objective 5.22 Ensure context sensitive housing development

> *Policy .12 Carriage Houses & Accessory Apartments.* Support carriage houses and accessory apartments through appropriate zoning regulations.

Chapter 16: Heritage Conservation Areas

Objectives

> Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memo. Requirements will be fulfilled at time of Building Permit.

7.0 Application Chronology

Date of Application Received: December 12, 2018
Date Public Consultation Completed: July 5, 2019

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Conceptual Drawing Package

Attachment C: Applicant's Rationale

CITY OF KELOWNA

MEMORANDUM

Date: January 10, 2019

File No.: Z19-0038

To: Community Planning (LKC)

From: Development Engineering Manager (JK)

Subject: 455 Glenwood Ave RU1 to RU1c Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

   This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

   Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service will be adequate for this application.

3. Development Permit and Site Related Issues

   Direct the roof drains onto splash pads.

   Driveway access is permitted from the lane as per bylaw.

4. Electric Power and Telecommunication Services

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

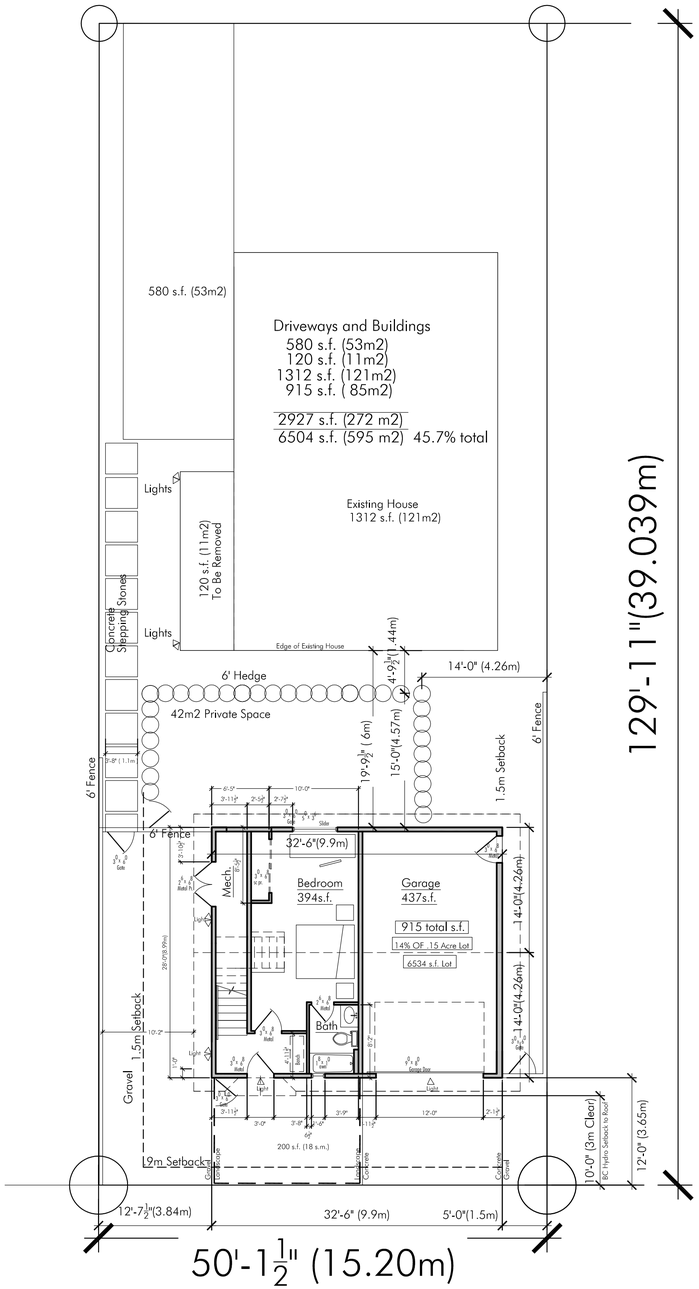
James Kay

James Kay, P. Eng.
Development Engineering Manager

JA

ATTACHMENT A
This forms part of application
Z19-0038
Planner Initials JR
City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT B
This forms part of application
Z19-0038
Planner Initials JR
City of Kelowna DEVELOPMENT PLANNING



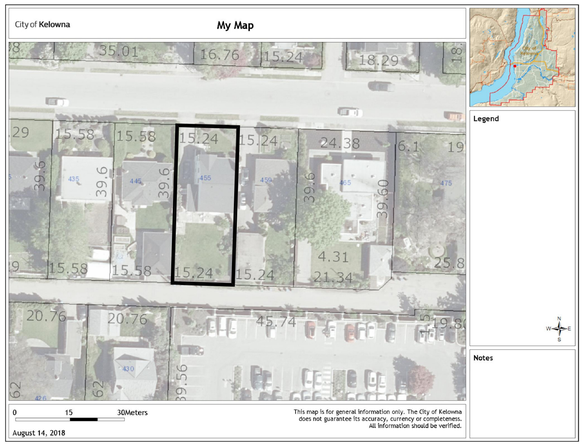
1 A-0 SITE 1/8"=1'-0"

NORTH

Drawing List

A-0 Site Plan
A-1 Foundation Plan
A-2 Main Plan
A-3 Upper Plan
A-4 Roof Plan
A-5 Elevations (Exsiting House)
A-6 Elevations (Carriage House)
A-7 Section/ General Notes

Vicinity Map



Project Notes:

PROJECT DESCRIPTION

New Carriage House 394 s.f. Lower 560 s.f. Up
Garage 493 s.f. (966 s.f. Total Lower)

Driveways and Buildings
580 s.f. (53m2)
120 s.f. (11m2)
1312 s.f. (121m2)
915 s.f. (85m2)

2927 s.f. (272 m2)
6504 s.f. (595 m2) 45.7% total

PROJECT LOCATION	455 Glenwood Ave. Kelowna BC
LEGAL DESCRIPTION	Plan 5899 Lot2
ZONING	RU1
SETBACKS	6m Front, 3m Side

PROJECT DATA

REQUIRED PARKING	2 Off-street spaces
GOVERNING CODES	B.C. Building Code Classification: Group C Single Family Occupancy Part 9 Code Review
BUILDING USES	Single Family Residence
DENSITY	
SEPARATE PERMITS	
TYPE OF CONSTRUCTION	Type V Non-rated
LOT COVERAGE	37% with addition of Carriage House
HEIGHT/STORIES	15'-0" (4.5m) to Roof Midpoint
SOIL	Compact Fill
SEISMIC DESIGN PARAMETERS	N/A
CODES	B.C. Building code Classification: Group C Single Family Occupancy Part 9 Code Review Most Current BC Building Code Energy Code Review Provided by Others

KH DESIGNS INC.
2416 Mountains Hollow Lane
West Kelowna BC
V4T 3H5 90
250·575·05

Procknow Carriage House

455 Glenwood Ave. Kelowna BC

DRAWN BY: KJH
PROJECT : 17-18
FILE:

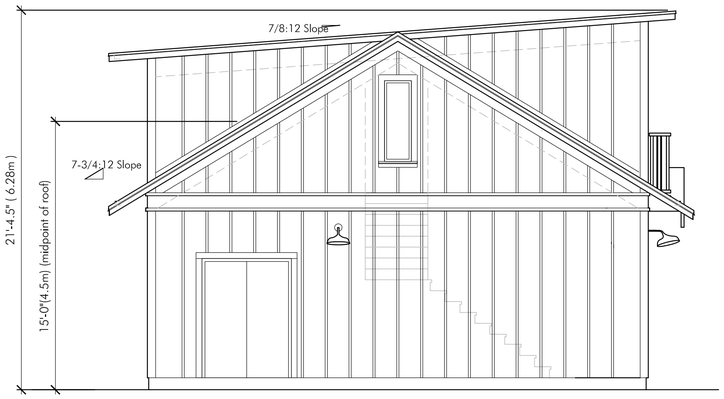
ISSUE	DATE
Drawing Issued	6/12/19

SCALE:

Site Plan

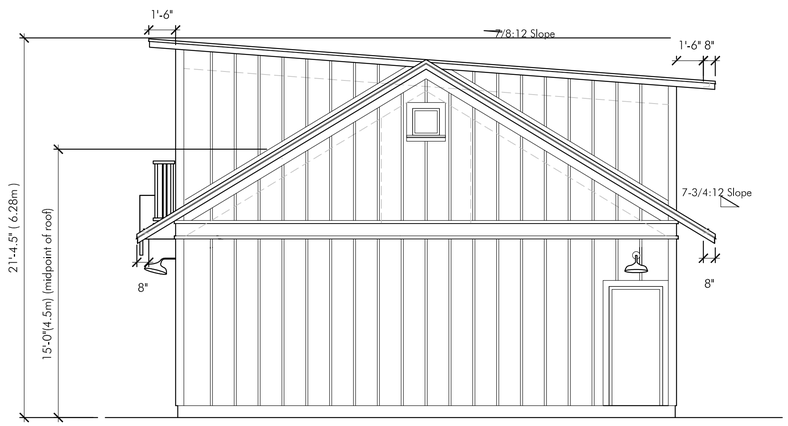
A-0

ATTACHMENT B
This forms part of application
Z19-0038
Planner Initials JR
City of Kelowna
DEVELOPMENT PLANNING



1 A-6 WEST 1/4"=1'-0"

2 A-6 SOUTH 1/4"=1'-0"



3 A-6 EAST 1/4"=1'-0"

4 A-6 NORTH 1/4"=1'-0"

KH DESIGNS INC.

2416 Mountains Hollow Lane
West Kelowna BC
V4T 3H5 90
250·575·05

Procknow Carriage House

455 Glenwood Ave. Kelowna BC

DRAWN BY: KJH
PROJECT : 17-18
FILE:

ISSUE	DATE
Drawing Issued	6/12/19

SCALE:

Elevations

A-6

Letter of Rationale to Rezone from RU1 to RU1-C

455 Glenwood Avenue, Kelowna, BC

I purchased the Glenwood home in 2018, as it represented a convenient lakeside location in a mature urban neighborhood, with the visually appealing streetscape that the Abbott-Pandosy corridor is known for.

The dwelling was built in 1959 by T.A Haugseth, with an original purpose-built basement suite, and has had multiple owners throughout its life. The ownership from circa 2002-2007 appears responsible for most of the cosmetic repairs on the house. Repairs on the property from 2007 onwards appear to be done on an as-required basis due to the tenant occupancy. When I purchased the property in 2018 the landscaping was beyond salvage, and the curb appeal from the front and back yards was displeasing. The chimney was in need of repairs or replacement.

It is my intention to rezone to RU1-C and subsequently build a carriage home on the back yard to the South. The result would be basement tenants would be moved out of the main dwelling into the rear laneway, while undertaking much-needed maintenance of the main dwelling. On November 28, 2018, the legal suite in the basement has been de-commissioned (BP # 59727) in accordance with the Carriage house Requirements Bulletin #14-01. The maintenance underway on the main home shall include front landscaping, front door replacement, foundation shim, and chimney replacement.

The Heritage Conservation Area Design Guidelines have identified this property as 'vernacular cottage' style, and the dominant style for the block is deemed 'Mediterranean Revival'. Glenwood Avenue has a visually attractive mix of Flat-Roofed Mid Century modern revivals and Gable Roofed cottage homes.

It is my desire to build a Carriage home that would be congruent with the neighborhood carriage homes. With than in mind, I contracted Kevin Halchuk who has experience designing carriage homes. My instructions were to design a two story carriage home that matched main dwelling while meeting current guidelines, and drawing on facets of the Vernacular Cottage designation in the 1997 Heritage Guidelines Document.

No mature trees exist on the property, however I have recently planted 3, Autumn Blaze Maple trees (12') in the front yard facing Glenwood Avenue, which are congruent with the species of trees in the neighborhood. Sod and extensive landscaping replacement will follow in the Spring of 2019.

Neighbors directly across the Street at 454 Glenwood have recently rezoned to Ru1-C and constructed a carriage home. Neighbors the North, East, and West on Glenwood were verbally supportive of the application to rezone. The general tone was that the carriage home would be a welcome addition to the neighborhood, as it would add visual value to the alleyway on the South. Immediately behind 455 Glenwood, (South facing) is the parking lot for the Emergency Room at KGH, resulting in unaffected neighboring resident views. Please give me a call for any clarification or questions.

Warm Regards,

Mark Procknow

ATTACHMENT C

This forms part of application

Z19-0038

Planner Initials JR

City of Kelowna

DEVELOPMENT PLANNING

CITY OF KELOWNA

BYLAW NO. 11914
Z19-0038 – 455 Glenwood 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 C, District Lot 14, ODYD, Plan 5742, located on Glenwood Avenue, 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

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:	July 29, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z19-0064	**Owner:**	Patrick and Hendrika Hayden
Address:	249 Fitzpatrick Rd	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	S2Res- Single/Two Unit Residential		
Existing Zone:	RU1- Large Lot Housing		
Proposed Zone:	RU1c- Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z19-0064 to amend the City of Kelowna Zoning bylaw No. 8000 by changing the zoning classification of Lot 1, Section 35, Township 26, Osoyoos Division Yale District Plan KAP55899, located at 249 Fitzpatrick Rd, Kelowna, BC from the RU1-Large Lot Housing zone to the RU1c- Large Lot Housing with Carriage House zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RU1- Large Lot Housing to RU1c-Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Development Planning

Development Planning Staff is supportive of the proposed rezoning application from RU1- Large Lot Housing to RU1c- Large Lot Housing with Carriage House. The application is consistent with the Future Land Use designation in the Official Community Plan and is located within the Permanent Growth Boundary. The site is serviced by City sewer and storm and is located within the Black Mountain Irrigation District.

4.0 Proposal

4.1 Background

The subject property currently has an existing accessory structure located at the rear of the property that is used as a studio. The accessory structure is proposed to be converted into a carriage house.

4.2 Project Description

The subject property contains an existing two-storey dwelling fronting onto Fitzpatrick Rd. A single storey detached garage is also located at the front of the property. Access to the site is provided by an existing driveway from Fitzpatrick Rd. The rezoning application will facilitate the conversion of an accessory structure located at the rear of the property into a carriage house.

4.3 Site Context

The subject property is in Rutland on the south side of Fitzpatrick Road. The site is located at the edge of the Permanent Growth Boundary. The neighbourhood is predominantly single-family housing with agricultural land to the north.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1- Agriculture 1	Agriculture
East	RU1- Large Lot Housing	Single Dwelling Housing
South	RU1- Large Lot Housing	Single Dwelling Housing
West	RU1- Large Lot Housing	Single Dwelling Housing

Subject Property Map: 249 Fitzpatrick Rd

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development

Policy .6 *Sensitive Infill*. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy .12 *Carriage Houses & Accessory Apartments.* Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering memo attached. Requirements will be fulfilled at time of Building Permit.

7.0 Application Chronology

Date of Application Received: May 7, 2019
Date Public Consultation Completed: June 7, 2019

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Conceptual Drawing Package

Attachment C: Applicant's Rationale

ATTACHMENT A
This forms part of application
Z19-0064
Planner Initials JB
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: May 22, 2019

File No.: Z19-0064

To: Urban Planning Management (JB)

From: Development Engineering Manager (JK)

Subject: 249 Fitzpatrick Rd RU1 to RU1c

Development Engineering has the following comments and requirements associated with this application to rezone from RU1 to RU1c to facilitate the development of a carriage house. The servicing requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

   The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements.

2. Sanitary Sewer

   a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service with an inspection chamber which is adequate for this application. A brooks box will be required to be placed on the inspection chamber.

3. Development Permit and Site Related Issues

   a) Direct the roof drains onto splash pads.

   b) Original driveway width is acceptable for this application.

4. Electric Power and Telecommunication Services

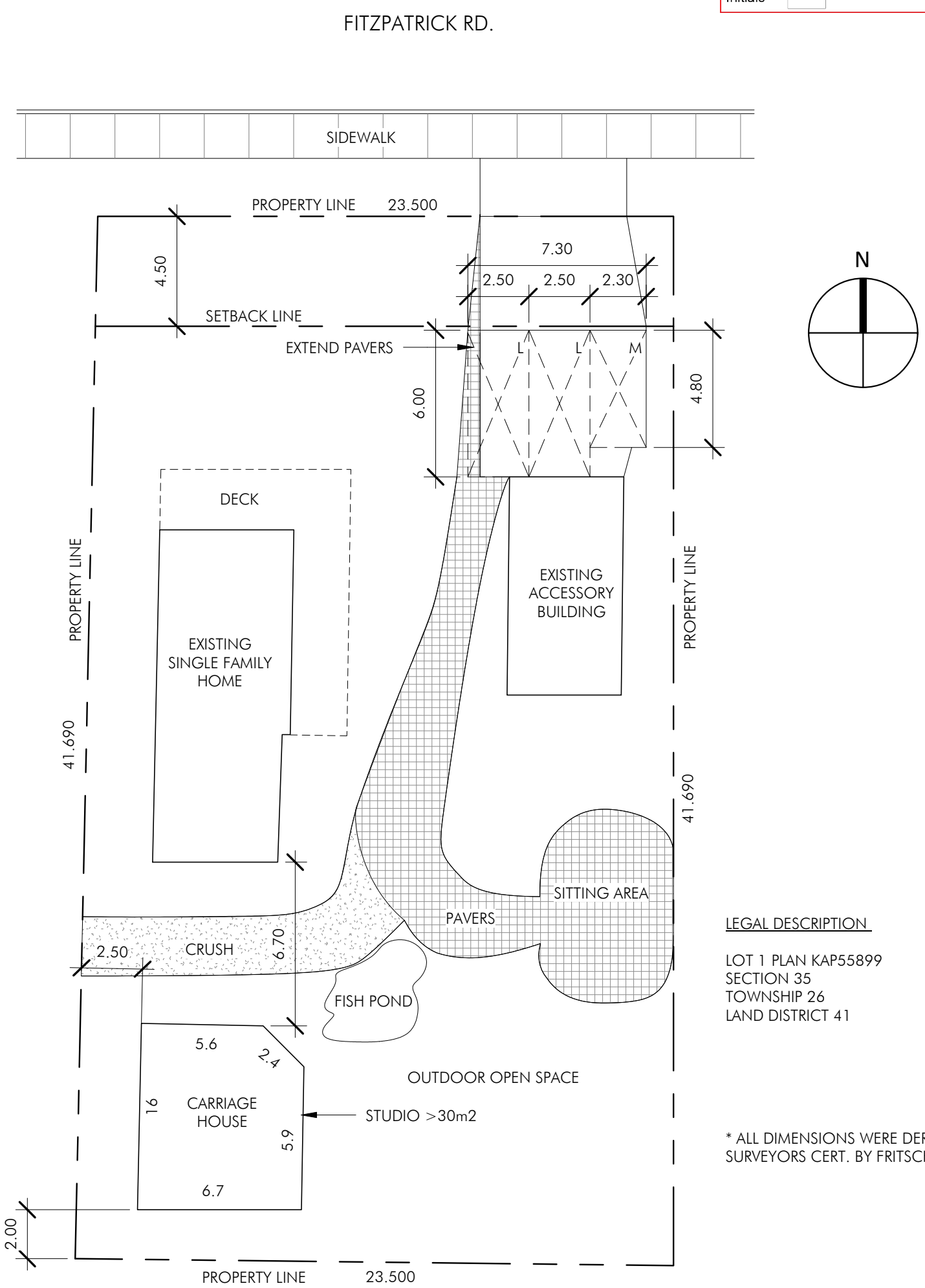
   It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

James Kay

James Kay, P. Eng.
Development Engineering Manager

agm

ATTACHMENT B
This forms part of application
Z19-0064
Planner Initials JB
City of Kelowna
DEVELOPMENT PLANNING



LEGAL DESCRIPTION

LOT 1 PLAN KAP55899
SECTION 35
TOWNSHIP 26
LAND DISTRICT 41

* ALL DIMENSIONS WERE DERIVED FROM SURVEYORS CERT. BY FRITSCH BCLS.

1 / A203 PLOT PLAN
SCALE - 1 : 200

DRAWING: PLOT PLAN		PROJECT NAME: 249 FITZPATRICK RD KELOWNA, B.C.	NO	DATE.	ISSUE
FORMAT: 11" x 17"	SCALE: 1 : 200		01	20190607	REVIEW

THIRD AXIS DESIGN

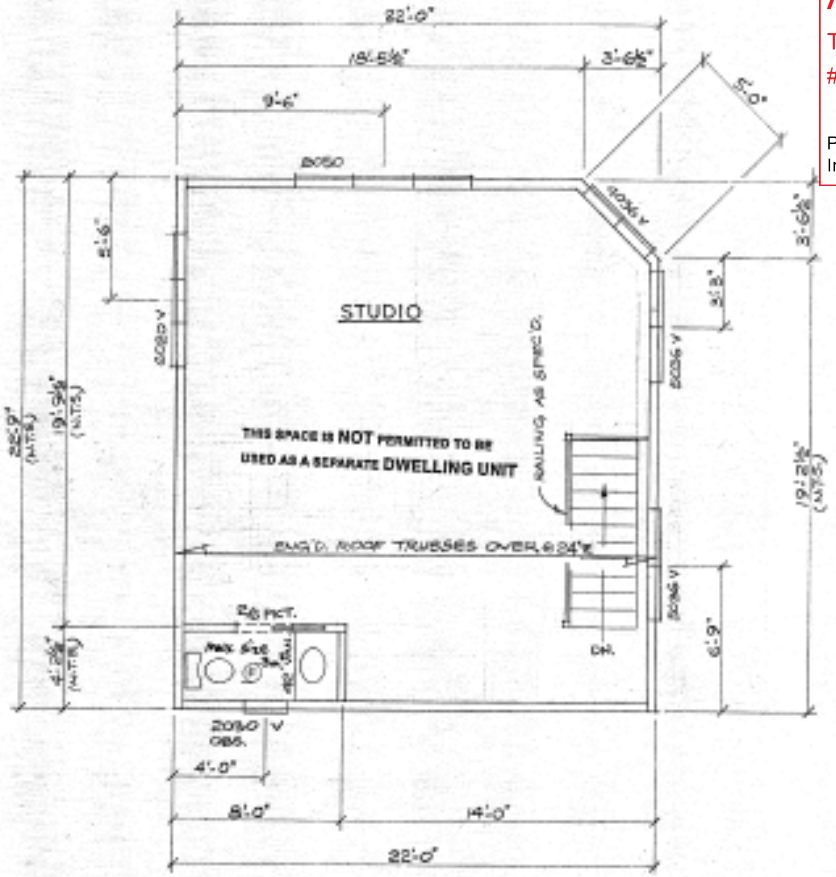
ATTACHMENT B

This forms part of application

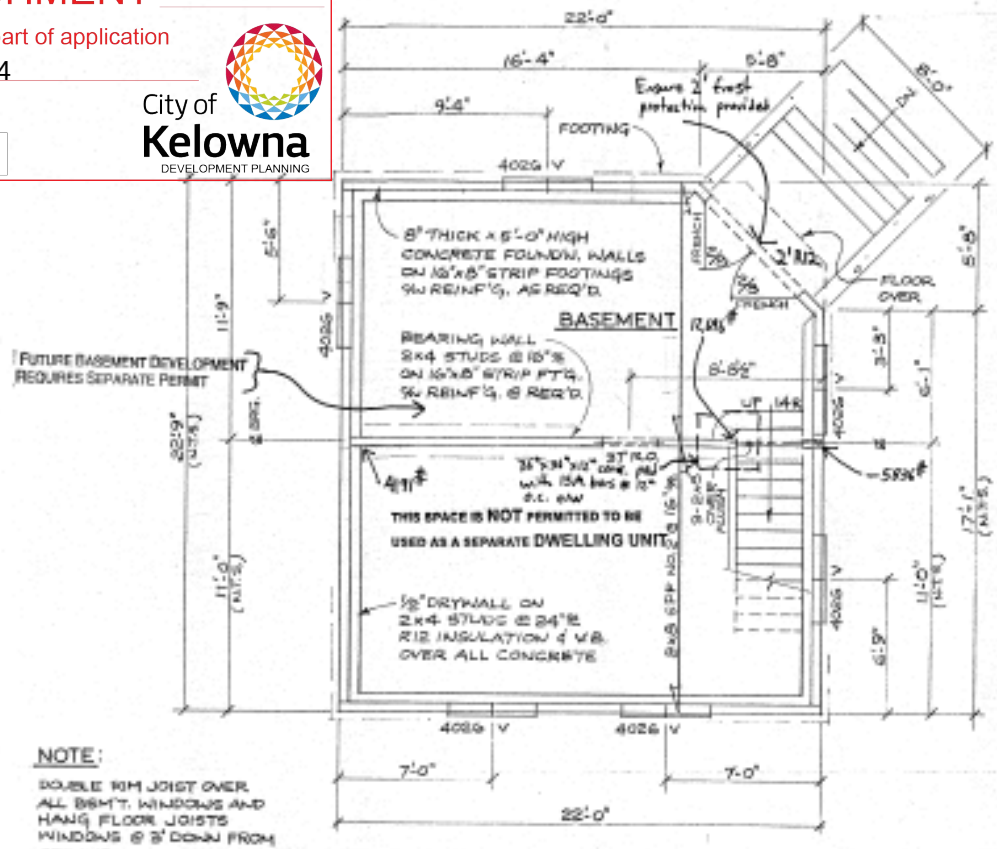
Z19-0064

Planner Initials JB

City of Kelowna
DEVELOPMENT PLANNING



MAIN FLOOR PLAN



NOTE:

DOUBLE RIM JOIST OVER ALL BSM'T. WINDOWS AND HANG FLOOR JOISTS WINDOWS @ 3' DOWN FROM CEILING

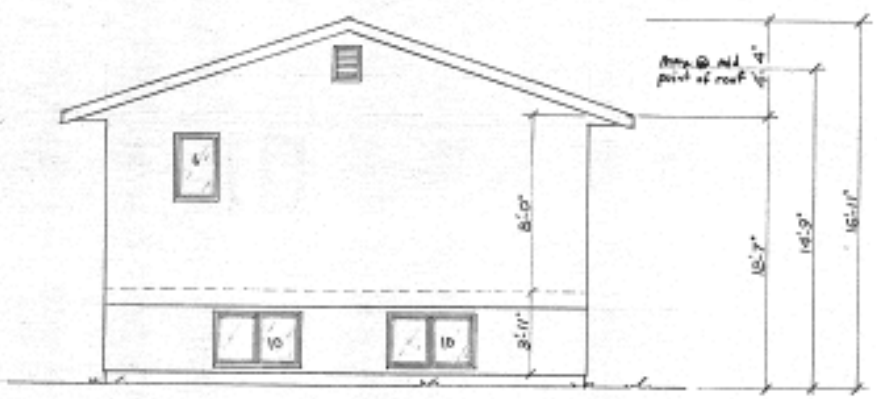
BASEMENT PLAN

SCALE : ¼" = 1'-0"

REVIEWED BY CITY OF KELOWNA INSPECTION SERVICES

FORMING PART OF BUILDING PERMIT # BP41489 THESE DRAWINGS SHALL REMAIN ON SITE AVAILABLE TO CITY BUILDING INSPECTORS

DATE Dec. 9/19 PLAN CHECKER J.E.



REAR ELEVATION

FRONT ELEVATION

T-SQUARE SIGN
REA
ON
FITZPATRICK
CITY

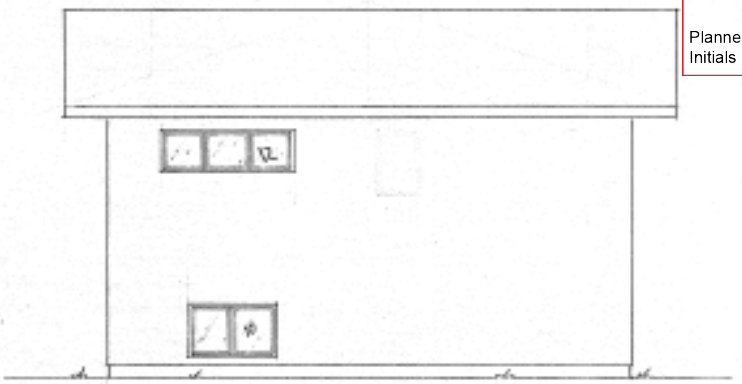
ATTACHMENT B

This forms part of application

Z19-0064

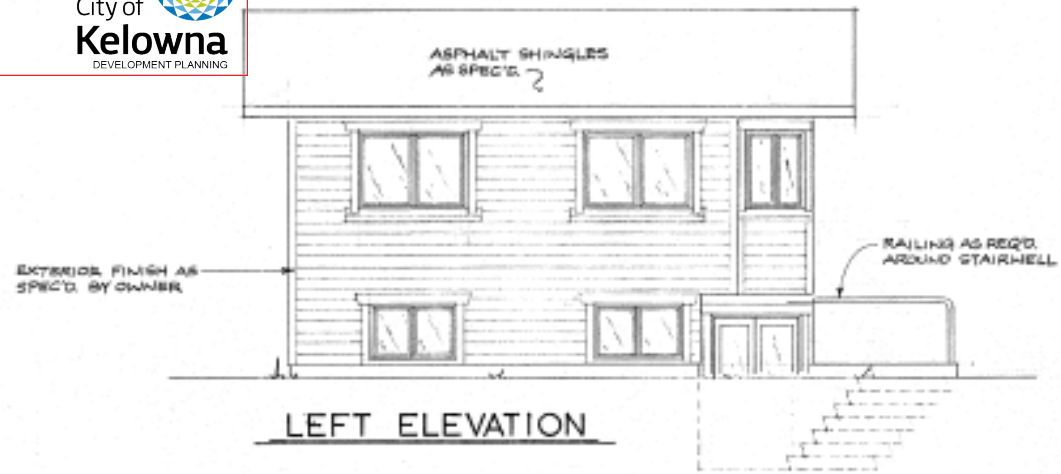
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JB

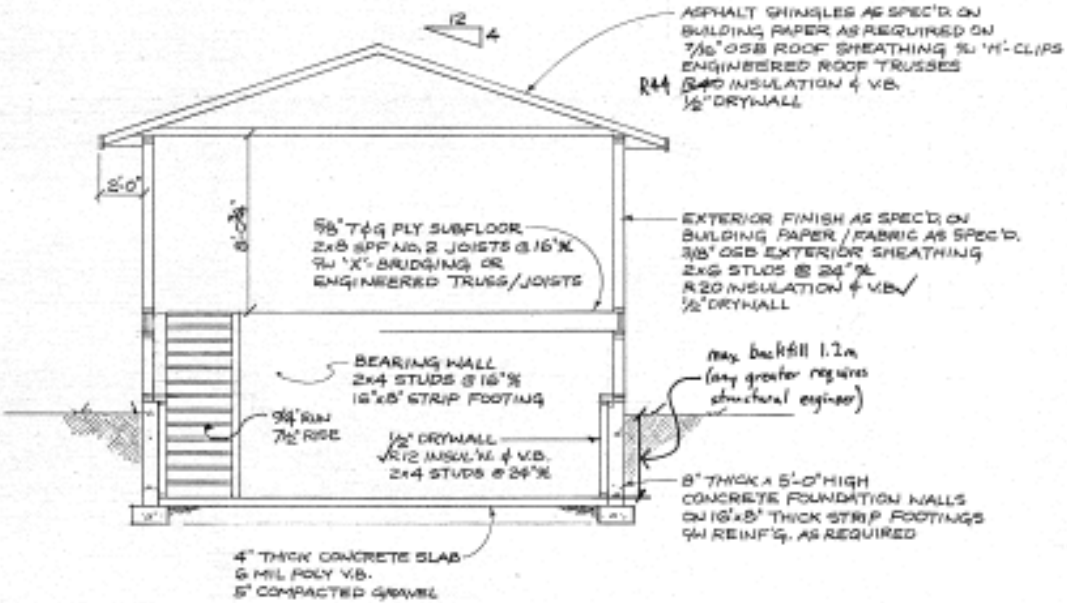


RIGHT ELEVATION

SCALE : 1/4" = 1'-0"

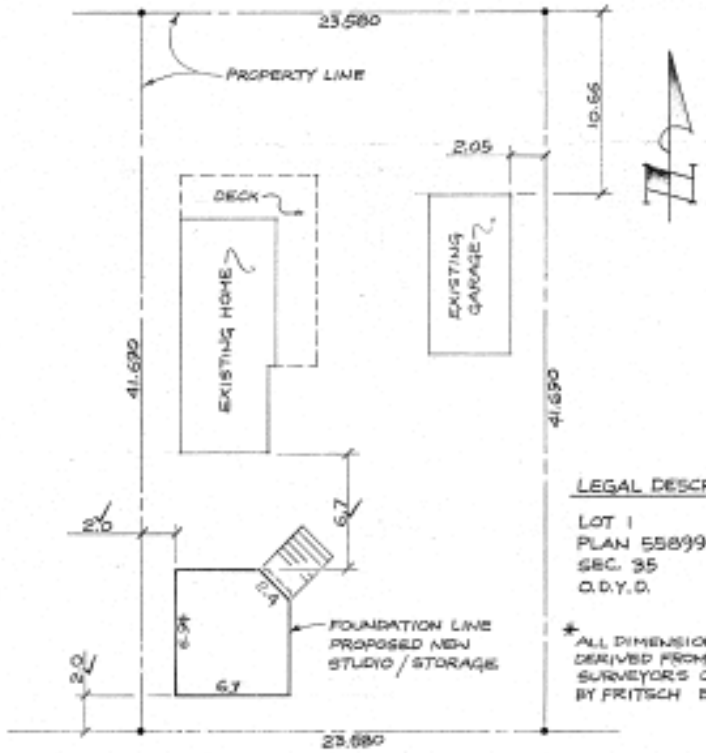


LEFT ELEVATION



SECTION

SCALE : 1/4" = 1'-0"



LEGAL DESCRIPTION

LOT 1
PLAN 55899
SEC. 35
O.D.Y.D.

* ALL DIMENSIONS WERE DERIVED FROM SURVEYOR'S CERT. BY FRITSCH B.C.L.S.

PLOT PLAN

SCALE = 1:200 (METRIC)

ATTACHMENT C
This forms part of application
Z19-0064
Planner Initials JB
City of Kelowna
DEVELOPMENT PLANNING

URBAN OPTIONS
Planning & Permits

May 7, 2018

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning and Development Variance Permit at 249 Fitzpatrick Road

Dear Urban Planning Department:

We are planning to convert the existing accessory building located behind the existing dwelling into a carriage house. We are seeking to rezone the subject property to the RU1c – Large Lot Housing with Carriage House zone. The existing accessory building located near Fitzpatrick Road will be retained. The additional parking stall required for the carriage house will be provided on the east side of existing paved driveway by removing the shrubs that are currently located there.

Owing to the configuration of the existing carriage house, with the main floor being constructed over a basement that is set partially into the ground, the upper floor is approximately the same size as the lower floor. Therefore, we have applied for a Development Variance Permit to allow for the upper level floor area to be larger than the lower level floor area of the carriage house. As well, because we are keeping the existing accessory building, the total site coverage for both the carriage house and the accessory building is 102.32m², where the zoning regulations limit this site coverage to a maximum of 90m². However, this site coverage area is only 10.4% site coverage, where the regulation allows up to 14%.

The property also has sufficient lot area to provide useable private open space for both the carriage house and the principal dwelling. The existing principal dwelling and the accessory buildings have been recently finished with cement board materials in complementary colours. The property has several mature, well established trees, which will not be disturbed. As well, the site has been landscaped with some deck areas and established walking paths to the dwellings.

The neighbourhood is characterized by an older housing stock. The properties located on the north side of Fitzpatrick Road are located within the Agricultural Land Reserve and represents a more rural standard of development.

The Zoning Analysis is provided as a separate page to provide a ready reference for review.

We hope that you accept this proposal as I believe this carriage house conversion is a good fit for the area and will contribute to positive infill density in this area of Kelowna.

Regards

Birte Decloux for the owners, Patrick and Hendrika Hayden

Urban Options Planning & Permits ◆ Kelowna, BC ◆ ☎ 250.575.6707 ◆ ✉ birte@urbanoptions.ca

CITY OF KELOWNA

BYLAW NO. 11915
Z19-0064 – 249 Fitzpatrick Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 35, Township 26, Osoyoos Division Yale District Plan KAP55899, located on Fitzpatrick Rd, 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

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:	July 29, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z19-0058	**Owner:** 1094 Lawson Avenue Ltd. Inc. No. BC1176688	
Address:	1450 Gordon Dr. & 1094 Lawson Ave.	**Applicant:** New Town Services	
Subject:	Rezoning Application		
Existing OCP Designation:	Medium Density Multiple Unit Residential (MRM)		
Existing Zone:	RM4 – Transitional Low Density Housing & RU6 – Two Dwelling Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Application No. Z19-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan 3809, located at 1450 Gordon Dr., Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 District Lot 138 ODYD Plan 3809, located at 1094 Lawson Ave., Kelowna, BC from the RM4 – Transitional Low Density Housing zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated July 29, 2019;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the consolidation of Lots 1 & 2 District Lot 138 ODYD Plan 3809;

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

2.0 Purpose

To consider a proposal to rezone the subject properties from RM4 – Transitional Low Density Housing and RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate development of an apartment building.

3.0 Development Planning

Development Planning Supports the proposed rezoning to RM5 – Medium Density Multiple Housing.

To begin with, the subject properties have a Future Land Use Designation of Medium Density Multiple Unit Residential (MRM) in the Official Community Plan (OCP), which supports the proposed RM5 zone. Second, the subject properties are within the Core Area of the City's Permanent Growth Boundary (PGB), and are in close proximity to both the City Centre and the Capri Landmark Urban Centres and Capri Centre itself. In addition, the site is on Gordon Dr, a major arterial and mixed-use corridor south towards Harvey Avenue, and is within 500 m of the Highway 97 transit corridor. Further, the site has good access to both pedestrian and cycling infrastructure. Finally, the site is in close proximity to numerous amenities, including Martin Park (~200 m) and has a Walk Score of 74, considered to be Very Walkable—most errands can be accomplished on foot. For all these reasons, the site is well suited to additional residential density in line with the RM5 zone.

4.0 Proposal

4.1 Background

The subject properties currently sit vacant. 1450 Gordon Dr. was previously occupied with a single family home, while 1094 Lawson Ave. was previously used as a parking lot.

The applicant completed Neighbourhood Consultation on July 5, 2019.

4.2 Project Description

The applicant proposes to rezone from RM4 (1094 Lawson Ave.) and RU6 (1450 Gordon Dr.) to RM5.

The applicant has also submitted a Development Permit application for a 4.5 storey apartment building with 40 units (see Attachment "A" for the Concept Plan). The Development Permit application would be considered at a future date, should Council support the rezoning.

4.3 Site Context

The subject properties are located at the northeast corner of Gordon Dr. and Lawson Ave. Single family homes are found to the north, east, and south of the site. These properties are all zoned RU6 – Two Dwelling Housing and have a Future Land Use Designation of Medium Density Multiple Unit Residential (MRM), which anticipates multiple dwelling housing up to 4.5 storeys in height.

The property to the west is zoned RU7 – Infill Housing, and a fourplex was built on the property in 2017.

The property to the southeast is the Centuria development, zoned CD17 – Mixed Use Commercial-High Density with a 16 storey, 147 unit residential tower with commercial retail units at grade.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Home
East	RU6 – Two Dwelling Housing	Single Family Home
South	RU6 – Two Dwelling Housing	Single Family Home
West	RU7 – Infill Housing	Fourplex

Subject Property Map: 1450 Gordon Dr. & 1094 Lawson Ave.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .2 **Compact Urban Form**. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A.

7.0 Application Chronology

Date of Application Received:	April 15, 2019
Date Neighbourhood Consultation Completed:	July 5, 2019

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

SCHEDULE A
This forms part of application
Z19-0058
Planner Initials AT
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: April 23, 2019

File No.: Z19-0058

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 1450 Gordon Drive & 1094 Lawson Ave RU6 to RM4

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.

.2) Road Dedication and Subdivision Requirements

a) On the Gordon Drive frontage, provide a 2.8m dedication for a future roadway allowance and to protect the existing trees along the frontage.

b) Provide corner rounding or truncation dedication of 6m radius at Gordon Drive and Lawson Ave.

c) Lot consolidation is required.

d) Access to the development should be via Laneway.

e) Laneway access to Gordon Drive 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 properties are located within the City of Kelowna service area. The existing lots are serviced with small-diameter water services (2). Only one service will be permitted to the development site. 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 devise 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

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.

.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) 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.

.7) Roads

a) Gordon Drive is designated an urban arterial road. At this time there are no further upgrades needed to Gordon Drive.

b) Lawson Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

c) The lane way is designated to be constructed to a cross section of SS-R2. Storm drainage system will be required for this laneway. Laneway access to Gordon Drive should be designed to the SS-C7 standard with a continuous sidewalk at property line.

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 Lawson 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.

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

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).

James Kay

James Kay, P.Eng.
Development Engineering Manager

JA

ATTACHMENT A
This forms part of application
Z19-0058
Planner Initials AT
City of Kelowna
COMMUNITY PLANNING

NEW TOWN SERVICES

Proposal for Rezoning & Development Permit

1094 Lawson Avenue & 1450 Gordon Drive, Kelowna BC

Introduction

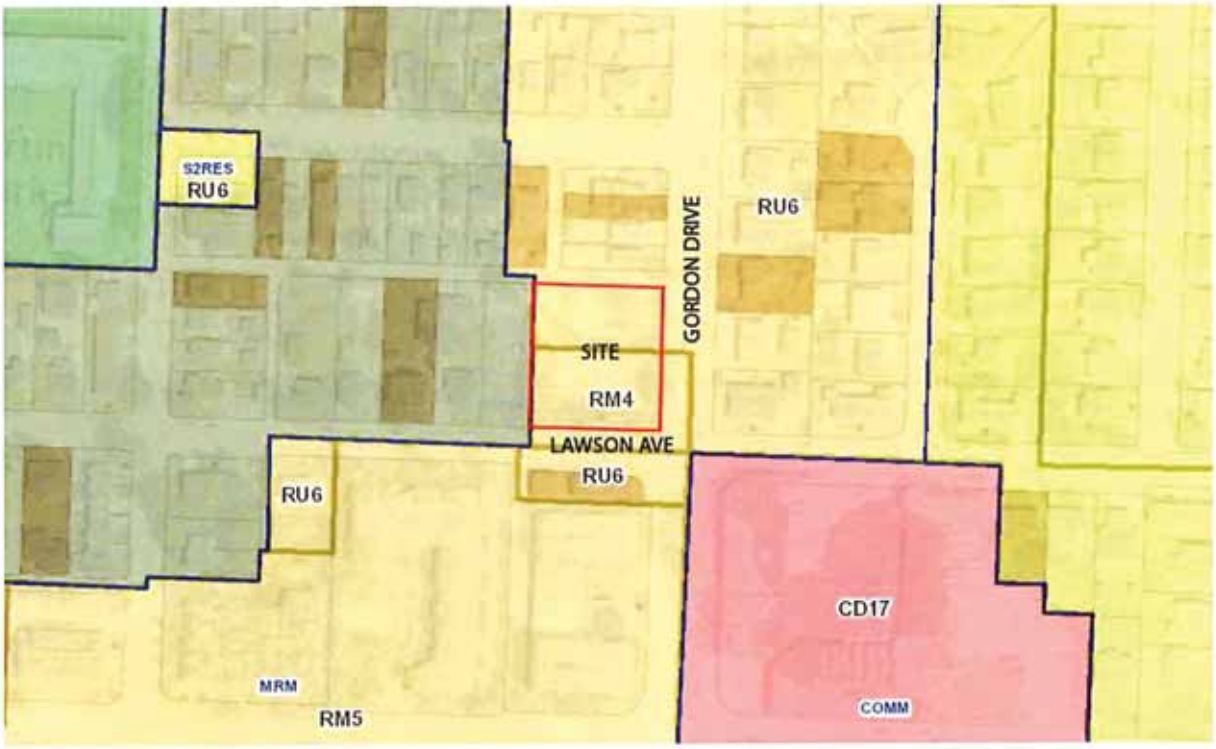
This application is for re-zoning and development permit to accommodate a 40 unit condominium development for 1094 Lawson Avenue & 1450 Gordon Drive. This infill project is characterized by Okanagan Modern styling celebrating generous open living space with bright interiors and outdoor space on large decks.

Gordon Drive View – main entrance

Site Context

The subject site consists of two lots - 0.15ha (0.369 acre) & 0.12ha (0.295acre) which are situated on the corner of Lawson Ave and Gordon Drive. This part of Kelowna is in line with a general Future Land use intent for Multiple Residential Medium density. The properties are presently zoned RU6, Single-Family Residential and RM4, Multi-Family Residential. Both parcels lie vacant and undeveloped. This application requests to amend the zoning to RM5, Multiple Unit Residential (Medium Density).

NEW TOWN
SERVICES



Site Context Source: Kelowna City Map

NEW TOWN
SERVICES

Overview, Form and Character

This application is to rezone the property to RM5, Medium Density Multiple Housing and undertake a Development Permit to facilitate the construction of 40 units of apartment housing on a parkade. The units in this development include 12 two bedroom units with den, 16 one bedroom units with den, 4 one bedroom units and 8 studios.

This proposal offers a significant landmark design at a prominent intersection that celebrates the corner while addressing a low scale interface to the pedestrian realm. The building design is Okanagan contemporary in nature, with many articulations in physical massing, color and material textures. Cladding will be a mixture of high quality textured fiber cement and various colors/profiles of metal panels. These will help form a durable and fire resistant façade that creates an attractive interface to the pedestrian realm.

Landscape Treatment

The landscape treatment is focused on preserving the existing boulevard trees, bringing shared communal space into the development, buffering the side lot with trees and shrubs and screening the ½ storey parkade wall from the public view.

NEW TOWN
SERVICES

Landscape Plan of Site

View from Intersection – Note the Boulevard trees to be Retained.

NEW TOWN
SERVICES

Summary

The proposed development is consistent with the City's OCP and general goal of increasing density within downtown areas. The Development Permit Application includes **no variances**. It would add 40 units and locate its residents within walking/biking distance of schools, shopping, and services. The redevelopment of this underutilized site adds many new homes close to urban amenities. The applicant kindly seeks support from Staff and Council for this application.

Very Walkable

Most errands can be accomplished on foot.

Bikeable

CITY OF KELOWNA

BYLAW NO. 11916
Z19-0058 – 1450 Gordon Drive and 1094 Lawson 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 Rezoning Application No. Z19-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan 3809, located on Gordon Dr., Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone;

2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 District Lot 138 ODYD Plan 3809, located on Lawson Ave., Kelowna, BC from the RM4 – Transitional Low Density Housing zone to the RM5 – Medium Density Multiple Housing zone;

3. 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

CITY OF KELOWNA

BYLAW NO. 11738
Z18-0099 – 210 Kneller Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, Section 27, Township 26, ODYD, Plan 17467 located on Kneller Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.

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

Read a first time by the Municipal Council this 21st day of January, 2019.

Considered at a Public Hearing on the 12th day of February, 2019.

Read a second and third time by the Municipal Council this 12th day of February, 2019.

Approved under the Transportation Act this 20th day of February, 2019.

_____Audrie Henry_____
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	July 29, 2019		
RIM No.	0940-00		
To:	Council		
From:	City Manager		
Application:	DP18-0183	**Owner:**	Gurdev Singh & Kamalpreet Kaur Gill
Address:	210 Kneller Road	**Applicant:**	New Town Services
Subject:	Development Permit		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11738 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0183 for Lot B Section 27 ODYD Plan 17467, located at 210 Kneller Road, 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 permit 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 nine-unit townhome development.

3.0 Development Planning

Development Planning staff support the development proposal for a nine-unit townhome project on the subject property. The application is generally consistent with the Official Community Plan (OCP) Urban Design Guidelines as per Attachment B. Regarding form and character, the applicant is proposing modern, asymmetrical architecture with variations in materials, window placements, and awnings for added definition. Materials include red brick, neutral and wood siding, and metal cladding. The two units proposed to front onto Kneller Road are ground oriented and will improve the interface with the street and pedestrians.

The proposal provides abundant private open space through at-grade yards as well as rooftop patios. In terms of landscaping, the applicant provided a landscaping plan that includes trees and a variety of shrubs, grasses, and perennials around the perimeter of the proposed development and on the rooftop patios. Additionally, permeable pavers are proposed for the driveway, adding interest and improved drainage, and bike stands are provided on site. Overall, the proposal is compliant with the Zoning Bylaw as per the Zoning Bylaw Analysis Table below, and no variances are being requested.

4.0 Proposal

4.1 Project Description

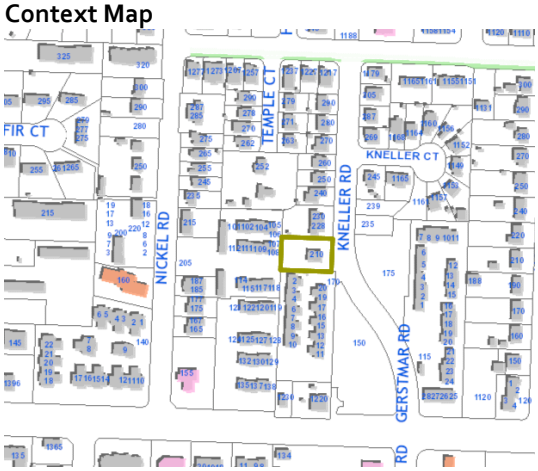
A single-family dwelling is currently located on the subject property, which would be demolished to allow for the infill development of nine two-bedroom townhome units in three buildings. Each building is proposed to be three storeys in height, with stairwell access to a private rooftop patio. Stairwell access to rooftop patios is to be set back from the Kneller Road frontage. Parking is proposed to be provided for each unit in a private double garage with additional visitor parking provided on site. There is to be one access off Kneller Road, with a turn-around space provided in the middle portion of the driveway. Additionally, centralized garbage and recycling is to be provided on site. The Rezoning application associated with this Development Permit application was considered at Public Hearing and received second and third reading on February 12, 2019.

4.2 Site Context

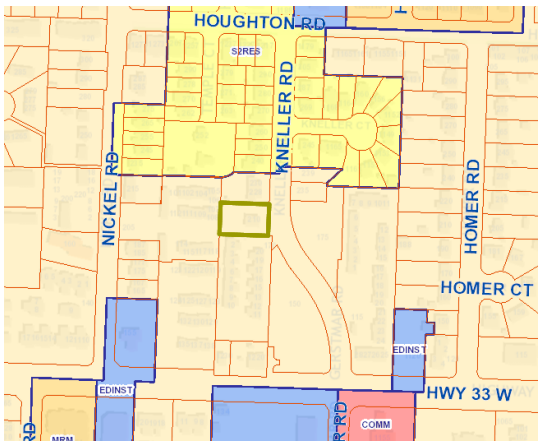
The subject property is located between the Rutland and Midtown Urban Centres, just north of Highway 33 W. The property is in proximity to amenities and services along the Highway 97 N and Highway 33 W corridors including some public transportation options and has a Walk Score of 62 – somewhat walkable. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Vacant
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

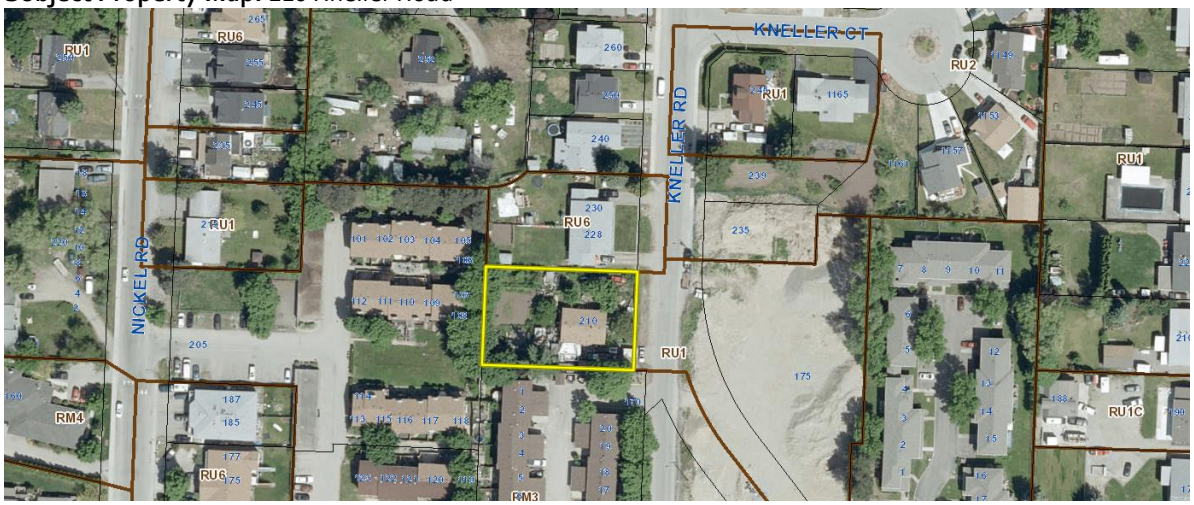
Context Map



Future Land Use



Subject Property Map: 210 Kneller Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM3 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	900.0 m²	1416 m²
Lot Width	30.0 m	30.5 m
Lot Depth	30.0 m	47.0 m
Development Regulations		
Floor Area Ratio	0.8	0.77
Height	3 storeys / 10.0 m	3 storeys / 10.0 m
Front Yard	1.5 m	1.5 m
Side Yard (south)	4.0 m	4.0 m
Side Yard (north)	4.0 m	4.0 m
Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	15 stalls	20 stalls
Private Open Space	225.0 m²	691.0 m²

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.

Urban Design Development Permit Areas

Comprehensive Development Permit Area Objectives.[3]

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character; and
- Promote alternative transportation with enhanced streetscapes and multimodal linkages.

6.0 Application Chronology

Date of Application Received: September 6, 2018

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Policy Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit No. DP18-0183
Attachment B: Comprehensive Design Guidelines Checklist
Attachment C: Conceptual Renderings

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[1] City of Kelowna Official Community Plan, Policy 5.2.3, Chapter 5.
[2] City of Kelowna Official Community Plan, Policy 5.22.6, Chapter 5.
[3] City of Kelowna Official Community Plan, Comprehensive Development Permit Area Objectives, Chapter 14.

ATTACHMENT A
This forms part of application
DP18-0183
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

Development Permit DP18-0183

City of Kelowna

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

210 Kneller Road

and legally known as

Lot B Section 27 ODYD Plan 17467

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

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:

Decision By: COUNCIL

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced within two (2) years of Council approval.

Existing Zone: Future Land Use Designation:

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: Gurden Singh Gill & Kamalpreet Kaur Gill

Applicant: New Town Services

_____ _____

Terry Barton
Development Planning Department Manager
Development Planning

Date

DRAFT

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 or certified cheque in the amount of **$78,267.75**

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

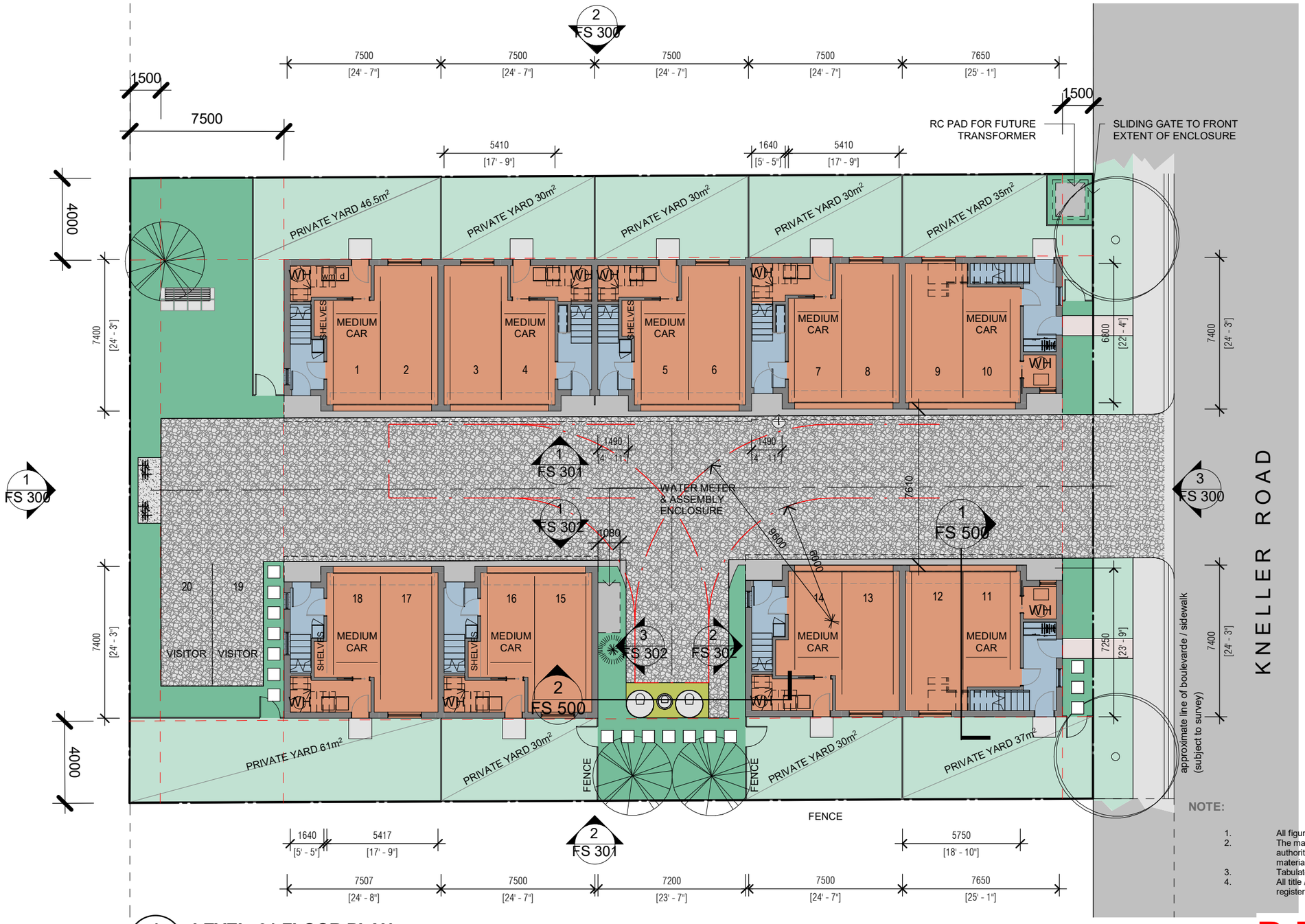
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

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.

DRAFT



1 **LEVEL 01 FLOOR PLAN**
SCALE 1 : 200

SCHEDULE A
This forms part of application
DP18-0183
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

Parking Schedule

Mark	Comments	Type
1	MEDIUM	2300(w)x4800(d)
2	STANDARD	2500(w)x6000(d)
3	STANDARD	2500(w)x6000(d)
4	MEDIUM	2300(w)x4800(d)
5	MEDIUM	2300(w)x4800(d)
6	STANDARD	2500(w)x6000(d)
7	MEDIUM	2300(w)x4800(d)
8	STANDARD	2500(w)x6000(d)
9	STANDARD	2500(w)x6000(d)
10	MEDIUM	2300(w)x4800(d)
11	MEDIUM	2300(w)x4800(d)
12	STANDARD	2500(w)x6000(d)
13	STANDARD	2500(w)x6000(d)
14	MEDIUM	2300(w)x4800(d)
15	STANDARD	2500(w)x6000(d)
16	MEDIUM	2300(w)x4800(d)
17	STANDARD	2500(w)x6000(d)
18	MEDIUM	2300(w)x4800(d)
19	STANDARD	2500(w)x6000(d)
20	STANDARD	2500(w)x6000(d)

NOTE:

1. All figures have been based on preliminary information and are subject to verification
2. The material contained herein is indicative only and may be subject to approval by the responsible authorities(s), or other factors beyond the control of New Town; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents
3. Tabulated floor areas are calculated in accordance with BOMA standards for Net Sellable Area (NSA)
4. All title / cadastral information is taken from City of Kelowna open source data and is subject to survey by a registered Land Surveyor

PRELIMINARY

NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

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Notes
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Revisions

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D	20/12/18	Re-issued for Development Permit	NTAE
C	28/08/18	Revised Development Permit	NTAE
B	17/07/18	Development Permit	NTAE
A	05/07/18	Pre_DP Set	NTAE
-	12/06/18	Client review - SKETCH	NTAE

Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
SITE PLAN & LEVEL 1 FLOOR PLAN

Date created 04/06/18 | Checked NTAE | Approved NTAE
Scale 1 : 200 @ 11x17

A 1464 St Paul Street Kelowna BC V1Y 2E6
E office@newtownservices.net **T** 1 250 860 8185

Project number 4063
Drawing number **FS 101**
Revision D
Status CONCEPT DESIGN

SCHEDULE A

This forms part of application

DP18-0183

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ

1 LEVEL 02 FLOOR PLAN

SCALE 1 : 200

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A	05/07/18	Pre_DP Set	NTAE
-	12/06/18	Client review - SKETCH	NTAE

Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
FLOOR PLAN - LEVEL 2

Date created	Checked	Approved
04/06/18	NTAE	NTAE

Scale
1 : 200 @ 11x17

A 1464 St Paul Street Kelowna BC V1Y 2E6
E office@newtownservices.net **T** 1 250 860 8185

Project number 4063
Drawing number **FS 102**
Revision E
Status
CONCEPT DESIGN

SCHEDULE A

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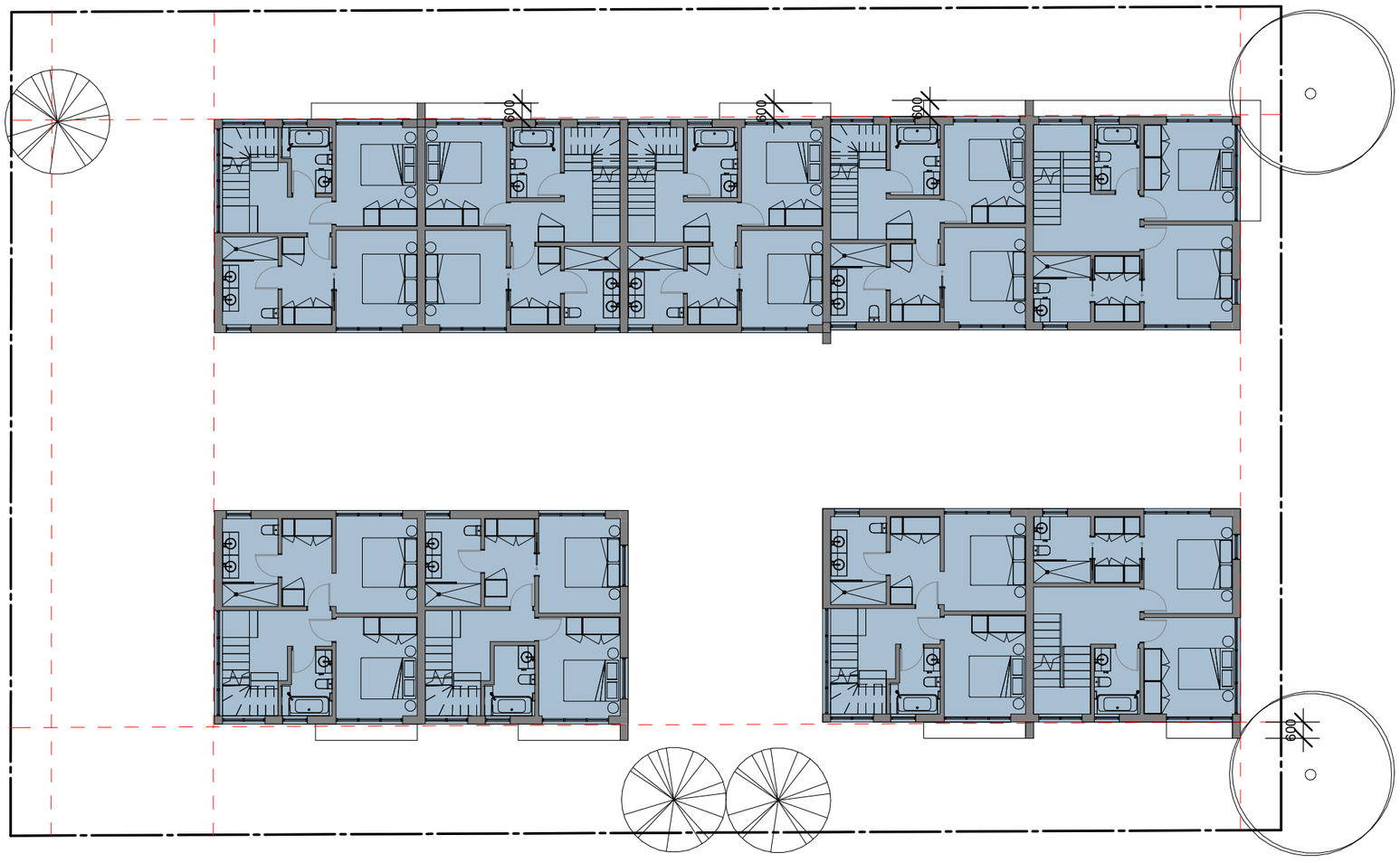
DP18-0183

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING



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1 LEVEL 03 FLOOR PLAN

SCALE 1 : 200

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B	17/07/18	Development Permit	NTAE
A	05/07/18	Pre_DP Set	NTAE
-	12/06/18	Client review - SKETCH	NTAE

Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
FLOOR PLAN - LEVEL 3

Date created	Checked	Approved
04/06/18	NTAE	NTAE

Scale
1 : 200 @ 11x17

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E office@newtownservices.net **T** 1 250 860 8185

Project number 4063
Drawing number **FS 103**
Revision E
Status CONCEPT DESIGN

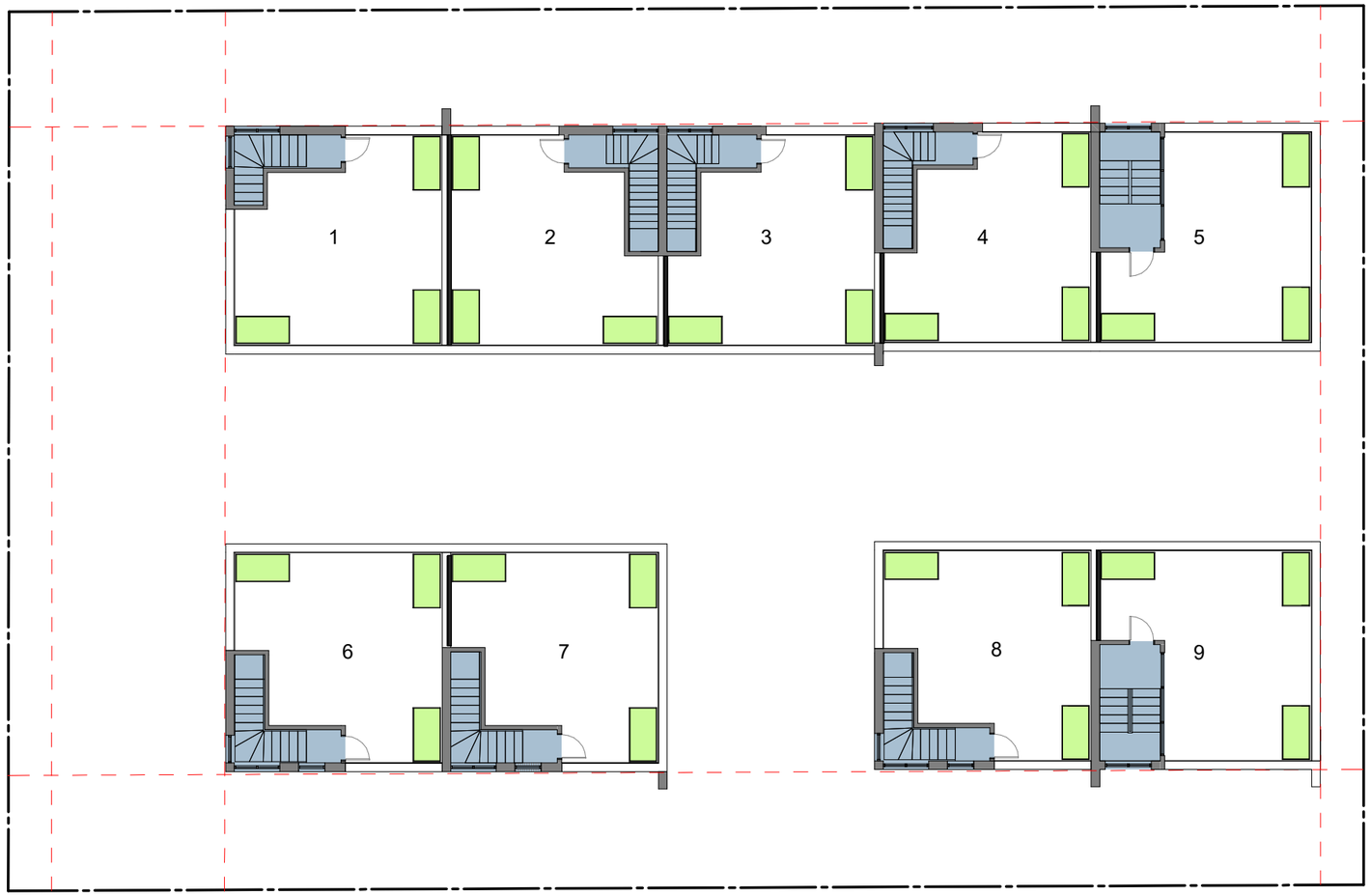
SCHEDULE A

This forms part of application

DP18-0183

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AJ



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1 **ROOF PLAN**
SCALE 1 : 200

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Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
FLOOR PLAN - LEVEL 4

Date created	Checked	Approved
04/06/18	NTAE	NTAE

Scale
1 : 200 @ 11x17

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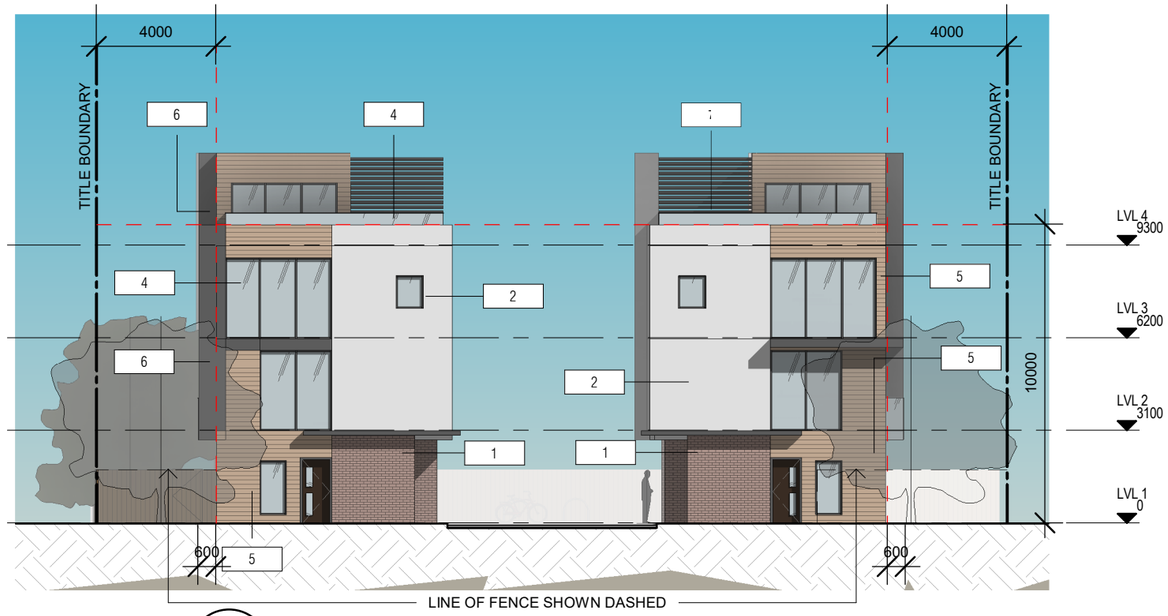
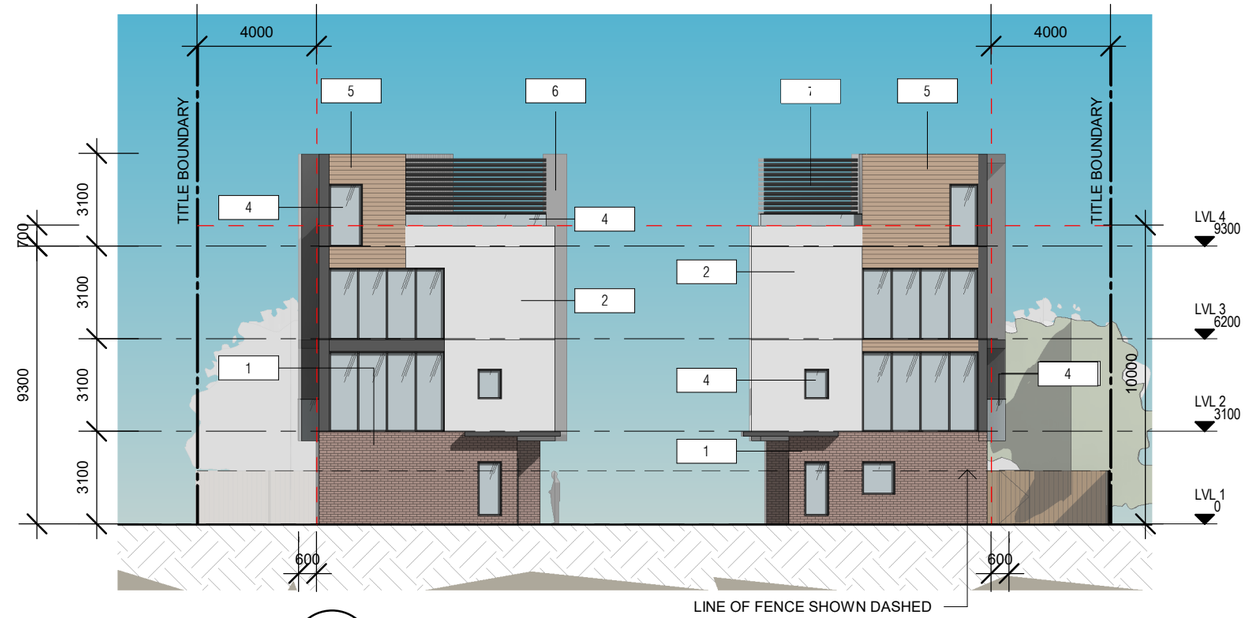
Project number 4063
Drawing number **FS 104**
Revision E
Status CONCEPT DESIGN



3 Elevation - EAST
SCALE 1 : 200



1 Elevation - WEST
SCALE 1 : 200

2 Elevation - NORTH
SCALE 1 : 200

SCHEDULE B

This forms part of application
DP18-0183

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

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Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
ELEVATIONS

Date created	Checked	Approved
20/06/18	NTAE	NTAE

Scale
1 : 200 @ 11x17

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Project number 4063
Drawing number **FS 300**
Revision E
Status
CONCEPT DESIGN

2 Elevation - SOUTH
SCALE 1 : 200

1 Elevation - SOUTH_Internal
SCALE 1 : 200

SCHEDULE B
This forms part of application
DP18-0183
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AJ

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Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
ELEVATIONS

Date created	Checked	Approved
04/06/18	NTAE	NTAE

Scale
1 : 200 @ 11x17

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Project number 4063
Drawing number **FS 301**
Revision E
Status
CONCEPT DESIGN

SCHEDULE B

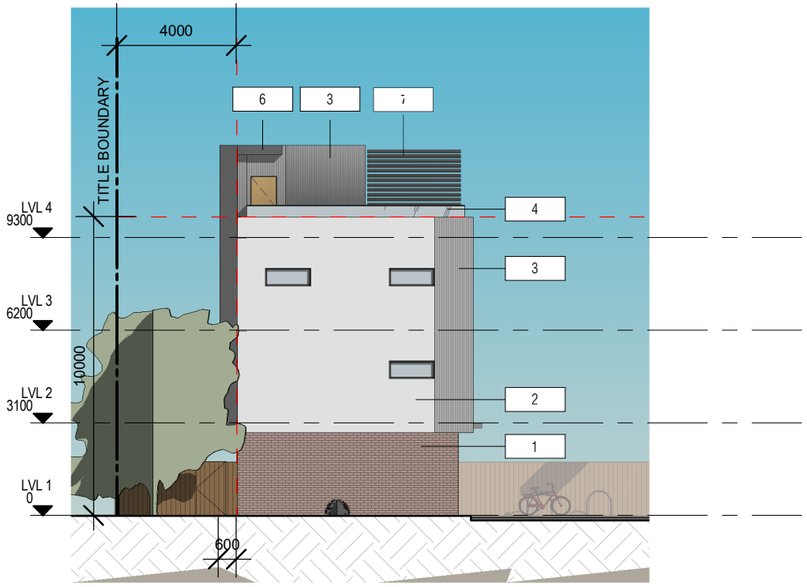
This forms part of application

DP18-0183

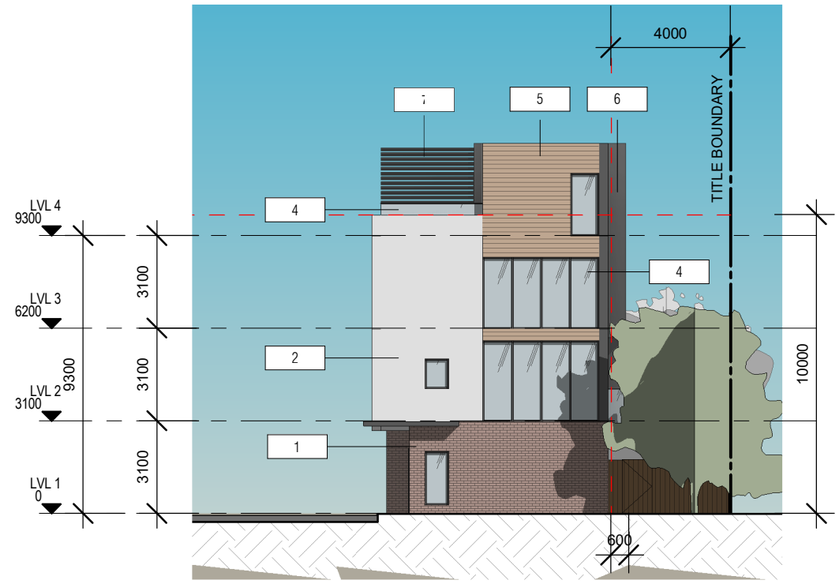
Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

1 **Elevation - NORTH_Internal**
SCALE 1 : 200



3 **Elevation - EAST_Internal**
SCALE 1 : 200



2 **Elevation - WEST_Internal**
SCALE 1 : 200

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Project
210 KNELLER
210 KNELLER ROAD RUTLAND
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Client
GURDEV GILL
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Drawing title
ELEVATIONS

Date created	Checked	Approved
04/06/18	NTAE	NTAE

Scale
1 : 200 @ 11x17

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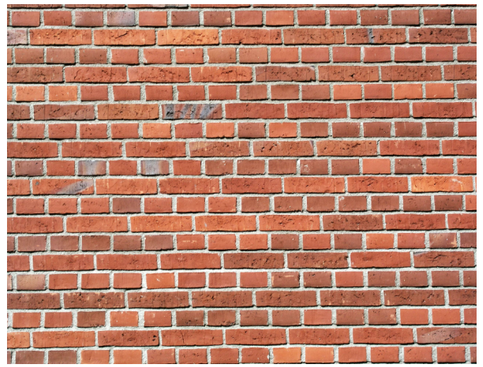
Project number 4063
Drawing number **FS 302**
Revision E
Status CONCEPT DESIGN



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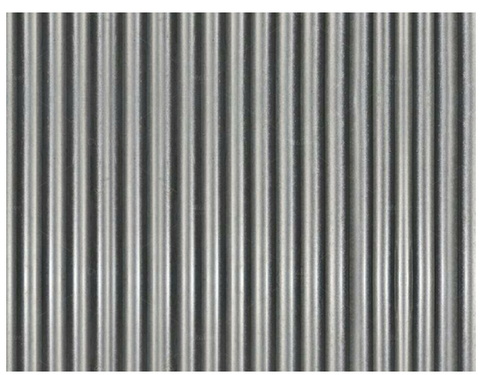

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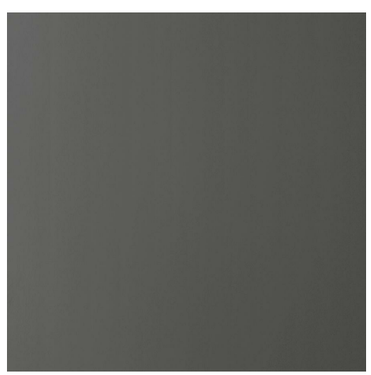

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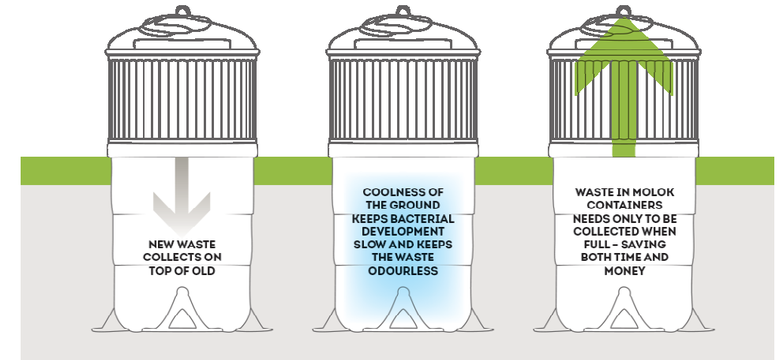
MOLOK



LEGEND

1	CLAY BRICK - RED
2	PANELISED COMPRESSED FIBROUS CEMENT SHEET WITH SHADOWLINE REVEALS - OFF WHITE
3	VERTICAL PROFILED METAL CLADDING - GALVANISED
4	GLAZING & BALUSTRADES - CLEAR VISION GLASS
5	CEMENT SHEET WEATHERBOARD - LAP CLADDING - TIMBER FINISH
6	COMPRESSED FIBROUS CEMENT SHEET - CHARCOAL
7	ROOFTOP PATIO PRIVACY SCREEN - PAINTED WOOD

SCHEDULE B

This forms part of application

DP18-0183

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

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Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
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Drawing title
MATERIALS

Date created	Checked	Approved
20/06/18	NTAE	NTAE

Scale
@ 11x17

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Project number 4063
Drawing number **FS 901**
Revision E
Status
CONCEPT DESIGN

SCHEDULE C

This forms part of application

DP18-0183

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- 1.8m Ht. TIMBER FENCE
- CONCRETE PATHWAY
- SOD
- ORNAMENTAL GRASSES / PERENNIALS PLANTING BED
- SHRUBS / PERENNIALS PLANTING BED
- PERMEABLE PAVERS
- LOOP 2 SPACE BIKE RACK
- ROOF TOP PLANTERS
- BENCH

GENERAL NOTES:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
	Trees Deciduous				
2	*Tilia cordata 'Halka'*	Little-Leaf Linden	6cm Cal	B&B	5.0m x 4.0m
2	*Quercus bicolor 'Bonnie and Mike'*	Beacon Oak	6cm Cal	B&B	12.0m x 4.5m
1	*Cercidiphyllum japonicum*	Katsura tree	6cm Cal	B&B	10.0m x 7.0m
	Shrubs				
15	*Euonymus alatus 'Compactus'*	Dwarf Winged Burning Bush	#02	Potted	2.0m x 1.5m
15	*Cornus alba 'Elegantissima'*	Silver Leaf Dogwood	#02	Potted	2.5m x 2.0m
10	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	#02	Potted	1.0m x 2.0m
	Grasses				
20	*Calamagrostis x acutiflora 'Overdam'*	Variegated Reed Grass	#01	Potted	1.2m x 0.9m
20	*Pennisetum alopecuroides 'Little Bunny'*	Miniature Fountain Grass	#01	Potted	0.6m x 0.6m
25	*Deschampsia cespitosa 'Goldtau'*	Tufted Hair Grass	#01	Potted	0.75m x 0.75m
	Perennials				
30	*Echinacea purpurea 'Magnus'*	Magnus Coneflower	#01	Potted	0.9m x 0.6m
25	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	#01	Potted	0.9m x 0.9m
20	*Rudbeckia fulgida 'Goldsturm'*	Goldsturm Coneflower	#01	Potted	0.6m x 0.6m
15	*Eupatorium dubium 'Baby Joe'*	Dwarf Joe Pye Weed	#01	Potted	0.75m x 0.9m

REPRESENTATIVE IMAGES:

ecora
579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6LB
PHONE: 250-469-9757 WWW.ECORA.CA

PROJECT:
210 KNELLER ROAD, KELOWNA

CLIENT:
GURDEV GILL

SEAL

NO.	DATE (MM/DD/YY)	REVISION
4	07/04/19	RE-ISSUED FOR DEVELOPMENT PERMIT
3	06/24/19	RE-ISSUED FOR DEVELOPMENT PERMIT
2	08/30/18	RE-ISSUED FOR DEVELOPMENT PERMIT
1	07/13/18	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: EL
CHK'D: BD
DATE: 07/13/18
SCALE: 1:200

SITE PLAN

LDP-1

Project No. LA-18-400-GUG

ATTACHMENT B
This forms part of application
DP18-0183
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

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:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?		✓	
• Use native plants that are drought tolerant?	✓		
• 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:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
Landscape Water Conservation Guidelines			
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?			
Irrigation System Guidelines			
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?	✓		

ATTACHMENT C
This forms part of application
DP18-0183
Planner Initials AJ
City of Kelowna
DEVELOPMENT PLANNING

1 PERSPECTIVE FROM INTERSECTION OF KNELLER & GERSTMAR
NTS

2 PERSPECTIVE FROM NORTH (On Kneller Road)
NTS

3 PERSPECTIVE FROM WEST
NTS

4 PERSPECTIVE FROM SOUTH (On Kneller Road)
NTS

PRELIMINARY

NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
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Notes
This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to New Town Servies. If in any doubt whatsoever contact New Town Services.

Revisions

Rev	Date	Reason for issue	App'd
E	04/07/19	Re-issued for Development Permit	
D	20/12/18	Re-issued for Development Permit	NTAE
C	28/08/18	Revised Development Permit	NTAE
B	17/07/18	Development Permit	NTAE
A	05/07/18	Pre DP Set	NTAE

Project
210 KNELLER
210 KNELLER ROAD RUTLAND
-
Client
GURDEV GILL
-
-

Drawing title
PERSPECTIVES

Date created	Checked	Approved
04/06/18	NTAE	NTAE

Scale
@ 11x17

A 1464 St Paul Street Kelowna BC V1Y 2E6
E office@newtownservices.net T 1 250 860 8185

Project number 4063
Drawing number FS 900
Revision E
Status CONCEPT DESIGN

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 27th day of May, 2019.

Considered at a Public Hearing on the 18th day of June, 2019.

Read a second and third time by the Municipal Council this 18th day of June, 2019.

Approved under the Transportation Act this 5th day of July, 2019.

R.M. Clifford

(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 27th day of May, 2019.

Considered at a Public Hearing on the 18th day of June, 2019.

Read a second and third time by the Municipal Council this 18th day of June, 2019.

Approved under the Transportation Act this 5th day of July, 2019.

R.M. Clifford

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council

Date:	July 29, 2019
File:	0710-20
To:	Council
From:	City Manager
Subject:	Creative Sector Economic Impact Assessment

Recommendation:

THAT Council receives for information the report from the Cultural Services Department dated July 29, 2019 regarding the results of the Creative Sector Economic Impact Assessment.

Purpose:

To provide Council with the results of the Creative Sector Economic Impact Assessment.

Background:

In early 2019, The City of Kelowna along with Vann Struth Consulting Group Inc. undertook the research and development of an economic impact assessment of the creative sector of Kelowna. The conduct of this assessment was conveniently timed as a component of the update to the Cultural Plan. The findings of the report will be used to inform the final 2020-2025 Cultural Plan update.

The objectives of this report were to:

- assess the economic impact of the creative sector on Kelowna's economy
- measure and promote the economic vitality of culture in Kelowna; and
- develop an easy-to-use framework for updating economic data and performance statistics related to the cultural sector in the region and tracking economic impact over time.

The report builds on a previous report titled, "The Creative Sector in Kelowna, British Columbia, an economic impact assessment" authored by Bernard Momer in partnership with The University of British Columbia (March 2010).

Some notable highlights of this report include:

- Kelowna's creative sector more than doubled in size from 2009 to 2018
- 1.5 million people per year, or just over 4,000 people per day on average, attend some type of cultural facility or event

- 3,168 full time employees work in the creative sector, up from 1,279 in 2009
- 60% of those working in the creative sector are self employed
- In 2018 alone, 380,000 volunteer hours were contributed to arts, culture and heritage organizations
- There are 626 creative sector establishments in 2018, up from 342 in 2009
- The creative sector saw an income growth of 43% from 2009-2018

This report allows for an objective evaluation of the creative sector overall. Findings revealed trends and information that can be used to promote the sector and emphasize its importance in our community. Information contained in the report can help to build investment in the arts by supporting the development of mutually beneficial relationships with our community's business sector. Collecting this information is not only helpful for demonstrating impact, but to ensure that the creative sector is performing at its best and identify areas for improvement.

The full report including an Executive Summary is provided as an Appendix to this report. Jamie Vann Struth of Vann Struth Consulting will provide a presentation of the key findings and can respond to any questions regarding the report.

Internal Circulation:
Divisional Director, Active Living & Culture
Communications Coordinator
Cultural Plan Internal Advisory Group Members

Considerations not applicable to this report:
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by:
Christine McWillis, Cultural Services Manager

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

KELOWNA CREATIVE SECTOR
ECONOMIC IMPACT STUDY

PREVIOUS STUDY FROM 2010 (RESULTS AS OF 2009)

CURRENT STUDY (RESULTS AS OF 2018)

CREATIVE SECTOR
ECONOMIC IMPACT

DEFINING THE CREATIVE SECTOR

All self-employed individuals, profit, non-profit and public enterprises including incorporated and unincorporated businesses that produce, create, distribute and/or conserve cultural and artistic goods and services.

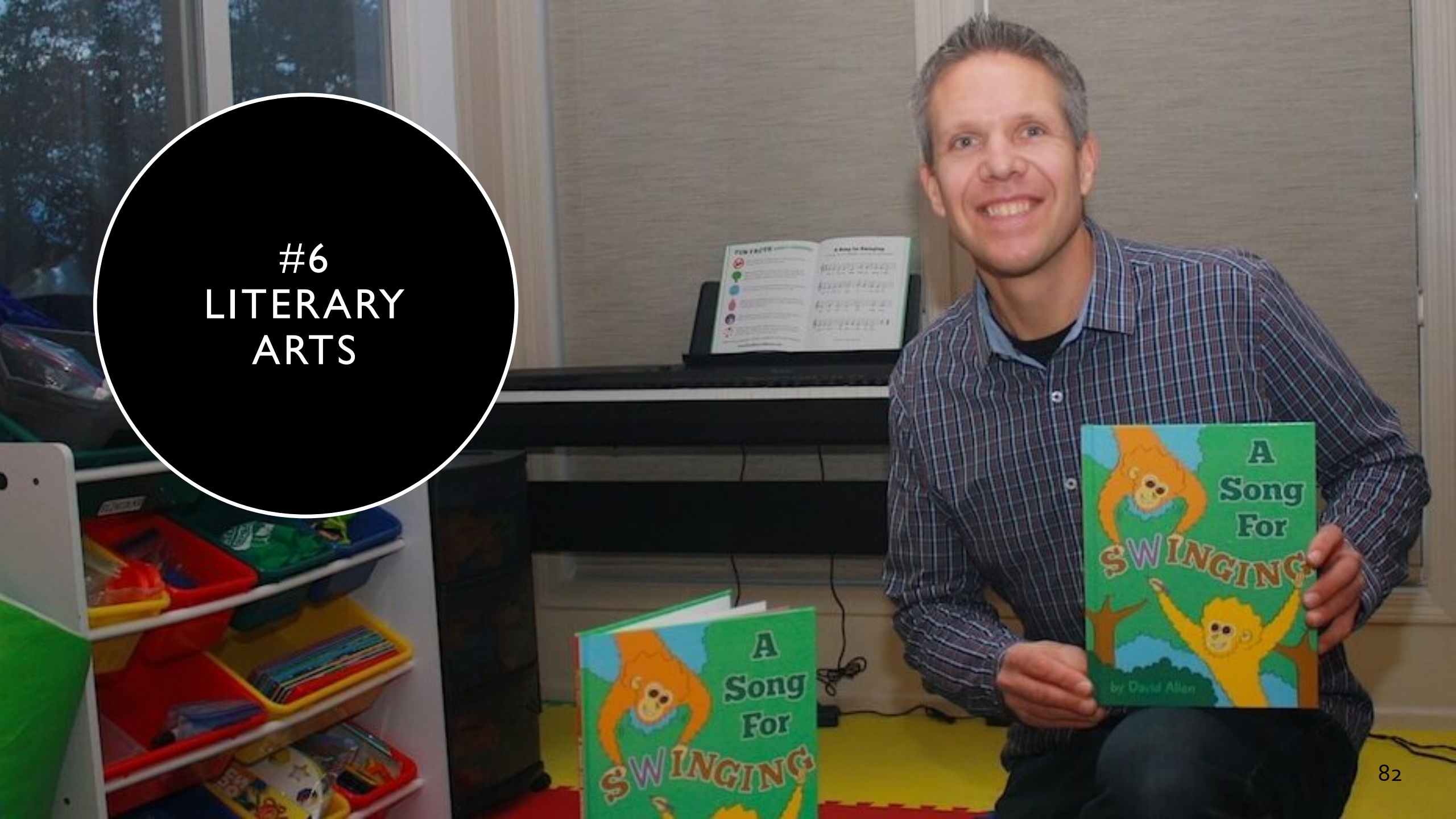
#1
ARTS INSTRUCTION & EDUCATION

#2
ART GALLERIES & DEALERS

#3
COMMERCIAL ARTS

#4
CULTURAL FACILITIES

#5
EVENTS AND FESTIVALS



#6 LITERARY ARTS

#7
PERFORMING ARTS

#8 SERVICE & MATERIAL PROVIDERS

#9
SOCIETIES & ORGANIZATIONS

#10
VISUAL ARTS

#11
FILM & NEW MEDIA

TEN DIFFERENT DATA SOURCES

Appropriate

Fits detailed creative sector definitions

Timely

As recent as possible

Specific

Kelowna rather than RDCO or BC

ECONOMIC IMPACT ANALYSIS

Direct
(Core Activity)

Indirect
(Suppliers)

Induced
(Personal spending)

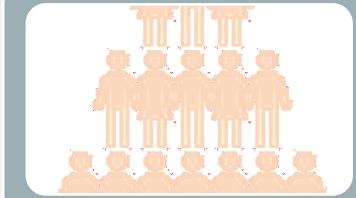
ECONOMIC IMPACT ANALYSIS

Direct
(Core Activity)
KELOWNA ONLY!

Indirect
(Suppliers)

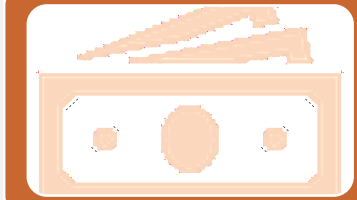
Induced
(Personal spending)

DIRECT ECONOMIC IMPACTS



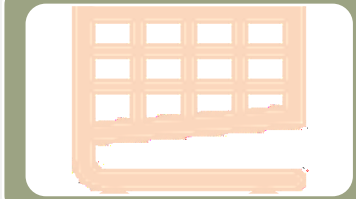
Employment (FTE)

3,168



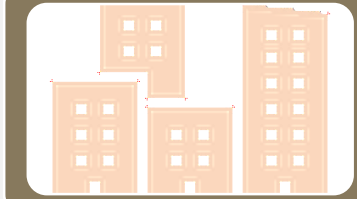
Economic Output

$339 million



Labour Income

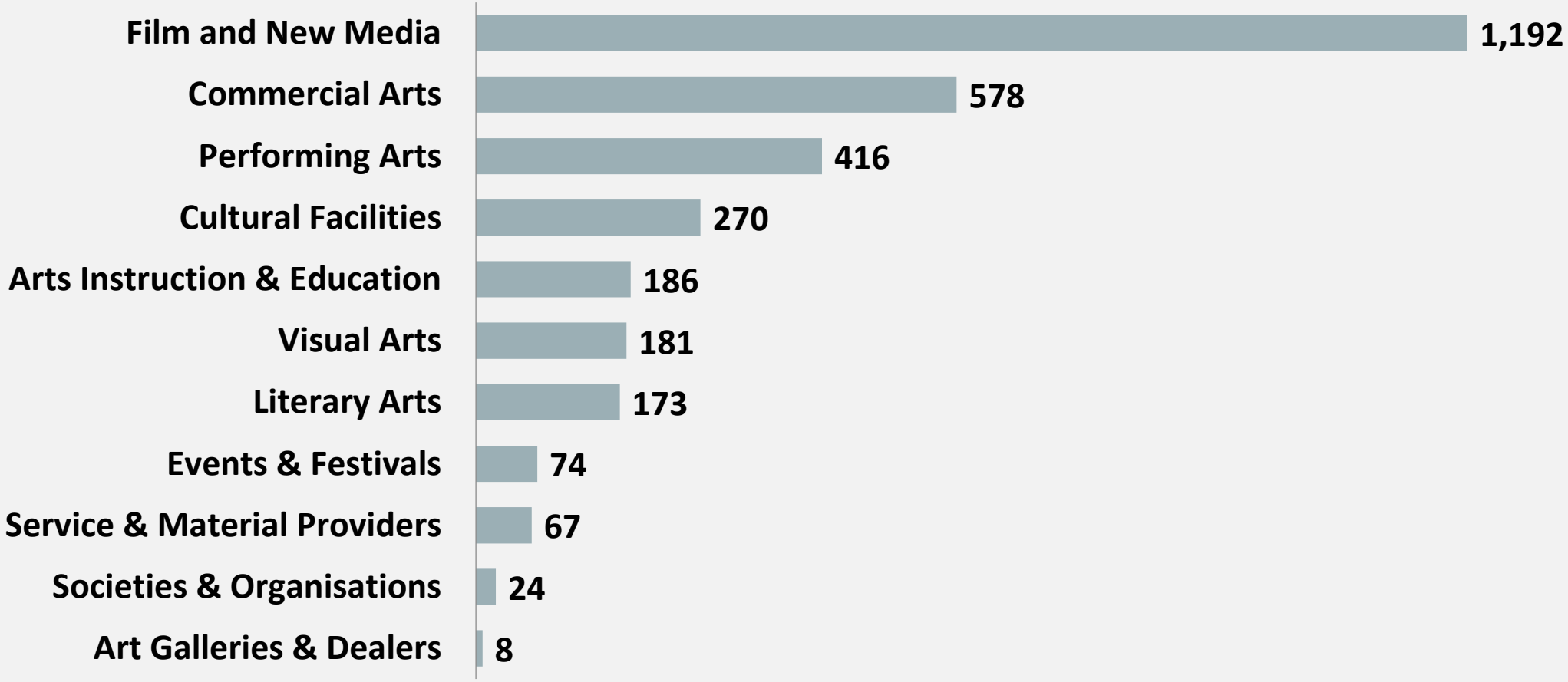
$187 million



Number of Establishments

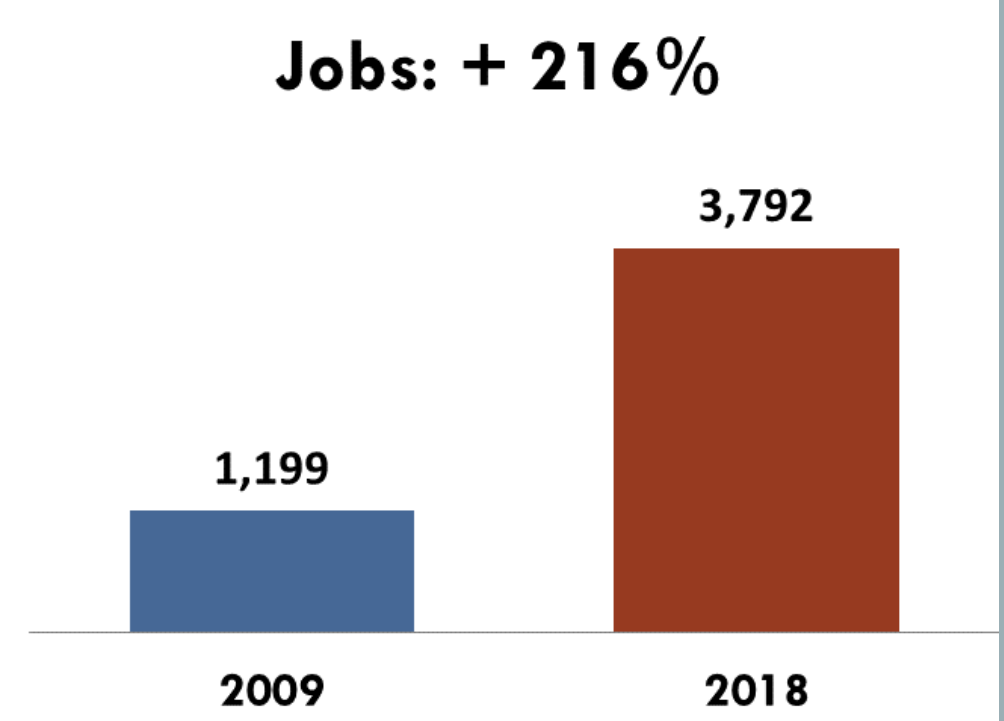
626

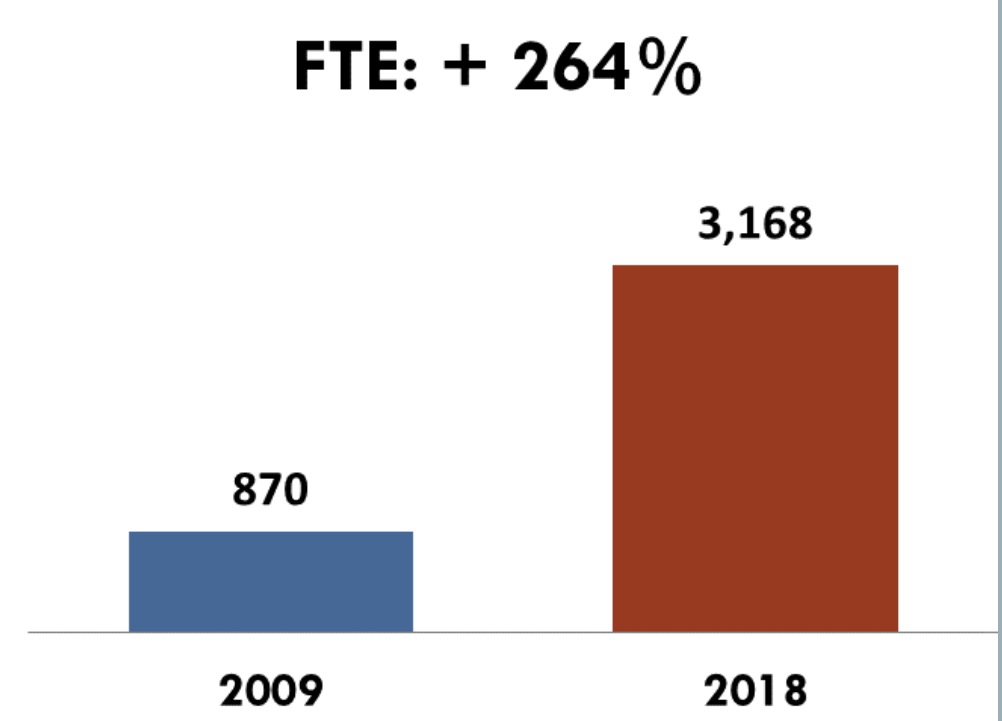
KELOWNA CREATIVE SECTOR DIRECT EMPLOYMENT (FULL-TIME EQUIVALENT, 2018)



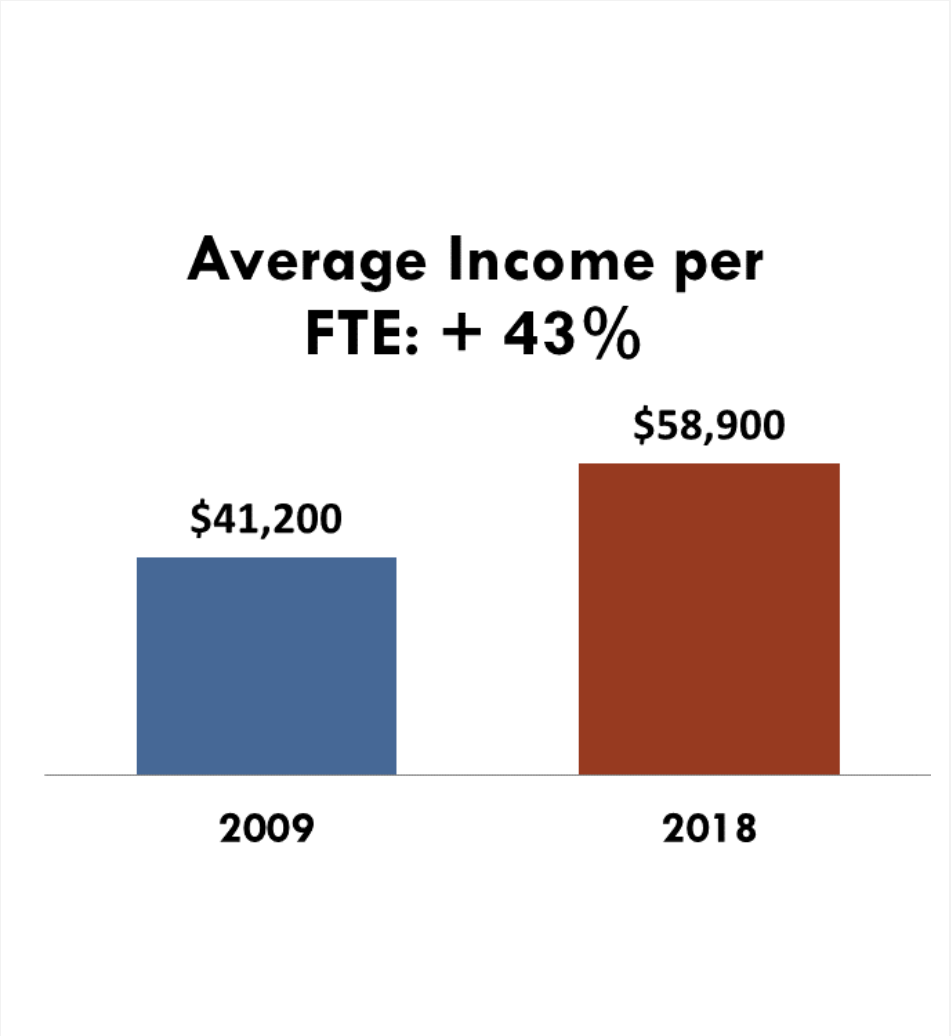
GROWTH SINCE 2009

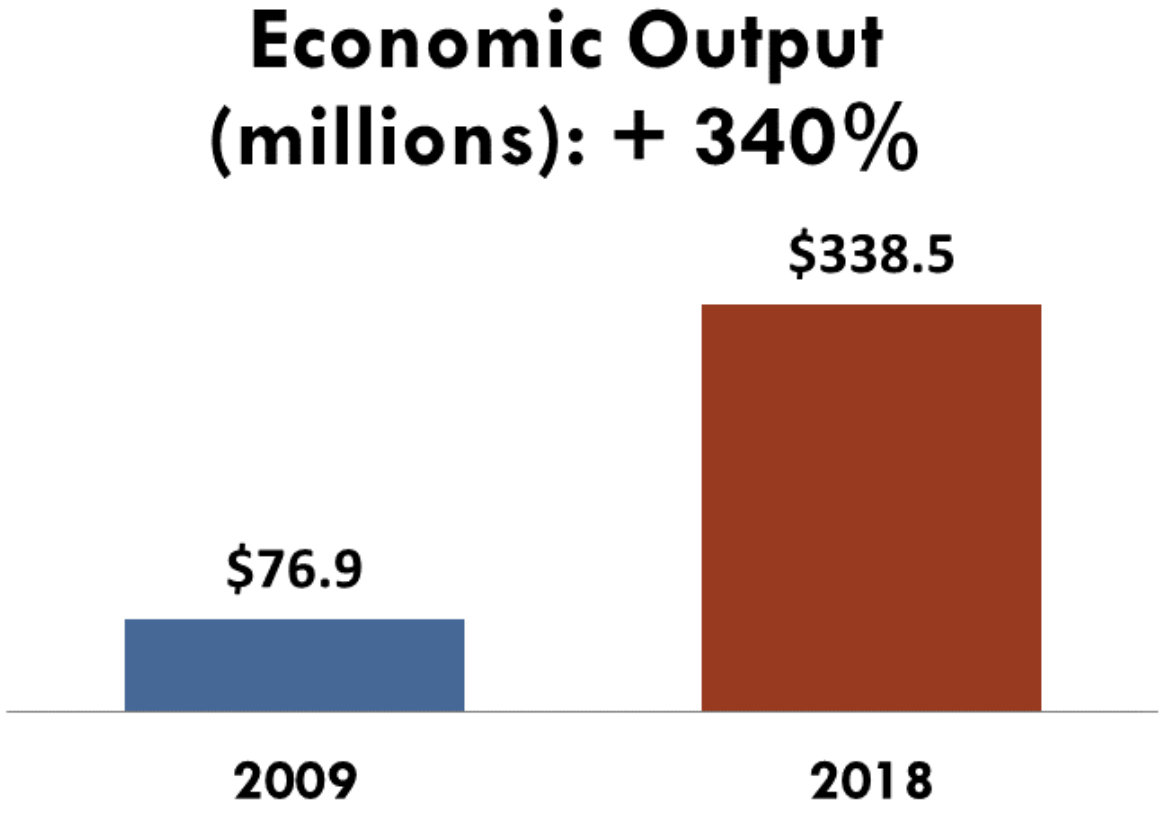
EMPLOYMENT MORE THAN TRIPLED



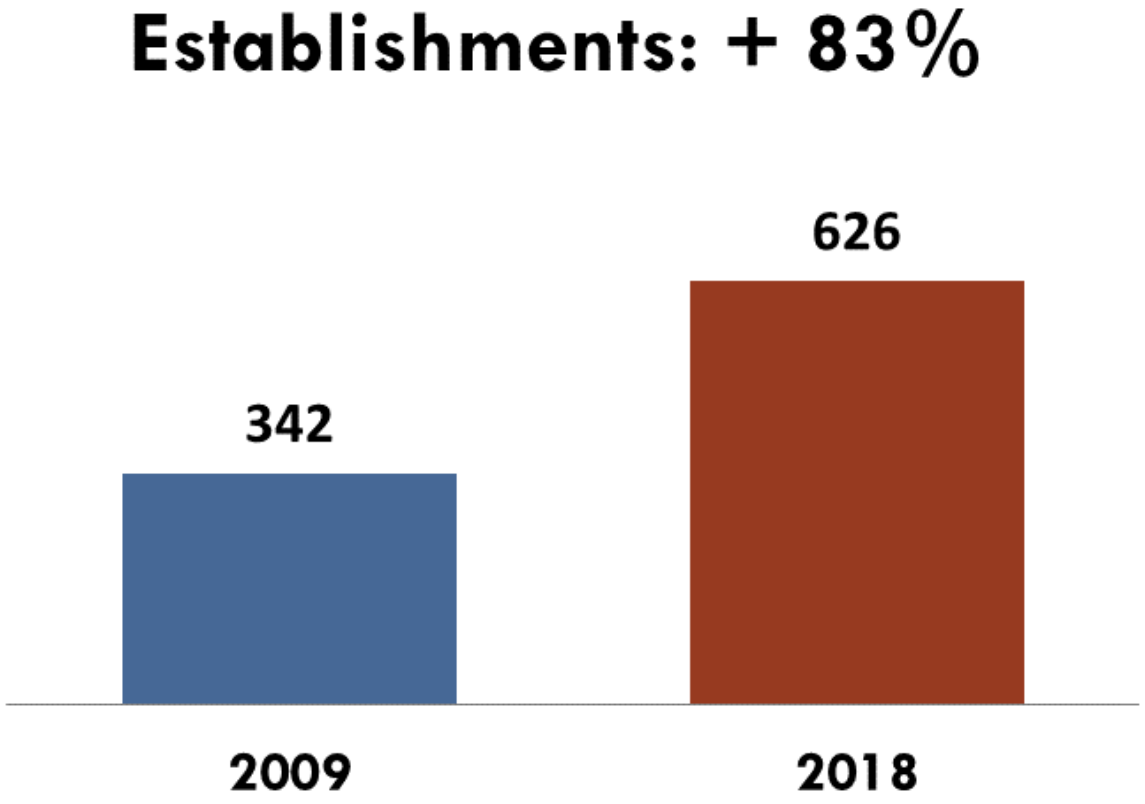


AVERAGE INCOMES INCREASED

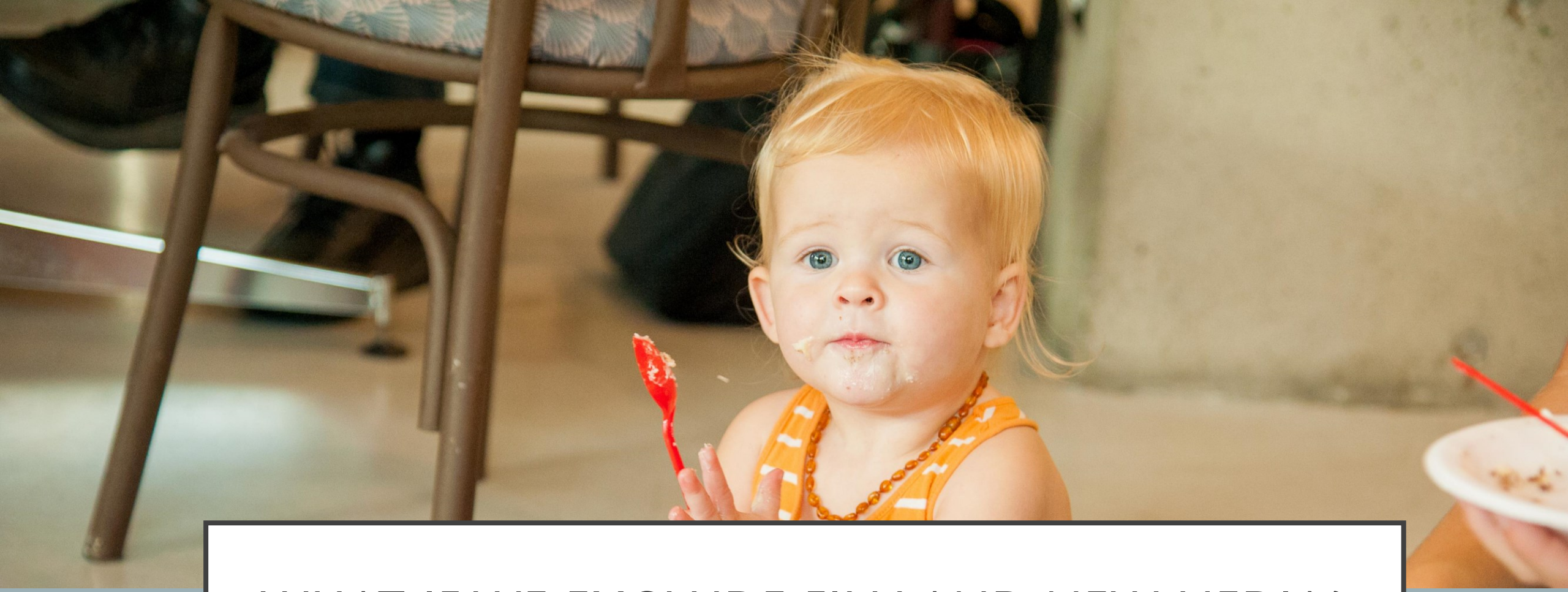




ECONOMIC OUTPUT MORE THAN
4 TIMES HIGHER



ESTABLISHMENTS NEARLY DOUBLED

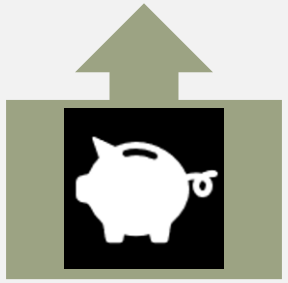


WHAT IF WE EXCLUDE FILM AND NEW MEDIA?

STRONG GROWTH
EVEN WITHOUT FILM & NEW MEDIA

FTE Employment up 127%

Economic Output up 149%



Average Labour Income per FTE up 20%

Count of establishments up 50%

VOLUNTEERISM

11,000 creative sector volunteers

380,000 volunteer hours!

60% OF ARTISTS ARE SELF-EMPLOYED

Compared to 16% for all workers

TOURISM IMPACTS

Estimated 11% of tourism economic impacts are reliant on creative sector activities

$40 million in tourist spending and 650 FTE of tourism jobs!

THANK YOU

City of Kelowna

CREATIVE SECTOR ECONOMIC IMPACT

KELOWNA CREATIVE SECTOR ECONOMIC IMPACT ASSESSMENT

JULY 2019

Prepared by:

VANN STRUTH CONSULTING GROUP INC.

For:

City of Kelowna

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EXECUTIVE SUMMARY

This report provides an updated estimate of the economic impact of the creative sector in Kelowna, BC, which was last studied in 2010. The "creative sector" is defined as "all self-employed individuals, profit, non-profit and public enterprises including incorporated and unincorporated businesses that produce, create, distribute and/or conserve cultural and artistic goods and services."

It includes 11 separate components that have each been analyzed with available statistical data, a confidential online survey, and various other public sources to generate estimates of employment, revenue, and income.

1. Arts Instruction & Education.
2. Art Galleries & Dealers.
3. Commercial Arts (including graphic design, commercial photography, architecture, interior design).
4. Cultural Facilities (including public galleries, heritage sites, theatre venues).
5. Events & Festivals.
6. Literary Arts.
7. Performing Arts.
8. Service & Material Providers.
9. Societies & Organizations.
10. Visual Arts.
11. Film and New Media.

As shown by the statistics on the next page, the sector has expanded significantly in the near decade since the last study. The analysis includes calculation of the "spinoff" economic impacts that are generated by the suppliers to the creative sector (called the indirect impact) and the household spending of affected workers (called the induced impact).

The study also provides insight into the very rate of self-employment among artists, the impressive level of volunteerism within the creative sector, and how it overlaps and supports the city's tourism sector.

Economic impact analysis is largely based on market-oriented metrics like revenue, income, and paid employment. This framework can be an awkward fit with the creative sector, which includes many participants who are not regularly paid and who participate in creative activities because of their passion for the arts and the intrinsic value it provides them personally, as well as their audience and the community at large. These values are not easily measurable in a standard economic impact assessment, even if they are among the most important ways in where the creative sector provides value to the community.

CREATIVE SECTOR STATS

Kelowna's creative sector more than doubled in size from 2009 to 2018.

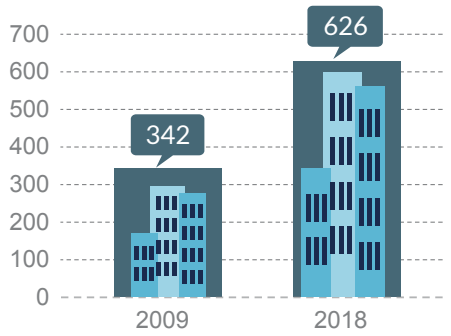
43%
INCOME GROWTH

380,000
Volunteer hours in 2018

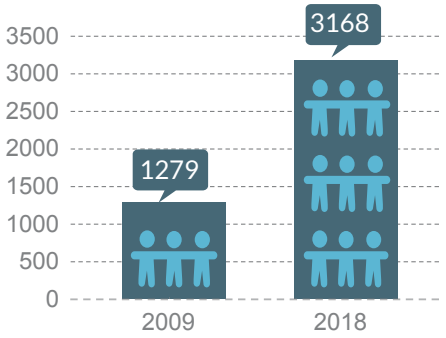
60%
SELF EMPLOYED

$339,000,000
DIRECT ECONOMIC OUTPUT IN 2018

ESTABLISHMENTS



JOBS(FTE)



1 INTRODUCTION

This report provides an updated estimate of the economic impact of the creative sector in Kelowna, BC, which was originally analyzed in a 2010 report.[1]

This report provides an update to the impact estimates contained in the original study and provides insight on several other aspects of the creative sector, including self-employment, volunteerism and tourism. This study has been prepared on behalf of the City of Kelowna Cultural Services Department in support of an updated Kelowna Cultural Plan.

1.1 Defining the Creative Sector

The definition of the "creative sector" was established in the 2010 economic impact study and has been extended and refined in this report. In general, the creative sector is defined as "all self-employed individuals, profit, non-profit and public enterprises including incorporated and unincorporated businesses that produce, create, distribute and/or conserve cultural and artistic goods and services."[2]

The 2010 report organized the creative sector into the following 10 sub-sectors, some of which are based on specific industry classifications according to the North American Industrial Classification System (NAICS), while others are more generally described as service providers and societies and associations that could not be identified using NAICS. Note that the description of the detailed activities under each category has been updated to accurately reflect what is measured in this study.

1. **Arts Instruction & Education.** Includes dance, acting and music schools; fine arts instruction; visual and performing arts instruction within post-secondary institutions; music and new media training.

2. **Art Galleries & Dealers.** Includes commercial art galleries, art dealers, art distributors and publishers.

3. **Commercial Arts.** Includes graphic design, commercial photography, book publishing, architecture, interior design.

4. **Cultural Facilities.** Includes public art galleries, heritage sites, museums, libraries, and theatre venues.

5. **Events & Festivals.** Event coordinators and administrators, part of performing arts (most of which is measured under #7).

6. **Literary Arts.** Creative writers.

[1] *The Creative Sector in Kelowna, British Columbia: an economic impact assessment,* prepared by Bernard Momer, The University of British Columbia Okanagan, March 2010.
[2] Ibid, page 5.

7. **Performing Arts.** Dancers, musicians, other independent performers, theatre companies, orchestras and other music groups, various other performing arts companies.

8. **Service & Material Providers.** Agents, craft retailers and suppliers, musical instrument retailers, picture framers.

9. **Societies & Organizations.** Cultural service organizations, recreational arts groups.

10. **Visual Arts.** Painters, sculptors, other independent artists.

Based on direction from the City's Cultural Services staff, as well as a recognition of how the BC and Okanagan economies have evolved in the last decade, an eleventh sub-sector was added:

11. **Film and New Media.** Film and video production, music and sound recording, video game production and publishing.

As noted above, this definition of the creative sector does not neatly align with standard statistical classification systems for economic activity, which creates challenges in using reported data from Statistics Canada and for ensuring consistency in measurement over time.

For that reason, the distinction between the creative sub-sectors can be somewhat fluid, depending on the data source and the interpretation of survey respondents, industry stakeholders, and the consultant on where to place each type of creative activity within the overall sector. This means that the emphasis in this study is first, on the overall size of the creative sector and how it has expanded since 2009, and second, on the size and trends of the individual creative sub-sectors.

1.2 Economic Impact Analysis

Economic impact analysis is a well-established analytical technique for determining the contribution of a particular industry, project, or initiative to the economy of a given area. It can be expressed in terms of employment, economic output, labour income, and other variables.

The first step in the analysis is measuring the economic activity of the core industry participants. This is usually done in terms of employment and/or revenue and is referred to as the **"direct" impact** of the sector. It is typically measured for a specific area, such as the city of Kelowna.

The direct economic activity within the creative sector spreads throughout the local economy (and beyond) in two ways:

- The **"indirect effect"** is created by the suppliers to the direct activity, and the suppliers to those suppliers, and on down the supply chain. Naturally these supply chains stretch beyond city limits, which means the indirect effect can be estimated only at a provincial level (using multipliers produced by Statistics Canada).[3]

- The **"induced effect"** is created by the household income associated with both direct and indirect employment. These individuals use their income on the full range of household

[3] Statistics Canada, Industry Accounts Division, *Provincial Input-Output Multipliers, 2014,* catalogue no. 15F0046XDB.

expenditures, from food to beauty services to restaurants to transportation to entertainment and recreation. The induced effect also stretches beyond the local area and can be measured only at a provincial level.

The task in this study is to tally, as accurately as possible with available information sources, the direct creative sector activity within Kelowna, and then to rely on Statistics Canada input-output multipliers to estimate the indirect and induced effects. The combination of direct, indirect and induced impact is called the **total economic impact**.

The outputs of the economic impact analysis include:

- **Economic Output** is the total dollar value of expenditures in the economy, including the direct, indirect, and induced impacts. Note that it includes the purchase of intermediate inputs that are used to produce final goods and services.

- **GDP (Gross Domestic Product)** is the total "value-added" generated in the economy, meaning that the value of intermediate inputs is excluded.

- **Employment**, usually expressed as “full-time equivalent” positions.

- **Labour Income** is the total wages earned by workers at all levels of the provincial supply chain.

Data Sources and Assumptions

A detailed description of how each part of the creative sector was analyzed is found in Section 2. The data sources can vary for the different components of the creative sector, depending on availability and how easily that component can be measured using published data.

The data sources include Statistics Canada (including Census employment and income data, business location counts, and the monthly Labour Force Survey), directories provided by the City of Kelowna, operating data from non-profit organizations applying to the City of Kelowna for funding, an online survey, previous economic impact studies on relevant parts of the sector, and public information on companies or organizations, including websites.

All estimates in this study are prepared as of 2018. This requires converting all currency values to 2018, including Census income data (which is reported for 2015). The input-output multipliers are from 2014 (the latest year available), so currency values are first converted to 2014 to be consistent with the input-output model, and then converted to 2018 for reporting purposes.

How to Use These Results

Like any economic impact assessment, this study produces a lot of different numbers describing Kelowna’s creative sector. It is useful to consider which numbers are most useful for which purpose.

- The best numbers for describing the size of the local creative sector are the <u>direct</u> numbers, particularly employment and number of establishments. These are real jobs and companies located in Kelowna that anyone can count and are based on actual Kelowna residents filling out the Census and/or creative sector survey, as well as actual payroll and administrative

records for Kelowna companies in the national Business Register. The direct results are more tangible than the total results, which include indirect and induced impacts that include jobs, employment and revenue located elsewhere in BC and rely on provincial multipliers that are more abstract in nature.

- For assigning a dollar figure to the size of the creative sector, the best metric is direct economic output. Note that economic output can also be called "total revenue" or "total spending." Direct economic output is preferred because it is a more tangible measure that is restricted to Kelowna, but it is also reasonable to say "the total economic impact of the Kelowna creative sector is $X dollars" that includes the indirect and induced output that is measured at a provincial level. Sometimes the total economic output is used because it is quite a bit larger than the direct figure, but needs to be understood as a provincial impact rather than an impact that is specific to Kelowna.

Compatibility of Economic Impact Framework with the Creative Sector

Economic impact analysis is largely based on market-oriented metrics like revenue, income, and paid employment. It is acknowledged that this framework can be an awkward fit with the creative sector, which includes many participants who are not regularly paid and who participate in creative activities because of their passion for the arts and the intrinsic value it provides them personally, as well as their audience and the community at large. These values are not easily measurable in a standard economic impact assessment, even if they are among the most important ways in where the creative sector provides value to the community.

2 METHODOLOGY

2.1 Overview

The creative sector is an amalgamation of the "creative parts" of a variety of separate industries (as described in section 1.1). Estimating the size of the overall creative sector requires estimating the size of each of the 11 creative sub-sectors that it contains.

Some of these sub-sectors align closely with standard industry or occupational classifications and can be analyzed using published statistical data. Others are more general in nature and can be analyzed only through primary research, such as published financial records and a survey of creative sector participants.

The estimates in this study are built "from the ground up", by identifying the best information source(s) for each detailed component of the sector and combining them into estimates for each of the 11 sub-sectors. A detailed description of how each information source is used in the analysis is provided in the rest of Section 2. Readers less interested in the technical details can skip to Section 3.

Relation to 2010 study

The methodology in this study differs somewhat from the approach used in the 2010 study of Kelowna's creative sector, including through greater reliance on published statistical data and by creating and adhering to a strict definition of each creative sub-sector. The creative sector in this study also includes an extra sub-sector (film and new media) that was previously dispersed among the other 10 sub-sectors (or not included).

While every effort was made to be consistent, **the estimates in this study for the 11 creative sub-sectors are not directly comparable to those in the 2010 study**. It is possible that creative activities that would have been classified as one sub-sector in the previous study (such as art dealers) are classified as a different sub-sector in this study (such as commercial arts).

2.2 Industrial and Occupational Classifications

Before discussing specific data sources, it is useful to explain how the creative sector fits into standard industrial and occupational classifications used by Statistics Canada and other agencies.

Industries are organized according to the North American Industrial Classification System (NAICS), which is a hierarchical system that divides the entire economy into 20 sectors (each with a 2-digit code). Those 20 sectors can be further divided into about 100 sub-sectors (each with a 3-digit code), and those divided into about 300 industry groups (each with a 4-digit code), and continuing until there are more than 900 detailed industries with a 6-digit code.

The creative sector definition in this study is applied at whatever level is most appropriate. In some cases, an entire 4-digit industry group (like 7111 Performing Arts Companies) is part of the creative sector. In other cases, a 6-digit code (like 453920 Art dealers) is part of the creative sector, but the rest of its 4-digit industry group (4539 Other Miscellaneous Store Retailers) is non-creative.

Occupations are organized according to the National Occupational Classification (NOC). It has a similar hierarchical structure to NAICS, although only a few parts of the creative sector are best identified by occupation (including creative writers and performing and visual artists).

2.3 Business Location Statistics

Custom business locations data was purchased for Kelowna at the most detailed industry classification possible (6-digit NAICS). Derived from Statistics Canada's Business Register, which uses payroll accounts and other administrative records, the data shows the number of business locations in Kelowna (as of June 2018) and the number of payroll employees, in ranges (no employees, 1-4 employees, 5-9 employees, etc.).

This data is used in two main ways:

- It helps to determine the number of establishments in each creative sub-sector.

- Employment can be estimated using the employment size ranges. This is not used for the actual employment estimates in the study (Statistics Canada advises against using Business Register data for estimating employment), but can be used to estimate the creative sector share of a given 4-digit industry group (which can then be applied to 4-digit employment estimates available elsewhere).

  For example, the 6-digit industry 541310 (Architectural Services) is part of the creative sector, but nothing else within the same 4-digit industry group 5413 (Architectural, Engineering and Related Services) is in the creative sector. Based on the business locations data, it can be estimated that architects comprise 5.1% of total employment in the larger industry group. The 5.1% figure can then be applied to Census employment data for 5413 to estimate the creative sector employment share.

2.4 Census

Statistics Canada's national Census, last conducted in 2016, is the only source of comprehensive and detailed employment-related data at a community level. The following types of Census data were used in the study:

- Employment by place of work in Kelowna. These are jobs that have a fixed place of work in Kelowna, regardless of where the worker lives.

- Employed Kelowna residents with no fixed place of work. These are jobs, such as musician, that do not have a fixed workplace (rather, they are regularly working in different locations).

- Both of the above types of employment are included for detailed industries and occupations that are identified as part of the creative sector. In most cases, the most detailed industry data available[4] is at the 4-digit NAICS level. In most cases only part of the 4-digit industry

[4] Employment data by Place of Work in this study is from a custom Census purchase by Vann Struth Consulting Group that was made available for this study.

group is in the creative sector, but the estimated employment shares from Business Register data is used to estimate the creative sector component.

- Industry and occupation data are two overlapping ways to look at employment. For example, the occupational code NOC 524 is Creative Designers and Craftspersons. This is clearly part of the creative sector, but some of these people are already counted in industries such as 5111 – Newspaper, Periodical, Book and Directory Publishers; 5413 – Architectural, Engineering and Related Services; and 5414 – Specialized Design Services (which includes fields like graphic design, interior design, landscape design, etc.). The custom Census data used in this study includes a complete cross-reference of industrial and occupational employment so these overlaps can be accurately removed from the estimates.

- Each of these calculations are performed for the 11 creative sub-sectors independently (and only added up to the total creative sector at the end). That means that in some cases, like NOC 513 Creative and Performing Artists, it is split into multiple creative sub-sectors. In this example, there are parts assigned to Creative Sub-Sector #10 – Visual Arts, #7 – Performing Arts, and #5 – Events & Festivals.

- The final type of Census data that is included is average employment income for each of the industries and occupations that are included.

  All employment data from the Census (which is reported as a single figure that combines full-time and part-time) is converted to an estimated full-time equivalent (FTE) figure based on the number of full-time and part-workers in each sector in the Kelowna metro area (this data is only available in a separate data table for the entire metro area).

  All income data is also converted to a 2018 dollar equivalent using the British Columbia Consumer Price Index (CPI).

While Census data is the best option in many cases, it does have limitations in its usefulness for the creative sector that need to be acknowledged. The most significant drawback is Census employment is based on a person's primary employment. Many participants in the creative sector are involved only on a part-time basis and have a primary source of income in another sector. For this reason, it is expected that the Census under-reports the total amount of employment and income from creative sector activities.

The most recent Census data on employment is from May 2016, while income data is reported for 2015. These figures are both updated to 2018 equivalents using additional methods described below.

2.5 Labour Force Survey

Statistics Canada's Labour Force Survey (LFS) is conducted monthly among a sample of Canadian households and is the source of the monthly updates to the national unemployment rate, among other variables. Data is reported for the Kelowna Census Metropolitan Area (CMA), which has the same

boundaries as the Regional District of Central Okanagan, but only for a broad amalgamation of industry sectors.

The LFS is the best source of the trend in regional employment since the 2016 Census and is used to adjust the 2016 Census employment figures to 2018. For example, employment in professional, scientific and technical services in the Kelowna metro area increased by 19% from 2016 to 2018. This 19% growth rate was applied to all of the detailed creative sector components that fall within the professional, scientific and technical services sector.

2.6 Operating Data from Prominent Creative Sector Organizations

Many of the largest creative sector organizations in Kelowna are public organizations that report financial and operating details either through public annual reports, or as part of grant funding submissions to the City of Kelowna.

Revenue is the most commonly-reported data from this source, although some employment information was also reported in certain cases.

This information source was most valuable in estimating the impacts of Creative Sub-Sector #9 – Societies & Organizations because they are indistinguishable from other types of societies and civic organizations in reported statistics. The data collected through public reports and grant applications, as well as some additional information from the online survey, was extrapolated to the City's full list of non-profit creative sector organizations.

Operating data from annual reports and grant applications was also useful for supplementing other information in the analysis of the performing arts and cultural facilities sub-sectors.

2.7 Online Survey

A confidential online survey was conducted in January and February of 2019.

The survey was emailed directly to more than 160 contacts provided by the City's Cultural Services Department (which were derived from both creative sector contacts as well as a sample of creative sector contacts from the City's business license directory). All contacts who were emailed the survey directly were "pre-sorted" into one of the 11 creative sub-sectors, such that their responses could be allocated to those categories.

An open link to the survey was also distributed by the City and by several other creative sector organizations. Several filtering questions were used to ensure the respondents were valid participants in the Kelowna creative sector[5] and several questions allowed the respondents to sort themselves into the appropriate creative sub-sector. They were also free to provide their name, organization and

[5] Only three respondents indicated they were not part of the creative sector. One was a local creative sector retail outlet that was sent the survey directly and may not have recognized themselves (as a retail store) as being part of the creative sector. Another operates a recreational arts group and also may not have recognized this recreation-focused activity as being part of the creative sector. The final one did not provide any identifying information, but provided comments that are consistent with membership in the Kelowna creative sector. All three responses were included in the reported survey results.

contact details in the event of any confusion in the responses – this information was used to contact one large employer after the survey to clarify their staffing details.

The survey yielded 84 valid results. Employment and revenue results for some of the larger creative sector organizations were blended with operating data (as described in section 2.6), with steps taken to avoid double-counting by checking to ensure that only a single set of responses are included from each organization. Income data from the survey was particularly useful – not only for the direct information it provides, but in using it in the analysis of Census data to help distinguish between typical creative and non-creative earnings within a particular industry.

The survey also covered a variety of other creative sector topics, including volunteerism, self-employment, and source of revenues, that are discussed in Section 3.

2.8 Post-Secondary Headcount Analysis

Direct measurement of the creative component of the formal education sector is challenging using published data. Specialized music schools and some new media training institutions can be identified, but most creative sector employment is combined with other post-secondary employment at the university and college level.

To get around this challenge, headcount enrollment data from UBC Okanagan and Okanagan College was reviewed to identify the number of students enrolled in visual and performing arts programs in the 2015-16 school year. The percentage of all students in these programs was applied to the Census data for total university and public college employment, thus providing an estimate of total creative sector employment in these institutions. This approach counts administrative and support staff as part of the creative sector, but this is reasonable since even a pure arts school will have administrative and support staff in addition to arts instructors.

Other post-secondary courses that might also be part of the creative sector, such as computer science courses on creative topics like animation, are unfortunately not measurable using this approach.

2.9 Previous Economic Impact Study

Accelerate Okanagan recently released a study called *Economic Impact of the Okanagan Tech Sector: 2017 Edition*. This study replicates the methodology used by BC Stats to assess the provincial technology sector and one part of the analysis – for gaming and animation – relates directly to Creative Sub-Sector #11 – Film and New Media.

The Accelerate Okanagan study provided results on an Okanagan-wide basis, but based on calculations of the Central Okanagan share of all Okanagan technology firms (about 58%), and Kelowna's share of Central Okanagan technology employment (estimated from the Census at about 80%), the study's estimates of gaming and animation employment and business locations can be directly used in the creative sector analysis.

2.10 Filling Data Gaps with the Input-Output Model

Economic impact calculations are discussed in greater detail in Section 3, but Statistics Canada's input-output model was also employed at this point of the analysis.

One of the things the input-output model shows for each industry is the average full-time equivalent (FTE) employment, and the amount of labour income, per million dollars of revenue. This means that, for example, if there is an employment figure from one data source, the input-output model can be used to estimate the corresponding revenue and labour income. Or if revenue data is available, the model can be used to estimate corresponding employment and labour income.

This approach is not perfect as there are the usual challenges of aligning the specific creative industry definitions with the industry definitions in the input-output model, plus the fact that the model is based on province-wide employment and income averages that may not be accurate for Kelowna. However, as a means to patch holes in the data when only partial information is available from other sources, it can be used quite effectively.

3 ECONOMIC IMPACTS

3.1 Direct Impacts

Based on the variety of information sources utilized in this study, estimated direct economic impacts of each creative sub-sector are outlined in TABLE 1.

TABLE 1. KELOWNA CREATIVE SECTOR - DIRECT ECONOMIC IMPACTS, 2018

CREATIVE SUB-SECTOR	EMPLOYMENT (FTE)	ECONOMIC OUTPUT (REVENUE)	LABOUR INCOME	NUMBER OF ESTABLISHMENTS
1. Arts Instruction & Education	186	$16.7 million	$8.5 million	79
2. Art Galleries & Dealers	8	$800,000	$300,000	10
3. Commercial Arts	578	$60.5 million	$31.1 million	215
4. Cultural Facilities	270	$37.1 million	$15.8 million	12
5. Events & Festivals	74	$9.0 million	$3.2 million	25
6. Literary Arts	173	$18.0 million	$9.3 million	19
7. Performing Arts	416	$28.1 million	$17.2 million	68
8. Service & Material Providers	67	$8.5 million	$6.8 million	25
9. Societies & Organizations	24	$2.4 million	$1.3 million	25
10. Visual Arts	181	$11.1 million	$4.8 million	34
11. Film and New Media	1,192	$146.8 million	$88.9 million	114
Total	**3,168**	**$339 million**	**$187 million**	**626**

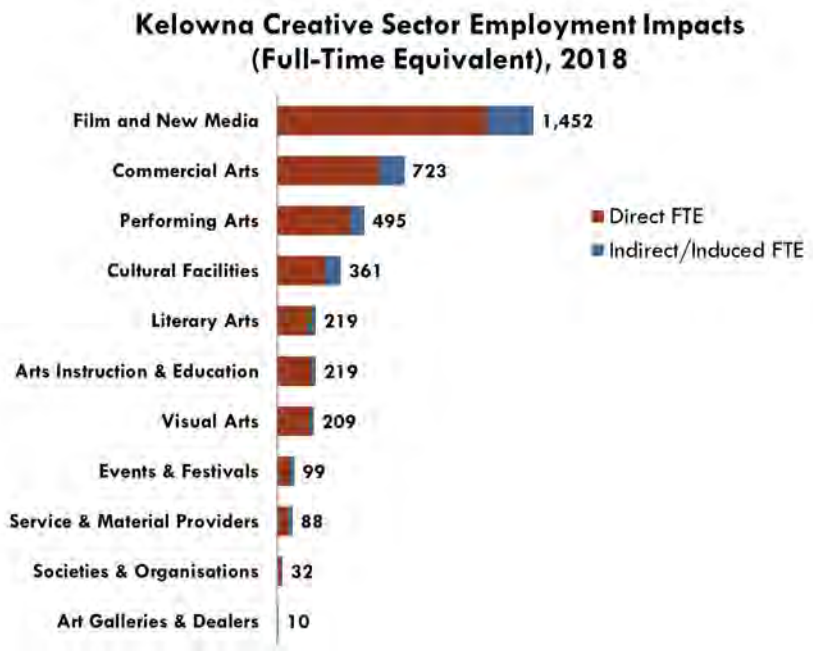
Employment is shown as 3,168 FTE (full-time equivalent). **The estimated number of jobs in Kelowna's creative sector, including part-time and other irregular or seasonal workers, is estimated at 3,792.**

3.2 Indirect and Induced Impacts

The total economic impact of the Kelowna creative sector includes both the direct impacts outlined above as well as the indirect and induced impacts. As explained in Section 1.2, indirect impacts are caused by the suppliers to the direct activity, while induced impacts are caused by both direct and indirect workers spending their income on the typical range of household expenditures.

Indirect and induced impacts, which are sometimes called "spinoff" impacts, are estimated using multipliers from Statistics Canada's Input-Output Model. The "spinoff" impacts stretch beyond Kelowna's borders because local creative organizations and individuals, as well as the personal households of both direct and indirect workers, purchase goods and services that are supplied from across BC and beyond.[6]

Applying these multipliers to the direct impacts tallied above suggests there is about 1 additional FTE from indirect and induced impacts for every 4 FTE in direct employment. The total for each creative sub-sector is shown in the chart to the right.



In total, the estimated 3,169 direct FTE in Kelowna supports a further 738 FTE in indirect and induced employment in British Columbia (perhaps one-third to one-half of which is also in Kelowna).

The indirect and induced impacts in terms of total economic output (revenue) and labour income is shown in TABLE 2. As noted earlier, the distinction between individual creative sub-sectors is somewhat fluid and emphasis should be placed on the creative sector total rather than the totals for any specific sub-sector.

[6] The creative sector, as defined in this study in Section 1.1, includes many different types of businesses, some of which are suppliers or service providers to other parts of the creative sector. For example, musical instrument retailers are included in Creative Sub-Sector #8 – Service & Material Providers and they undoubtedly sell some of their products to musicians, who are part of Creative Sub-Sector #7 – Performing Arts. This means that using multipliers to estimate the indirect impact of musicians will double-count the musical instrument stores that are already included as a direct part of the creative sector. Accurately untangling these inter-relationships is not possible with the data available. However, due to having only limited information sources for some parts of the creative sector, it is likely that the direct impacts outlined in section 3.1 are under-estimating the full scope of the sector. If that is true, then some modest amount of double-counting among the indirect impacts will not significantly affect the estimates of total economic impact.

TABLE 2. KELOWNA CREATIVE SECTOR – TOTAL ECONOMIC IMPACTS, 2018

CREATIVE SUB-SECTOR	EMPLOYMENT (FTE)			ECONOMIC OUTPUT ($ MILLIONS)			LABOUR INCOME ($ MILLIONS)		
	DIRECT	INDIRECT/ INDUCED	TOTAL	DIRECT	INDIRECT/ INDUCED	TOTAL	DIRECT	INDIRECT/ INDUCED	TOTAL
1. Arts Instruction & Education	186	33	**219**	$16.7	$8.6	**$25.3**	$8.5	$2.8	**$11.3**
2. Art Galleries & Dealers	8	2	**10**	$0.8	$0.6	**$1.3**	$0.3	$0.2	**$0.5**
3. Commercial Arts	578	145	**722**	$60.5	$40.4	**$101.0**	$31.1	$12.5	**$43.6**
4. Cultural Facilities	270	91	**361**	$37.1	$26.5	**$63.6**	$15.8	$7.7	**$23.4**
5. Events & Festivals	74	25	**98**	$9.0	$5.6	**$14.6**	$3.2	$1.8	**$5.0**
6. Literary Arts	173	46	**218**	$18.0	$12.6	**$30.6**	$9.3	$3.9	**$13.1**
7. Performing Arts	416	79	**495**	$28.1	$17.8	**$46.0**	$17.2	$5.7	**$22.9**
8. Service & Material Providers	67	21	**88**	$8.5	$5.9	**$14.4**	$6.8	$1.8	**$8.6**
9. Societies & Organizations	24	8	**32**	$2.4	$2.4	**$4.8**	$1.3	$0.6	**$1.9**
10. Visual Arts	181	28	**209**	$11.1	$7.8	**$18.9**	$4.8	$2.4	**$7.2**
11. Film and New Media	1,192	260	**1,452**	$146.8	$95.8	**$242.6**	$88.8	$30.0	**$118.8**
Total	**3,169**	**738**	**3,907**	**$339.1**	**$224.0**	**$563.1**	**$187.1**	**$69.1**	**$256.2**

Gross Domestic Product (GDP)

In addition to the impacts shown above, the **estimated contribution of the Kelowna creative sector to the provincial economy is $315 million of gross domestic product (GDP) in 2018** (including direct, indirect and induced impacts). This is a substantial increase on the estimated $73 million in GDP from the 2010 study.

GDP is the "value-added" portion of total industry revenue. For a given company, value-added is the difference between their total revenue and the cost of their inputs – it represents the additional value the company creates by combining their inputs in a particular way to create their product or service.

3.3 Tourism

The economic impact estimates outlined in this report are generated by the individuals and organizations that make up Kelowna's creative sector, along with their suppliers and workers. This is consistent with the approach of the 2010 economic impact study and allows for a comparison of changes over time.

Adding the impact of tourism provides an even broader picture of the creative sector's economic impact. A full assessment of the related tourism impacts is beyond the scope of this study, but using a recent regional study and some survey responses, the impacts can be approximated as follows:

1. According to the creative sector survey, the sub-sectors that have the most public attendees are cultural facilities, the performing arts, and events and festivals.

2. By extrapolating from survey responses to the entire creative sector, the percentage of public attendees who are tourists is in the range of 25 to 40%. To be conservative in this analysis, it is estimated that 30% of public attendees at creative sector facilities and events are tourists.

3. The total number of attendees can be estimated by extrapolating from survey respondents to the entire creative sector. The total appears to be in the range of 1.8 million to 2 million per year. This includes all cultural facilities and all public performances, including theatre, music and other performances in the city's largest cultural venues, as well as smaller venues like nightclubs and restaurants, as well as public art classes and much more.

   To be conservative, it is assumed that total attendance is 1.5 million, or just over 4,000 people per day, on average, attending some type of cultural facility or event.

4. The 30% tourism share estimated in point #2 is applied to the 1.5 million total attendance from point #3 to yield an estimated 450,000 tourist attendees to creative facilities and events.

5. The length of stay in Kelowna associated with these 450,000 attendees is not known, but to be conservative it is assumed that the average "cultural tourist" participates in two events each day. Tourists vising the city may also participate in a wide range of other activities, such as outdoor recreation, wine tastings and culinary events, visiting with friends and family, etc.. Only the portion of their trip that is dedicated to creative sector activities can be included in the creative sector's economic impact.

6. The result is an estimated 225,000 tourist-days in Kelowna associated with the creative sector. By way of comparison, total person-visits to Kelowna in 2016 were just under 2 million.[7] In other words, just over 10% of Kelowna visitor-days are generated by a creative sector facility or event.

7. Using per-day spending estimates and employment impacts from the recent economic impact study of the Kelowna tourism sector, this level of visitation suggests the **Kelowna creative sector supports $40 million of tourist spending and 650 FTE of direct tourism employment.**

[7] InterVISTAS (March 2017), *Economic Impact of Tourism in Kelowna, BC.*

Note that most of these jobs are in accommodation providers, restaurants, retail shops, and various entertainment and recreation facilities (including cultural ones). This emphasizes the role of the creative sector in supporting tourism in Kelowna and highlights the overlaps between the two sectors.

3.4 Volunteerism

The online survey asked respondents to identify whether their organization used volunteers and if so, how many and the average hours per year they volunteered.

- Overall, 52% of respondents who answered this question said their organization uses volunteers.
- Nearly all responding organizations in the events & festivals sub-sector and societies & organizations sub-sector use volunteers.
- Between 40% and 60% of organizations in arts & education, cultural facilities, performing arts, and service and material providers use volunteers.
- Volunteers are not used or rarely used among art galleries & dealers, commercial arts, literary arts, visual arts, and film & new media.
- Based on extrapolating the survey results to the entire sector, **an estimated 11,000 volunteers contributed 380,000 hours of volunteer effort to Kelowna's creative sector in 2018.**
- The average volunteer provided 36 hours of volunteer service in a year.

3.5 Self-Employment

The creative sector includes a mix of individuals who are "pure artists" as well as those who work in various administrative, support, and creative-related technical occupations. Looking strictly at those occupations that are the artistic core of the creative sector shows that self-employment is far more common (60% of the total) compared to the Kelowna labour force overall (16% of the total).

It must also be noted that like all Census labour force statistics, TABLE 3 shows only those people whose primary employment is in the creative sector. There are many, many more individuals who engage in creative sector activity as a secondary job or purely for the non-monetary reward who would also count as "self-employed."

TABLE 3. RATE OF SELF-EMPLOYMENT OF SELECTED CREATIVE SECTOR OCCUPATIONS, RD OF CENTRAL OKANAGAN, 2015

	TOTAL EMPLOYED	SELF-EMPLOYED	% SELF-EMPLOYED
Authors and writers	155	85	55%
Producers, directors, choreographers and related occupations	130	50	38%
Musicians and singers	155	100	65%
Dancers	55	20	36%
Actors and comedians	20	20	100%
Painters, sculptors and other visual artists	135	115	85%
Sub-Total of Creative Occupations Above	**650**	**390**	**60%**
All Occupations	**102,295**	**16,085**	**16%**

Source: Statistics Canada Census, 2016

3.6 Survey Feedback

Survey respondents were invited to provide additional comments, which have been lightly edited:

- Amateur performing arts are essential to the wellbeing of the Okanagan community and to the diverse development of its youth. Having access to venues, which are accessible, affordable, and suitable for festival events is so very important for the future of amateur performing arts in Kelowna. Thank you for connecting with us, and for working to enhance cultural arts in the community!

- The City of Kelowna needs to be able to offer more grant money to concert events as it's a balancing act to pay high expense costs but keep ticket prices fair for our patrons. Also, Waterfront Park needs upgrades to its Island Stage. A whole new redesigned stage/structure is needed ASAP to properly accommodate larger concerts.

- Basically, it is not worth the money. Why do we do it? Love I guess... is it worth the time? No, no appreciation, no value, except for the audience feeling happy.

- Income varies widely from year to year. Earned revenue is fairly consistent over the last 5 years. Calculation of per hour rates of pay is not a valid metric for performing arts - you should be looking at per service rates. To a considerable extent much of a performing artists work would have to be considered volunteer. Artists are the biggest subsidizers of the arts by far, in all sectors. Most subcontractors and advertising suppliers are paid at market value, but much of what takes place in the not-for-profit sector cannot be accounted for with market metrics.

4 CREATIVE SECTOR GROWTH SINCE 2009

4.1 Total Creative Sector

No matter which metric is used, Kelowna's creative sector has grown substantially from 2009 to 2018.

These comparisons focus on the direct economic impacts, which reflect the on-the-ground activities taking place in Kelowna (and exclude the indirect and induced impacts that spill outside Kelowna's borders).

Employment more than tripled from 2009 to 2018, regardless of whether it is measured by jobs (which includes part-time and irregular workers) or by FTE (full-time equivalent).

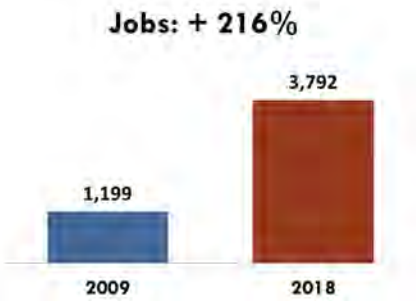
Film and new media is the largest part of the creative sub-sector. Anecdotal evidence suggests it has expanded significantly in the last decade, but was also not fully measured in the 2009 study.

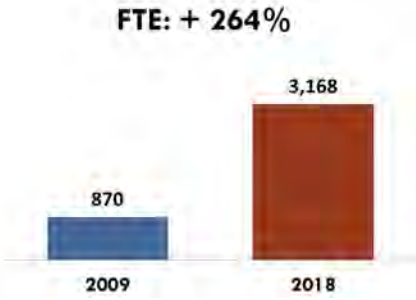
Film and new media is also one of the higher paying sub-sectors and its fast growth has helped to pull up overall incomes within the creative sector.

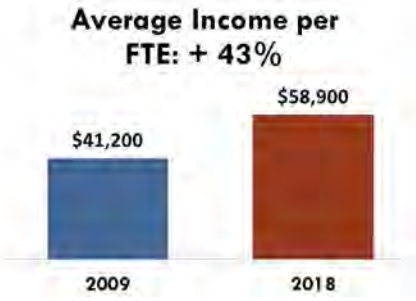
The substantial increase in sector revenue (also called economic output) is a combination of faster growth in high-earning sectors like film and new media, as well as inflation and overall economic growth within the Central Okanagan.

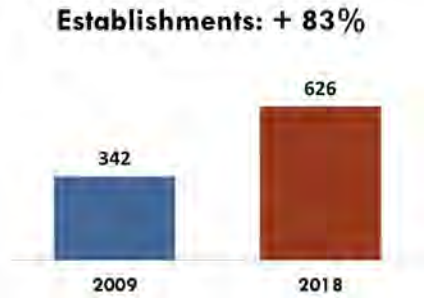
Changes Without Film and New Media

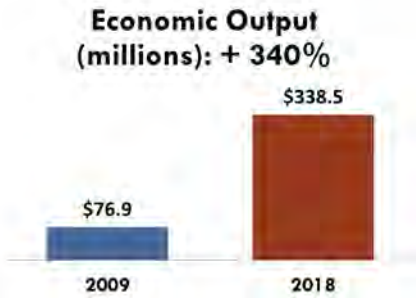
It should be noted that even without film and new media, all of the employment and revenue measurements for the other 10 sub-sectors have at least doubled since 2009. The count of establishments has increased 50% and average income per FTE has increased by 20%.











4.2 Individual Creative Sub-Sectors

The 11 sub-sectors that comprise the total creative sector were defined in Section 2.

Every effort was made in this study to use the same definitions that were used in 2009, but differences in methodology and available data sources mean that the definitions are not identical and **2018 results are not directly comparable to the 2009 results**.

Some of the individual sub-sectors are showing very significant changes between 2009 and 2018, both positive and negative. Unfortunately, it is not possible to know exactly how much of this is due to an actual change and how much is due to changes in methodology.

TABLE 4. KELOWNA CREATIVE SECTOR – DIRECT EMPLOYMENT, 2009 & 2018

CREATIVE SUB-SECTOR	EMPLOYMENT (FTE)		
	2009	2018	GROWTH
1. Arts Instruction & Education	197	186	-6%
2. Art Galleries & Dealers	48	8	-84%
3. Commercial Arts	162	578	257%
4. Cultural Facilities	88	270	207%
5. Events & Festivals	22	74	232%
6. Literary Arts	12	173	1351%
7. Performing Arts	82	416	405%
8. Service & Material Providers	175	67	-62%
9. Societies & Organizations	38	24	-36%
10. Visual Arts	48	181	276%
11. Film and New Media	n/a	1,192	n/a
Total	**872**	**3,168**	**263%**

APPENDIX: CREATIVE SECTOR TECHNICAL DEFINITION

The table below shows the detailed definition of the creative sector used in this report.

The numeric codes are industry codes from NAICS (North American Industrial Classification System), unless denoted as NOC codes (National Occupational Classification).

Both NAICS and NOC are hierarchical systems. This means that a 3-digit NAICS code like "711 – Performing arts, spectator sports and related industries" includes multiple 4-digit codes, such as "7111 – Performing arts companies" and "7115 – Independent artists, writers and performers." Each of those 4-digit codes includes one or more 5-digit codes (e.g., 71111 – Theatre companies and dinner theatres), which include one or more 6-digit codes (e.g., 711112 – Musical theatre and opera companies).

The notes in the table often show a 6-digit code expressed as a percentage, which refers to the percentage of its 4-digit parent code. For example, on the first row, 11.7% of 611610 means 11.7% of the employment from NAICS 6116.

TABLE 5. KELOWNA CREATIVE SECTOR – DETAILED DEFINITIONS

CREATIVE SUB-SECTOR	DETAILED COMPONENT	DEFINITION
1. Arts Instruction & Education	GENERAL Fine Arts Schools	11.7% of 611610
	GENERAL Music & New Media Training…..allocating the estimated employment from Centre for Arts and Technology, Soulsikk School of Breaking and others …. Estimating 2/3 of the "Other Schools and Instruction" industry	1/2 of 31.8% of 611610
	Music schools (combined with dance, acting & art above)	Using survey results directly
	Visual and performing arts - OK Coll	Share of headcount enrollment for 2015 (growth rate is 2017 headcount vs. 2015)
	Visual and performing arts - UBCO	Share of headcount enrollment for 2015-16 (growth rate is 2017-18 headcount vs. 2015-16)
2. Art Galleries & Dealers	Commercial art galleries	included in art dealers below
	Art dealers	453920 is 2.5%

	Art distributors and publishers	511190 is 0.4% and "art prints, publishing" is one of 5 bullet points (so 1/5 of 0.4%)
3. Commercial Arts	GENERAL Commercial Arts	541490 is 13.1%
	Commercial artists	OCC 524 less overlap with 5111, 5413, 5414
	Graphic designers	541430 is 28.1%
	Photographers	541920 is 11.5%
	Book publishers	511130 is 1.6%
	Architects	541310 is 5.1%
	Interior designers	541410 is 51.9%
4. Cultural Facilities	Public art galleries	712111 is 27.6%
	Heritage sites	712120 is 5.5%
	Museums	712115 + 712119 are 64.3%
	Libraries	519121 is 45.7%
	Theatre venues	512130 is 60.1%
5. Events & Festivals	Event coordinators & administrators	11.7% of 7113 /// Plus actual survey results (which are added on top)
	Featured performers	2% of NOC 513 (based on half of theatre companies)
6. Literary Arts	Creative writers	NOC 5121; 21.3% of 7115 less overlap with other performing arts below
7. Performing Arts	GENERAL Performing Arts	7111 Performing Arts Companies; 30.2% of 7115 less overlap with writers above
	Dancers	10.9% of NOC 513
	Orchestras	30.7% of NOC 513
	Theatre companies	2% of NOC 513 (half shared with featured performers above)
8. Service & Material Providers	Agents	Assumed half of 7114
	Craft retailers and suppliers	451130 is 3.0% of 4511
	Musical instrument retailers	451140 is 3.3% of 4511

	Picture framers	442292 is 8.8% of 4422
9. Societies & Organisations	Societies & Organisations	Based on survey responses and (mostly) City grant application data, extrapolated to rest of non-profit list from City
10. Visual Arts	GENERAL Visual Arts	48.5% of 7115; Part of NOC 513; less overlap
11. Film and New Media	Film and video production	512110 is 39.0%; 512190 is 0.8% / plus assume 2017 figures from Accelerate Okanagan report are holding steady - this combines gaming and animation and is based on RDCO having 399 of 693 tech businesses in the Okanagan and Kelowna having roughly 80% of tech employment in RDCO)
	Music and sound recording	All of 5122
	Video game production and publishing	511212 is 11.3%; 17.4% of 5415

VANNSTRUTH
CONSULTING GROUP

585 - 1111 West Hastings Street
Vancouver, BC
V6E 2J3

(604) 762-6901

www.vannstruth.com

Report to Council

Date: July 29, 2019

To: Council

From: City Manager

Subject: 2019 Active Transportation Capital Projects Budget Amendments

Department: Integrated Transportation

Recommendation:

THAT Council receives, for information, the report from the Transportation Planning Engineer dated July 29, 2019 regarding the 2019 Active Transportation Capital Projects Budget Amendments;

AND THAT the 2019 Financial Plan be amended to reflect the $237,000 grant funding received from Bike BC to support the Ethel 4 DCC (Sutherland – Springfield) Active Transportation (ATC) project;

AND THAT the 2019 Financial Plan be amended to include the new Ethel 3C DCC (Rose-Raymer) Active Transportation Corridor project, funded from a transfer of $130,000 from the Ethel 4 DCC, ATC project;

AND THAT the 2019 Financial Plan be amended to include the new Casorso 4 DCC (Raymer Ave-KLO Rd) Active Transportation Corridor project, funded from a transfer of $15,000 from the Ethel 4 DCC, ATC project;

AND THAT the 2019 Financial Plan be amended to include the new Okanagan Rail Trail Paving, Gordon to West of Ellis project, funded from a transfer of $100,000 from the Ethel 4 DCC, ATC project;

AND FURTHER THAT the 2019 Financial Plan be amended to include the new Clement and Gordon Intersection Improvements project, funded from a transfer of $50,000 from the Ethel 4 DCC, ATC project and $80,000 from the Rails with Trails (Commerce Ave to Hwy 97 Overpass) project.

Purpose:
To amend the 2019 Financial Plan to include the $237,000 Bike BC grant received for the Ethel 4 DCC, ATC project and to transfer the surplus project budget, as well as surplus budget from the Rails with Trails (Commerce Ave to Hwy 97 Overpass) project, to emerging transportation capital opportunities to advance future active transportation projects.

Background:
With increased walking and biking within the City of Kelowna (25% increase on ORT between 2014 & 2018), and recent funding opportunities, there are several emerging active transportation opportunities

that can be leveraged for staff to implement to continue to make walking and cycling, safer, more convenient and practical modes of travel within Kelowna.

Council approved a budget of $2.4 million for detailed design and construction of the Ethel 4 DCC (Sutherland – Springfield) Active Transportation Corridor project. In 2019, the City applied for and received a grant through Bike BC for the Ethel 4 project. A budget amendment is needed to bring the $237,000 of grant funding into the 2019 budget for the Ethel 4 project. The $237,000 is requested to be added to the $2.4 million that was previously budgeted.

Surplus project funds from various sources (grant, design and purchasing efficiencies) are requested to be transferred to fund the following emerging transportation projects:

Ethel 3C DCC (Rose - Raymer), ATC Project

Construction of the next phase of the Ethel Street Active Transportation Corridor (ATC), south from Rose to Raymer, is planned for 2020. A new 2019 DCC project is requested, with funding from a transfer of $130,000 from Ethel 4 ATC, for preliminary/detailed design and consultation in 2019, with the purpose to advance this project and deliver it in 2020. With the completion, in 2020, of the Ethel 3C phase, the Ethel ATC will extend from Cawston ATC in the north to Raymer Ave in the south, 2.9 km.

Casorso 4 DCC (Raymer Ave - KLO Rd), ATC Project

This project continues the Ethel ATC from Raymer to KLO, connecting to future phases of the Casorso ATC south of KLO and provides improved connections to Okanagan College. A new 2019 DCC project is requested, with funding from a transfer of $15,000 from Ethel 4 ATC, to initiate preliminary concept investigation and to explore opportunities to coordinate with Okanagan College.

Okanagan Rail Trail Paving, Gordon to West of Ellis

The Okanagan Rail Trail (ORT) from Gordon to west of Ellis was completed as a gravel trail in late 2018. A new project is requested, with funding from a transfer of $100,000 from Ethel 4 ATC, to pave this section in 2019. As this is not a DCC project, this transfer will result in $28,700 returning to the DCC Reserve.

Clement & Gordon Intersection Improvements

With the connection of the Okanagan Rail Trail to the waterfront, improvements for the safe and comfortable crossing of the Clement/Gordon intersection by pedestrians and cyclists are proposed based on the Rail Trail Extension Study completed in 2019. Improvements have a total estimated cost of $230,000, $150,000 as capital and $80,000 as land acquisition. Funding of capital improvements will be shared between the City (1/3) and the Okanagan Rail Trail Initiative (2/3). $50,000, comprising of the City's portion of capital funding, is requested to be transferred from Ethel 4 ATC to fund detailed design and construction in 2019/2020 depending on land acquisition. As this is not a DCC project, this transfer will result in $14,350 returning to the DCC reserve. Given that land costs cannot be shared as part of the ORTI funding agreement, $80,000 is requested to be transferred from the Rails with Trails (Commerce Ave to Hwy 97 Overpass) project surplus.

Financial/Budgetary Considerations:

Summary of Estimated Budget Transfer from Ethel 4 surplus:

Capital Project	Original Budget	Addition Required	Total Required
Ethel 3C DCC (Rose - Raymer), Active Transp. Corridor	$ Nil	$ 130,000	$ 130,000
Casorso 4 DCC (Raymer - KLO), Active Transp. Corridor	$ Nil	$ 15,000	$ 15,000
Okanagan Rail Trail Paving, Gordon to West of Ellis	$ Nil	$ 100,000	$ 100,000
Clement & Gordon Intersection Improvements	$ Nil	$ 50,000	$ 50,000
Estimated Total Transfers to Other Projects		**$ 295,000**	

Summary of Estimated Budget Transfer from Rails with Trails (Commerce Ave to Hwy 97 Overpass) surplus:

Capital Project	Original Budget	Addition Required	Total Required
Clement & Gordon Intersection Land	$ Nil	$ 80,000	$ 80,000
Estimated Total Transfers to Other Projects		**$ 80,000**	

Internal Circulation:
Community Communications
Financial Services
Financial Planning
Infrastructure
Infrastructure Delivery
Infrastructure Engineering
Integrated Transportation

Considerations not applicable to this report:
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by: C. Williams, Transportation Planning Engineer

Approved for inclusion: **A. Newcombe, Divisional Director, Infrastructure**

cc: G. Davidson, Divisional Director, Financial Services
C. Weaden, Divisional Director, Corporate Strategic Services

Report to Council

Date: July 29, 2019

To: Council

From: City Manager

Subject: Downtown Area Parking Plan – Bylaw Amendments

Department: Parking Services Branch

Recommendation:

THAT Council receives, for information, the Report from Parking Services, dated July 29, 2019, with respect to the Downtown Area Parking Plan – Bylaw Amendments;

AND THAT Bylaw No. BL11851, being Amendment No. 34 to Traffic Bylaw No. 8120, be forwarded for reading consideration;

AND THAT Bylaw No. BL11852, being Amendment No. 25 to Bylaw Notice Enforcement Bylaw No. 10475, be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. BL11853, being Amendment No. 2 to Payment in Lieu of Parking Bylaw No. 8125, be forwarded for reading consideration.

Purpose:

To obtain approval from Council for several bylaw amendments required to implement parking management recommendations contained within the Downtown Area Parking Plan.

Background:

Council endorsed the Downtown Area Parking Plan on July 15, 2019. To allow for implementation of the recommendations approved by Council, amendments to Traffic Bylaw No 8120, Bylaw Notice Enforcement Bylaw No. 10475 and the Payment in Lieu of Parking Bylaw No 8125 are required.

Conclusion:

Approval of these bylaw amendments will allow staff to begin implementation of the plan.

Internal Circulation:
Development Planning
Policy & Planning
Integrated Transportation
Bylaw Services
City Clerk

Legal/Statutory Authority:

BC Motor Vehicle Act; Section 124
BC Community Charter, Sections 188 & 189
BC Local Government Act, Section 525

Considerations not applicable to this report:
Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
External Agency/Public Comments
Communications Comments

Submitted by: D. Duncan, Manager, Parking Services

Approved for inclusion: J. Säufferer, Department Manager, Real Estate

cc: R. Smith, Divisional Director, Planning and Development Services
R. Villarreal Pacheco, Department Manager, Integrated Transportation
I. Wilson, Department Manager, Infrastructure Operations
G. Foy, Manager, Transportation Engineering
R. Parlane, Manager, Parks & Buildings Planning
D. Gazley, Manager, Bylaw Services
L. Bentley, Manager, Urban Planning & Development Policy
M. Antunes, Budget Supervisor
A. Schumacher, Revenue Supervisor
S. Trenholm, Communications Coordinator
A. Cseke, Planner Specialist
R. Soward, Planner Specialist
M. Worona, Active Transportation Coordinator

CITY OF KELOWNA

BYLAW NO. 11851

Amendment No. 34 to Traffic Bylaw No. 8120

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. THAT **PART 1 – INTRODUCTIONS , 1.4 Definitions,** 1.4.1 Definitions be amended by:

   a) adding new definitions in their appropriate locations as follows:

   "Block-face" means either side of a **highway** between two consecutive features intersecting that **highway**. The features can be named **highways** or boundaries of standard geographic areas, not including **lanes** and **driveways**.

   "Car Share Organization" means operations that allow members of the public to book cars on a short-term as-needed basis, paying only for the time they use the car and the mileage they drive. The operators are responsible for maintenance, insurance and vehicle booking through an online application.

   "Car Share Vehicle (Classic)" means any **vehicle** owned or leased by a **car share organization** where the vehicle is returned to the same location at the end of every booking to a designated parking area.

   "Car Share Vehicle (One-Way)" means any **vehicle** owned or leased by a **car share organization** which is shared among the organizations members and has no fixed or dedicated parking space.

   "Car Share Vehicle Parking Space" means a parking space reserved for the exclusive use of a **Car Share Vehicle (Classic)** or **Car Share Vehicle (One-Way).**

   "Community Based Car Share Vehicle" means any **vehicle** owned or leased by a member-owned organization, co-operative association, or non-profit organization incorporated under the laws of British Columbia.

   "Off-Season" Parking means rates and restrictions that are applicable on any date/time between September 16th and May 14th.

   "Summer Season" Parking means rates and restrictions that are applicable on any date/time between May 15th and September 15th.

   b) deleting the name "**Pay by Phone**" and replacing it with "**Virtual Parking Payment**" and placing it in its appropriate location;

c) deleting all references to "**Pay by Phone**" and replacing it with "**Virtual Parking Payment**".

d) deleting the definition for **Permit** that reads:

"**Permit**" means a document in writing issued pursuant to this Bylaw.

and replacing it with:

"**Permit**" means a document issued in writing or electronically linked to a licence plate pursuant to this Bylaw.

2. AND THAT **Part 4 – PARKING REGULATIONS**, 4.1.2 Parking Prohibitions be amended as follows:

a) Deleting sub-section (cc) that reads:

"on any public parking lot operated by the **City** where **traffic control devices** indicate the length of time allowed for parking, in contravention of the length of time indicated on the applicable **traffic control device**,"

And replacing it with:

"on any public parking lot operated by the **City** where a **traffic control device** indicates the length of time allowed for parking, after the time allowed has been exceeded, measured from the time when the **vehicle** was first parked on the same calendar day, regardless of whether the **vehicle** has moved,"

b) Deleting sub-section (ff) that reads:

"on any **highway** where the length of time allowed for a parking space is controlled by a **traffic control device** and where a **vehicle** has been parked at a parking space for any period of time, after having moved the **vehicle**, the **owner** or operator of such **vehicle** shall not, having left such a parking space, permit the immediate parking of such **vehicle** in the same or any other parking space on either side of the same block,"

And replacing it with:

"anywhere within a **block-face** where a **traffic control device** indicates the length of time allowed for parking, after the time allowed has been exceeded, measured from the time when the **vehicle** was first parked on the same calendar day, regardless of whether the **vehicle** has moved,"

c) Adding a new sub-section (uu) in its appropriate location that reads:

"on public property while displaying a licence plate that is partially or completely obstructed with dirt or foreign material, so that the numbers and letters on it cannot be plainly seen and read at all times and so that the numbers and letters may be accurately photographed using a licence plate recording device or camera used for monitoring compliance with this bylaw or to record evidence of a violation."

d) Adding a new sub-section (vv) in its appropriate that reads:

"in a **block-face** within a residential zoned area of the City Centre, South Pandosy or Capri-Landmark Urban Centre areas, as defined in the Official Community Plan, between the hours of 9:00 a.m. and 6:00 p.m. on weekdays (excluding Statutory Holidays), for more than 3 hours without a valid **permit** effective as of May 15, 2020."

3. AND THAT **Part 4 – PARKING REGULATIONS** be amended by:

a) Adding a new sub-section **4.6 Car Sharing** in its appropriate location that reads:

"4.6 Car Sharing

4.6.1 Car Share Permits. A **Car Share Vehicle (Classic)** or **Car Share Vehicle (One-Way)** operated by a **Car Share Organization** with a valid **On-Street Parking Permit** or **Reserved Off-Street Parking Permit** shall not be subject to the penalties provided for the breach of Subsections 4.1.2(bb), (v) or (vv) of this Part so long as that permit(s) remains valid and subsisting.

(a) The **Car Share Organization** shall register the current licence plate number for each authorized **Car Share Vehicle (Classic)** or **Car Share Vehicle (One-Way)** with the **City**, or
(b) The **Car Share Organization** shall ensure each **vehicle** is parked in a location designated for exclusive or non-exclusive use by **vehicles** registered to the **Car Share Organization** when not booked.
(c) The **City** reserves the right to limit the number of permits issued to **Car Share Vehicles (Classic)** or **Car Share Vehicles (One-Way)**, either by type of permit/vehicle or area.
(d) Permits will be linked to the plate number registered to each **Car Share Vehicle (Classic)** or **Car Share Vehicle (One-Way)** and are invalid if used with any other **vehicle**/licence plate."

4. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS** Subsection 4.3.1 (d) **Reserved On-Street Parking Permit Fees** be deleted that reads:

"Subsection 4.3.1(d) **Reserved On-Street Parking Permit** Fee

a) Reserved On-Street Parking permit fee: $11.00 per day per stall/permit
$11.00 per day per meter hood

b) Security Deposit (Per Permit/Meter Hood): $25.00 each"

And replacing it with:

"Subsection 4.3.1(d) **Reserved On-Street Parking Permit Fees**

PERMIT AREA	FEE (Per calendar day/per stall)
A (Summer)	$21.00*
A (Off-Season)	$18.00*
B (Summer)	$14.00*
B (Off-Season)	$12.00*
C	$12.00*
D	$12.00*
E	$12.00*
F	$12.00*
G	$16.00*
H	$16.00*

* Applicable taxes included

Security Deposit (if Required)	$25.00 per meter bag

5. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS** **Subsection 4.3.3 On-Street Pay Parking & Short Term Parking Lot** be deleted that reads:

"Subsection 4.3.3 On-Street Pay Parking & Short Term Parking Lot**

FEE	**PERMITTED PARKING TIME**
$0.25*	12 Minutes
$0.50*	24 Minutes
$0.75*	36 Minutes
$1.00*	48 Minutes
$1.25*	60 Minutes (1 hour)
$1.50*	72 Minutes
$2.00*	96 Minutes
$2.50*	120 Minutes (2 hours)

* **Applicable taxes are included.**

$ 12.00** 1 Month – Bicycle Locker Rental

****Plus Applicable taxes.**

** *Designated **Off-Street Pay Parking** - "**Short Term Parking Lots**":*

- Water Street Boat Launch Lot (1354 Water Street)
- Ellis & Lawrence Lot A (483 Lawrence Avenue)
- Museum Parking Lot (470 Queensway – Access from Ellis Street)"

And replacing it with:

"Subsection 4.3.3 On-Street Pay Parking & Short Term Parking Lot**

ZONE	**FEE**			
	1st and 2nd Hours	3rd to Maximum Hours	Evening Hours (As Posted)	Weekend Hours (As Posted)
A (**Summer**) *Downtown* (Effective May 15, 2020)	$1.75*	$3.50*	$1.50*	$1.50*
A (**Off-Season**) *Downtown* (Including **Summer** 2019)	$1.50*	$3.00*	$1.25*	$1.25*
B (Summer) *Downtown* (Effective May 15, 2020)	$1.50*	$3.00*	No Charge	$1.25*
B (Off-Season) *Downtown* (Including **Summer** 2019)	$1.25*	$2.50*	No Charge	$1.25*
C *Downtown*	$1.25*	$1.25*	No Charge	$1.25*

D *South Pandosy*	$1.25*	Not Available	No Charge	No Charge
E *South Pandosy*	$1.25*	$1.25*	No Charge	No Charge
F *South Pandosy*	$1.25*	$1.25*	No Charge	No Charge
G *Hospital Area*	$1.25*	$1.25*	$1.25*	$1.25*
H *Hospital Area*	$1.25*	$1.25*	No Charge	$1.25*
1 (*OS Lots*)	$1.25*	$1.25*	$1.25*	$1.25*
2 (*OS Lots*)	$1.25*	$1.25*	No Charge	No Charge

* Applicable taxes included.

DESCRIPTION	TERM	FEE
Bicycle Locker	1 Calendar Month	$ 12.00**

**Plus Applicable taxes.

Zone 1 - **Off-Street Pay Parking** – Designated Short Term Parking Lots:

- Water Street Boat Launch Lot 602 (1354 Water Street)
- Museum Parking Lot 608 (470 Queensway/1420 Ellis Street)

Zone 2 - **Off-Street Pay Parking** – Designated Short Term Parking Lots:

- Ellis & Lawrence Lot 614 (483 Lawrence Avenue)"

6. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS subsection 4.4.2 (a) – Off Street Pay Parking (Long Term Parking Lot)** be deleted that reads:

"Subsection 4.4.2 (a) - Off-Street Pay Parking (Long Term Parking Lot)

FEE	**PERMITTED PARKING TIME**
$ 1.00*	1 Hour
$ 6.00*	1 Day (Standard **Vehicle** - Regular Operating Hours for Lot)***
$ 3.00*	1 Day (Motorcycle – Regular Operating Hours for Lot)
$ 7.00*	Special Event Parking
	***Applicable taxes are included.**
$ 12.00**	1 Month – Bicycle Locker Rental
$ 78.08**	1 Month – Random Parking
$ 117.62**	1 Month – Reserved Stall***
	****Plus Applicable taxes.**

Above Rates apply to all City Owned Parking Lots not otherwise specified in this bylaw.
**** Not Available at all parking lots."*

And replacing it with:

"Subsection 4.4.2 (a) - Off-Street Pay Parking (Long Term Parking Lot)

DESCRIPTION	TERM	FEE (Zone 3)	FEE (Zone 4)
Hourly	1 Hour	$1.00[1]	$1.00[1]
Daily (**Vehicle**)[3]	1 Calendar Day	$6.50[1]	$6.50[1]
Daily (Motorcycle)[3]	1 Calendar Day	$3.00[1]	$3.00[1]
Special Events[3]	As/when Indicated On-Site	Hourly/Daily	$7.00[1]
Bicycle Locker[3]	1 Calendar Month	$12.00[2]	$12.00[2]
Random Parking Permit[3]	1 Calendar Month	$81.79[2] (Sept 1, 2019)	$81.79[2] (Sept 1, 2019)
		$90.00[2] (June 1, 2020)	$90.00[2] (June 1, 2020)
Reserved Stall Permit[3]	1 Calendar Month	$150.00[2]	$150.00[2]

[1] Applicable taxes included.
[2] Plus Applicable taxes.
[3] Not Available at all locations.

Zone 3 - **Off-Street Pay Parking** – Long Term Parking Lots:

- City Hall Lot 605 (1435 Water Street) – *Monthly Parking Restricted to Facility Staff*
- Police Services Lot 643 (1190 Richter Street) – *Monthly Parking Restricted to Facility Staff*

Zone 4 - **Off-Street Pay Parking** – Long Term Parking Lots:

- Applies to all City Owned Parking Lots not otherwise specified in this bylaw."

7. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS subsection 4.4.2 (b) – Off-Street Pay Parking – Peripheral Lot (Long Term Parking Lot)** be deleted that reads:

"Subsection 4.4.2(b) – Off-Street Pay Parking – Peripheral Lot (Long Term Parking Lot)

FEE	PERMITTED PARKING TIME
$ 1.00*	1 Hour
$ 6.00*	1 Day (Standard **Vehicle** - Regular Operating Hours for Lot)***
$ 3.00*	1 Day (Motorcycle – Regular Operating Hours for Lot)
$ 5.00*	24 Hour Parking for Vehicle with Boat Trailer Only (Cook Rd Boat Launch)
$ 7.00*	Special Event Parking
	***Applicable taxes are included.**
$ 12.00**	1 Month – Bicycle Locker Rental
$ 62.87**	1 Month – Random Parking
	****Plus Applicable taxes.**

**** Not Available at all parking lots.*

*Available only in designated **Off-Street Pay Parking** – Peripheral Lots located at:*

- Waterfront Park Lot (1200 Water Street)
- City Park Lot (1600 Abbott St) – *Monthly Parking in Off-Season Only*
- Cook Rd Boat Launch (3786 Lakeshore Rd) – *Monthly Parking in Off-Season Only*"

And replacing it with:

"Subsection 4.4.2(b) – Off-Street Pay Parking – Peripheral Lot (Long Term Parking Lot)

DESCRIPTION	TERM	FEE (Zone 5)	FEE (Zone 6)
Hourly (**Vehicle**)	1 Hour	$1.00[1]	$1.00[1]
Daily (**Vehicle**)[3]	1 (Calendar) Day in the **Summer Season**	$6.00[1]	$10.00[1]
Daily (**Vehicle**)[3]	1 (Calendar) Day in the **Off-Season**	$6.00[1]	$6.00[1]
Daily (Motorcycle)[3]	1 (Calendar) Day	$3.00[1]	$3.00[1]
Vehicle with Boat Trailer	1 Hour in the **Summer Season**	Not Available	$5.00[1] (Effective May 15, 2020)
Vehicle with Boat Trailer	12 Hours in the **Summer Season**	Not Available	$25.00[1] (Effective May 15, 2020)
Vehicle with Boat Trailer	24 Hours in the **Summer Season**	Not Available	$40.00[1] (Effective May 15, 2020)
Vehicle with Boat Trailer	1 Hour in the **Off-Season**	Not Available	$2.00[1] (Including **Summer** 2019)
Vehicle with Boat Trailer	12 Hours in the **Off-Season**	Not Available	$12.00[1] (Including **Summer** 2019)
Vehicle with Boat Trailer	24 Hours in the **Off-Season**	Not Available	$20.00[1] (Including **Summer** 2019)
Special Events[3]	As/when Indicated On-Site	Hourly/Daily	Hourly/Daily
Bicycle Locker[3]	1 Calendar Month	$12.00[2]	$12.00[2]
Random Parking Permit[3]	1 Calendar Month	$65.86[2] (Sept 1, 2019)	$65.86[2] (Sept 1, 2019)
		$75.00[2] (June 1, 2020)	$75.00[2] (June 1, 2020)

[1] Applicable taxes included.
[2] Plus Applicable taxes.
[3] Not Available at all locations.

Zone 5 - **Off-Street Pay Parking** – Peripheral Lots:

- City Park Lot 616 (1600 Abbott St) – *Monthly Parking in **Off-Season** Only*
- Gyro Beach Park Lot 639 (3360 Lakeshore Rd) – *Monthly Parking in **Off-Season** Only*
- Rotary Beach Park Lot (3726 Lakeshore Rd) – *Monthly Parking in **Off-Season** Only*

Zone 6 - **Off-Street Pay Parking** – Peripheral Lots:

- Cook Rd Boat Launch Lot 618 (3786 Lakeshore Rd) – *Monthly Parking in **Off-Season** Only"*

8. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS,** subsection **4.4.3 Off-Street Pay Parking (Structured Parking Garage)** be deleted that reads:

"Subsection 4.4.3 Off-Street Pay Parking (Structured Parking Garage)

FEE	**PERMITTED PARKING TIME**
$ 1.00*	1 Hour
$ 6.00*	1 Day (Standard **Vehicle** - Regular Operating Hours for Lot)***
$ 3.00*	1 Day (Motorcycle – Regular Operating Hours for Lot)
$ 5.00*	Special Event Parking (Library Plaza and Chapman Parkades)
$ 3.00*	Special Event Parking (Memorial Parkade Only)

***Applicable taxes are included.**

$ 12.00**	1 Month – Bicycle Locker Rental
$ 78.08**	1 Month – Random Parking
$ 117.62**	1 Month – Reserved Stall***

****Plus Applicable taxes.**

**** Not Available at all parking garages."*

And replacing it with:

"Subsection 4.4.3 Off-Street Pay Parking (Structured Parking Garage)

DESCRIPTION	TERM	FEE (Zone 7)	FEE (Zone 8)
Hourly	1 Hour	$1.00[1]	$1.00[1]
Daily (**Vehicle**)[3]	1 Calendar Day	$6.00[1]	$6.00[1]
Daily (Motorcycle)[3]	1 Calendar Day	$3.00[1]	$3.00[1]
Special Events	As/When Indicated On-Site	$5.00[1]	$3.00[1]
Bicycle Locker[3]	1 Calendar Month	$12.00[2]	$12.00[2]
Random Parking Permit[3]	1 Calendar Month	$81.79[2] (Sept 1, 2019)	$81.79[2] (Sept 1, 2019)
		$90.00[2] (June 1, 2020)	$90.00[2] (June 1, 2020)
Reserved Stall Permit[3]	1 Calendar Month	$150.00[2]	Not Available

[1] Applicable taxes included.
[2] Plus Applicable taxes.
[3] Not Available at all locations.

Zone 7 – Structured Parking Garages:

- Library Plaza Parkade - Lot 604 (1360 Ellis Street)
- Chapman Parkade - Lot 613 (345 Lawrence Avenue)

Zone 8 – Structured Parking Garages:

- Memorial Parkade - Lot 641 (1420 Ellis Street)"

9. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS** be amended by adding in its appropriate location the following:

a) **Subsection 4.6.1(a) Car Share Parking Fees (Community Based Car Share Vehicles)**

DESCRIPTION	TERM	FEE
On-Street Pay Parking Area	1 Calendar Month	**50%**[1] of **On-Street Pay Parking** Daily Permit Fee (Subsection 4.3.1(d))
Off-Street Pay Parking – Long Term Lot	1 Calendar Month	**50%**[1] of **Off-Street Pay Parking** (Long Term Lot) Fee (Subsection 4.4.2(a))
Off-Street Pay Parking – Long Term (Peripheral) Lot	1 Calendar Month	**50%**[1] of **Off-Street Pay Parking** (Long Term Peripheral Lot) Fee (Subsection 4.4.2(b))
Off-Street Pay Parking – Structured Garage	1 Calendar Month	**50%**[1] of **Off-Street Pay Parking** (Structured Parking Garage) Fee (Subsection 4.4.3)
On-Street Non-Pay Parking Area, Reserved Space	1 Calendar Month	**25%**[1] of **Off-Street Pay Parking** (Long Term Peripheral Lot) Fee (Subsection 4.4.2(b))
On-Street Non-Pay Parking Area, Random Permit (Non-Reserved)	1 Year	Admin Fee - **2 x** Current Rate for a 12-month **Residential Permit** Fee in Subsection 4.3.2
Off-Street Non-Pay Parking Area, Random Permit (Non-Reserved)	1 Year	Admin Fee - **2 x** Current Rate for a 12-month **Residential Permit** Fee in Subsection 4.3.2

[1] First year rate will be 50% of posted fees to encourage adoption of newly added vehicles.

b) **Subsection 4.6.1(b) Car Share Parking (All Other/For Profit)**

DESCRIPTION	TERM	FEE
On-Street Pay Parking Area	1 Calendar Month	**80%**[1] of **On-Street Pay Parking** Daily Permit Fee (Subsection 4.3.1(d))
Off-Street Pay Parking – Long Term Lot	1 Calendar Month	**80%**[1] of **Off-Street Pay Parking** (Long Term Lot) Fee (Subsection 4.4.2(a))
Off-Street Pay Parking – Long Term (Peripheral) Lot	1 Calendar Month	**80%**[1] of **Off-Street Pay Parking** (Long Term Peripheral Lot) Fee (Subsection 4.4.2(b))
Off-Street Pay Parking – Structured Garage	1 Calendar Month	**80%**[1] of **Off-Street Pay Parking** (Structured Parking Garage) Fee (Subsection 4.4.3)

On-Street Non-Pay Parking Area, Reserved Space	1 Calendar Month	**40%**[1] of **Off-Street Pay Parking** (Long Term Peripheral Lot) Fee (Subsection 4.4.2(b))
On-Street Non-Pay Parking Area, Random Permit (Non-Reserved)	1 Year	Admin Fee - **4 x** Current Rate for a 12-month **Residential Permit** Fee in Subsection 4.3.2
Off-Street Non-Pay Parking Area, Random Permit (Non-Reserved)	1 Year	Admin Fee - **4 x** Current Rate for a 12-month **Residential Permit** Fee in Subsection 4.3.2

[1] First year rate will be 50% of posted fees to encourage adoption of newly added vehicles.

10. AND THAT **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS,** subsection **4.6 Parking Fees and Charges – Annual CPI Adjustment** be deleted that reads:

"Subsection 4.6 Parking Fees and Charges – Annual CPI Adjustment

Parking rates in this Schedule are based upon the 2016 **Consumer Price Index (CPI)**. **Annual Parking Rate Adjustments** will be made annually on June 1st, based on the **CPI** (British Columbia, all items) value from the preceding year. Any adjustments to short-term parking rates (hourly, daily, special event) will be rounded to the nearest $0.25 for ease of use by customers paying with cash/coin. Annual adjustment calculations that do not result in an amendment will be compounded until such time an increase is indicated."

And replacing it with:

"Subsection 4.7 Parking Fees and Charges – Annual CPI Adjustment

Parking rates and fees shown in Part 4 of Schedule A are based upon the 2016 **Consumer Price Index (CPI)**. **Annual Parking Rate Adjustments** to all fees and charges in Part 4 of Schedule A will be made each year on June 1st, based on the **CPI** (British Columbia, all items) value from the preceding year. Any adjustments to short-term parking rates (hourly, daily, special event) will be rounded to the nearest $0.25 for ease of use by customers paying with cash/coin. Annual adjustment calculations that do not result in an amendment will be compounded until such time an increase is indicated."

11. AND THAT **SCHEDULE "A" FEES, PART 5 – HIGHWAY USE REGULATIONS,** subsection **5.4.2 Road Usage and Hoarding Permit (RUP & HP)** be deleted that reads:

Meter Bags	$0	$5.00 Per day per bag	$25.00 per bag

And replacing it with:

Meter Bags	$0	Refer to SCHEDULE "A" FEES, Subsection 4.3.1(d) - Reserved On-Street Parking Permit Fees for rates

12. This bylaw may be cited for all purposes as "Bylaw No. 11851, being Amendment No. 34 to Traffic Bylaw No. 8120."

13. This bylaw shall come into full force and effect and be binding on all persons as of as of the date of adoption.

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

CITY OF KELOWNA

BYLAW NO. 11852

Amendment No. 25 to Bylaw Notice Enforcement Bylaw No. 10475

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Bylaw Notice Enforcement Bylaw No. 10475 be amended as follows:

1. THAT **Schedule "A", Traffic Bylaw No. 8120, PART 4 – PARKING REGULATIONS** be amended by:

   a) deleting Section 4.1.2 (ff) that reads:

8120	4.1.2 (ff)	Parked in same block	$20.00	$15.00	$25.00	No

   And replacing it with:

8120	4.1.2 (ff)	Parked in same block-face	$30.00	$25.00	$35.00	No

   b) adding new Sections 4.1.2 (uu) and 4.1.2 (vv) in their appropriate location that reads:

8120	4.1.2 (uu)	Obstructed licence plate	$30.00	$25.00	$35.00	No
8120	4.1.2 (vv)	Parked over 3 hours within urban centre residential area (effective May 15, 2020)	$30.00	$25.00	$35.00	No

   c) deleting Section 4.5.1 that reads:

8120	4.5.1	Tamper with parking meter	$100.00	$90.00	$110.00	No

   And replacing it with:

8120	4.5.1	Tamper with parking meter	$500.00	$450.00	$500.00	No

2. This bylaw may be cited for all purposes as "Bylaw No. 11852 being Amendment No. 25 to Bylaw Notice Enforcement Bylaw No. 10475."

3. 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, 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. 11853

Amendment No. 2 to Payment in Lieu of Parking Bylaw No. 8125

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Payment in Lieu of Parking Bylaw No. 8125 be amended as follows:

1. THAT Section 2 be deleted in its entirety that reads:

   "This bylaw applies to all lands designated as being within an Urban Town Centre as established by Kelowna Official Community Plan (1994-2013) Bylaw No. 7600."

   And replaced with:

   "This bylaw applies to all lands designated as being within an Urban Centre as established by Kelowna 2030 – Official Community Plan Bylaw No. 10500."

2. AND THAT Section 3 be deleted in its entirety that reads:

   "An owner or occupier of a parcel of land within an Urban Town Centre, in respect of which off-street parking facilities are required under the City of Kelowna Zoning Bylaw, 1976, No. 4500, as amended or replaced from time to time, may, in lieu of providing the required off-street parking spaces, pay to the City a sum as set out in Schedule "A" of this bylaw for all or any portion of the required number of off-street parking spaces."

   And replacing it with:

   "An owner or occupier of a parcel of land within an Urban Centre Area, in respect of which off-street parking facilities are required under the City of Kelowna Zoning Bylaw No. 8000, as amended or replaced from time to time, may, in lieu of providing the required off-street parking spaces, pay to the City a sum as set out in Schedule "A" of this bylaw for all or any portion of the required number of off-street parking spaces."

3. AND THAT a new Section 4 be added and subsequent Sections be renumbered that reads:

   "Where a complete development application was received by the City prior to September 1, 2019 and the building permit for that application is issued before September 1, 2020, the fee per off-streeet parking space in effect on August 31, 2019 will apply."

4. AND THAT Schedule "A" be deleted in its entirety and replaced with a new Schedule "A" as attached to and forming part of this bylaw.

5. This bylaw may be cited for all purposes as "Bylaw No.11853, being Amendment No 2 to Payment in Lieu of Parking Bylaw No. 11853."

6. This bylaw shall come into full force and effect and is binding on all persons as of September 1, 2019.

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

SCHEDULE "A"

URBAN CENTRE	FEE PER OFF-STREET PARKING SPACE
City Centre (Downtown) Urban Centre Area	$ 33,000*
Midtown Urban Centre Area	$ 33,000*
South Pandosy Urban Centre Area	$ 33,000*
Rutland Urban Centre Area	$ 9,500*
Capri / Landmark Urban Centre Area	$ 33,000*

<u>*Annual CPI Adjustment</u>

Payment in Lieu of Parking Fees in this Schedule are based upon the 2019 Consumer Price Index (CPI). Fee adjustments will be made annually on June 1st, based on the CPI (British Columbia, all items) value from the preceding year and adjustments will be rounded to the nearest $1.00.

CITY OF KELOWNA

BYLAW NO. 11647

Amendment No. 1 to Soil Removal and Deposit Regulation Bylaw No. 9612

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Soil Removal and Deposit Regulation Bylaw No. 9612 be amended as follows:

1. THAT Section 3 **DEFINITIONS,** 3.1 be amended by adding a new definition for "**Blasting**" in its appropriate location that reads:

   "**Blasting**" means the use of explosives to fragment rock or hard soil as regulated by WorkSafe BC;"

2. AND THAT Section 5. **EXEMPTIONS FROM PERMIT REQUIREMENT,** 5.1 be amended by adding the following wording before at the beginning of the section that reads:

   "The following permit exemptions do not apply to **Blasting:** a, b, e, f, h and i:"

3. AND THAT Section 6 **PERMIT REQUIREMENTS,** subsection 6.1 be amended by adding a new subsection (k) that reads:

   "(k) Where **Blasting** is proposed the following Shall apply:

   1. Shall adherence to WorkSafe BC Regulations and Requirements;

   2. Shall follow the recommendations for community notification and monitoring contained within the Best Practices Guide for Urban Blasting Operations produced by the Western Canada Chapter of the International Society of Explosive Engineers;

   3. Permit Application submission to include:
      a. Plan of the area to be blasted including separation distances from adjacent lands and buildings;
      b. Blasters contact information;
      c. Proof of WCB certification;
      d. Proof of insurance;
      e. Proposed Community Notification Plan and copies of proposed notices; and
      f. Blast Monitoring Plan including submission of monitoring results to the City."

4. AND THAT Section 6 **PERMIT REQUIREMENTS,** subsection 6.2 be amended by adding a new subsection (g) in its appropriate location that reads:

   "(g) For **Blasting** additional notification may be required including additional advance community notices and additional area signage."

5. AND THAT **Schedule A - Application for Soil Deposit or Removal Permit Bylaw No. 9612** be amended by adding under **Submission Requirements** the following:

"For Blasting Please Also Include:

- ☐ Plan of the area to be blasted including separation distances from adjacent lands and buildings;
- ☐ Blasters contact information;
- ☐ Proof of WCB certification;
- ☐ Proof of insurance;
- ☐ Proposed Community Notification Plan and copies of proposed notices; and
- ☐ Blast Monitoring Plan including submission of monitoring results to the City."

6. This bylaw may be cited for all purposes as "Bylaw No.11647 being Amendment No. 1 to Soil Removal and Deposit Regulation Bylaw No.9612."

7. 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, second and third time by the Municipal Council this 30th day of July, 2018.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk