

City of Kelowna

Regular Council Meeting

AGENDA



Monday, September 16, 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 - 9

Regular PM Meeting - September 9, 2019

3. Development Application Reports & Related Bylaws

3.1 Clement Ave 816, BL11711 (TA18-0006) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

10 - 10

To adopt Bylaw No. 11711 in order to allow for additional commercial uses on the subject property.

3.2 Clement Ave 816, BL11712 (Z18-0059) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

11 - 11

To adopt Bylaw No. 11712 in order to rezone the subject property from the I2 - General Industrial and I4 - Central Industrial to the I4 - Central Industrial zone.

3.3 Clement Ave 816, DP18-0112 - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

12 - 68

To consider a 2 storey light industrial building on Vaughan Avenue and a 3 storey light industrial building with upper floor offices on Clement Avenue.

3.4	Hwy 97N 2800 - OCP18-0012 (BL11933), Z18-0057 (BL11934) - 0802333 B.C. Ltd	69 - 82
	To amend the Official Community Plan designation from the REP – Resource Protection Area designation to the SC – Service Commercial designation and to rezone the subject property from the A1 – Agriculture 1 and the I2 – General Industrial zones to the C10 – Service Commercial zone to accommodate an automotive vehicles sales and service dealership.	
3.5	Hwy 97N 2800 - (BL11933) OCP18-0012 - 0802333 B.C. Ltd	83 - 83
	To give first reading to Bylaw No. 11933 to change the future land use designation from the REP - Resource Protection Area designation to the SC - Service Commercial designation.	
3.6	Hwy 97N 2800 - BL11934 (Z18-0057) - 0802333 B.C. Ltd	84 - 85
	To give first reading to Bylaw No. 11934 in order to rezone portions of the subject property from the A1 - Agriculture zone and the I2 - General Industrial zone to the C10 - Service Commercial zone.	
3.7	Harvey Ave 2271 - DP19-0108 - Orchard Park Shopping Centre Holdings Inc No. A59814	86 - 104
	To consider issuance of a Development Permit for the form and character of exterior renovations to the south wing of Orchard Park Mall.	
4.	Bylaws for Adoption (Development Related)	
4.1	Hwy 97 N 2339-2397, BL11919 (Z19-0018) - Dilworth Shopping Centre Ltd, Inc. No. 319846	105 - 106
	To adopt Bylaw No. 11919 in order to rezone the subject property from the C4 and C4rls zones to the C4rcs and C4rls/rcs zones.	
4.2	Lakeshore Rd 110-3140, BL11922 (Z19-0059) - D and R Properties Ltd, Inc. No BC0562497	107 - 107
	To adopt Bylaw No. 11922 in order to rezone the subject property from the C4lp - Urban Centre Commercial (Liquor Primary) zone to the C4lp/rcs - Urban Centre Commercial (Liquor Primary/Retail Cannabis Sales) zone.	
5.	Non-Development Reports & Related Bylaws	
5.1	2020-2025 Cultural Plan	108 - 241
	To present Council with the 2020-2025 Cultural Plan for endorsement.	

5.2	Water Bylaw amendments for Customers of the former South East Kelowna Irrigation District (SEKID)	242 - 245
	To update City bylaws to allow for changes in Utility billing frequency and administrative fees and processes for the former SEKID customers to the end of 2020.	
5.3	BL11924 - Amendment No. 10 to Water Regulation Bylaw No. 10480	246 - 248
	To give first, second and third reading to Bylaw No. 11924.	
5.4	BL11926 - Repeal Bylaw for SEKID Bylaw Nos. 664, 669 and 693	249 - 249
	To give first, second and third reading to Bylaw No. 11926.	
5.5	Parks Development Funding Program - Engagement Summary	250 - 385
	To provide Council with a summary of the engagement results from the public and stakeholders, of proposed changes to parks development funding, having identified Model A – Full Implementation as the preferred option, for Council's consideration and direction.	
5.6	Rescindment of Chauffeur Permit Regulatory Regime	386 - 387
	To rescind Kelowna Passenger Vehicles for Hire By-Law No. 6466-89	
5.7	BL11917 - Rescindment of Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89	388 - 388
	To give first, second and third reading to Bylaw No. 11917.	
5.8	Rescindment of Commercial Vehicle Licensing Bylaw	389 - 390
	To rescind Commercial Vehicle Licensing Bylaw No. 5869-87	
5.9	BL11935 - Rescindment of Commercial Vehicle Licensing Bylaw no. 5869-87	391 - 391
	To give first, second and third reading to Bylaw No. 11935.	
6.	Mayor and Councillor Items	
7.	Termination	



City of Kelowna Regular Council Meeting Minutes

Date: Monday, September 9, 2019
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Urban Planning and Development Policy Manager, Laura Bentley*; Suburban and Rural Planning Manager, Dean Strachan*; Planner, Andrew Ferguson*; Planner, Arlene Janousek*; Divisional Director, Planning & Development Services, Ryan Smith*; Legislative Coordinator (Confidential), Arlene McClelland

(* 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 Wooldridge

R903/19/09/09 THAT the Minutes of the Regular Meetings of August 26, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 298 Cornish Road, A19-0009 - Balwinder S. Baring Harpreet K. Baring, Sukhwinder S. Baring, Gurpreet K. Baring

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Sieben

R904/19/09/09 THAT Agricultural Land Reserve Appeal No. A19-0009 for Lot 45 Section 35 Township 26 ODYD Plan 425, located at 298 Cornish Road, Kelowna for a non-adhering residential use in the Agricultural Land Reserve pursuant to Section 20.1 of the Agricultural Land Commission Act, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

3.2 Barnaby Rd 779, Z19-0094 - Jordan Alexander Menzies

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R905/19/09/09 THAT Rezoning Application No. Z19-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 Similkameen Division District Plan 25419, located at 779 Barnaby Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling 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 September 9, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on the subject property of a Section 219 No Disturb Covenant to ensure the protection of steep slopes in the rear of the subject property as identified in Schedule "B".

Carried

3.3 Barnaby Rd 779, BL11925 (Z19-0094) - Jordan Alexander Menzies

Moved By Councillor Hodge/Seconded By Councillor Singh

R906/19/09/09 THAT Bylaw No. 11925 be read a first time.

Carried

3.4 Ethel St 2483, Z19-0066 - Uri Yarkoni

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R907/19/09/09 THAT Rezoning Application No. Z19-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 136 ODYD Plan 41733, located at 2483 Ethel Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 June 4, 2019.

Carried

3.5 Ethel St 2483, BL11927 (Z19-0066) - Uri Yarkoni

Moved By Councillor Singh/Seconded By Councillor Hodge

R908/19/09/09 THAT Bylaw No. 11927 be read a first time.

Carried

3.6 Gordon Dr 4309, Z19-0099 - Helga Schouten

Staff:

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

Moved By Councillor Given/Seconded By Councillor Wooldridge

R909/19/09/09 THAT Rezoning Application No. Z19-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 23 District Lot 358 ODYD Plan 19018, located at 4309 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 a Public Hearing for further consideration.

Carried

3.7 Gordon Dr 4309, BL11930 (Z19-0099) - Helga Schouten

Moved By Councillor Hodge/Seconded By Councillor Singh

R910/19/09/09 THAT Bylaw No. 11930 be read a first time.

Carried

3.8 Fisher Road 1929, Z19-0101 - B.H.K.T. Holdings Ltd., Inc. No. BC0751350 and Sukhdev Gill

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Singh

R911/19/09/09 THAT Rezoning Application No. Z19-0101 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29 District Lot 130 ODYD Plan 17924, located at 1929 Fisher Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated September 9, 2019.

Carried

3.9 Fisher Road 1929, BL11931 (Z19-0101) - B.H.K.T. Holdings Ltd., Inc. No. BCo751350 and Sukhdev Gill

Moved By Councillor Singh/Seconded By Councillor Hodge

R912/19/09/09 THAT Bylaw No. 11931 be read a first time.

Carried

3.10 South Ridge Dr 5008, BL11576 (Z17-0014) - Emil Anderson Construction Co.

Moved By Councillor Stack/Seconded By Councillor Donn

R913/19/09/09 THAT 1st, 2nd and 3rd reading of Bylaw No. 11576 be rescinded;

AND THAT the file for Rezoning Application No. Z17-0114 for the property located at 5008 South Ridge Drive be closed.

Carried

3.11 Montgomery Rd 475-495, BL11629 (Z18-0037) - Subash Singla, Daniel Singla, Gautam Goel, Vincent Arockiasamy, Renu Aggarwal and Meenakshi Singla

Staff:

- Confirmed that the Applicant was sent notice that the file would be closed.

Moved By Councillor Donn/Seconded By Councillor Stack

R914/19/09/09 THAT 1st, 2nd and 3rd reading of Bylaw No. 11629 be rescinded;

AND THAT the file for Rezoning Application No. Z18-0037 for the property located at 475 and 495 Montgomery Road be closed.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Ethel St 1675 & 1685, BL11818 (TA19-0006) - Petel Properties Inc., Inc. No. A0069509

Moved By Councillor Sieben/Seconded By Councillor DeHart

R915/19/09/09 THAT Bylaw No. 11818 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Zoning Bylaw Updates and Public Engagement Process

Staff:

- Displayed a PowerPoint Presentation providing a summary of the proposed updates to the zoning bylaw and the public engagement process and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Stack

R916/19/09/09 THAT Council receives the report from the Development Planning Department, dated September 9, 2019, for information;

AND THAT Council direct staff to initiate the public engagement process as outlined in this report.

Carried

5.2 Amendment Bylaw No. 11918 to Business Licence Bylaw No. 7878

Staff:

- Confirmed that no responses had been received to the notification and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R917/19/09/09 THAT Bylaw No. 11918 - Amendment No. 18 to Business Licence and Regulation Bylaw No. 7878 be considered for adoption.

Carried

5.3 BL11918 - Amendment No. 18 to Business Licence and Regulation Bylaw No. 7878

Moved By Councillor Sieben/Seconded By Councillor DeHart

R918/19/09/09 THAT Bylaw No. 11918 be adopted.

Carried

6. Mayor and Councillor Items

Councillor Given

- Spoke to a presentation being held at UBCO, September 18th, on how the Town of Gibson is considering nature and its role in municipal infrastructure.

Councillor Wooldridge

- Last Friday toured a new Child Advocacy Centre that will be opened at the end of the year; very first Fundraising Gala to be held on November 21st.
- Attended the Annual Firefighters Open House.

Councillor Singh

- Attended the Ovarian Cancer Walk for Hope.
- Attended the Annual Firefighters Open House.

Councillor Hodge

- Commented that Thursday, Friday and Saturday this week the Community Theatre is showing the Rock Opera Tommy; encouraged the community to support local theatre.

Councillor DeHart

- Attended, on behalf of Mayor and Council, the Cops for Kids Send Off.
- Attended on behalf of Mayor and Council, the Willowstone Academy ribbon cutting ceremony.
- Attended the Annual Firefighters Open House.
- Noted that the 55+ BC Games are Kelowna this week with the Opening Ceremony taking place on Wednesday, September 11th.

Councillor Stack

- Attended, on behalf of Mayor and Council, the 50th Anniversary Parkinson Society SuperWalk.

Mayor Basran

- Spoke to the 55+ BC Games being held in Kelowna and the record number of registered athletes participating; thanked David Graham, sports organizations and volunteers who were involved with putting this event together.

7. **Termination**

This meeting was declared terminated at 2:48 p.m.

Mayor Basran

/acm



City Clerk

DRAFT

CITY OF KELOWNA

BYLAW NO. 11711

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

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

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

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

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

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

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

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

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of LOT B, Section 30, Township 26, ODYD, PLAN EPP83554 located on Clement Ave, Kelowna, BC from the I2 – General Industrial and I4 – Central Industrial zones to the I4 – Central Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: Sept 16, 2019

RIM No. 0940-00

To: City Manager

From: Development Planning Department (AC)

Application: DP18-0112 **Owner:** PC Urban Clement Holdings Ltd., Inc. No. BC 1099980

Address: 816 Clement Ave **Applicant:** PC Urban – Shawn Oh

Subject: Development Permit Application

OCP Designation: IND- Industrial

Zoning: I4 – Central Industrial

1.0 Recommendation

THAT final adoption of Text Amendment Bylaw No. 11711 (TA18-0006) and Rezoning Bylaw No. 11712 (Z18-0059) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0112 for Lot B, Section 30, Township 26, ODYD, Plan EPP83554 located at 816 Clement Avenue, 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 a 2 storey light industrial building on Vaughan Avenue and a 3 storey light industrial building with upper floor offices on Clement Avenue.

3.0 Development Planning

Staff support the Development Permit application for the proposed industrial and commercial project. The form and character is consistent with the relevant Development Permit objectives and guidelines as well as consistent with the rezoning and text amendment bylaws previously approved by Council.

The form and character of the building and site layout is in keeping with the Comprehensive Development Permit Guidelines. Staff worked with the applicant to achieve appropriate façades with building accesses facing the public roads. Planning policies and the Development Permit guidelines typically encourage the front of buildings and front doors to face the street; however, in this case the buildings are achieving a double entrance façade treatment with access to the main interior parking lot while maintaining 'front door' feel along the public roads.



4.0 Proposal

4.1 Background

This site has had a long history of varied development proposals following the sale of the former BC Packing house. The rezoning report (Z18-0059) that went to Public Hearing on June 18th, 2019 outlined the previous proposals on this site. Since public hearing on the Rezoning and Text Amending bylaws, the applicant has been working to complete the final conditions including: road dedication, paying the off-site frontage improvements, and signing the engineering Servicing Agreement. These conditions have been satisfied resulting in consideration of the Development Permit.

4.2 Project Description

The application proposes two buildings. The south building fronting Clement Avenue accommodates double height units at grade with mezzanines and glazed overhead door facing north towards the parking area. The upper floor will consist of general office with an outdoor amenity area for employees. The north building fronting Vaughan Avenue is proposed to provide double height flex units which could accommodate a range of light industrial uses.

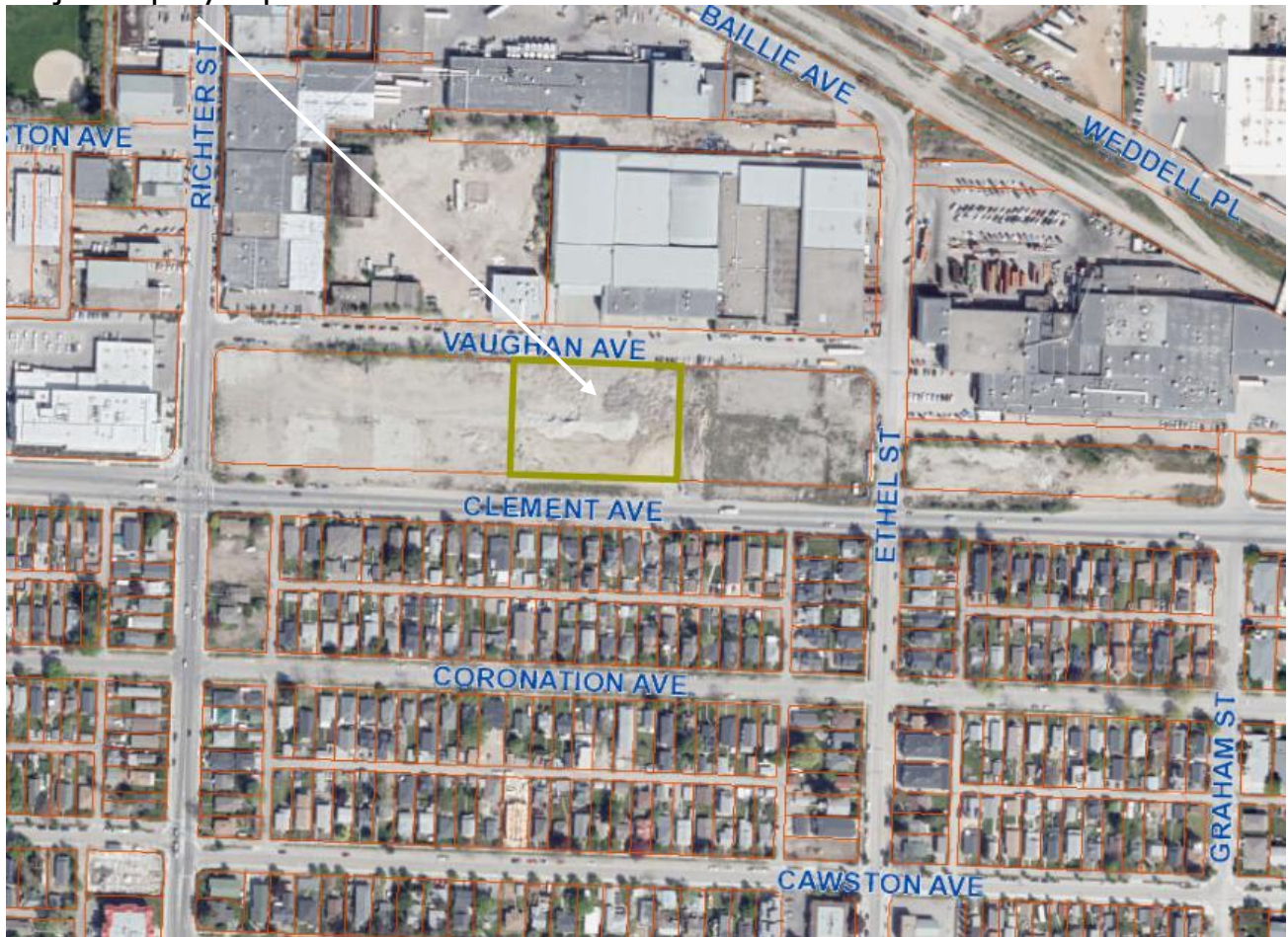
The Clement Avenue frontage incorporates a rhythm of solid and void architectural elements with transparent and opaque materials. These design



choices provide visual interest from the street as well as exposure for each tenant to individualize their space. Each unit entry is identified by wood lined framing elements that are reinforced by a recessed second storey balcony above them. These balconies provide south facing exposure with deep overhangs that shade the office windows from harsh summer sun while allowing access to the sun in winter and spring. Materials are robust and reinforce the industrial heritage that include: board-form concrete, tilt-up concrete, "weathered Zinc" prefinished metal cladding, with natural wood and weathered steel accents.

Plant materials were selected based on low-maintenance and attractive characteristics as well as low water requirements. The landscape plan was designed to be consistent with the landscape urban design guidelines including: providing year-round visual interest, practical functionality, and installing trees at a 1 shade tree per 4 parking stall ratio.

Subject Property Map: 816 Clement Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₄ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	3.0	0.78
Maximum Site Coverage (buildings)	75%	48%
Maximum Height	18.0 m	11.0 m
Minimum Front Yard (Vaughan)	0.0 m	0.0 m
Minimum Side Yard (west)	7.5 m	7.5 m
Minimum Side Yard (east)	0.0 m	0.0 m
Minimum Rear Yard (Clement)	0.0 m	1.85 m
Other Regulations		
Minimum Parking Requirements	94 stalls (4,708 m ² x 0.02)	94 stalls
Minimum Bicycle Parking	11 class 2 stalls	11 class 2 stalls
Minimum Loading Space	2.0 stalls	7 stalls

5.0 Current Development Policies

See Development Permit guidelines checklist attached to this report.

6.0 Technical Comments

None

7.0 Application Chronology

Date of Application Received: May 23rd, 2018
 Date Public Consultation Completed: Nov 3rd, 2018
 Date of Public Hearing: June 19th, 2019

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Laura Bentley, Urban Planning Manager
Approved for inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit No. DP18-0112
 Attachment B: Development Permit Guidelines Checklist

May 14, 2018

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

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

Dear Adam:

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

Introduction

The subject property is located at the northeast corner of Clement Avenue and Richter Street in Kelowna, BC (the “Property”). The Property is comprised of three legal lots that are approximately 5.34 acres (2.16 ha) in area combined and is currently zoned I2 (General Industrial) and I4 (Central Industrial).

In September 2017, PC Urban has applied to consolidate and subdivide the Property into two legal lots including a road dedication to the City: Lot A (1.21 ha) and Lot B (0.675 ha), and 0.277 ha of road – a 10-meter dedication to allow for widening of Clement Ave. In addition, we will be seeking to rezone the Property to I4 (Central Industrial) to allow for two light-industrial buildings on Lot B which complies with the current Official Community Plan (OCP) designation as Industrial (IND) land. In combination with the previously submitted mixed-use residential proposal on Lot A, this proposal compliments and completes the vision for this site. The transition from residential on Lot A to light-industrial on Lot B signifies the eastern boundary of residential zoning along Clement Avenue and maintains preservation of the industrial land.

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

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

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

Development Rationale

The development rationale is to construct two strata titled buildings that intensify this underutilized Property in the center of Kelowna. Our proposed form of development takes into consideration the current market conditions and responds to a severe lack of market supply of small bay light industrial space.

The project consists of two buildings. The main building fronting Clement Avenue accommodates double height units at grade with mezzanines and glazed overhead doors facing the interior "mews". The upper level consists of general office space with generous outdoor amenity areas for employees. The second building fronting Vaughan Avenue provides double height flex units which could accommodate a range of light industrial, retail, and office uses.

The units at the western end of each building are intended to house restaurant or café style uses to provide amenity for the employees of this development and the residents of surrounding areas. These uses will also help animate the shared lane access between the two phases.

In order to accommodate these uses we are seeking the following text amendments to the I4 zoning bylaw:

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

Design Rationale

Site Organization

The site is organized to provide maximum animation to the street frontages with Clement assuming the primary focus in the hierarchy. The “mews” environment, which accommodates all visitor and employee parking for the site, will act as the primary entry for all units and is heavily landscaped to provide a tranquil and enjoyable pedestrian environment. The outdoor dining areas for the two restaurants are oriented to receive south and western sun in Winter and Spring and will be shaded by Street trees in the hot summer months.

Form & Character

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

Materials are warm and robust and reinforce the industrial heritage and include Board Form and Tilt-Up concrete, “Weathered Zinc” prefinished metal cladding with Natural Wood and weathered steel accents.

Landscape Design Rationale

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

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

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

Civil & Storm Water Management

Draft civil drawings including Servicing, Grading, and ESC drawings have been included in the submission. A storm water management plan has also been included in the submission which proposes use of infiltration tanks for Lot A. Lot B will use an Oil Grit Separator, impermeable underground storage

tanks and discharge controlled runoff to the Lot A stormwater management system via an SRW in favour of Lot B. The storm sewer on Clement frontage of Lot B is far too shallow to connect the Lot B stormwater tank via gravity. Hence an SRW through Lot A allows for a connect to a deeper gravity outlet near Richter Street.

Summary

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

Thank you for your time and consideration. We look forward to advancing this application through the approval process. Please contact PC Urban should you require any additional information or would like to meet to discuss the application.

Respectfully submitted,

PC Urban Clement Holdings Ltd.



Shawn Oh
Assistant Development Manager

Development Permit DP18-0112



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

816 Clement Avenue, Kelowna, BC

and legally known as

Lot B, Section 30, Township 26, ODYD, Plan EPP83554

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

Industrial and Commercial USE as per Zoning Bylaw

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

Existing Zone: I4 – Central Industrial

Future Land Use Designation: IND - Industrial

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

Applicant: PC Urban – Shawn Oh

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$193,128.75 (estimate of \$154,503 x 125%)** or
- b) A certified cheque in the amount of **\$193,128.75 (estimate of \$154,503 x 125%)**

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.

5. 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.**

SCHEDULE

B

This forms part of application

DP18-0112

Planner
Initials AC



SCHEDULE

B

This forms part of application

DP18-0112

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Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING



SCHEDULE

B

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SCHEDULE

C

This forms part of application
DP18-0112



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DEVELOPMENT PLANNING

Clement Avenue - Phase 2

LANDSCAPE ARCHITECTURAL SET - RE-ISSUED FOR DEVELOPMENT PERMIT AUGUST 29, 2019

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME
L1.0	LANDSCAPE COVER PAGE
L1.1	LANDSCAPE CONCEPT PLAN
L2.0	PLANT MATERIALS AND SCHEDULE
L2.1	PLANTING PLAN
L3.0	IRRIGATION PLAN
L4.0	SOFTSCAPE DETAILS
L4.1	HARDSCAPE DETAILS
L4.2	FURNISHING DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF KELOWNA.

ALL PUBLIC REALM DETAILS TO CITY OF KELOWNA STANDARDS



connect
LANDSCAPE ARCHITECTURE

2305 Hemlock St, Vancouver BC, V6H 2V1
T 604 681 3303 F 604 681 3307
www.connectla.ca

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4	RE-ISSUED FOR DP	19-08-29
3	ISSUED FOR RP CLIENT REVIEW	19-07-24
2	ISSUED FOR RP CLIENT REVIEW	19-07-11
1	ISSUED FOR CLIENT REVIEW	19-05-10

REVISIONS

Clement Ave Phase 2

816 Clement Ave.
Kelowna, British Columbia

Scale:	1:500
Drawn:	KW
Reviewed:	DS
Project No.	06-668

LANDSCAPE COVER PAGE

0 8 15 M

L1.0

C



City of Kelowna
DEVELOPMENT PLANNING



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REVISIONS

Clement Ave Phase 2

816 Clement Ave.
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LANDSCAPE CONCEPT
GROUND LEVEL

L1.1



LANDSCAPE CHARACTER

- RUSTIC MATERIALS COMBINED WITH DROUGHT-TOLERANT PLANTS.
- ATTRACTIVE ORNAMENTAL GRASSES MIXED WITH NATIVE AND DROUGHT-TOLERANT SHRUBS AND PERENNIALS
- LOCAL MATERIALS, RIVER COBBLE, BOULDERS



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SUN EXP.
Trees						
	19	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
	13	<i>Fagus sylvatica</i> 'Dawyc Gold'	Columnar Golden Beech	6cm cal. 1.8m std. Full braching B&B	As Shown	○●
	9	<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Prairie Spire Ash	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
	4	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	7cm cal. 1.8m std. Full braching B&B	As Shown	○●
Shrubs						
	117	<i>Berberis</i> 'Ruby Glow'	Dwarf Red Barberry	#3 pot	@600mm O.C.	○
	14	<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Dogwood	#2 pot	@750mm O.C.	○●
	182	<i>Cotoneaster dammeri</i>	Little Leaf Cotoneaster	#2 pot	@600mm O.C.	○●
	82	<i>Ericameria nauseosus</i>	Rabbit Bush	#2 pot	@600mm O.C.	○●
	114	<i>Picea abies</i> 'Nidiformus'	Bird's Nest Spruce	#2 pot	@600mm O.C.	○●
	98	<i>Symphoricarpos albus</i>	Snowberry	#3 pot	@600mm O.C.	○●
Ornamental Grasses						
	48	<i>Calamagrostis x Acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 pot	@750mm O.C.	○●
	74	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	#2 pot	@750mm O.C.	○●
	60	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 pot	@600mm O.C.	○
Perennials						
	6	<i>Achillea millefolium</i>	Yarrow	10cm pot	@450mm O.C.	○
	56	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	@600mm O.C.	○●
	24	<i>Rudbeckia triloba</i>	Browneyed Susan	#1 pot	@600mm O.C.	○

SCHEDULE

C

This forms part of application
DP18-0112

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING

Full Sun ○ Part Sun / Shade ● Shade ●

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REVISIONS

Clement Ave Phase 2

816 Clement Ave.
Kelowna, British Columbia

Scale:	1:500
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PLANT MATERIALS
& SCHEDULE

SCHEDULE

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DP18-0112

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING

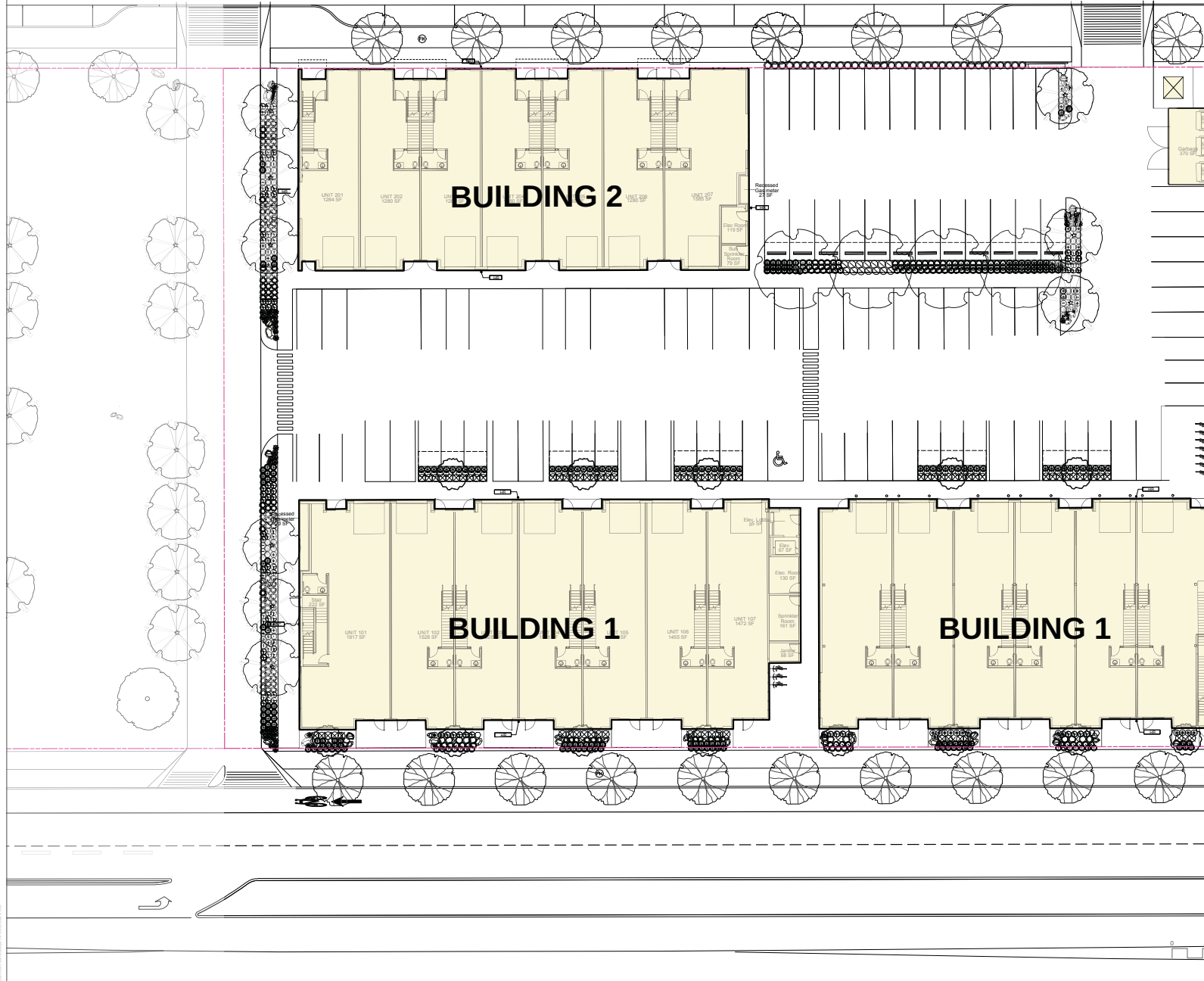


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Kelowna, British Columbia

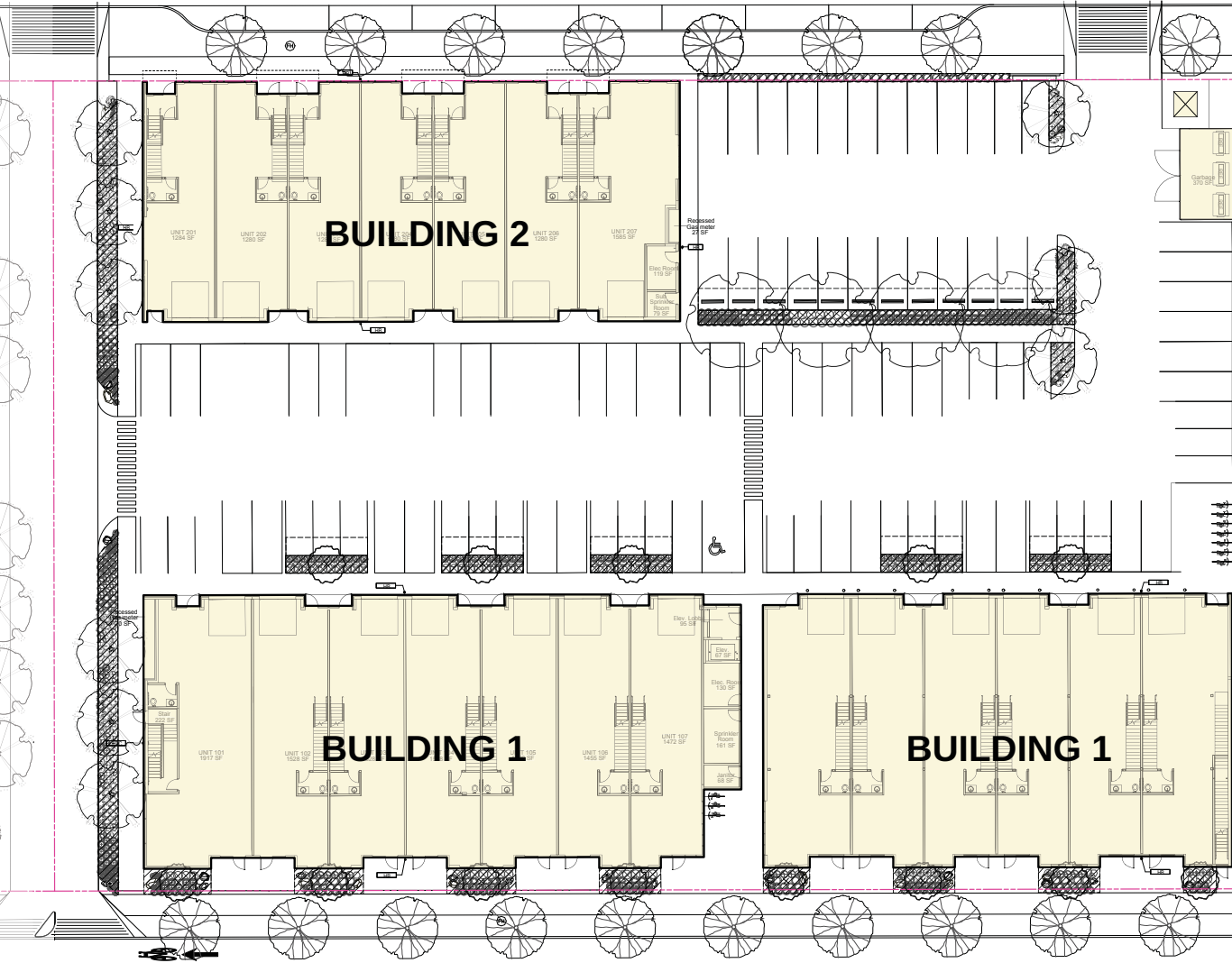
Scale: 1:150
Drawn: KW
Reviewed: DS
Project No. 06-668

PLANTING PLAN

L2.1

DESIGN-BUILD IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
a. MATERIALS SECTION 88: ALL PIPE TO BE MINIMUM CLASS 200
b. MATERIALS SECTION 86: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD. WINTERIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



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REVISIONS

Clement Ave Phase 2

816 Clement Ave.
Kelowna, British Columbia

Scale:	1:150
Drawn:	KW
Reviewed:	DS
Project No.	06-668

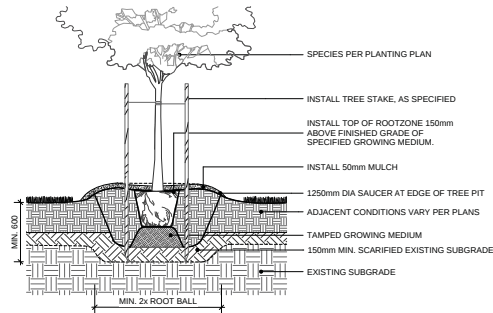
IRRIGATION PLAN

SCHEDULE C

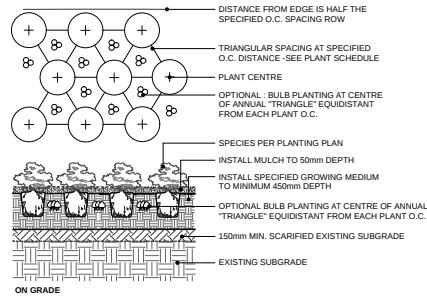
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Planner
Initials AC

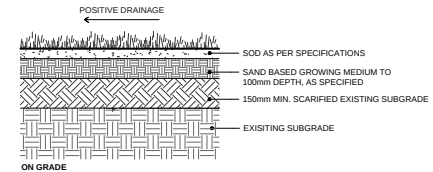
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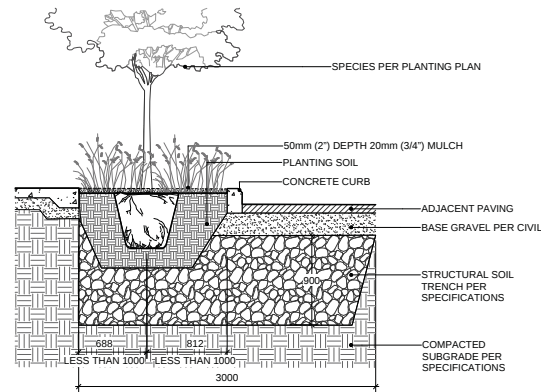
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



3 SOD LAWN (TYPICAL)
Scale: 1:10



NOTE:
1. MINIMUM 10m³ STRUCTURAL SOIL PER TREE.

4 TREE PLANTING WITH STRUCTURAL SOIL
Scale: 1:20

SCHEDULE C

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DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

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REVISIONS		

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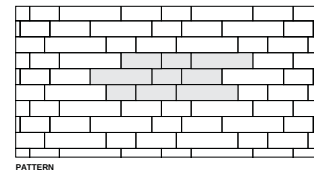
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SOFTSCAPE DETAILS

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1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10

3 COBBLE ROCK AND BOULDER ON GRADE (TYPICAL)
Scale: 1:10



BRIDGEWOOD SLAB PAVER MANUFACTURED BY BARKMAN CONCRETE LTD.
COLOUR: WEATHERED GREY
PATTERN RUNNING BOND
SIZE: 890MM X 250MM X 51MM (35.04" X 9.84" X 2")
595MM X 250MM X 51MM (23.43" 9.84" X 2")
440MM X 250MM X 51MM (17.32 X 9.84 X 2")
REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION



2 PEDESTRIAN SLAB PAVERS ON GRADE (TYPICAL)
Scale: 1:10

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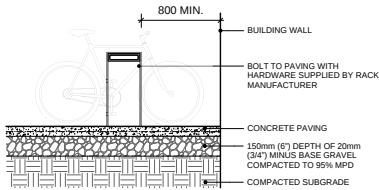
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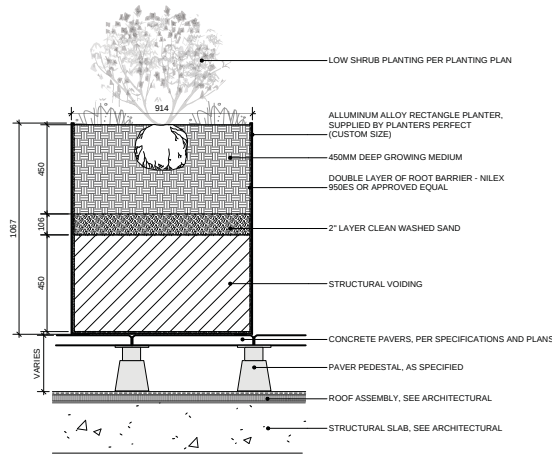
HARDSCAPE DETAILS



BIKE RACK MANUFACTURED BY STREETLIFE
 MODEL: BP-35-PC
 SIZE: 750MM X 350MM (30" X 14")
 FINISH: STEEL DOUBLE POWDER COATED GREY
 REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION



1 BIKE RACK (TYPICAL)
 Scale: 1:20



2 PLANTER
 Scale: 1:10

PLANTERS PERFECT RECTANGLE SERIES
 CUSTOM SIZES
 MATERIAL: ALUMINUM
 FINISH & COLOUR: POWDERCOAT 'PEWTER'



SCHEDULE C

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 # DP18-0112

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 Initials

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FURNISHING DETAILS

ON-SITE LANDSCAPE COST ESTIMATE

PROJECT: Clement Phase 2
 DATE: August 29, 2019
 PREPARED BY: Katharine Walker
 REVIEWED BY: David Stoyko



2305 Hemlock St
 Vancouver, B.C. V6H 2V1
 Phone: (604) 681-3303 Fax: 681-3307

LANDSCAPE

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL \$
1	FURNISHINGS				
1.1	BIKE RACKS	EA	10	\$2,000	\$20,000
2	PAVING				
2.1	CIP CONCRETE	/M2	570	\$60	\$34,200
2.2	UNIT PAVERS	/M2	370	\$75	\$27,750
2.3	DECORATIVE ROCK AND BOULDERS	/M2	85	\$40	\$3,400
3	PLANTING				
3.1	DECIDUOUS TREES	EA	26	\$750	\$19,500
3.2	PLANTING (INC. GROWING MEDIUM IRRIGATION)	/M2	295	\$100	\$29,500
SUB TOTAL					\$134,350
15% Contingency					\$20,153
TOTAL					\$154,503

NOTES:

1. CONNECT LANDSCAPE ARCHITECTURE INC., DOES NOT GUARANTEE THE ACCURACY OF THESE ESTIMATES.
2. COSTS ARE PRELIMINARY ONLY AND ARE BASED ON CONNECT LANDSCAPE ARCHITECTURE INC., DP DRAWINGS DATED AUGUST 2019.
3. THE COST OF WORK AND TIME ESTIMATES PROVIDED ARE SUBJECT TO CHANGE IN UNIT PRICES AND THE VOLATILITY OF TRADES AND AS SUCH COSTS ARE CONTINGENT UPON FACTORS WHICH CONNECT LANDSCAPE ARCHITECTURE HAS NO CONTROL.
4. EXACT COSTS TO BE DETERMINED ONLY WHEN TENDERS HAVE BEEN RECEIVED FOR THE WORK.
5. EXCLUSIONS INCLUDE, BUT NOT LIMITED TO: SITE SERVICING (CIVIL/ELECTRICAL), ROAD AND CURB RENOVATION, DEMOLITION, OFF-SITE DISPOSAL, CONTAMINATED MATERIALS, LIGHTING, MAINTENANCE, ROUGH GRADING AND CONSULTANT FEES.
6. COSTS REFLECTS 2016 PRICES AND INCLUDES DELIVERY AND INSTALLATION, UNLESS OTHERWISE NOTED.

SCHEDULE		C
This forms part of application # DP18-0112		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



REV	DATE	DESCRIPTION	BY
SCALE	DATE	Issue Date	PROJECT NUMBER
PROJECT NUMBER	DATE	Issue Date	PROJECT NUMBER
FILE PATH	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER

PCurban
property re-imagined™

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Clement Ave

810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Cover Page

SCHEDULE

This forms part of application
DP18-0112

Planner Initials **AC**

City of **Kelowna**
DEVELOPMENT PLANNING

A & B

PROJECT TEAM:

MANAGER PC Urban
1100 West George Street, Vancouver, BC
P. 604.282.8885
D. 604.282.8885

ARCHITECTS Taylor Kurtz
Architecture + Design Inc.
102-1154 Glen Drive, Vancouver, BC
P. 604.583.3400 / F. 604.583.1294
Craig Taylor, Architect (ABC) / Paula Murphy

STRUCTURAL ENGINEER WSB Consulting Engineers
118-8055 Hastings Drive, Burnaby, BC
P. 604.423.0750 / F. Karen Latham

MECHANICAL ENGINEER Bycar Engineering
1154-768-123rd Street, Surrey, BC
Paul Dzung

ELECTRICAL ENGINEER Nemetz (S/A) & Associates Ltd.
2029 West 4 Ave., Vancouver, BC
P. 604.735.5562
Doreen Newman

CIVIL ENGINEER TRUE Consulting
203-575 Raymer Ave., Kelowna, BC
P. 250.861.8783
Don Miler

LANDSCAPE ARCHITECT Connect Landscape Architecture
2205 Hemlock Street, Vancouver, BC
P. 604.681.3303
David Doyle

ENVELOPE CONSULTANT gta Architecture Ltd.
340-1885 Springfield Road, Kelowna
P. 250.879.1688
Mark Ashton

PARKING SUMMARY:

Total Parking Required: 2 stalls/100m² 108*
Total Parking Provided: 94
Accessible Stall 12'-0" x 18'-0" 1
Regular Stall 9'-0" x 18'-0" 33
Small Car Stall 5'-0" x 16'-0" 7
Loading 12' x 2' 7

*Not incl. services rooms/entrances

BICYCLE PARKING SUMMARY:

Total Class B Parking Required: 0.3 spaces/100m² 11
Total Parking Provided: 11

LOADING SUMMARY:

Total Loading Bays Required: 2
Grade Bay 1 space/1900m² 2
Total Loading Bays Provided: 2
Grade Bay 1 space/1900m² 7

BUILDING CODE SUMMARY:

BCBC 2018 Parts 3-6
3.1.2 BUILDING CLASSIFICATION:
3.1.2.1 CLASSIFICATION BY OCCUPANCY:
PROPOSED: GROUP F2 INDUSTRIAL - MANUFACTURING (F2, 10% of GFA)
GROUP D BUSINESS & PERSONAL SERVICES (D, 90% of GFA)
3.1.3 MULTIPLE OCCUPANCY REQUIREMENTS:
3.1.3.1 SEPARATION OF MAJOR OCCUPANCIES:
NO SEPARATION REQUIRED BETWEEN F2 AND D MAJOR OCCUPANCIES
3.1.7 OCCUPANT LOAD:
OCCUPANT LOAD:
Area Classification (BCBC 3.1.17.1)

Occupancy	Level	Area (sq m)	Area / Occupant (sq m)	Occupants
B1 - main floor	L1	20,220	1,878	207
B1 - mezz	L1	7,070	657	69
B1 - office	L1	13,980	1,200	83
B2 - main floor	L1	12,980	881	83
B2 - second floor	L2	4,550	426	44
TOTAL AREA		55,760	5,122	583

3.2.2 BUILDING SIZE & CONSTRUCTION
3.2.2.5 HEIGHT & AREA:
BUILDING HEIGHT: 2 STOREYS
BUILDING AREA: 55,760 (55,760)
BUILDING 2: 2 STOREYS
BUILDING AREA: 17,309 (17,309)
3.2.2.6 MAXIMUM MAJOR OCCUPANCIES:
GROUP F2 - MOST RESTRICTIVE MAJOR OCCUPANCY APPLIES TO WHOLE BUILDING GROUP D
3.2.2.3 CRACKS, SPALLS:
EXISTING CRACKS, SPALLS: 900mm HIGH NOT CONSIDERED A BARRIER
3.2.2.4 STREETS:
BUILDING FACED 3 STREETS
3.2.2.5 AUTOMATIC SPRINKLER SYSTEM REQUIRED
3.2.2.6 GROUP D, UP TO 4 STOREYS, 480 SQ. M, SPRINKLERED
SPRINKLERED THROUGHOUT
CONSTRUCTION NON-COMBUSTIBLE
FLOOR ASSEMBLIES: 45MIN FIRE SEPARATION REQUIRED
MEZZANINES: 1HR FIRE SEPARATION REQUIRED
LOADBEARING WALLS, COLUMNS & ARCHES: FRM NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY
3.2.2.7 GROUP D, UP TO 4 STOREYS, 480 SQ. M, SPRINKLERED
SPRINKLERED THROUGHOUT
CONSTRUCTION NON-COMBUSTIBLE
FLOOR ASSEMBLIES: 45MIN FIRE SEPARATION REQUIRED
MEZZANINES: 45MIN FIRE SEPARATION REQUIRED
LOADBEARING WALLS, COLUMNS & ARCHES: FRM NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY

3.2.3 SPATIAL SEPARATION AND EXPOSURE PROTECTION
3.2.3.1 LIMITING DISTANCE AND UNPROTECTED EXPOSURE: (Table 3.2.3.1.1)
SPATIAL SEPARATION CALCULATIONS

LOC.	LIMIT DISTANCE (m)	WALL ALLOW. AREA (sqm)	WALL ALLOW. PROP. (sqm)	CONSTRUCTION REQUIREMENTS (Table 3.2.3.1.1.1)
E-PL-1.1	5.2	189	0%	0
E-PL-1.2	5.2	87	0%	0
E-PL-1.3	46.5	117	100%	0.25m
E-PL-1.4	46.5	42	100%	0.25m

3.2.3.2 SPATIAL SEPARATION CALCULATIONS
3.2.3.2.1 UNPROTECTED EXPOSURE: (Table 3.2.3.2.1.1)
SPATIAL SEPARATION CALCULATIONS

LOC.	LIMIT DISTANCE (m)	WALL ALLOW. AREA (sqm)	WALL ALLOW. PROP. (sqm)	CONSTRUCTION REQUIREMENTS (Table 3.2.3.2.1.1)
W-PL-1.1	7.5	189	32%	0.25m
W-PL-1.2	7.5	87	32%	0.25m
W-PL-1.3	7.5	117	44%	0.25m
W-PL-1.4	7.5	42	44%	0.25m

3.2.4 FIRE ALARM & DETECTION SYSTEMS
3.2.4.1 FIRE ALARM REQUIRED
3.2.4.2 SINGLE SYSTEM SHALL SERVE ALL OCCUPANCIES
3.2.4.3 1/10 PERMITTED TO BE SINGLE OR 2
SINGLE STAFF SYSTEM PROPOSED
3.2.4.4 ALARM SIGNAL FOR MORE THAN 20 MIN.
3.2.4.5 CENTRAL MONITORING REQUIRED
TENANT TO PROVIDE MONITORING
3.2.4.6 ANNUNCIATOR AND ZONE INDICATION REQUIRED
LOCATED IN BUILDING 1 ELEVATOR LOBBY
3.2.5 PROVISIONS FOR FIRE FIGHTING
3.2.5.1 FIRE DEPARTMENT ACCESS ROUTE REQUIRED (PROVIDED)
3.2.5.2 ALTERNATE PATH FROM VEHICLE TO ENTRANCE TO NOT MORE THAN 45m
3.2.5.3 STANDPIPE SYSTEMS NOT REQUIRED
3.2.5.4 AUTOMATIC SPRINKLER SYSTEMS REQUIRED, COMPLY WITH NFPA-13
3.2.5.5 FIRE DEPARTMENT CONNECTION REQUIRED FOR PERMANENT SYSTEM
WALL OUTSIDE UNIT 20'
3.2.7 LIGHTING AND EMERGENCY POWER SYSTEMS
3.2.7.1 MINIMUM LIGHTING REQUIREMENTS ALL EXITS
CORRIDORS PROVIDING ACCESS TO EXIT
3.2.7.2 EMERGENCY LIGHTING
EXITS, SERVICE ROOMS, WASHROOMS, CORRIDORS, WAREHOUSE
3.2.7.3 EMERGENCY POWER FOR LIGHTING
BATTERY PACKS, MIN. 30 MINUTES

3.2.3.3 MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLY NOT APPLICABLE
3.2.3.4 SEPARATION OF FLOOR SPACE IS PERMITTED WITH FLOOR SPACE CONSIDERATION PROVIDED
3.2.3.5 INTERCONNECTED FLOOR SPACE IS PERMITTED THROUGH THE FLOOR ARE USED ONLY FOR STAIRWAYS, ESCALATORS OR MOVING WALKS WHERE THE BUILDING AREA IS NOT MORE THAN ONE HALF OF THE AREA PERMITTED BY SUBSECTION 3.2.3.2
3.2.3.6 THE INTERCONNECTED FLOOR SPACE CONTAINS ONLY GROUP F2 AND D MAJOR OCCUPANCIES
3.3 SAFETY WITHIN FLOOR AREAS
3.3.1 PUBLIC CORRIDOR SEPARATIONS, NOT APPLICABLE
3.3.1.2 CORRIDORS: MINIMUM WIDTH 1100mm
7.100 EXC CORRIDORS NOT TO EXCEED 6m LONG
3.3.1.3 DOOR SWING:
DOORS PROVIDING ACCESS TO EXIT FROM ROOMS WHERE OCCUPANT LOAD EXCEEDS 50 PERMITTED IN DIRECTION OF TRAVEL TO EXIT
3.3.1.4 EXITS:
3.3.1.4.1 EXITS PROVIDED FROM ALL FLOOR AREAS
3.3.1.4.2 GREATER THAN 200 SQ. M, 200 SQ. M FOR D
3.3.1.5 MEANS OF EGRESS FROM MEZZANINES
1) SAME AS 3.4.2.1
3.3.1.6 DISTANCE BETWEEN EXITS
1) HALF OF MAXIMUM DIAGONAL DISTANCE ACROSS FLOOR AREA (NOT LESS THAN 9m)
3.3.1.7 MINIMUM REQUIRED DISTANCE BETWEEN EXITS: 1500mm
PROPOSED DISTANCE BETWEEN EXITS: 40m
3.3.1.8 MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 45M (111 FT) - GROUP D, FULLY SPRINKLERED
3.3.1.9 MIN. 1.81M DOOR AT ALL ENTRANCES ARE REQUIRED TO CONFORM TO EXIT REQUIREMENTS
CORRIDORS PROVIDING ACCESS TO EXIT
EXITS, SERVICE ROOMS, WASHROOMS, CORRIDORS, WAREHOUSE
3.3.1.10 EMERGENCY POWER FOR LIGHTING
BATTERY PACKS, MIN. 30 MINUTES

3.4.3.2 EXT WIDTH CALCULATIONS:
BUILDING 1
OCCUPANTS - 207
DOORS: 207 x 6.1mm = 1,263mm
STAIRS: 207 x 8.1mm = 1,689mm
MEZZANINE
OCCUPANTS - 69
DOORS: 69 x 6.1mm = 421mm
STAIRS: 69 x 8.1mm = 562mm
OCCUPANTS - 140
DOORS: 140 x 6.1mm = 854mm
STAIRS: 140 x 8.1mm = 1,138mm
BUILDING 2
LEVEL 1
OCCUPANTS - 207
DOORS: 207 x 6.1mm = 1,263mm
STAIRS: 207 x 8.1mm = 1,689mm
MEZZANINE
OCCUPANTS - 69
DOORS: 69 x 6.1mm = 421mm
STAIRS: 69 x 8.1mm = 562mm
OCCUPANTS - 140
DOORS: 140 x 6.1mm = 854mm
STAIRS: 140 x 8.1mm = 1,138mm
BUILDING 2
LEVEL 1
OCCUPANTS - 93
DOORS: 93 x 6.1mm = 567mm
STAIRS: 93 x 8.1mm = 744mm
LEVEL 2
OCCUPANTS - 44
DOORS: 44 x 6.1mm = 268mm
STAIRS: 44 x 8.1mm = 352mm
PROVIDED:
LEVEL 1
OCCUPANTS - 93
DOORS: 93 x 6.1mm = 567mm
STAIRS: 93 x 8.1mm = 744mm
LEVEL 2
OCCUPANTS - 44
DOORS: 44 x 6.1mm = 268mm
STAIRS: 44 x 8.1mm = 352mm
3.4.3.3 MIN WIDTH OF EXITS
EXIT CORRIDORS: 1000mm RAMP 1100mm, STAIRS 1100mm, DOORWAYS 800mm
3.4.3.4 HEADROOM CLEARANCE
1) MINIMUM HEIGHT OF EXITS, STAIRS, LANDINGS: 2000mm
2) DOORWAYS: 2000mm
3) DOOR CLOSERS: 1800mm
3.4.4.1 1) EXITS ARE SEPARATED FROM REMAINDER OF BUILDING BY 2 HOUR FIRE SEPARATION
3.4.5.1 1) EXITS SIGNS PROVIDED

3.6 SERVICE FACILITIES
3.6.1 FIRE SEPARATIONS AROUND SERVICE ROOMS
3.6.2 FIRE SEPARATIONS SHALL BE LOCATED IN SERVICE ROOMS TO 1 HR FR
3.6.3 FIRE SEPARATION DOES NOT APPLY TO NON-HAZARDOUS SERVICE EQUIPMENT, AND EQUIPMENT NOT RELATED TO FIRE SAFETY SYSTEMS
3.7 HEALTH REQUIREMENTS
3.7.2 PLUMBING FACILITIES: ONE UNIVERSAL BATHROOM ARE PROVIDED
* ACTUAL NUMBER OF WC WILL BE SUBJECT TO TENANT IMPROVEMENT
3.8 ACCESSIBILITY
3.8.1 ACCESS PATH OF TRAVEL IS PROVIDED TO ALL AREA ON LEVEL
3.8.2 ACCESSIBLE ENTRANCES ARE PROVIDED WITH ACCESSIBLE PATH OF TRAVEL TO MAIN ENTRANCE
3.8.2.7 POWER OPERATION REQUIRED AT ACCESSIBLE MAN ENTRANCES IN UNITS 201, 202, 203, 204, 205, 206, 207
3.8.2.8 ALL WASHROOMS PROVIDED ARE ACCESSIBLE

PARKING DIMENSIONS:

Type Parking Dimensions:
Typ. Regular Parking Stall: 2.5 x 5m
Typ. Small Car Stall: 2.0 x 4.5m
Typ. Accessible Stall: 6m x 3.7m
Typ. Drive Aisle Width: 22'-0" (7.0m)
Typ. Drive Aisle Proposed: 22'-0" (7.0m)

AREA SUMMARY (GFA BY BUILDING AND LEVEL):

Building	Area (SF)	Area (M)
Ground Floor Level	20,220 SF	1878 m ²
Building 1	7,070 SF	657 m ²
Mezz	1,261 SF	117 m ²
Second Floor - Building 1	3,950 SF	370 m ²
Ground Floor Level	9,270 SF	861 m ²
Building 2	4,550 SF	426 m ²
Mezz	1,380 SF	128 m ²
Second Floor - Building 2	5,370 SF	494 m ²

OCCUPANT LOAD:

Office	77 Occupants
Industrial	77 Occupants

SITE COVERAGE/ BUILDING AREA:

Lot Coverage (Net): 6746.621 sqm (72,620.82 sq ft)
Permitted: 48%
Allowed: 7%

AREA SUMMARY (NET FLOOR AREA BY BUILDING AND LEVEL):

Building Area (SF) Area (M)
Ground Floor Level
Building 1 20,220 SF 1878 m²
Mezz 7,070 SF 657 m²
Second Floor - Building 1 3,950 SF 370 m²
Ground Floor Level
Building 2 9,270 SF 861 m²
Building 2 4,550 SF 426 m²
Mezz 1,380 SF 128 m²
Second Floor - Building 2 5,370 SF 494 m²

ZONING SUMMARY:

LEGAL DESCRIPTION: Lot B, Plan EPR83554, Section 30, Township 25, Range 10N, EPR83554, Kelowna (Kelowna) Yab
Front Yard Setback (Vaughan Ave): Proposed: 0m Required: 0.5m
Side Yard Setback (West): Proposed: 7.5m Required: 7.5m
Side Yard Setback (East): Proposed: 0m Required: 0m
Rear Yard Setback (Clement): Proposed: 1.85m Required: 0m
EASEMENTS: TSA
ZONE: 14
USES: Industrial, Commercial, Restaurant, Office
Height: Proposed: 10.97m (36' 10") Permitted: 10m (40')

FSR SUMMARY:

Occupancy Legend:
Office
Industrial
Commercial
Exclusion
Site Area: 6746.621 sqm (72,620.82 sq ft)
Max FSR Permitted: 3.00
Total FSR Proposed: 6.78
Max FSR Area Permitted: 217,880 SF
Max FSR Area Proposed: 58,323 SF
Total FSR by Occupancy:
Office: 13,992 SF
Industrial: 41,146 SF
Exclusion: 18,967 SF

FSR BREAKDOWN/ GROSS BY LEVEL:

Ground Floor Level	B1-COMMON	661 SF
Ground Floor Level <th>B1-INDUSTRIAL</th> <th>2074 SF</th>	B1-INDUSTRIAL	2074 SF
Ground Floor Level <th>B2-INDUSTRIAL</th> <th>971 SF</th>	B2-INDUSTRIAL	971 SF
Ground Floor Level <th>EXCLUSION</th> <th>988 SF</th>	EXCLUSION	988 SF
Mezz <th>B1-COMMON</th> <th>414 SF</th>	B1-COMMON	414 SF
Mezz <th>B2-INDUSTRIAL</th> <th>704 SF</th>	B2-INDUSTRIAL	704 SF
Second Floor - Building 2 <th>B2-INDUSTRIAL</th> <th>498 SF</th>	B2-INDUSTRIAL	498 SF
Mezz <th>EXCLUSION</th> <th>1688 SF</th>	EXCLUSION	1688 SF
Second Floor - Building 1 <th>B1-COMMON</th> <th>360 SF</th>	B1-COMMON	360 SF
Second Floor - Building 1 <th>B1-OFFICE</th> <th>1281 SF</th>	B1-OFFICE	1281 SF

GRAPHIC & SYMBOL LEGEND:

Existing construction, to be retained
Existing construction, to be demolished
New stud wall, construction as indicated
New insulated stud wall, construction as indicated
Room Tag
Door / Window Tag
Wall / Floor / Roof Type Tag
Material / Finish Keynote Tag
Miscellaneous Tag
Specialty Equipment Tag
House Bib
Fire Hydrant
Manhole Cover
Catch Basin
Detail Reference
Wall / Detail Section Reference
Interior Elevation Reference
Level Reference
Spot Elevation (Relative to Topographical Survey)
Spot Elevation (Relative to Project Base)
North Arrow
Ceiling Type Tag

FSR LEGEND:

L1
L1 MEZ
L2
L2

SCHEDULE A & B
This forms part of application # DP18-0112
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING

PCURBAN
property re-imagined
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
Clement Ave
810 Clement Ave • 815 Vaughan Ave, Kelowna, BC
Project Data
A000
35

816 Clement Ave- Parking Calculation


B1 Flex	101	102	103	104	105	106	107	108	109	110	111	112	113	Total
Ground (s.f.)	1,774	1,440	1,440	1,440	1,440	1,363	1,374	1,628	1,369	1,369	1,369	1,369	1,542	18,917
Mezz (s.f.)	663	499	499	499	499	475	477	569	475	475	475	475	496	6,576
Total (s.f.)	2,437	1,939	1,939	1,939	1,939	1,838	1,851	2,197	1,844	1,844	1,844	1,844	2,038	25,493

B1 Office	201	202	203	204	205	206	207	208	209	210	211	212	213	Total
Total (s.f.)	1,237	937	937	937	937	888	1,310	1,386	888	888	888	888	995	13,116

B2 Flex	201	202	203	204	205	206	207	Total
Ground (s.f.)	1,073	1,116	1,116	1,116	1,116	1,116	1,384	8,037
Mezz (s.f.)	522	547	547	547	547	547	774	4,031
Total (s.f.)	1,595	1,663	1,663	1,663	1,663	1,663	2,158	12,068

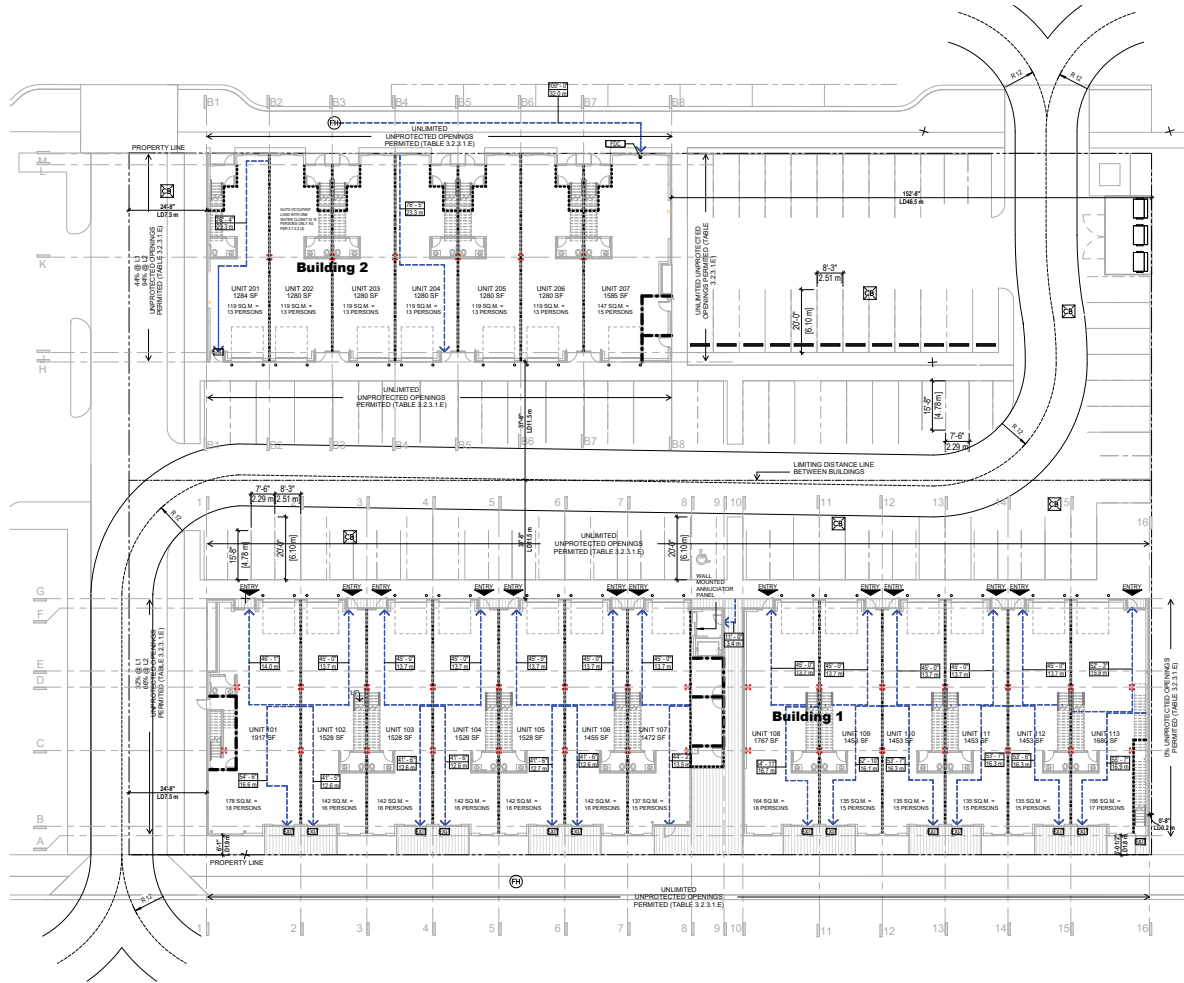
Building Total (sf) 50,677

Required Parking **94**

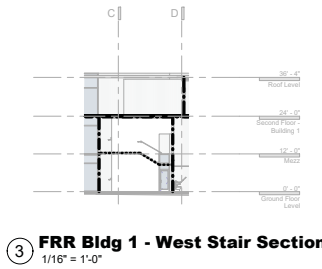
SCHEDULE		A & B
This forms part of application		
# DP18-0112		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

SYMBOL LEGEND

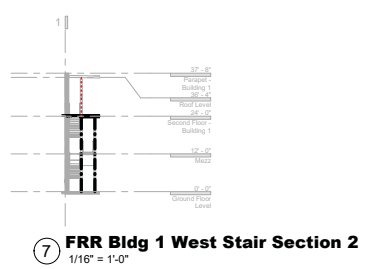
1/16" = 1'-0"
 1/16" = 1'-0"
 1/16" = 1'-0"
 1/16" = 1'-0"



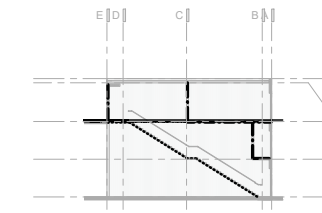
① **Site Plan**
 1/16" = 1'-0"



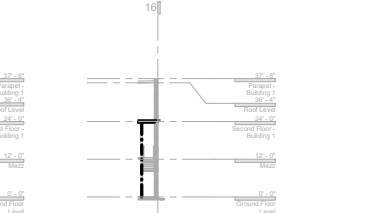
③ **FRR Bldg 1 - West Stair Section 1**
 1/16" = 1'-0"



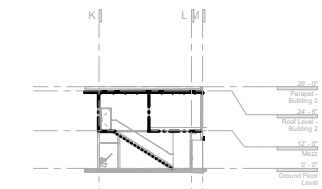
⑦ **FRR Bldg 1 West Stair Section 2**
 1/16" = 1'-0"



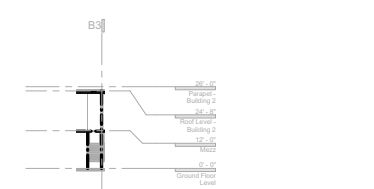
② **FRR Bldg 1 - East Stair Section 1**
 1/16" = 1'-0"



⑥ **FRR - Bldg 1 East Stair Section 2**
 1/16" = 1'-0"



④ **FRR Bldg 2 - Section 1**
 1/16" = 1'-0"



⑤ **FRR Bldg 2 - Section 2**
 1/16" = 1'-0"

REV	DATE	DESCRIPTION	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR
1							

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TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC

Clement Ave
 810 Clement Ave • 815 Vaughan Ave,
 Kelowna, BC

Code Compliance
 Drawings

A01

SCHEDULE A & B

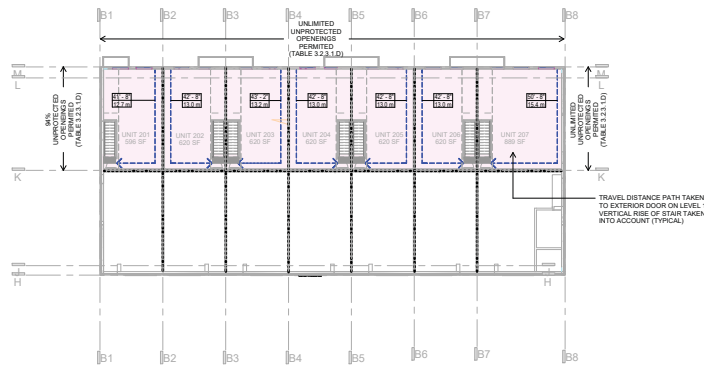
This forms part of application
 # DP18-0112

City of Kelowna
 DEVELOPMENT PLANNING

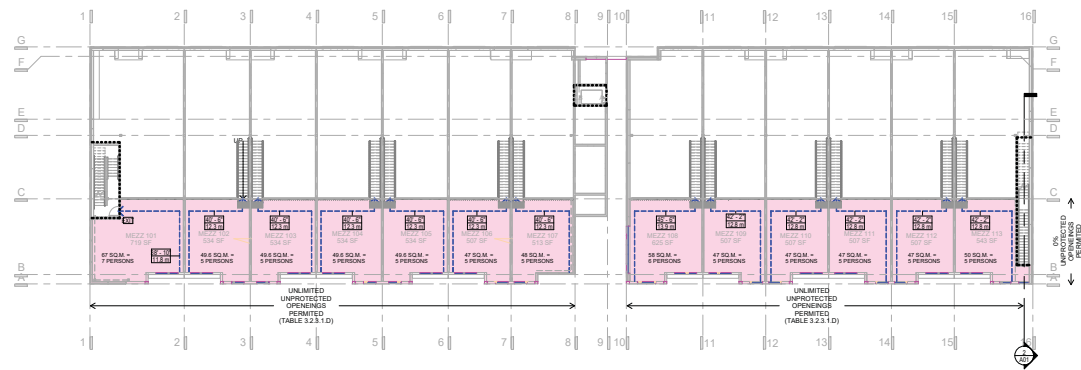
Planner Initials **AC**

SYMBOL LEGEND

FBI Assembly - 30m
FBI Separation - 30m
FBI Separation - 10m
Travel Distance Path
Distance Meter



① Mezz Level - Code Compliance
1/16" = 1'-0"



② Second Floor - Code Compliance
1/16" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION
1	1/18/2018	Issue Date
2	1/18/2018	Issue Date
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pcurban
property re-imagined

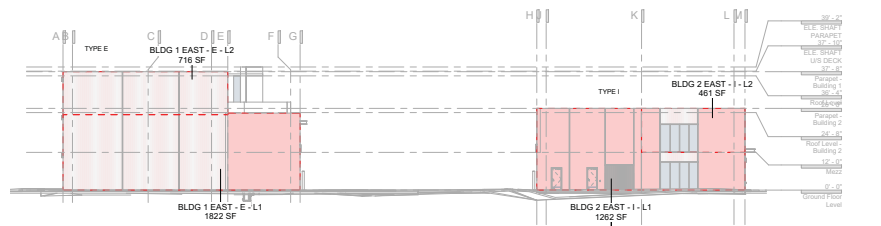
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Code Compliance
Drawings

A02



Bldgs 1 & 2 - East Elevation - Unprotected

① Openings
1/16" = 1'-0"

BLDG 1 E EXPOSED FACE AREAS			
FIRE COMPARTMENT (RED OUTLINE)	AREA (SF)	AREA (SM)	
BLDG 1 EAST - E - L1	1822 SF	169 SF	
BLDG 1 EAST - E - L2	716 SF	67 SF	

BLDG 1 E OPENING AREAS			
OPENING (Gray Areas)	Count	AREA (SF)	AREA (SM)

BLDG 1 EAST - MOST RESTRICTIVE % UNPROTECTED OPENINGS - GROUP F2

UNIT TYPE E LEVEL 1 + MOST RESTRICTIVE FIRE COMPARTMENT
PERCENTAGE UNPROTECTED OPENINGS PERMITTED
(TABLE 3.2.2.1.5)

PERCENTAGE CALCULATION OPENINGS PROVIDED
(OPENINGS/EXPOSED FIRE COMPARTMENT FACE AREA * 100)

0%

BLDG 2 E EXPOSED FACE AREAS			
FIRE COMPARTMENT (RED OUTLINE)	AREA (SF)	AREA (SM)	
BLDG 2 EAST - E - L1	1262 SF	117 SF	
BLDG 2 EAST - E - L2	461 SF	43 SF	

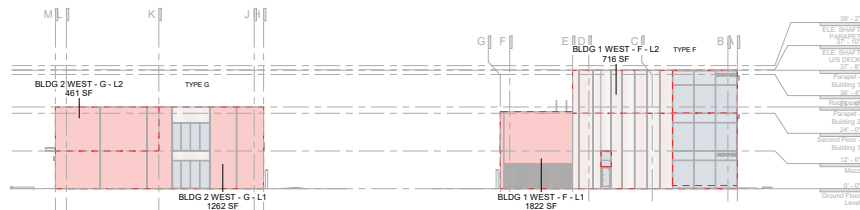
BLDG 2 E OPENING AREAS			
OPENING (Gray Areas)	Count	AREA (SF)	AREA (SM)
BLDG 2 E - L1	1	108 SF	10 SF
BLDG 2 E - L2	1	108 SF	10 SF

BLDG 2 EAST - MOST RESTRICTIVE % UNPROTECTED OPENINGS - GROUP F2

UNIT TYPE L LEVEL 1 + MOST RESTRICTIVE FIRE COMPARTMENT
PERCENTAGE UNPROTECTED OPENINGS PERMITTED
(TABLE 3.2.2.1.5)

PERCENTAGE CALCULATION OPENINGS PROVIDED
(OPENINGS/EXPOSED FIRE COMPARTMENT FACE AREA * 100)

100%



Bldgs 1 & 2 - West Elevation - Unprotected

③ Openings
1/16" = 1'-0"

BLDG 1 W EXPOSED FACE AREAS			
FIRE COMPARTMENT (RED OUTLINE)	AREA (SF)	AREA (SM)	
BLDG 1 WEST - F - L1	1822 SF	169 SF	
BLDG 1 WEST - F - L2	716 SF	67 SF	

BLDG 1 W OPENING AREAS...			
OPENING (Gray Areas)	Count	AREA (SF)	AREA (SM)
BLDG 1 W - F - L1	1	117 SF	10 SF
BLDG 1 W - F - L2	1	108 SF	10 SF

BLDG 1 WEST - MOST RESTRICTIVE % UNPROTECTED OPENINGS - GROUP F2

UNIT TYPE F LEVEL 1 + MOST RESTRICTIVE FIRE COMPARTMENT
PERCENTAGE UNPROTECTED OPENINGS PERMITTED
(TABLE 3.2.2.1.5)

PERCENTAGE CALCULATION OPENINGS PROVIDED
(OPENINGS/EXPOSED FIRE COMPARTMENT FACE AREA * 100)

32%

UNIT TYPE F LEVEL 2
PERCENTAGE UNPROTECTED OPENINGS PERMITTED
(TABLE 3.2.2.1.5)

PERCENTAGE CALCULATION OPENINGS PROVIDED
(OPENINGS/EXPOSED FIRE COMPARTMENT FACE AREA * 100)

38%

BLDG 2 W EXPOSED FACE AREAS			
FIRE COMPARTMENT (RED OUTLINE)	AREA (SF)	AREA (SM)	
BLDG 2 WEST - G - L1	1262 SF	117 SF	
BLDG 2 WEST - G - L2	461 SF	43 SF	

BLDG 2 W OPENING AREAS			
OPENING (Gray Areas)	Count	AREA (SF)	AREA (SM)
BLDG 2 W - G - L1	1	108 SF	10 SF
BLDG 2 W - G - L2	1	108 SF	10 SF

BLDG 2 WEST - MOST RESTRICTIVE % UNPROTECTED OPENINGS - GROUP F2

UNIT TYPE G LEVEL 1 + MOST RESTRICTIVE FIRE COMPARTMENT
PERCENTAGE UNPROTECTED OPENINGS PERMITTED
(TABLE 3.2.2.1.5)

PERCENTAGE CALCULATION OPENINGS PROVIDED
(OPENINGS/EXPOSED FIRE COMPARTMENT FACE AREA * 100)

44%

UNIT TYPE G LEVEL 2
PERCENTAGE UNPROTECTED OPENINGS PERMITTED
(TABLE 3.2.2.1.5)

PERCENTAGE CALCULATION OPENINGS PROVIDED
(OPENINGS/EXPOSED FIRE COMPARTMENT FACE AREA * 100)

33%

1	Date 1	Revision 1
REV	DATE	DESCRIPTION
PROJECT NUMBER	DATE	Issue Date/Revision
PROJECT NUMBER	DATE	Project Number
FILE PATH	DATE	Project Number

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ARCHITECTURE + DESIGN INC.

Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Code Compliance -
Limiting Distance
Elevations

A03

SCHEDULE A & B

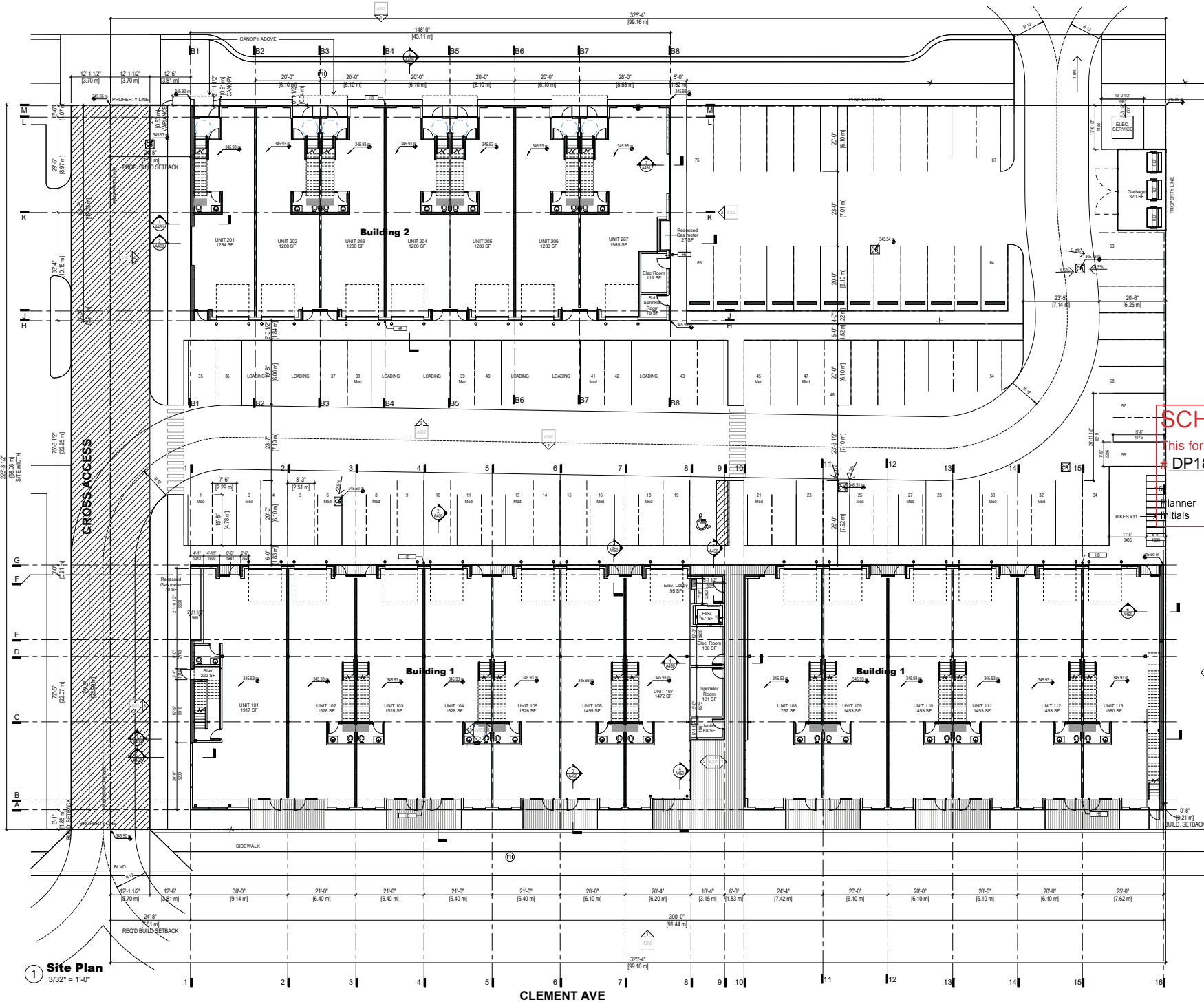
This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

VAUGHAN AVE

TKA+D



SCHEDULE

A & B

This forms part of application

DP18-0112

Planner

Initials

AC

City of

Kelowna

DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION
1	03/22/2018	Issue
2	04/11/2018	Issue
3	05/01/2018	Issue
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

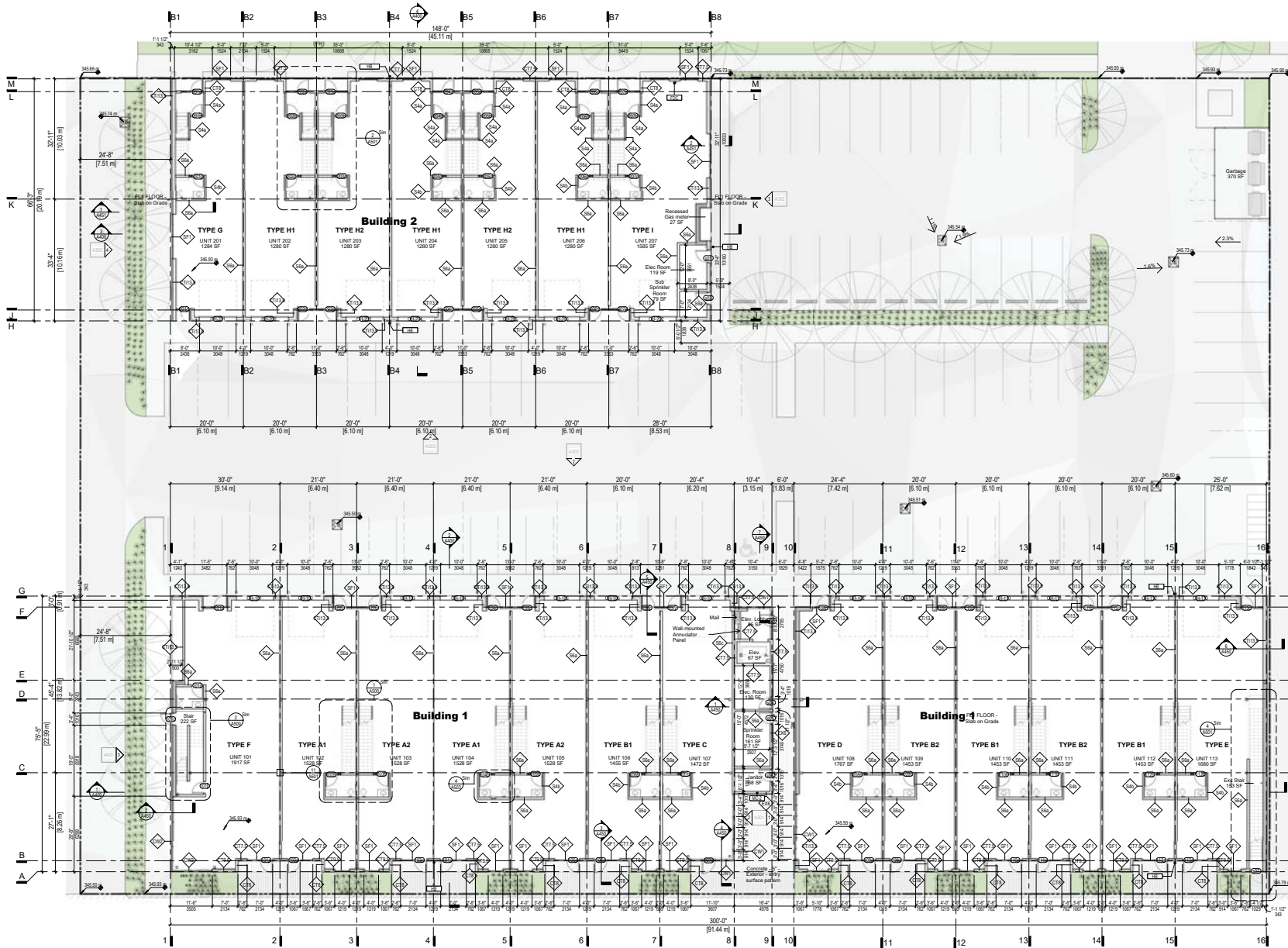
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Site Plan

A100

KEYNOTE LEGEND

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION
HB	HARD BOARD
MC-2	METAL GLASSING - TYPE 2



① **Level 1**
3/32" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION	Issue Date	Drawn	Author
PROJECT NUMBER					
PROJECT NUMBER					

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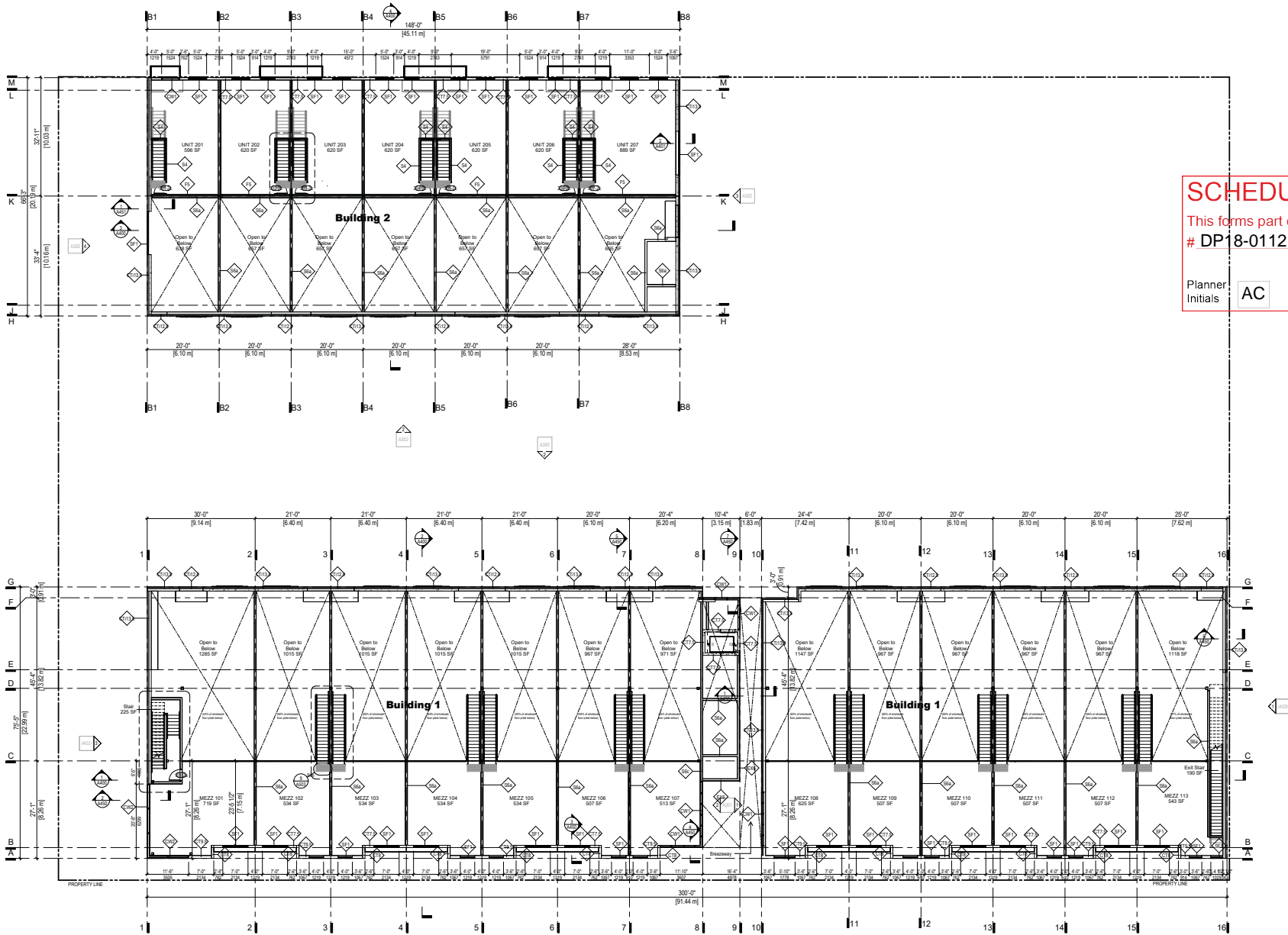
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Level 1

A101



SCHEDULE A & B

This forms part of application
DP18-0112

Planner: AC
Initials: AC

City of Kelowna
DEVELOPMENT PLANNING

1 Level 2 - Mezz
3/32" = 1'-0"

REV DATE DESCRIPTION
SCALE: 3/32" = 1'-0" DATE: Issue Date DRAWN: Author
PROJECT NUMBER Project Number
FILE PATH: Project submittal/Drawings/Level 2 - Mezzanine.dwg

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
Clement Ave

810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Level 2 + Mezz Building 1


A102

KEYNOTE LEGEND	
TAG	DESCRIPTION
MC-2	METAL CLADDING - TYPE 2

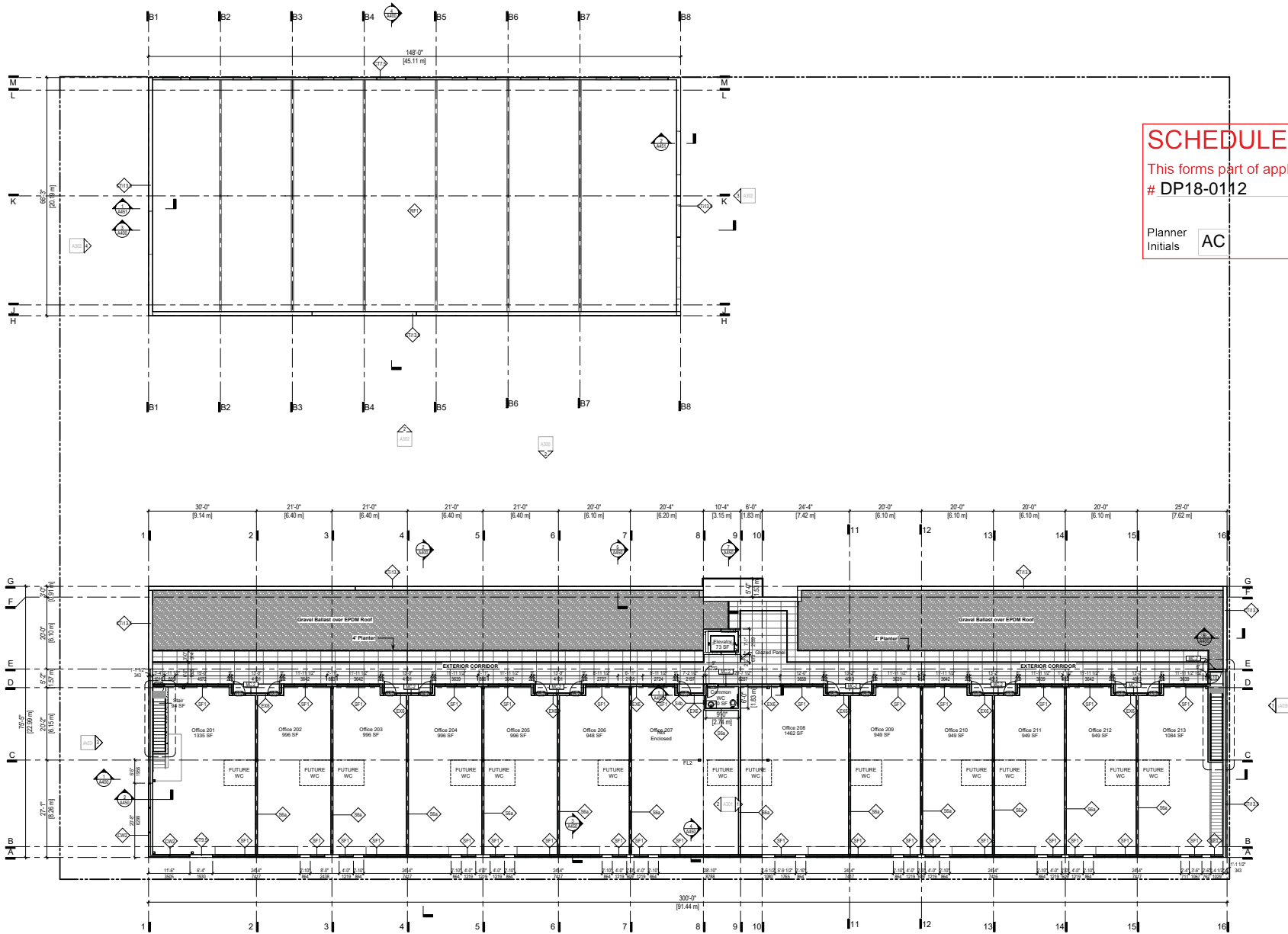
SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**



City of
Kelowna
DEVELOPMENT PLANNING



1 Level 2
3/32" = 1'-0"

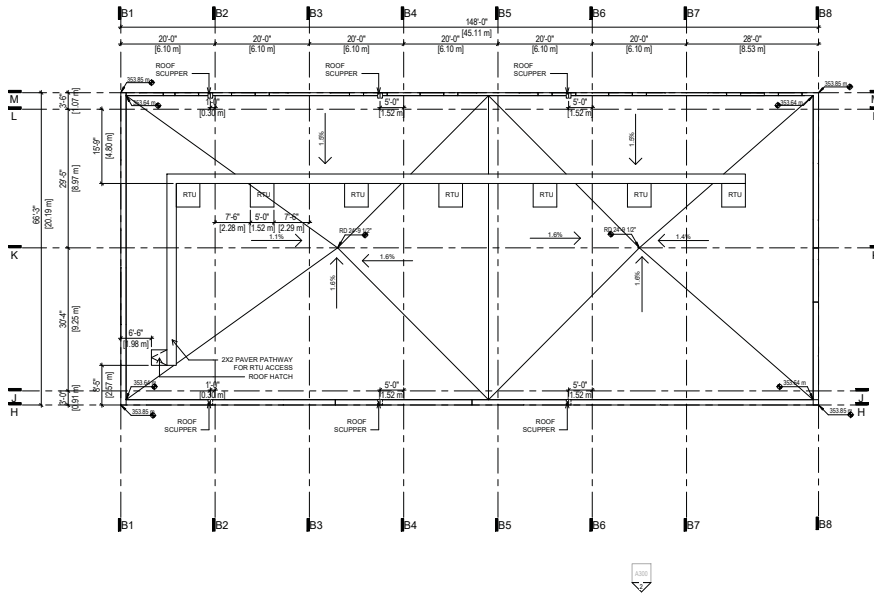
REV	DATE	DESCRIPTION	Issue	Drawn	Author
PROJECT NUMBER					Project Number
FILE PATH					Project Path

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Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Level 2 - Building 1
A103

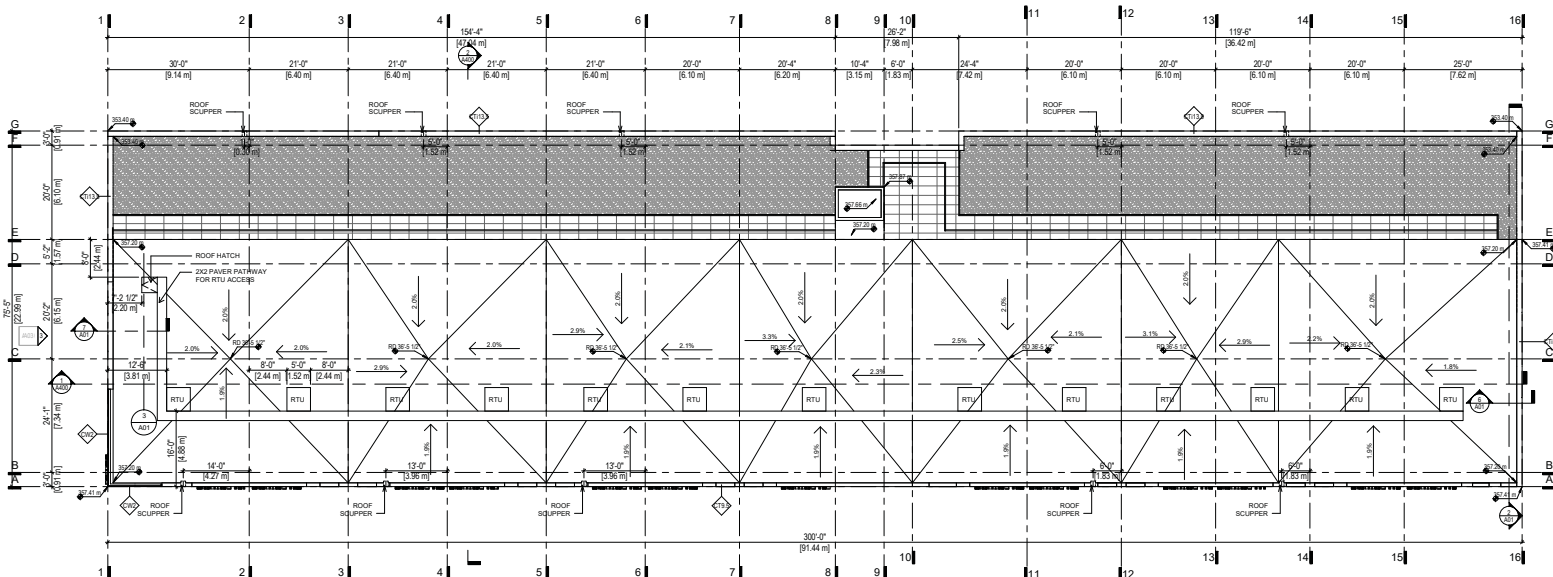


SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING



1 Roof Level
3/32" = 1'-0"

REV	DATE	DESCRIPTION
1	01/11/2018	Issue Date
2	01/11/2018	Issue Date
3	01/11/2018	Issue Date
4	01/11/2018	Issue Date
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

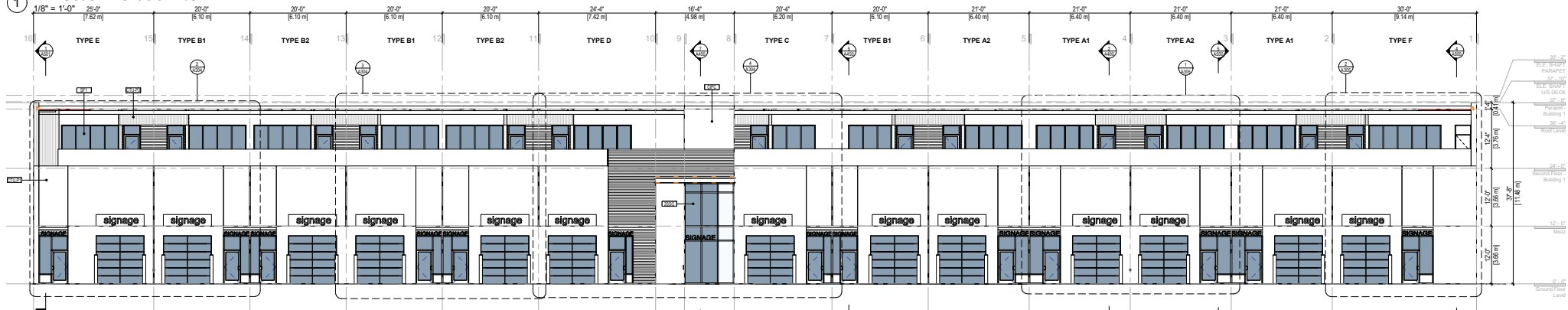
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Roof Plan

A104

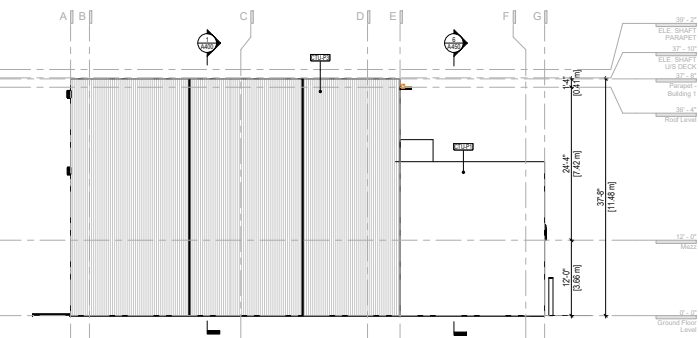


① B1 - South Elevation 1/8"



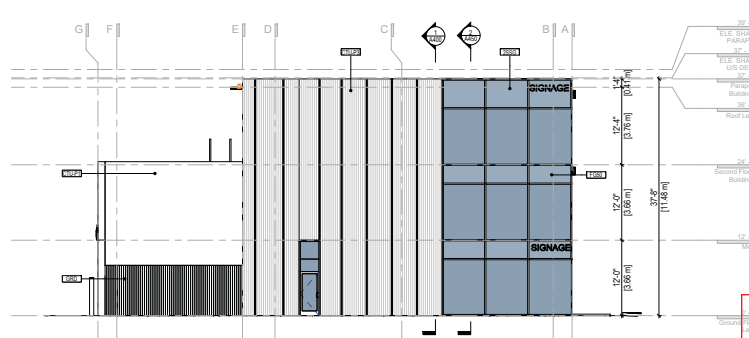
② B1 - North Elevation 1/8"

1/8" = 1'-0"



④ B1 - East Elevation 1/8"

1/8" = 1'-0"



③ B1 - West Elevation 1/8"

1/8" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
2BSG	2 BED STRUCTURAL GLAZING
CGPC	CAST IN PLACE CONCRETE
CTUP-P1	CONCRETE - TILT UP - PAINTED P1
CTUP-P2	CONCRETE - TILT UP - PAINTED P2
CTUP-P3	CONCRETE - TILT UP - PAINTED P3
FGSR	FRONT GLASS - 50% SPANDREL GLAZING
GRD	GUARD RAIL
SR1	SHOP FRONT GLAZING - TYPE 1

P1: BENJAMIN MOORE WHITE WISP 2137-70
P2: BENJAMIN MOORE GRAY 2131-40
P3: BENJAMIN MOORE WHALE GRAY 2134-40
CG: LONGBOARD LAM METAL "LUSTREE" PINEWOOD W15
PG: FLASHING
FGSR: 50% SPANDREL GLAZING

REV	DATE	DESCRIPTION	ISSUED BY	DESIGNED BY	AUTHOR
1	AS ISSUED	DATE	DATE	DATE	DATE
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Clement Ave

810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Building 1 Elevations

A300

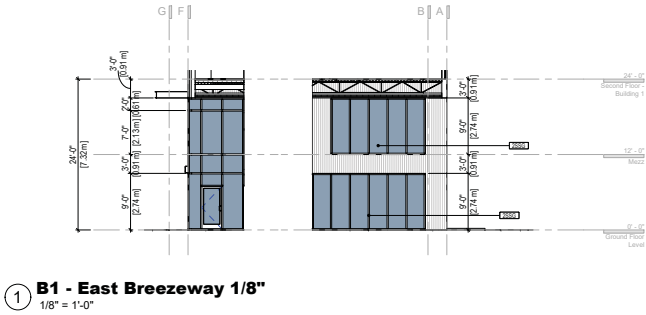
45

SCHEDULE A & B

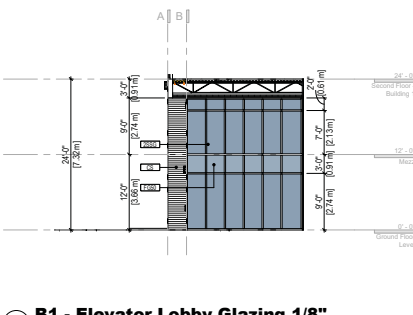
This forms part of application
DP18-0112

Planner
Initials AC

City of
Kelowna
DEVELOPMENT PLANNING



① **B1 - East Breezeway 1/8"**
1/8" = 1'-0"



② **B1 - Elevator Lobby Glazing 1/8"**
1/8" = 1'-0"

SCHEDULE
This forms part of application
DP18-0112
Planner Initials **AC**

A & B

City of
Kelowna
DEVELOPMENT PLANNING

KEYNOTE LEGEND	
TAG	DESCRIPTION
2S8G	2 SIDED STRUCTURAL GLAZING
CS	CELSIOR SIDING
FG50	FROSTED GLASS - 50%
P1: BENJAMIN MOORE WHITE WISP 2137-70 P2: BENJAMIN MOORE GRAY 2121-10 P3: BENJAMIN MOORE WHALE GRAY 2134-40 CS: LONGBOARD LAM METAL "LUXTEEL" PINEWOOD W15 PS: FLASHING FG50: 50% SPANDREL GLAZING	

REV	DATE	DESCRIPTION
SCALE:	As Indicated	DATE: Issue Date
PROJECT NUMBER		Project Number
FILE PATH:		POST DATE: APPROVED DATE

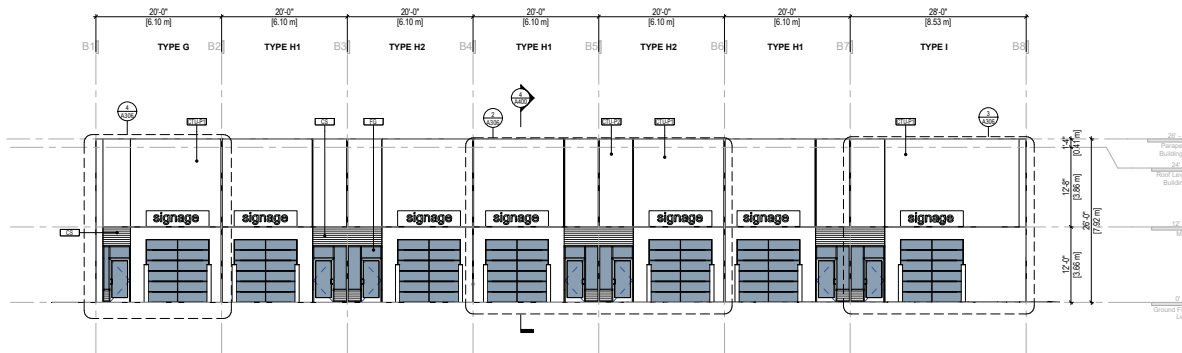
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC
Building 1 Elevations
A301

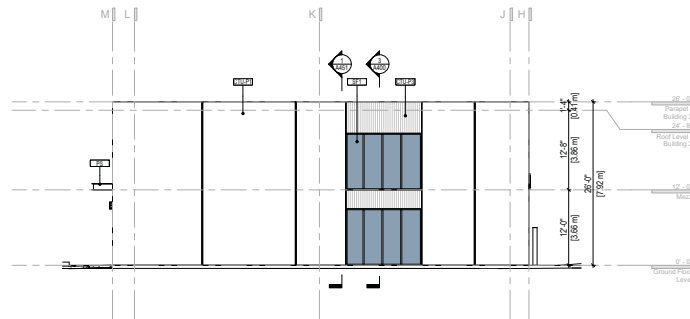
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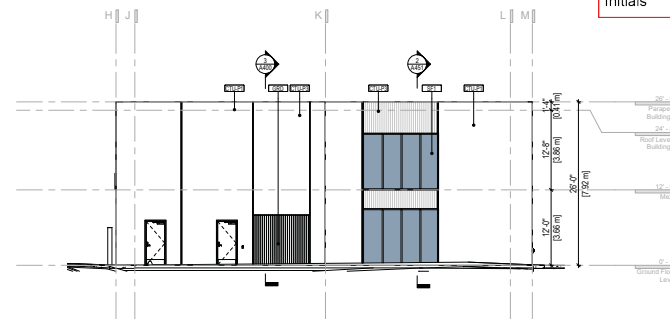
① B2 - North Elevation 1/8"
1/8" = 1'-0"



② B2 - South Elevation 1/8"
1/8" = 1'-0"



④ B2 - West Elevation 1/8"
1/8" = 1'-0"



③ B2 - East Elevation 1/8"
1/8" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
C5	CEDAR RIDING
CTULP1	CONCRETE - TLT UP - PAINTED P1
CTULP2	CONCRETE - TLT UP - PAINTED P2
CTULP3	CONCRETE - TLT UP - PAINTED P3
FG	FRAMELESS GLAZING
GND	GUARD RAIL
P5	PAINTED STEEL
SF1	SHOP FRONT GLAZING - TYPE 1

P1: BENJAMIN MOORE WHITE WISP 2137-70
P2: BENJAMIN MOORE GRAY 2121-10
P3: BENJAMIN MOORE WHALE GRAY 2134-40
CS: LONGBOARD LAM METAL "LUXTEEL" PINEWOOD W15
PS: FLASHING
FG0: 50% SPANDREL GLAZING

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV DATE DESCRIPTION
SCALE: As indicated DATE Issue Date
PROJECT NUMBER Project Number
FILE PATH: C:\projects\development\kelowna\dp18-0112\A302\A302.dwg

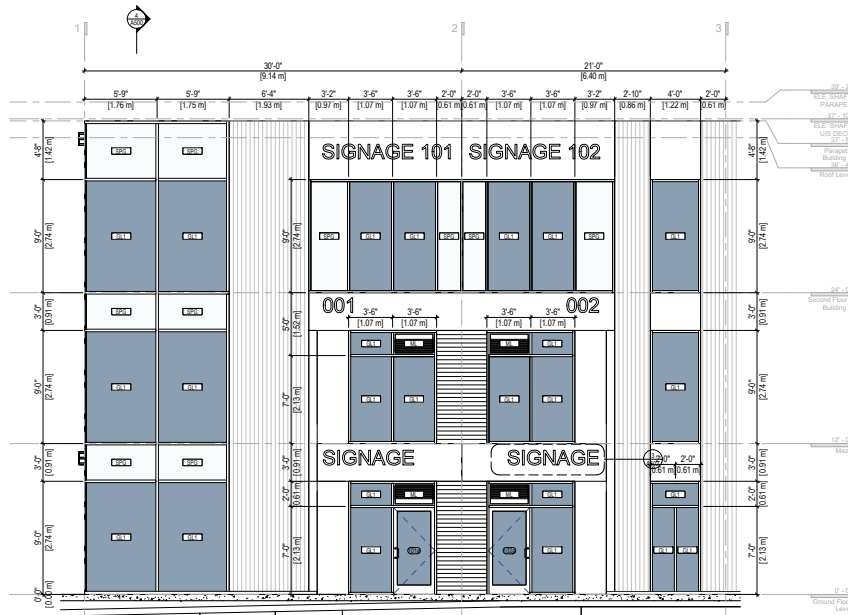
pcurban
property re-imagined

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
Clement Ave

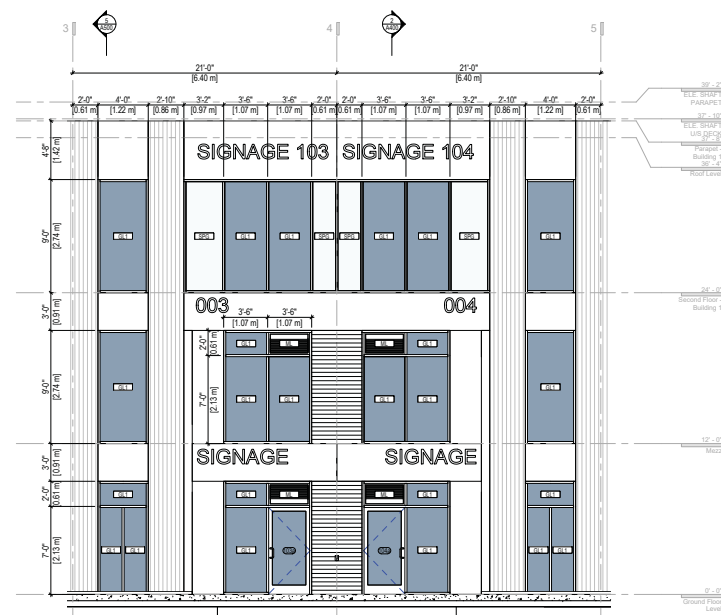
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Building 2 Elevations

A302



① B1 - South - Type F + A1
1/4" = 1'-0"



② B1 - South - Type A1 + A2
1/4" = 1'-0"



③ B1 - South - Type C + D
1/4" = 1'-0"



④ B1 - South - Type B1 + B2
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
GL1	GLAZING - TYPE 1
ML	METAL LOUVERS
SF1	SHOP FRONT GLAZING - TYPE 1
SPG	SPANDREL GLASS

SCHEDULE A & B

This forms part of application
DP18-0112

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: AC

REV	DATE	DESCRIPTION	ISSUE DATE	ISSUED BY	AUTHOR
1					

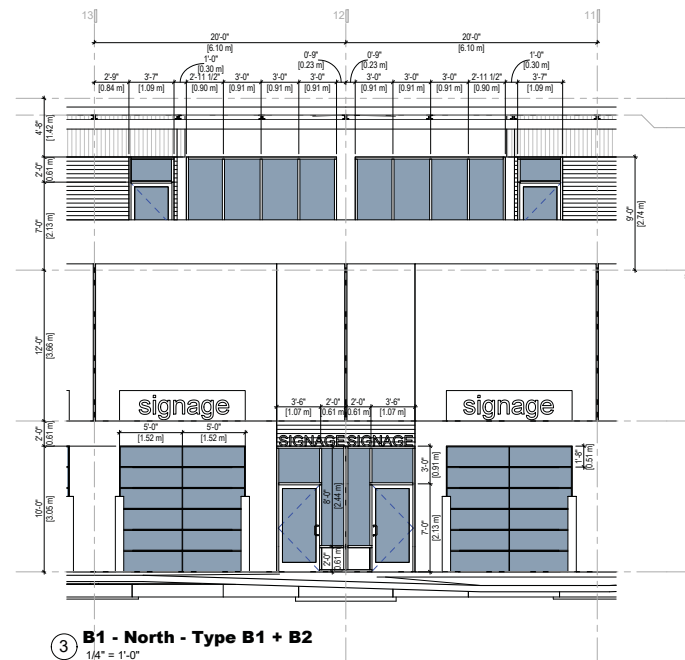
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Enlarged Elevations

A303



KEYNOTE LEGEND

TAG	DESCRIPTION
GL1	GLAZING - TYPE 1
ML	METAL LOUVERS
MWC	METAL WALL CLADDING
SPG	SPANDREL GLASS

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION	Issue Date	Drawn	Author
1	01/18/2018	Issue Date	01/18/2018	01/18/2018	01/18/2018

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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

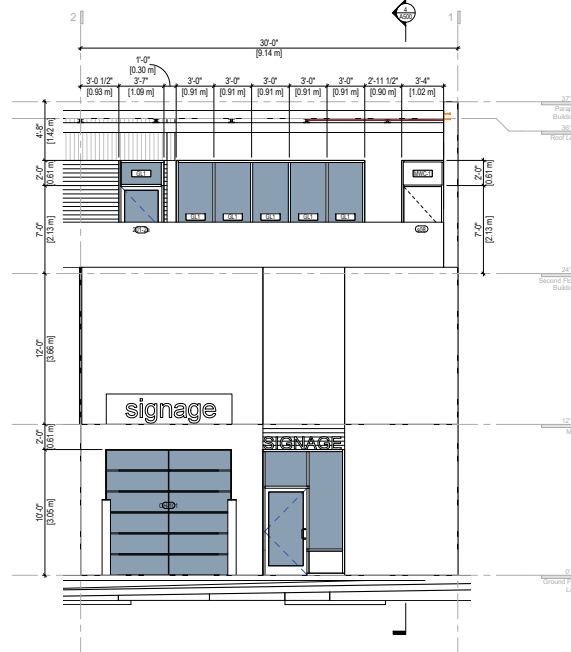
Enlarged Elevations

A304

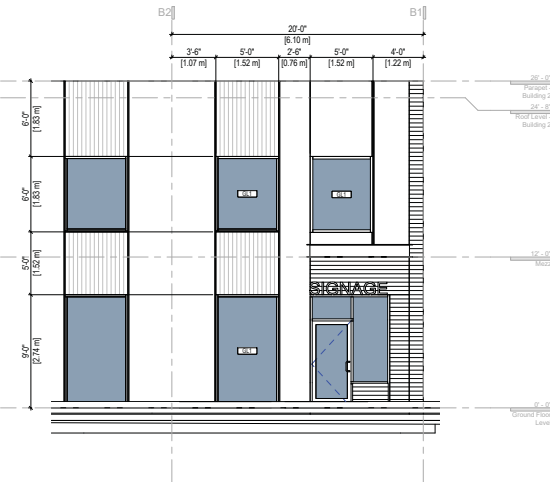
KEYNOTE LEGEND	
TAG	DESCRIPTION
GL1	GLAZING - TYPE 1
MWC-1	METAL WALL CLADDING - Type 1



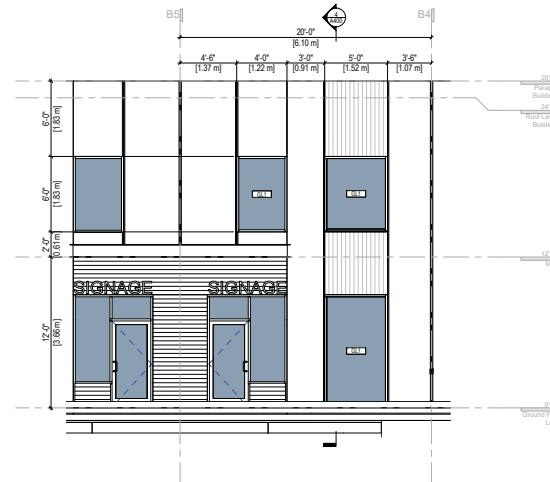
① B1 - North - A1 + A2
1/4" = 1'-0"



② B1 - North - Type F
1/4" = 1'-0"



③ B2 - North - Type G
1/4" = 1'-0"



④ B2 - North - Type H1 + H2
1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner
Initials

AC

City of
Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION	ISSUED BY	CHECKED BY	APPROVED BY

SCALE: 1/4" = 1'-0" DATE: Issue Date: Author: Project Number:

FILE PATH: Project: Location: Date:

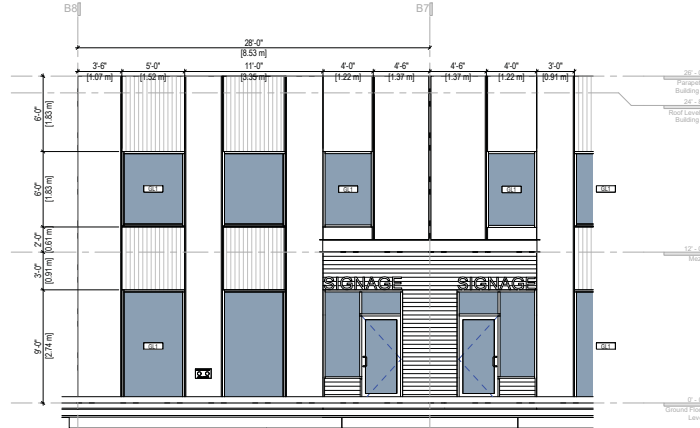
PCurban
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

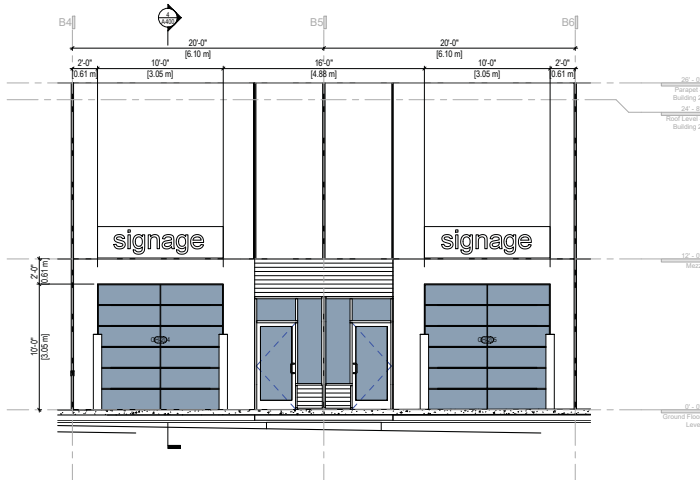
Enlarged Elevations



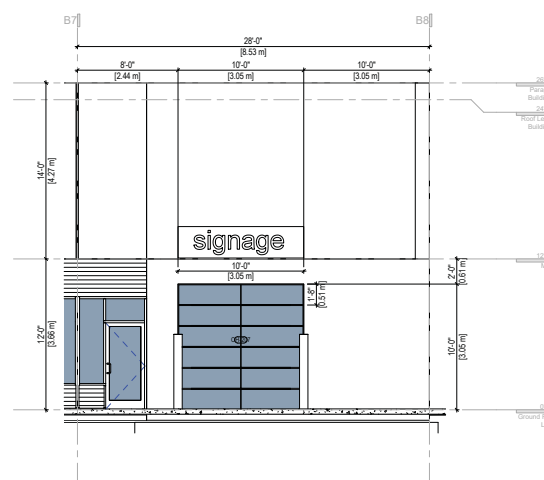
1 B2 - North - Type I + H1
1/4" = 1'-0"



4 B2 - South - Type G
1/4" = 1'-0"



2 B2 - South - Type H1 + H2
1/4" = 1'-0"



3 B2 - South - Type I
1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION	Issue Date	Drawn	Author
PROJECT NUMBER					Project Number
FILE PATH					Project Path

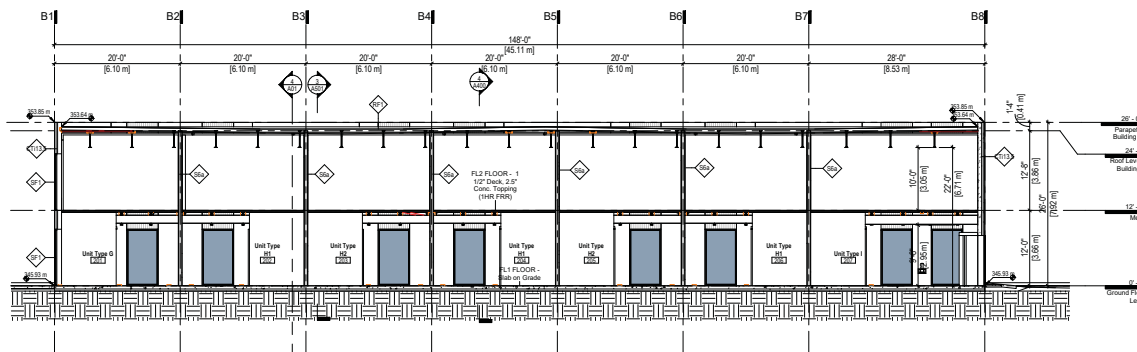
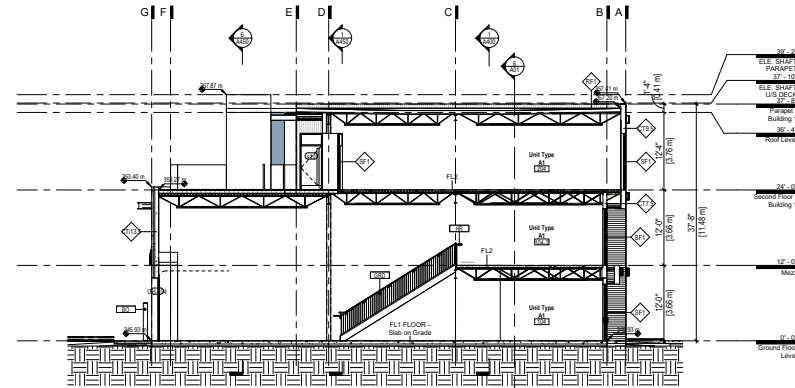
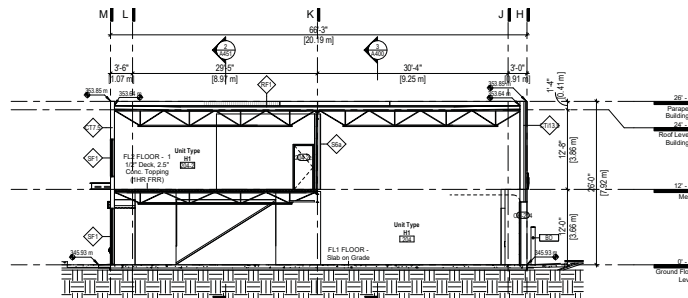
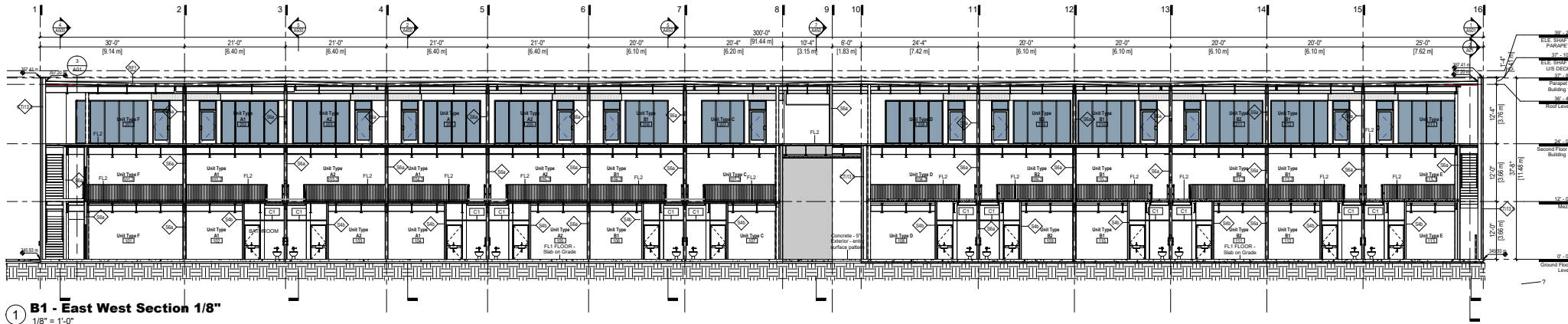
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TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Enlarged Elevations

A306



KEYNOTE LEGEND

TAG	DESCRIPTION
BO	BOLLARD
GRD	GROUND
HR	HAND RAIL

REV	DATE	DESCRIPTION
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2	10/10/2018	ISSUE FOR PERMIT
3	10/10/2018	ISSUE FOR PERMIT
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100	10/10/2018	ISSUE FOR PERMIT

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

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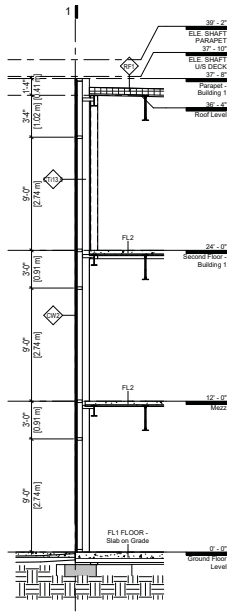
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Building Sections

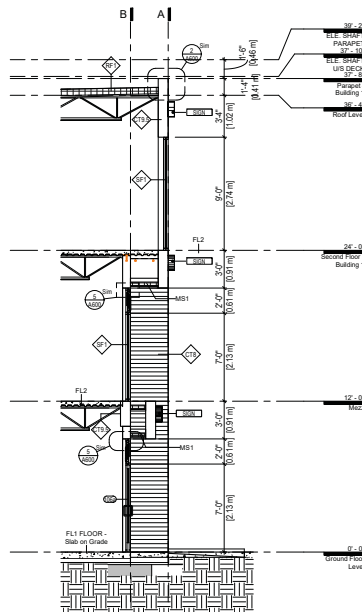
A400

KEYNOTE LEGEND	
TAG	DESCRIPTION
HR	HAND RAIL
MC-2	METAL CLADDING - TYPE 2
SDN	SIGNAGE BY OWNER



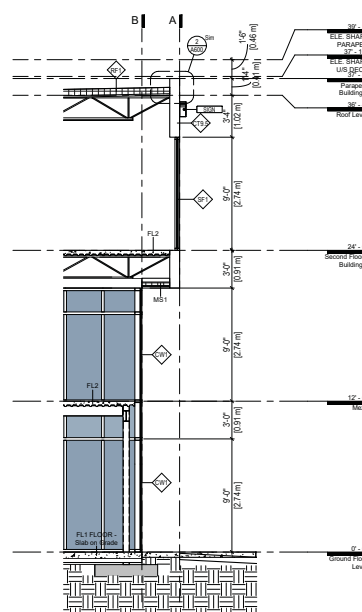
Bldg 1 - Wall Section West Elevation

② **Curtain Wall**
1/4" = 1'-0"



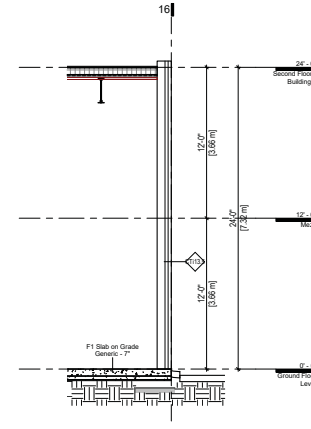
Bldg 1 - Wall Section South Elevation

③ **Typical Entry**
1/4" = 1'-0"

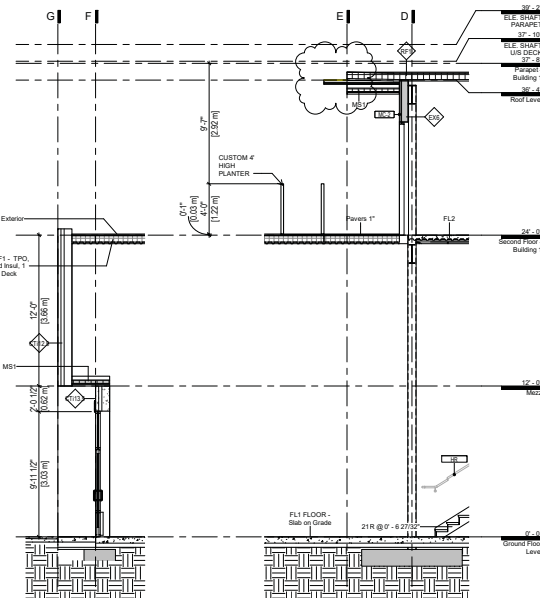


Bldg 1 - Wall Section South Elevation

④ **Breezeway**
1/4" = 1'-0"

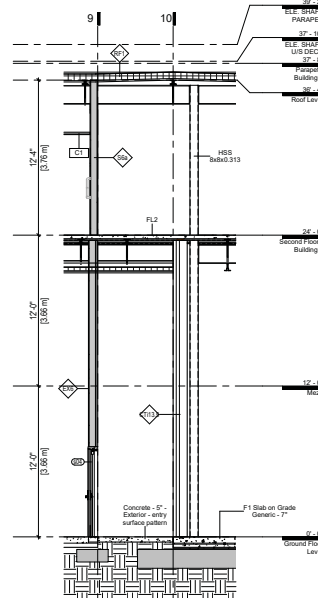


⑥ **Bldg 1 - Wall Section East Elevation**
1/4" = 1'-0"

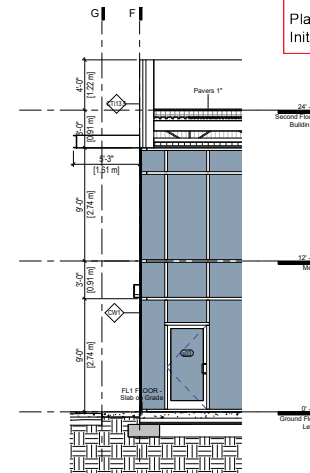


Bldg 1 - Wall Section North Elevation

⑤ **Typical Entry**
1/4" = 1'-0"



① **Bldg 1 - Wall Section Breezeway**
1/4" = 1'-0"



⑦ **Bldg 1 - Wall Section North Elevation**
Breezeway
1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

1 Date 1 Revision 1

REV DATE DESCRIPTION

SCALE: 1/4" = 1'-0" DATE Issue Date DRAWN Author

PROJECT NUMBER Project Number

FILE PATH: C:\projects\development\18-0112\18-0112.dwg

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property re-imagined

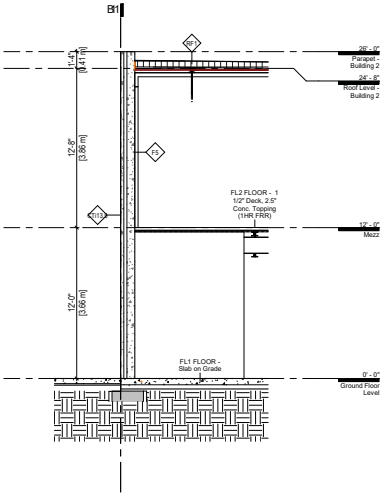
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

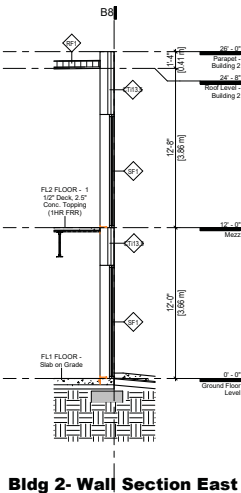
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Wall Sections

A450



1 Bldg 2 - Wall Section West Elevation
1/4" = 1'-0"



2 Bldg 2 - Wall Section East Elevation Typical
Tilt Up
1/4" = 1'-0"

SCHEDULE

A & B

This forms part of application

DP18-0112

Planner Initials

AC

City of Kelowna

DEVELOPMENT PLANNING

REV DATE DESCRIPTION

SCALE: 1/4" = 1'-0" DATE: Issue Date DRAWN: Author

PROJECT NUMBER Project Number

FILE PATH: C:\projects\development\kelowna\18-0112\A451\A451.dwg

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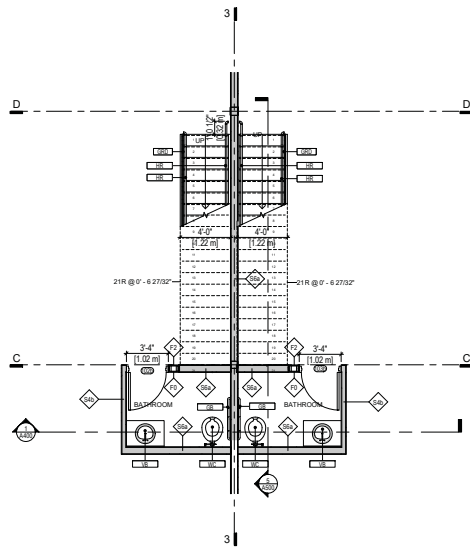
Clement Ave

810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

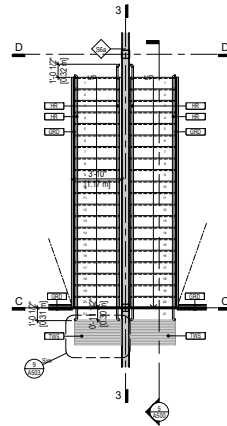
Wall Sections

A451

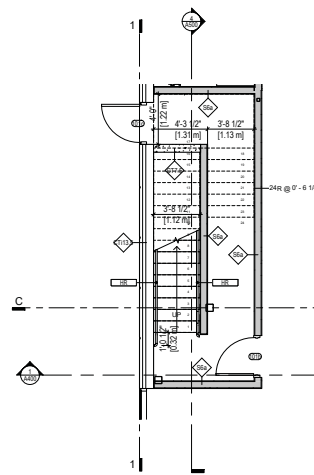
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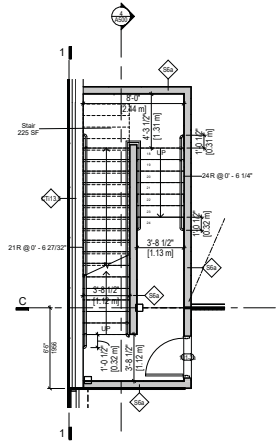
① Bldg 1 - Typical Stair Plan
1/4" = 1'-0"



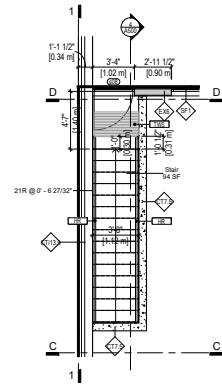
⑦ Bldg 1 - Typical Stair Plan - Level 2
1/4" = 1'-0"



② Bldg 1 - West Stair Plan
1/4" = 1'-0"



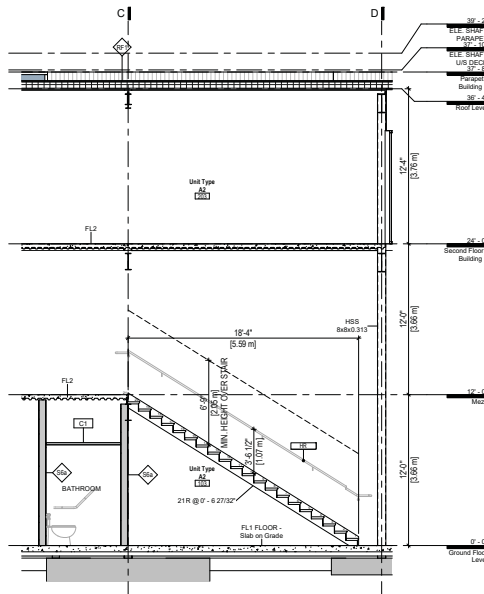
③ Bldg 1 - West Stair Plan - Mezz
1/4" = 1'-0"



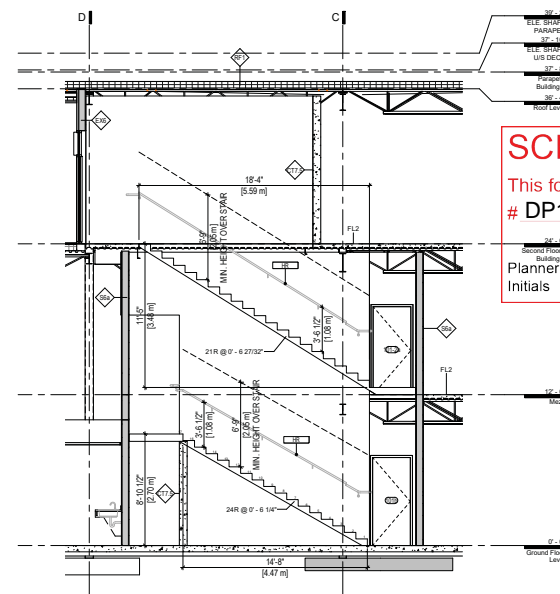
⑥ Bldg 1 - West Stair - Level 2
1/4" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
GB	GRAB BAR
GRD	GUARD RAIL
HR	HAND RAIL
TWS	TACTILE WARNING STRIP
VB	VANITY BATH
WC	WATER CLOSET



⑤ Bldg 1 - Typical Stair Section
1/4" = 1'-0"



④ Bldg 1 - West Stair Section
1/4" = 1'-0"

SCHEDULE A & B

This forms part of application
DP18-0112

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC

REV	DATE	DESCRIPTION	Issue Date	Author
1	10/1/18	Issue Date	10/1/18	Author

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ARCHITECTURE + DESIGN INC.

Clement Ave
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Stair Drawings

A500

SCHEDULE A & B

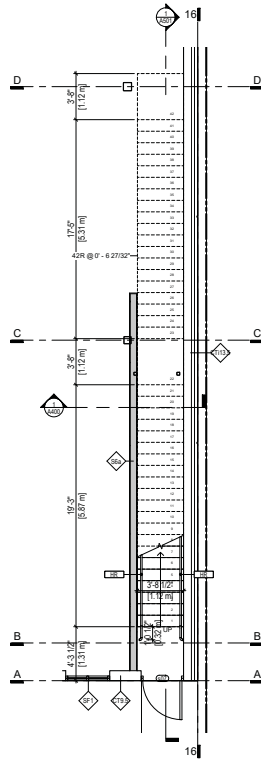
This forms part of application
DP18-0112

Planner Initials **AC**

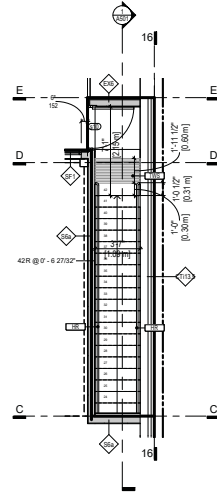
City of Kelowna
DEVELOPMENT PLANNING

KEYNOTE LEGEND

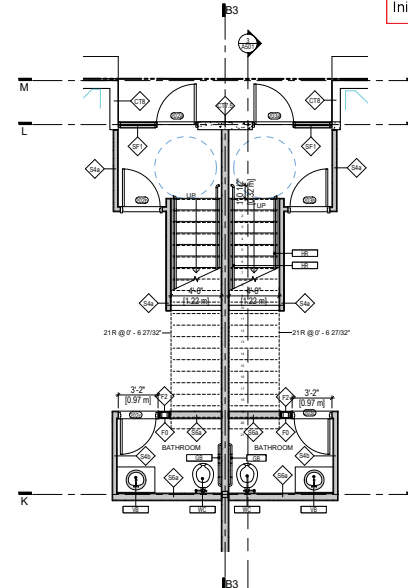
TAG	DESCRIPTION
GB	GRAB BAR
HR	HAND RAIL
TWS	TACTILE WARNING STRIP
VB	VANITY BASIN
WC	WATER CLOSET



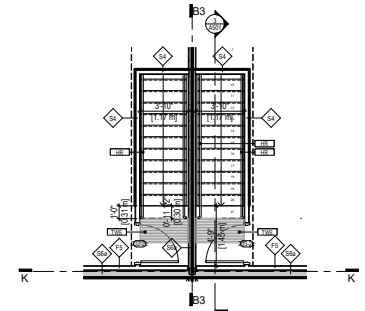
④ Bldg 1 - East Stair Plan
1/4" = 1'-0"



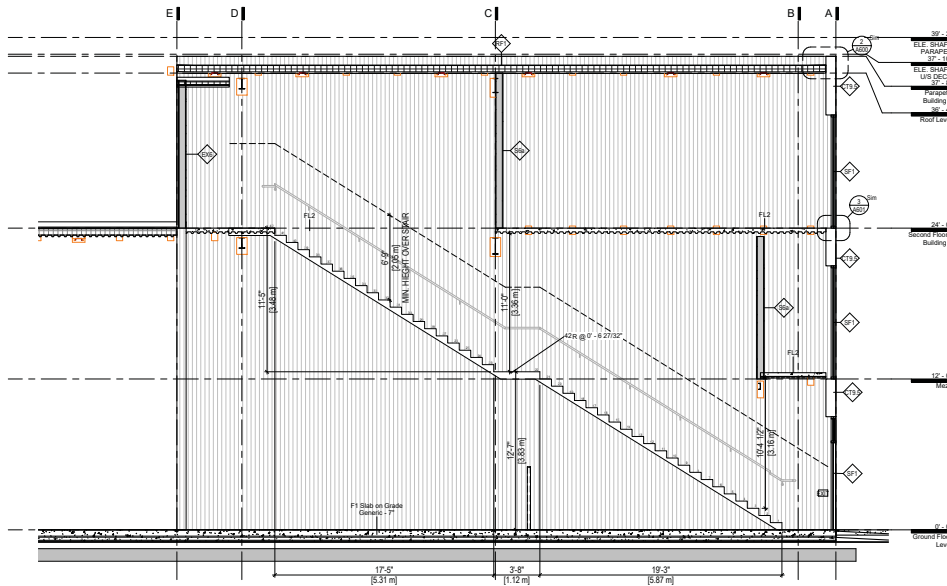
⑤ Bldg 1 - East Stair - Level 2
1/4" = 1'-0"



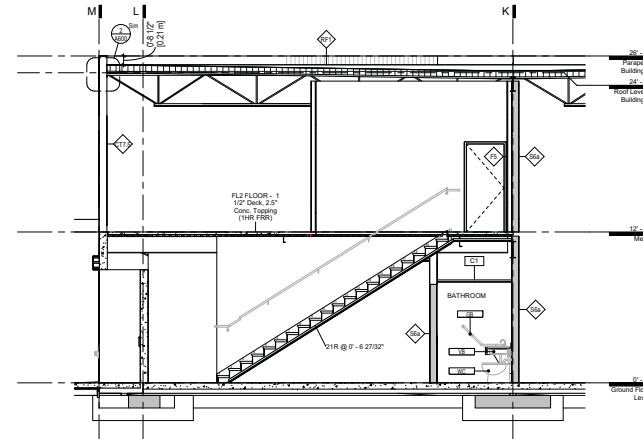
② Bldg 2 - Typical Stair Plan
1/4" = 1'-0"



⑥ Bldg 2 - Typical Stair Plan - Level 2
1/4" = 1'-0"



① Bldg 1 - East Stair Section
1/4" = 1'-0"



③ Bldg 2 - Typical Stair Section
1/4" = 1'-0"

REV	DATE	DESCRIPTION
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property re-imagined

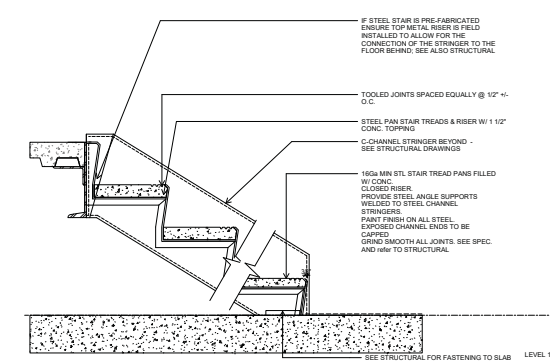
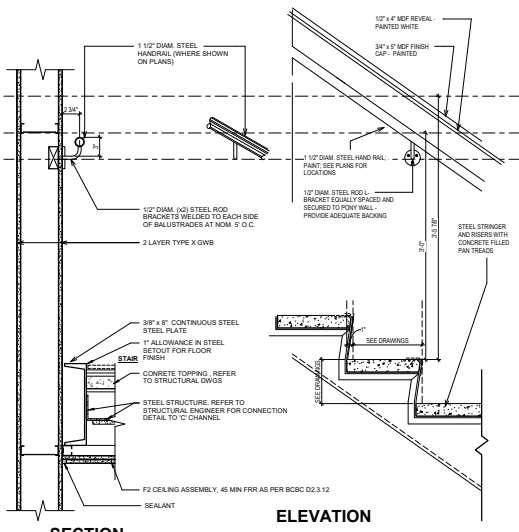
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Clement Ave

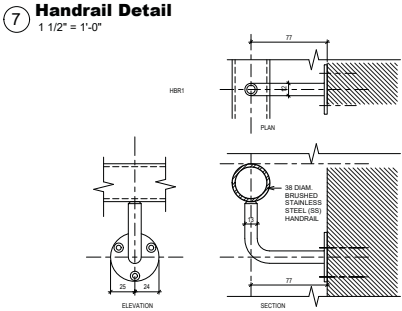
810 Clement Ave + 815 Vaughan Ave,
Kelowna, BC

Stair Drawings

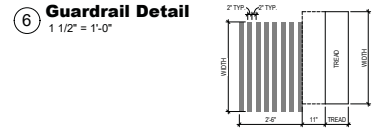
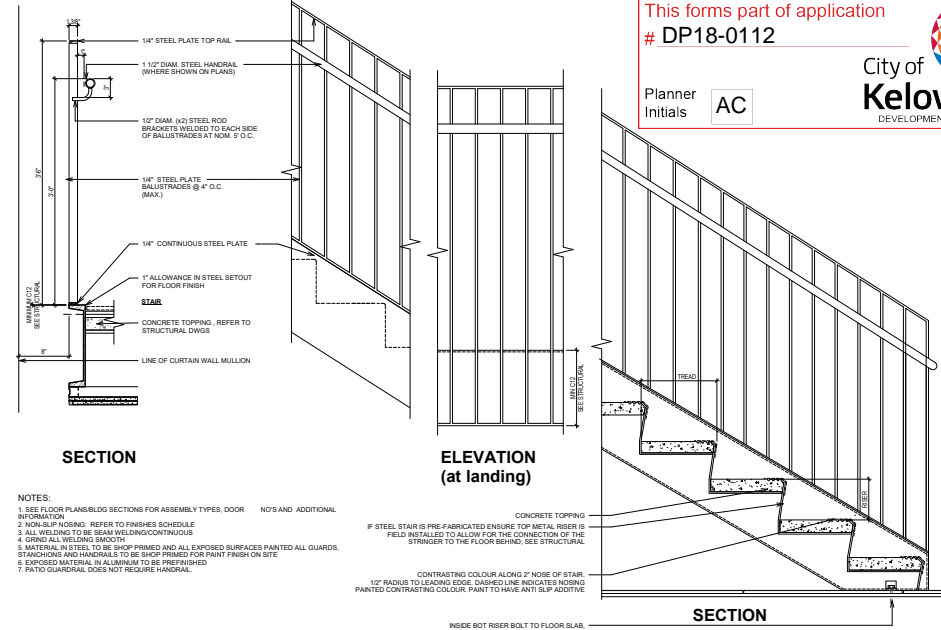
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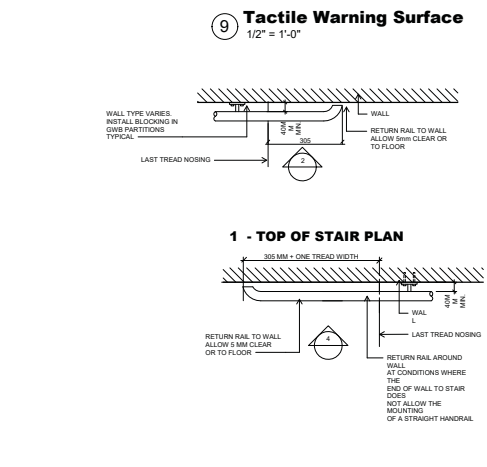
- NOTES:**
1. SEE FLOOR PLAN/BLDG SECTIONS FOR ASSEMBLY TYPES, DOOR NOS AND ADDITIONAL INFORMATION.
 2. NON-SLIP NOISING. REFER TO FINISHES SCHEDULE.
 3. ALL WELDING TO BE SEAM WELDING/CONTINUOUS.
 4. GRIND ALL WELDING SMOOTH.
 5. MATERIAL IN STEEL TO BE SHOP PRIMED AND ALL EXPOSED SURFACES PAINTED.
 6. EXPOSED MATERIAL IN ALUMINUM TO BE PRE-FINISHED.
 7. PATIO GUARDRAIL DOES NOT REQUIRE HANDRAIL.



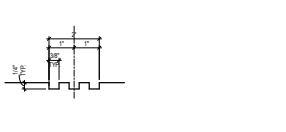
7 Handrail Detail
1 1/2" = 1'-0"



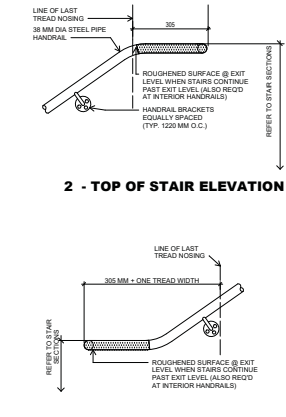
- NOTES:**
1. SEE FLOOR PLAN/BLDG SECTIONS FOR ASSEMBLY TYPES, DOOR NOS AND ADDITIONAL INFORMATION.
 2. NON-SLIP NOISING. REFER TO FINISHES SCHEDULE.
 3. ALL WELDING TO BE SEAM WELDING/CONTINUOUS.
 4. GRIND ALL WELDING SMOOTH.
 5. MATERIAL IN STEEL TO BE SHOP PRIMED AND ALL EXPOSED SURFACES PAINTED.
 6. EXPOSED MATERIAL IN ALUMINUM TO BE PRE-FINISHED.
 7. PATIO GUARDRAIL DOES NOT REQUIRE HANDRAIL.



6 Guardrail Detail
1 1/2" = 1'-0"



8 Tactile Warning Detail
6" = 1'-0"



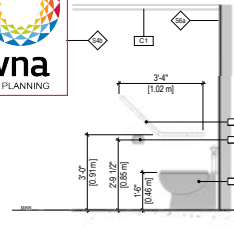
1 - TOP OF STAIR PLAN
2 - TOP OF STAIR ELEVATION

SCHEDULE A & B

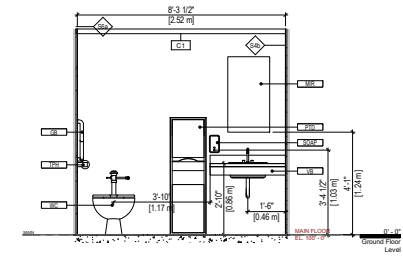
This forms part of application
DP18-0112

Planner Initials **AC**

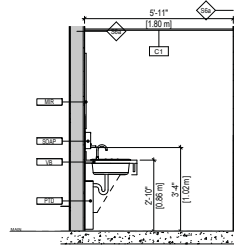
City of Kelowna
DEVELOPMENT PLANNING



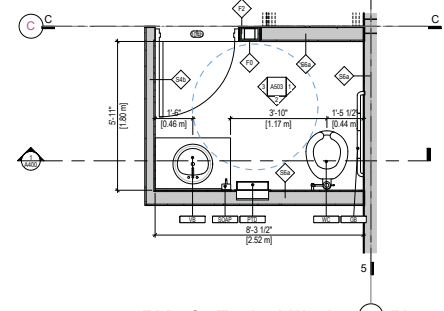
1 Bldg 1 - Washroom Elevation A
1/2" = 1'-0"



2 Bldg 1 - Washroom Elevation B
1/2" = 1'-0"



3 Bldg 1 - Washroom Elevation C
1/2" = 1'-0"



4 Bldg 1 - Typical Washroom Plan
1/2" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
GB	GRAB BAR
MIR	MIRROR
PTD	PAPER TOWEL DISPENSER
SOAP	SOAP DISPENSER
TPH	TOILET PAPER HOLDER
VB	VANITY BASIN
WC	WATER CLOSET

REV | **DATE** | **DESCRIPTION** | **Issue Date** | **Author**

SCALE: As indicated | **PROJECT NUMBER** | **Project Number**

FILE PATH: C:\projects\development\plans\plans\A503.dwg | **Plot Date:** 2018-01-12

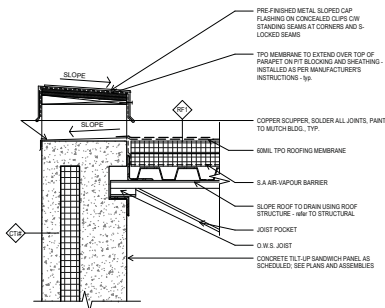
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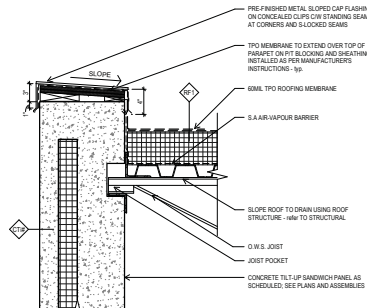
Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Stair and Washroom Details

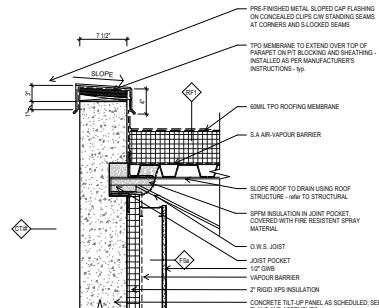
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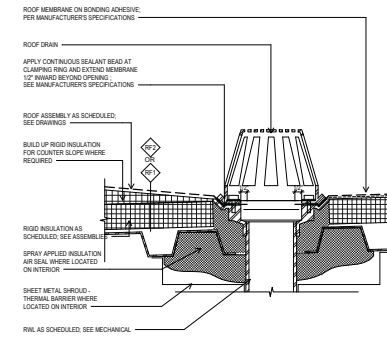
1 Tilt-Up Wall - Typ. Scupper Detail
1 1/2" = 1'-0"



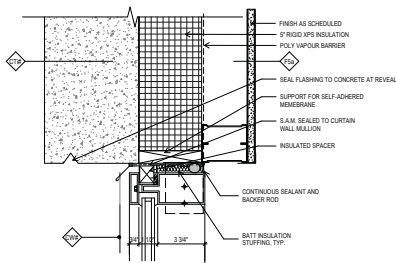
2 Tilt-Up Wall at TPO Roof
1 1/2" = 1'-0"



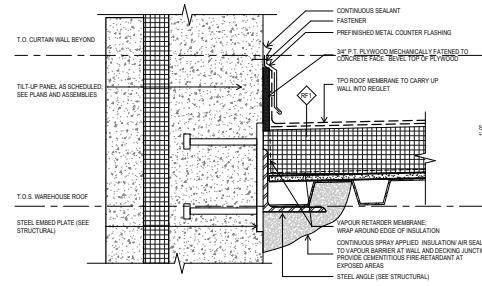
3 Tilt-Up Wall with Furring at TPO Roof
1 1/2" = 1'-0"



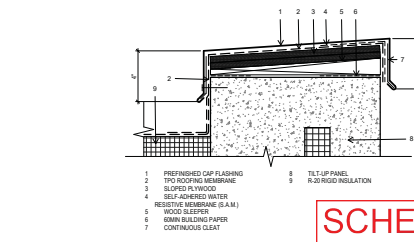
4 Roof Drain Detail
3" = 1'-0"



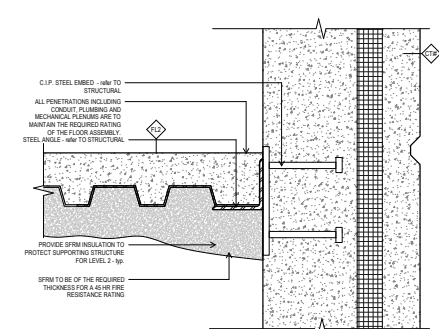
5 Curtain Wall Head Detail
3" = 1'-0"



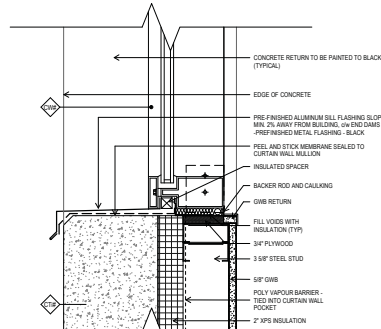
7 TPO Termination Det. @ Ext. Wall Panel
3" = 1'-0"



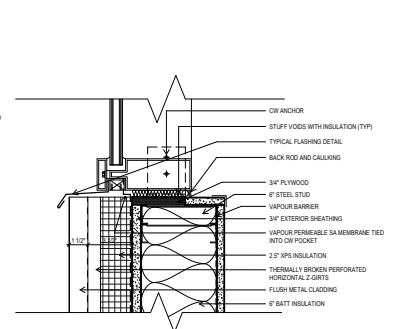
8 Typ. Parapet Detail
3" = 1'-0"



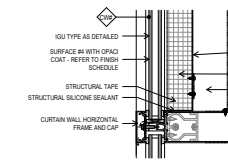
9 Second Floor at Tilt-Up Panel
3" = 1'-0"



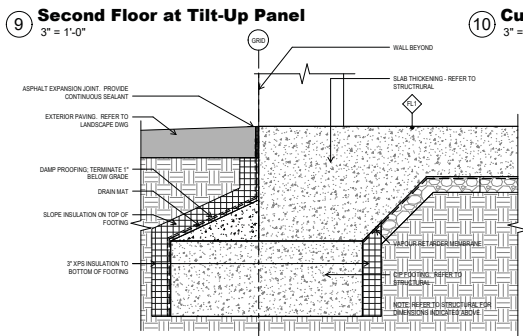
10 Curtain Wall Sill Detail
3" = 1'-0"



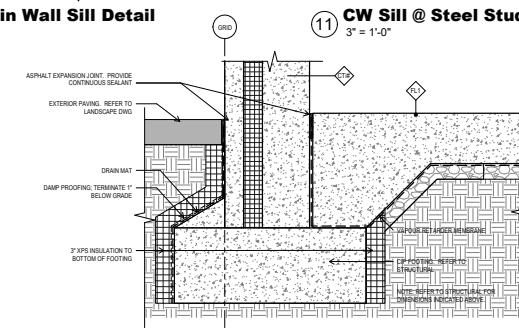
11 CW Sill @ Steel Stud Wall
3" = 1'-0"



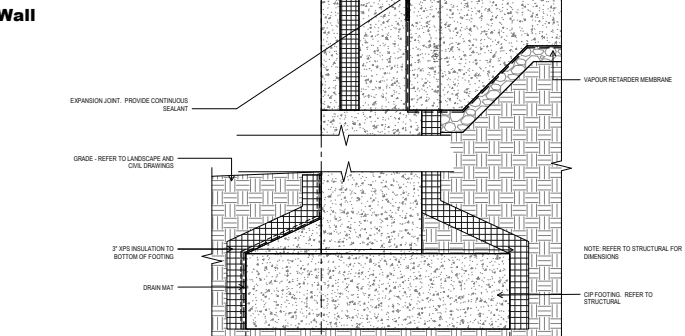
12 Section Detail - Curtain Wall Backspan Spandrel
3" = 1'-0"



13 O/H Door Sill
1 1/2" = 1'-0"



14 Slab Panel Connection
1 1/2" = 1'-0"



15 Dropped Footing
1 1/2" = 1'-0"

SCHEDULE A & B

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Section Detail - Curtain Wall Backspan Spandrel

REV	DATE	DESCRIPTION
1	As Issued	DATE
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13	Issue Date	DATE
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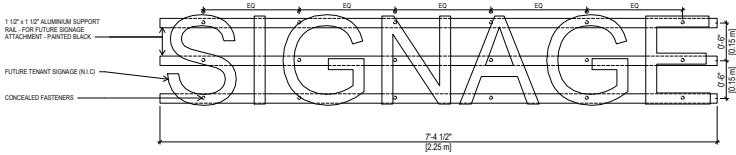
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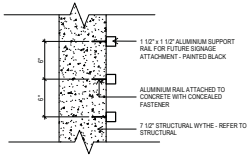
Construction Details

A600



③ Elevation Detail - Typical Unit Signage

1 1/2" = 1'-0"



④ Section Detail - Typical Unit Signage

1 1/2" = 1'-0"

SCHEDULE

A & B

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AC

City of Kelowna

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REV	DATE	DESCRIPTION			
SCALE: 1 1/2" = 1'-0"		DATE:	Issue Date	DRAWN:	Author
PROJECT NUMBER				Project Number	
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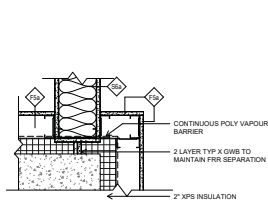
Clement Ave

810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

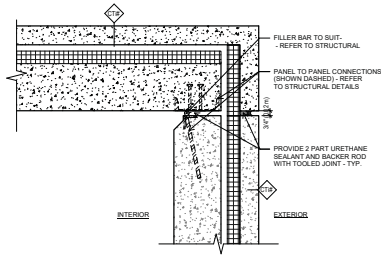
Construction Details

A602

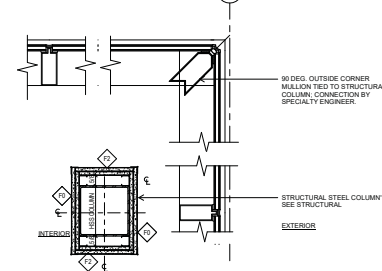
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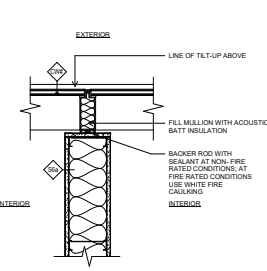
① **Demising Wall @ Exterior Wall**
1 1/2" = 1'-0"



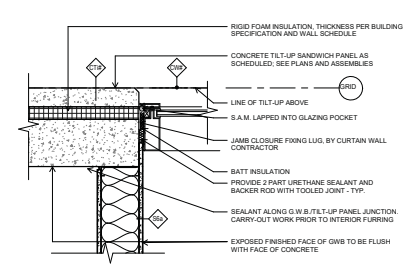
② **Plan Detail - Tilt Up Outside Corner (Typ)**
1 1/2" = 1'-0"



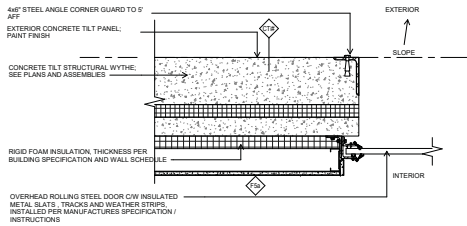
③ **Plan Detail - Curtain Wall Corner**
1 1/2" = 1'-0"



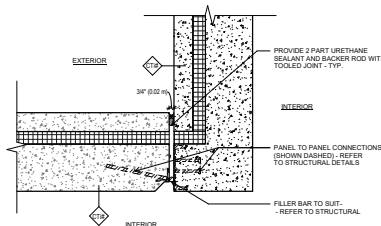
④ **Plan Det. - Curtain Wall/Steel Studs**
1 1/2" = 1'-0"



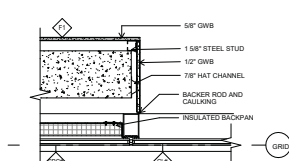
⑤ **Plan Det. - Curtain Wall/Tilt-Up Jamb**
1 1/2" = 1'-0"



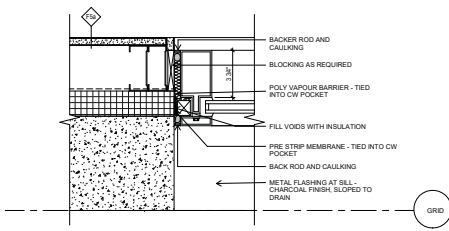
⑥ **Plan Detail - Overhead Door @ Jambs**
1 1/2" = 1'-0"



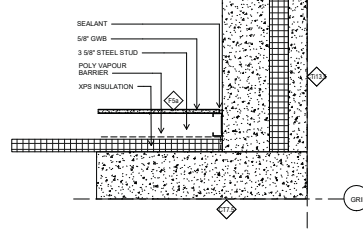
⑦ **Plan Detail - Tilt-Up Inside Corner (Typ)**
1 1/2" = 1'-0"



⑧ **Plan Detail - CW @ Concrete Bypass**
1 1/2" = 1'-0"



⑨ **CW Jamb @ Tilt Wall**
3" = 1'-0"



⑩ **Sandwich Panel to Tilt Wall Corner**
1 1/2" = 1'-0"

SCHEDULE A & B

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DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION
1	2018-01-12	Issue Date
2	2018-01-12	Issue Date
3	2018-01-12	Issue Date
4	2018-01-12	Issue Date
5	2018-01-12	Issue Date
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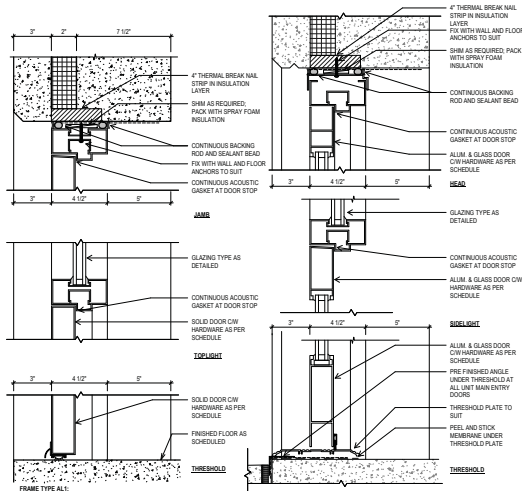
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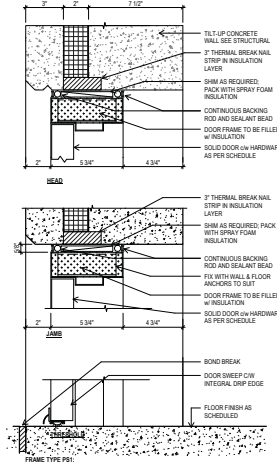
Clement Ave
810 Clement Ave • 815 Vaughan Ave,
Kelowna, BC

Construction Details

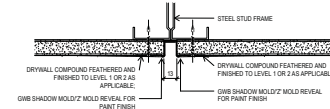
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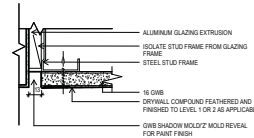
① **Frame Type AL-SF**
3" = 1'-0"



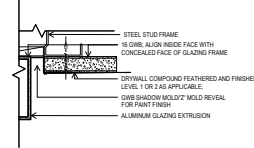
② **Frame Type HM @ Door**
3" = 1'-0"



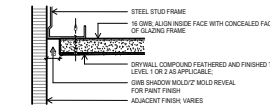
GWB TYP. - CONSTRUCTION JOINT - CONTINUOUS



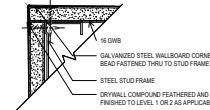
GWB TYP. - CW/SF JOINT - FLUSH



GWB TYP. - CW/SF JOINT - BUTT

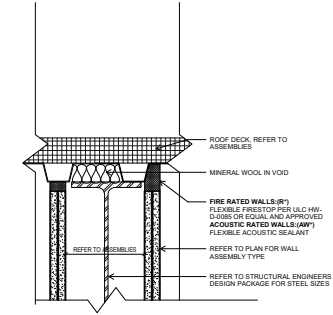


GWB TYP. - DISSIMILAR MATERIAL JOINT - BUTT



GWB TYP. - OUTSIDE CORNER

③ **Std. GWS Edge Details**
6" = 1'-0"



GWS TYP DETAIL - TOP OF WALL @ DECK

④ **FFR Wall to Roof**
3" = 1'-0"

SCHEDULE A & B

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DP18-0112

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

REV	DATE	DESCRIPTION

SCALE: As indicated DATE: Issue Date DRAWN: Author

PROJECT NUMBER: Project Number

FILE PATH: Project subfolder\Drawings\Notes\Schedule

POST DATE: Issued Date

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ARCHITECTURE + DESIGN INC

Clement Ave

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Kelowna, BC

Typical Assembly Details

A604

GLAZED WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	COMMENTS
	CW1	CURTAIN WALL TYPE 1: FULLY CAPTURED BLACK ANODIZED THERMALLY BROKEN ALUMINUM FRAMES. LOW 'E' DOUBLE GLAZED, GAS FILLED INSULATED GLAZING UNITS, CLEAR OR TINTED AS SCHEDULED. FRONT ALIGNED, OUTSIDE GLAZED. VENTS AND OPENINGS AS DETAILED.	VISION AND SPANDREL PANELS AS DETAILED, SEE ELEVATIONS AND SPECIFICATIONS. CAPLESS SSG MULLIONS ARE ON THE VERTICALS AT THE OFFICE CURTAIN WALLS. CAPLESS SSG MULLIONS ARE HORIZONTAL IN ALL REMAINING NARROW SLOT WINDOWS. SEE ELEVATIONS. ALL BORDER MULLIONS ARE CAPPED. ALL EXTERIOR CAPS ARE BLACK ANODIZED.
	CW2	CURTAIN WALL TYPE 2: 2 BEAD STRUCTURAL SILICONE GLAZING BLACK ANODIZED THERMALLY BROKEN ALUMINUM FRAMES. LOW 'E' DOUBLE GLAZED, GAS FILLED INSULATED GLAZING UNITS, CLEAR OR TINTED AS SCHEDULED. FRONT ALIGNED, OUTSIDE GLAZED. VENTS AND OPENINGS AS DETAILED.	VISION AND SPANDREL PANELS AS DETAILED, SEE ELEVATIONS AND SPECIFICATIONS. CAPLESS SSG MULLIONS ARE ON THE VERTICALS AT THE OFFICE CURTAIN WALLS. CAPLESS SSG MULLIONS ARE HORIZONTAL IN ALL REMAINING NARROW SLOT WINDOWS. SEE ELEVATIONS. ALL BORDER MULLIONS ARE CAPPED. ALL EXTERIOR CAPS ARE BLACK ANODIZED.
	SP1	STOREFRONT - INTERIOR GLAZING BLACK ANODIZED ALUMINUM FRAMES TO BORDERS AND DOORS. BLACK SILICONE CALKULATED INTERMEDIATE JOINTS. CLEAR TEMPLATED LAMINATED SAFETY GLAZING, CENTRE ALIGNED.	COORDINATE DOORS AND HARDWARE AS REQUIRED.

EXTERIOR WALL TYPES & EXTERIOR CLADDING

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR ¹ (Design #)	STC	COMMENTS
	CT1.5	TYPICAL NON-INSULATED TILT-UP PANEL ABOVE GRADE. 7-12" REINFORCED CONCRETE TILT-UP. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BSC D-2.1)	-	- REVEALS AS DETAILED, SEE ELEVATIONS REFER TO STRUCTURAL FOR WALL THICKNESSES. - PROVIDE NON THERMALLY CONDUCTIVE YES. - CLEAR CONCRETE SEALER IF NOT PAINTED. - PAINT ALL WINDOW JAMB RETURN BLACK.
	CT1.6	TYPICAL INSULATED TILT-UP ASSEMBLY ABOVE GRADE. 6-12" EXTERIOR CONCRETE TILT-UP. 2" INSULATED CONCRETE TILT-UP. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BSC D-2.1)	-	- REVEALS AS DETAILED, SEE ELEVATIONS REFER TO STRUCTURAL FOR WALL THICKNESSES. - PROVIDE NON THERMALLY CONDUCTIVE YES. - CLEAR CONCRETE SEALER IF NOT PAINTED. - PAINT ALL WINDOW JAMB RETURN BLACK.
	CT1.5.5	TYPICAL INSULATED TILT-UP ASSEMBLY ABOVE GRADE. 7-12" EXTERIOR CONCRETE TILT-UP. 2" INSULATED CONCRETE TILT-UP. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8h to 4h (BSC D-2.1)	-	- REVEALS AS DETAILED, SEE ELEVATIONS REFER TO STRUCTURAL FOR WALL THICKNESSES. - PROVIDE NON THERMALLY CONDUCTIVE YES. - CLEAR CONCRETE SEALER IF NOT PAINTED. - PAINT ALL WINDOW JAMB RETURN BLACK.
	EX	EXTERIOR STEEL STUD WALL - INSULATED AS REQUIRED. TYPICAL: FRONT AS PER FINISH SCHEDULE. 1 LAYER 5/8" EPS. POLY VAPOR BARRIER. STEEL STUDS AS NOTED @ 400mm O.C. R-10 BATT INSULATION WITHIN STUD CAVITY AS REQUIRED. 3/8" EXTERIOR GIBB SHEATHING. 5/8" TYPE 'X' GIBB @ NOTED EXTERIOR WALLS. SEE CODE COMPLIANCE (GIBB). SEE EXTERIOR AND INTERIOR FINISHES AS NOTED. 8" STEEL STUDS.	11 hr (ULC W407)	-	-
	EXB	EXTERIOR STEEL STUD WALL - INSULATED AS REQUIRED. TYPICAL: FRONT AS PER FINISH SCHEDULE. 1 LAYER 5/8" EPS. POLY VAPOR BARRIER. STEEL STUDS AS NOTED @ 400mm O.C. R-10 BATT INSULATION WITHIN STUD CAVITY AS REQUIRED. 3/8" EXTERIOR GIBB SHEATHING. 5/8" TYPE 'X' GIBB @ NOTED EXTERIOR WALLS. SEE CODE COMPLIANCE (GIBB). SEE EXTERIOR AND INTERIOR FINISHES AS NOTED. 8" STEEL STUDS.	11 hr (ULC W407)	-	-
	MC1	METAL CLADDING - TYPE 1 (INSULATED). MC1-METAL CLADDING ON HORIZONTAL 3/4" GALVANIZED STEEL CHANNEL, FURRING ON VERTICAL 3/4" GALVANIZED STEEL CHANNEL FOR DRAINAGE. VAPOUR PERMEABLE MOISTURE BARRIER MEMBRANE ON EXTERIOR STEEL STUD WALL OR CONCRETE WALL-UP.	11 hr (ULC W407)	-	- INSULATED UNO
	MC2	METAL CLADDING - TYPE 2 (INSULATED). MC2-METAL CLADDING ON HORIZONTAL 3/4" GALVANIZED STEEL CHANNEL, FURRING ON VERTICAL 3/4" GALVANIZED STEEL CHANNEL FOR DRAINAGE. VAPOUR PERMEABLE MOISTURE BARRIER MEMBRANE ON TYPE 'X' 5/8" EXTERIOR GRADE EPS/UMIN R-11.4. VAPOUR PERMEABLE SELF COVERED MEMBRANE 3/4" EXTERIOR SHEATHING. 5/8" TYPE 'X' GIBB.	11 hr (ULC W407)	-	-
	WVC3	PRE-FORMED METAL CLADDING PRE-FORMED METAL STEEL CLADDING SYSTEM. 1" AIR GAP. THERMALLY INSULATED HORIZONTAL PERFORATED CLIP AND RAIL SYSTEM (4x3 3/4" RIGID INSULATION EPS/UMIN R-11.4). VAPOUR PERMEABLE SELF COVERED MEMBRANE 3/4" EXTERIOR SHEATHING. 5/8" TYPE 'X' GIBB.	-	-	- MECHANICALLY FASTENED INSULATION (PIN AND WASHER) TO SUBSTRATE WALL SYSTEM.

INTERIOR WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	FRR (Design #)	STC	COMMENTS
	CT1.5	7-12" REINFORCED CONCRETE TILT-UP PANEL. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	8 h to 4 h (BSC D-2.1)		REVEALS AS DETAILED, SEE ELEVATIONS. REFER TO STRUCTURAL FOR WALL THICKNESSES.
	CT1.6	8" REINFORCED CONCRETE TILT-UP PANEL. PAINT FINISH AS SCHEDULED. SEE STRUCTURAL.	11 hr (ULC W407)		
	S4	3-5" STEEL STUDS @ 16" O.C., 5/8" GIBB EACH SIDE. FINISH AND BASE AS SCHEDULED.	11 hr (ULC W407)		
	S4a	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4b	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4c	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4d	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4e	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4f	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4g	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4h	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4i	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4j	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4k	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4l	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4m	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4n	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4o	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4p	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4q	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4r	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4s	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4t	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4u	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4v	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4w	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4x	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4y	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4z	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4aa	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ab	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ac	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ad	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ae	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4af	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ag	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ah	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ai	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4aj	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ak	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4al	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4am	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4an	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ao	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ap	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4aq	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ar	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4as	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4at	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4au	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4av	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4aw	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ax	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ay	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4az	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ba	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bb	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bc	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bd	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4be	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bf	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bg	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bh	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bi	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bj	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bk	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bl	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bm	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bn	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bo	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bp	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bq	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4br	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bs	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bt	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bu	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bv	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bw	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bx	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4by	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4bz	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ca	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cb	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cc	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cd	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ce	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cf	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cg	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ch	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ci	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cj	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ck	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cl	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cm	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cn	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4co	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cp	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cq	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cr	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4cs	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			
	S4ct	3-5" STUDS 3-5" FIBERGLASS SOUND ATTENUATION BATT INSULATION. 2 BEADS CALKING AT BOTTOM AND TOP TRACKS.			

CITY OF KELOWNA DEVELOPMENT PERMIT GUIDELINES

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?	x		
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	x		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Does interim development consider neighbouring properties designated for more intensive development?			x
Are façade treatments facing residential areas attractive and context sensitive?	x		
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?			x
Is the design unique without visually dominating neighbouring buildings?	x		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	x		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	x		
Are parkade entrances located at grade?			x
For buildings with multiple street frontages, is equal emphasis given to each frontage?	x		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	x		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	x		
Human Scale			
Are architectural elements scaled for pedestrians?	x		
Are façades articulated with indentations and projections?	x		

DP18-0112 Design Guidelines Checklist

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

DP18-0112 Design Guidelines Checklist

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	x		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	x		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	x		
Are green walls or shade trees incorporated in the design?	x		
Does the site layout minimize stormwater runoff?	x		
Are sustainable construction methods and materials used in the project?	unknown		
Are green building strategies incorporated into the design?	x		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	X		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	X		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	X		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	X		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	X		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	X		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	X		
• Enhance the pedestrian environment and the sense of personal safety?	X		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	X		
• Respect required sightlines from roadways and enhance public views?	X		
• Retain existing healthy mature trees and vegetation?			x
• Use native plants that are drought tolerant?	X		
• Define distinct private outdoor space for all ground-level dwellings?			X
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	X		

DP18-0112 Design Guidelines Checklist

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?	X		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	x		
Are building materials vandalism resistant?	unknown		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
Signs			
Do signs contribute to the overall quality and character of the development?	tbd		
Is signage design consistent with the appearance and scale of the building?	tbd		
Are signs located and scaled to be easily read by pedestrians?	x		
For culturally significant buildings, is the signage inspired by historical influences?			x
Lighting			
Does lighting enhance public safety?	x		
Is "light trespass" onto adjacent residential areas minimized?	x		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	X		
Is suitably scaled pedestrian lighting provided?	X		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	unknown		

REPORT TO COUNCIL



Date: September 16, 2019

To: Council

From: City Manager

Department: Development Planning – Urban

Application: OCP18-0012/Z18-0057

Owner: 0802333 BC Ltd.

Address: 2800 Hwy 97N

Applicant: Paul Passuto, Innocept
Developments

Subject: Official Community Plan Amendment and Rezoning Application

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0012 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the REP – Resource Protection Area designation to the SC – Service Commercial designation be considered by Council;

THAT Rezoning Application No. Z18-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications for portions of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located at 2800 Hwy 97N, Kelowna, BC from the A1 – Agriculture 1 zone and the I2 – General Industrial zones to C10 – Service Commercial, as shown on Map “B” attached to the Report from the Development Planning Department dated September 16, 2019 be considered by Council;

AND THAT the Official Community Plan Amendment and 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 September 16, 2019;

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

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

2.0 Purpose

To amend the Official Community Plan designation from the REP – Resource Protection Area designation to the SC – Service Commercial designation and to rezone the subject property from the A1 – Agriculture 1 and the I2 – General Industrial zones to the C10 – Service Commercial zone to accommodate an automotive vehicles sales and service dealership.

3.0 Development Planning

Development Planning Staff recommend support for the proposed OCP and Rezoning amendments to facilitate an automotive dealership. The proposed amendments allow for an appropriate use of a narrow parcel which is located between Highway 97 N and the Okanagan Rail Trail. The property is in the Permanent Growth Boundary and the proposed zoning and development is considered compatible with the existing land uses in the area. Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject property is a narrow remnant parcel that is flanked by the Okanagan Rail Trail and Highway 97 N. The Future Land Designation for the entire property is REP – Resource Protection Area, and it is not located within the Agricultural Land Reserve. It has a split zone between I2 – General Industrial and A1 – Agriculture 1. It is currently used for outdoor storage with a small construction office located on the portion of the land zoned for industrial use.

4.2 Project Description

The proposal is to amend the OCP to SC – Service Commercial and rezone to C10 – Service Commercial to accommodate a luxury automotive vehicles sales and service dealership. The applicant has submitted a Form and Character Development Permit and a Development Variance Permit for the project that is currently being reviewed by staff and will come to Council for consideration should the zoning be approved.

The “August Luxury Motocars” proposal is a commercial development including a 2,670 m² sales/service building, 2 storeys in height, which will be located on the north end of the subject property. An existing smaller building on the south end will be used as a service building and the remaining space will be used for inventory display. Access will be from Hwy 97 N, with the entry way on the north end and the exit on the south. This will be connected by a one way drive aisle flanked by inventory and on-site parking stalls.

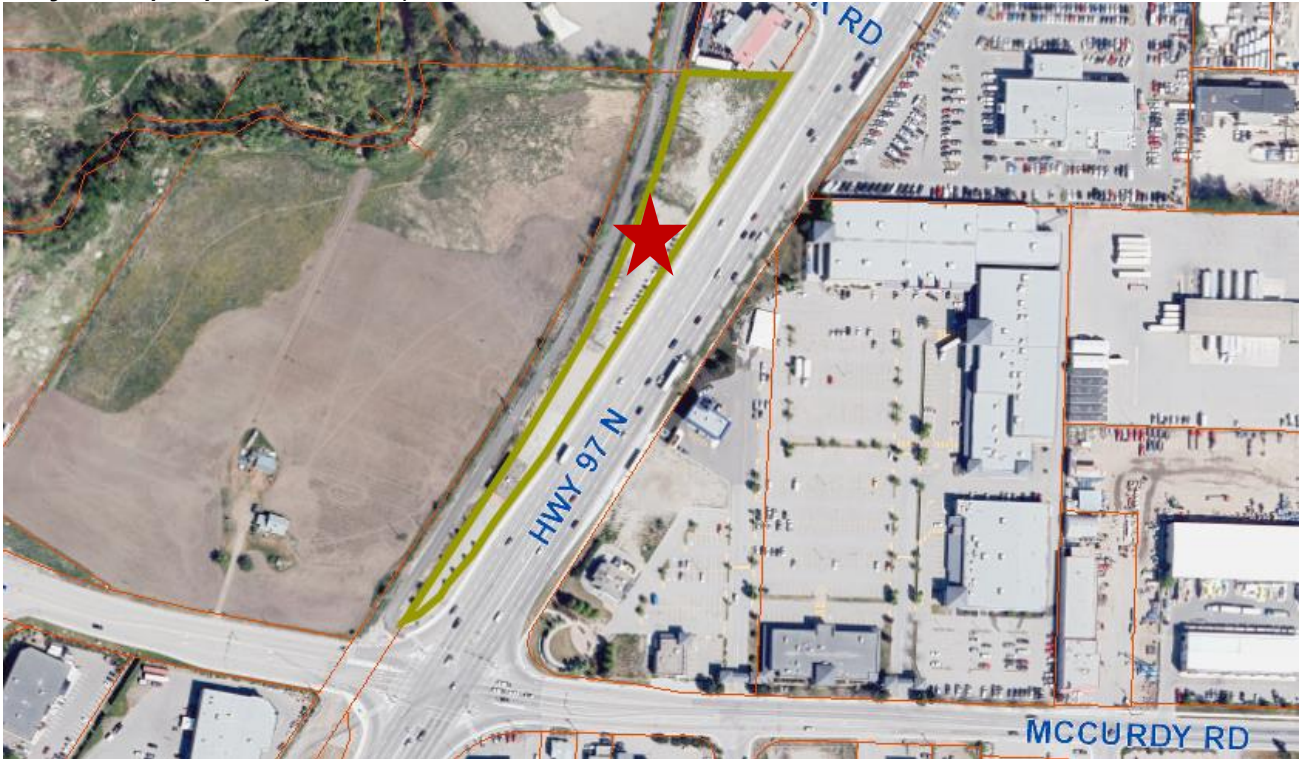
4.3 Site Context

The subject property is located in the Highway 97 City Sector, north of McCurdy Road. It is flanked by the Okanagan Rail Trail and Highway 97N.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Automotive Centre
East	C3 – Community Commercial	Shopping Centre
South	A1 – Agriculture/ I2 – General Industrial	Vacant/ Automobile Dealership
West	A1 - Agriculture	Rail Trail

Subject Property Map: 2800 Hwy 97 N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Service Commercial (SC)

Developments for the provision of support services and other commercial uses requiring extensive on-site storage. Building Densities would be consistent with the provision of the C10 zone of the Zoning Bylaw.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Development Engineering Memo Dated June 4, 2018

7.0 Application Chronology

Date of Application Received: May 23, 2018
Date Public Consultation Completed: August 2, 2018

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Map "A": Official Community Plan Amendment
Map "B": Zoning Amendment
Schedule A: Development Engineering Memo
Attachment A: Conceptual Drawing Package



CITY OF KELOWNA

MEMORANDUM

Date: June 04, 2018
File No.: Z18-0057
To: Community Planning (TA)
From: Development Engineering Manager (JK)
Subject: 2800 HWY 97 N A1 to C10

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 Aaron Sangster.

1. General

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. These Development Engineering comments and requirements are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. Water

- a. The property is located within the Black Mountain Irrigation District (BMID) service area. Design drawings must be reviewed by BMID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City for review.
- 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 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. 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.

3. Sanitary Sewer

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

4. 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.

5. Roads

- a. HWY 97 N fronting this development has already been upgraded, and no further upgrades are required at this time.

6. Road Dedication and Subdivision Requirements

- a. Grant Statutory Rights of Way if required for utility services.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, 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

7. Power and Telecommunication Services and Street Lights

- a. All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.
- b. 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.
- c. Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

8. Design and Construction

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

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

9. Servicing Agreements for Works and Services

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

10. 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.**
 - i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
 - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - iii. Site suitability for development.
 - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - v. Any special requirements for construction of roads, utilities and building structures.
 - vi. Recommendations for items that should be included in a Restrictive Covenant.

- vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- viii. Any items required in other sections of this document.
- ix. Additional geotechnical survey may be necessary for building foundations, etc

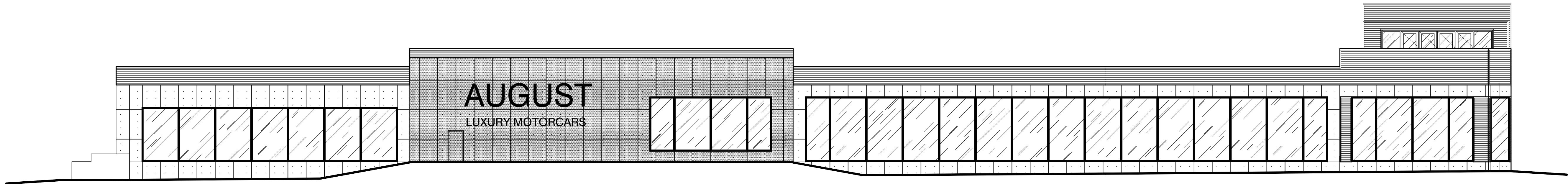
11. Charges and Fees

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



James Kay, P.Eng.
Development Engineering Manager

AS



AUGUST LUXURY MOTORCARS

2800 HIGHWAY 97 NORTH, KELOWNA, B.C.

GENERAL CODE DESCRIPTION:

BRITISH COLUMBIA BUILDING CODE 2018

Building Classification:
(3.2.2.75.) Group F, Division 2, up to 4 Storeys, Increased Area, Sprinklered.

Repair Garage & Sales Rooms - Group F, Division 2.
Maximum Building Area = 4800 sq. m. if 2 Storeys in Building Height.
Permitted to be Combustible & Non-Combustible Construction Used Singly or in Combination.
Floor Assemblies = Fire Separation not less than 45 Min. Fire-Resistance Rating.
Mezzanines = If of Combustible Construction not less than 45 Minute Fire-Resistance Rating.
Loadbearing Walls, Columns & Arches = If of Combustible Construction and Supporting a Assembly Required to have a Fire-Resistance Rating shall have a Fire-Resistance Rating of not less than 45 Minute, OR Be of Non-Combustible Construction , AND
Loadbearing Walls, Columns & Arches Supporting Supporting a Fire Separation shall have a Fire-Resistance Rating Not Less Than That Required for the Fire Separation.

Facing 2 Streets

Total Building Area = 26,307.86 sq. ft. (2444 sq. m.)

SITE DETAILS:	ZONE REQUIREMENT	PROPOSAL
SITE AREA (sq.m.)	1000 sq.m.	6420.41 sq.m.
SITE WIDTH (m)	40m	280.38m
SITE DEPTH (m)	30m	47.20m (irregular)
SITE COVERAGE OF BUILDING(S) (%)	60%	BLDG A = 2274 sq.m. BLDG B = 169.81 sq.m. TOTAL = 2443.81 sq.m. 36%
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING (%)	60%	58%

DEVELOPMENT REGULATIONS:	ZONE REQUIREMENT	PROPOSAL
TOTAL NUMBER & TYPES OF UNITS	0	(OFFICE/ SHOWROOM/ SERVICE)
FLOOR AREA (GROSS/NET)	3852.23 sq.m.	2670.59 sq.m.
FLOOR AREA RATIO (FAR)	.60	.42
BUILDING HEIGHT (STORIES/METERS)	(3 STOREYS/ 12m)	(2 STOREYS/ 11.68m)
BUILDING(S) SETBACKS (m):		
FRONT	2m. (MDT 4.5m)	4m (.5m variance req'd)
SIDE (INCLUDE DIRECTION)	0.0m (N)	4.5m (N)
SIDE (INCLUDE DIRECTION)	0.0m (S)	> 0.0m (S)
REAR	0.0m	0.0m
NUMBER OF PARKING STALLS/LOADING SPACES	49	50
SETBACKS TO PARKING (m):		
FRONT	2m	2m
SIDE (INCLUDE DIRECTION)	N/A	N/A
SIDE (INCLUDE DIRECTION)	N/A	N/A
REAR	N/A	N/A
DRIVE AISLE WIDTH (m)	N/A	5.5m
NUMBER OF BICYCLE PARKING SPACES	N/A	5
PRIVATE OPEN SPACE AREA	N/A	N/A

ATTACHMENT

A

This forms part of application
OCP18-0012/Z18-0057

Planner
Initials

WM

City of
Kelowna
DEVELOPMENT PLANNING



J.P. SAUTER
ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

DEVELOPER:

INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

NO.	DATE	REVISIONS DESCRIPTION
A	APR 2019	ISSUED FOR D.P. APPLICATION.
B		
C		
D		

CONSTRUCTION NOTES:

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- All dimensions are to be confirmed on site.
- All materials are to be installed per manufacturer's recommended installation instructions.
- All layout dimensions and modifications to be confirmed by project manager.
- Sub-contractors are to visit & familiarize themselves with site conditions & restrictions prior to tendering price.
- All work is to conform to all applicable building code requirements.
- All materials from construction are to be removed from site.

PROJECT

NEW INDUSTRIAL/RETAIL LUXURY VEHICLE SALES
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR

AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE

COVER SHEET
ZONING & CODE INFORMATION

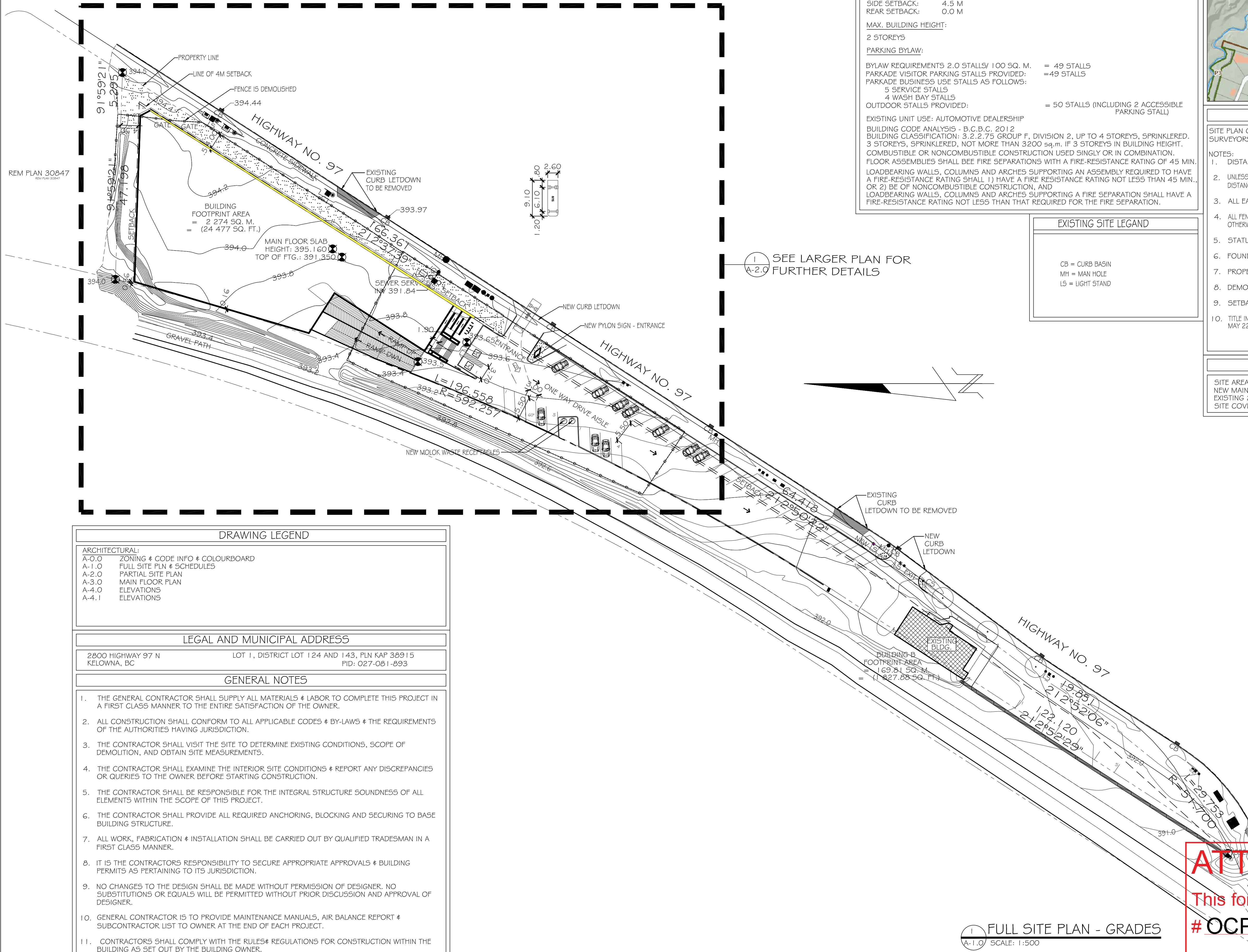
SCALE AS NOTED
DATE APRIL 04/2019
DRAWN
CHECKED
PROJ. NO. 2018-15
FILE NO. 2018-15

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DRAWING NO.

A0.0 / 6

BOX 61075, KENSINGTON P.O.,
CALGARY, ALBERTA T2N 4S6
(403) 270-0159 - JPSAUTER.COM
EMAIL : jpsauter@shaw.ca



BYLAW # CODE ANALYSIS

LANDUSE DESIGNATION:
EXISTING ZONING: A1 (AGRICULTURAL 1), I2 (GENERAL INDUSTRIAL)
[CHANGE OF USE TO C10 (SERVICE COMMERCIAL) ZONING]
MAJOR BUILDING CLASSIFICATION: AUTOMOTIVE VEHICLE SALES

SETBACKS:
FRONT SETBACK: 4.0 M
SIDE SETBACK: 4.5 M
REAR SETBACK: 0.0 M

MAX. BUILDING HEIGHT:
2 STOREYS

PARKING BYLAW:
BYLAW REQUIREMENTS 2.0 STALLS/ 100 SQ. M. = 49 STALLS
PARKADE VISITOR PARKING STALLS PROVIDED: =49 STALLS
PARKADE BUSINESS USE STALLS AS FOLLOWS:
5 SERVICE STALLS
4 WASH BAY STALLS
OUTDOOR STALLS PROVIDED: = 50 STALLS (INCLUDING 2 ACCESSIBLE PARKING STALL)

EXISTING UNIT USE: AUTOMOTIVE DEALERSHIP

BUILDING CODE ANALYSIS - B.C.B.C. 2012
BUILDING CLASSIFICATION: 3.2.2.75 GROUP F, DIVISION 2, UP TO 4 STOREYS, SPRINKLERED.
3 STOREYS, SPRINKLERED, NOT MORE THAN 3200 sq.m. IF 3 STOREYS IN BUILDING HEIGHT.
COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION.
FLOOR ASSEMBLIES SHALL BEE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING OF 45 MIN.
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL: 1) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN., OR 2) BE OF NONCOMBUSTIBLE CONSTRUCTION, AND
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING A FIRE SEPARATION SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE FIRE SEPARATION.

EXISTING SITE LEGEND

CB = CURB BASIN
MH = MAN HOLE
LS = LIGHT STAND



SURVEY GENERAL NOTES

SITE PLAN CREATED BASED ON RPR CREATED BY MATHIEU M. BOURGEOIS ALBERTA LAND SURVEYORS , DATED 3RD DAY OF JUNE, 2013.

NOTES:

- DISTANCES ARE IN METRES
- UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARY TO FOUNDATION WALLS
- ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA
- ALL FENCES SHOWN ARE WITHIN 0.20 METRES OF THE PROPERTY LINES UNLESS OTHERWISE NOTED
- STATUTORY IRON POST FOUND THUS:
- FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
- PROPERTY LINE IS SHOWN THUS: -----
- DEMO FENCE SHOWN THUS: -----
- SETBACK IS SHOWN THUS: -----
- TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE NO. 131 095 704 DATED MAY 22, 2013

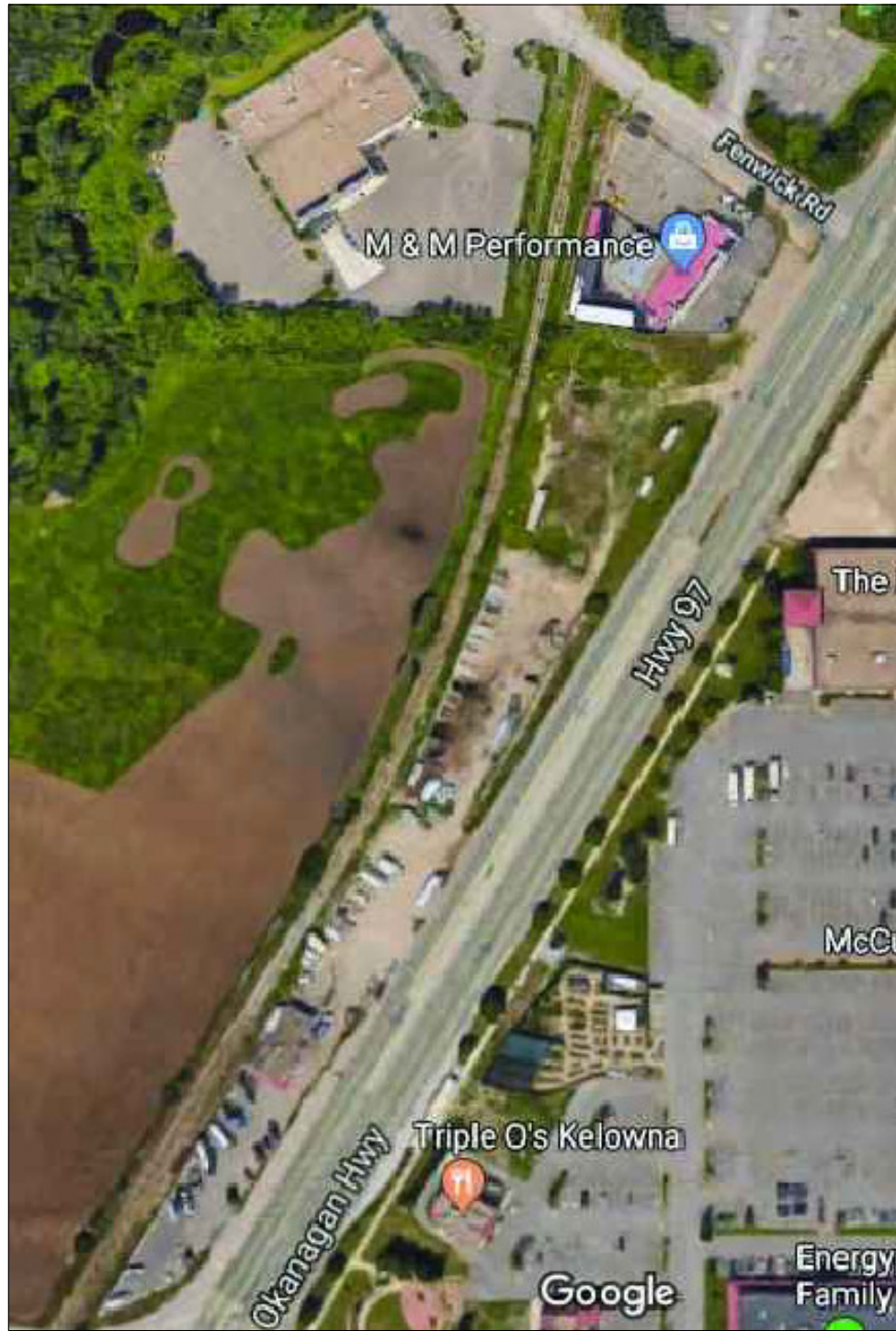
AREAS

SITE AREA: 6 420.41 SQ. M (0.64 HECTARES)
NEW MAIN BUILDING FOOTPRINT: 2 274 SQ. M (24 477 SQ. FT)
EXISTING 2nd BUILDING FOOTPRINT: 169.81 SQ. M (1 827.88 SQ. FT)
SITE COVERAGE: 38%

DRAWING LEGEND	
ARCHITECTURAL:	
A-0.0	ZONING # CODE INFO # COLOURBOARD
A-1.0	FULL SITE PLAN # SCHEDULES
A-2.0	PARTIAL SITE PLAN
A-3.0	MAIN FLOOR PLAN
A-4.0	ELEVATIONS
A-4.1	ELEVATIONS

LEGAL AND MUNICIPAL ADDRESS	
2800 HIGHWAY 97 N KELOWNA, BC	LOT 1, DISTRICT LOT 124 AND 143, PLN KAP 38915 PID: 027-081-893

- GENERAL NOTES**
- THE GENERAL CONTRACTOR SHALL SUPPLY ALL MATERIALS # LABOR TO COMPLETE THIS PROJECT IN A FIRST CLASS MANNER TO THE ENTIRE SATISFACTION OF THE OWNER.
 - ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES # BY-LAWS # THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS, SCOPE OF DEMOLITION, AND OBTAIN SITE MEASUREMENTS.
 - THE CONTRACTOR SHALL EXAMINE THE INTERIOR SITE CONDITIONS # REPORT ANY DISCREPANCIES OR QUERIES TO THE OWNER BEFORE STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRAL STRUCTURE SOUNDNESS OF ALL ELEMENTS WITHIN THE SCOPE OF THIS PROJECT.
 - THE CONTRACTOR SHALL PROVIDE ALL REQUIRED ANCHORING, BLOCKING AND SECURING TO BASE BUILDING STRUCTURE.
 - ALL WORK, FABRICATION # INSTALLATION SHALL BE CARRIED OUT BY QUALIFIED TRADESMAN IN A FIRST CLASS MANNER.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE APPROPRIATE APPROVALS # BUILDING PERMITS AS PERTAINING TO ITS JURISDICTION.
 - NO CHANGES TO THE DESIGN SHALL BE MADE WITHOUT PERMISSION OF DESIGNER. NO SUBSTITUTIONS OR EQUALS WILL BE PERMITTED WITHOUT PRIOR DISCUSSION AND APPROVAL OF DESIGNER.
 - GENERAL CONTRACTOR IS TO PROVIDE MAINTENANCE MANUALS, AIR BALANCE REPORT # SUBCONTRACTOR LIST TO OWNER AT THE END OF EACH PROJECT.
 - CONTRACTORS SHALL COMPLY WITH THE RULES# REGULATIONS FOR CONSTRUCTION WITHIN THE BUILDING AS SET OUT BY THE BUILDING OWNER.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWINGS # SPECIFICATIONS - IF APPLICABLE. WORK BETWEEN ALL TRADES SHALL BE COORDINATED.
 - ENSURE THAT ALL WALLS RECEIVING MILLWORK HAVE ADEQUATE SUPPORT IN THE PARTITION.



(2) SATELLITE VIEW
A-1.0 SCALE: NTS

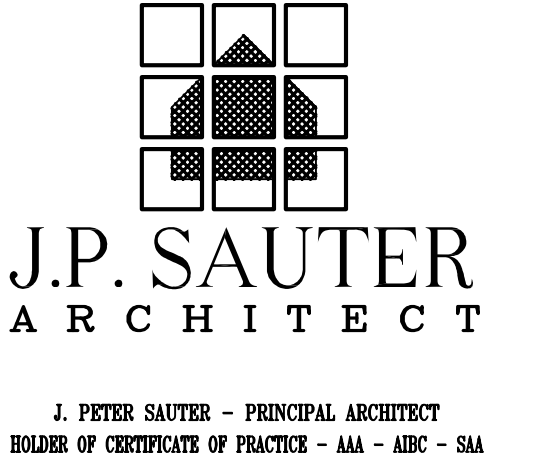
(1) FULL SITE PLAN - GRADES
A-1.0 SCALE: 1:500

ATTACHMENT A

This forms part of application
OCP18-0012/Z18-0057

Planner Initials **WM**

City of **Kelowna**
DEVELOPMENT PLANNING



DEVELOPER:
INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

REVISIONS	NO.	DATE	DESCRIPTION
A	1	APR 2019	ISSUED FOR D.P. APPLICATION.
B			
C			
D			

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PROJECT
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AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE
FULL SITE PLAN

SCALE AS NOTED
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO. 2018-15
FILE NO. 2018-15

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A1.0 / 6

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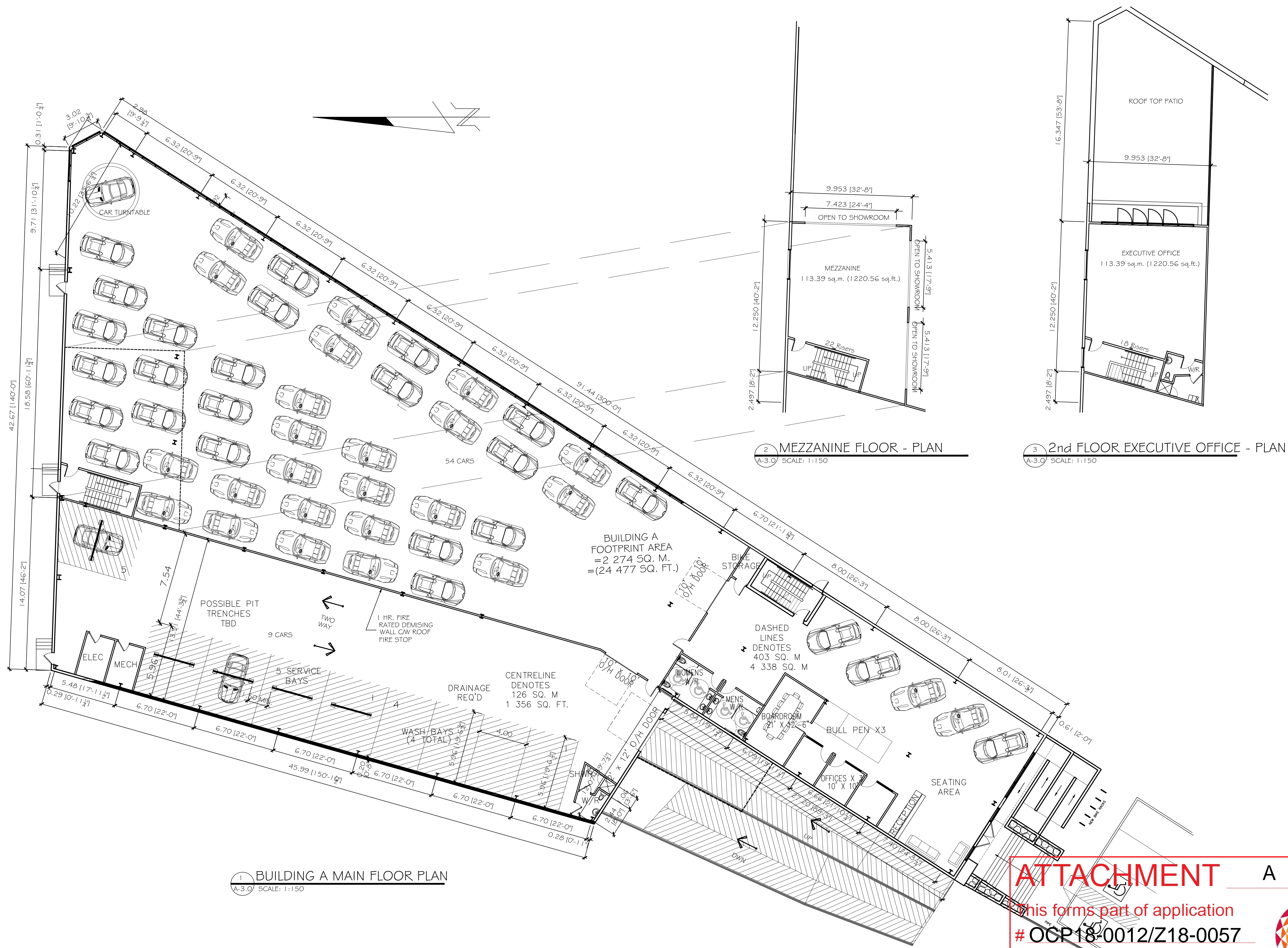
DRAWING TITLE
FLOOR PLAN

SCALE AS NOTED
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO. 2018-15
FILE NO. 2018-15

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DRAWING NO.
A3.0 / 6

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ATTACHMENT A

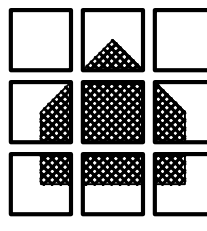
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OCP18-0012/Z18-0057

Planner Initials **WM**

City of Kelowna
DEVELOPMENT PLANNING



TOTAL = 49 PARKING STALLS
8 STALLS 12 FEET WIDE
41 STALLS 10 FEET WIDE



J.P. SAUTER
ARCHITECT

J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

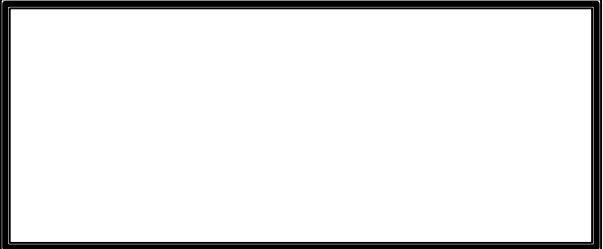
DEVELOPER:



INNOCEPT
DEVELOPMENT & REAL ESTATE OUTSOURCING

REVISIONS		
NO.	DATE	DESCRIPTION
A	APR 2019	ISSUED FOR CLIENT REVIEW.
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KELOWNA, BC.

FOR
AUGUST LUXURY MOTOR CARS
2800 HIGHWAY 97 N
KELOWNA, BC.

DRAWING TITLE
BASEMENT PARKING FLOOR PLAN

SCALE AS NOTED
DATE APRIL 04/2019
DRAWN JPS
CHECKED RM/JPS
PROJ. NO 2018-15
FILE NO. 2018-15

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DRAWING NO.

A3.1 / 6

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CALGARY, ALBERTA T2N 4S6
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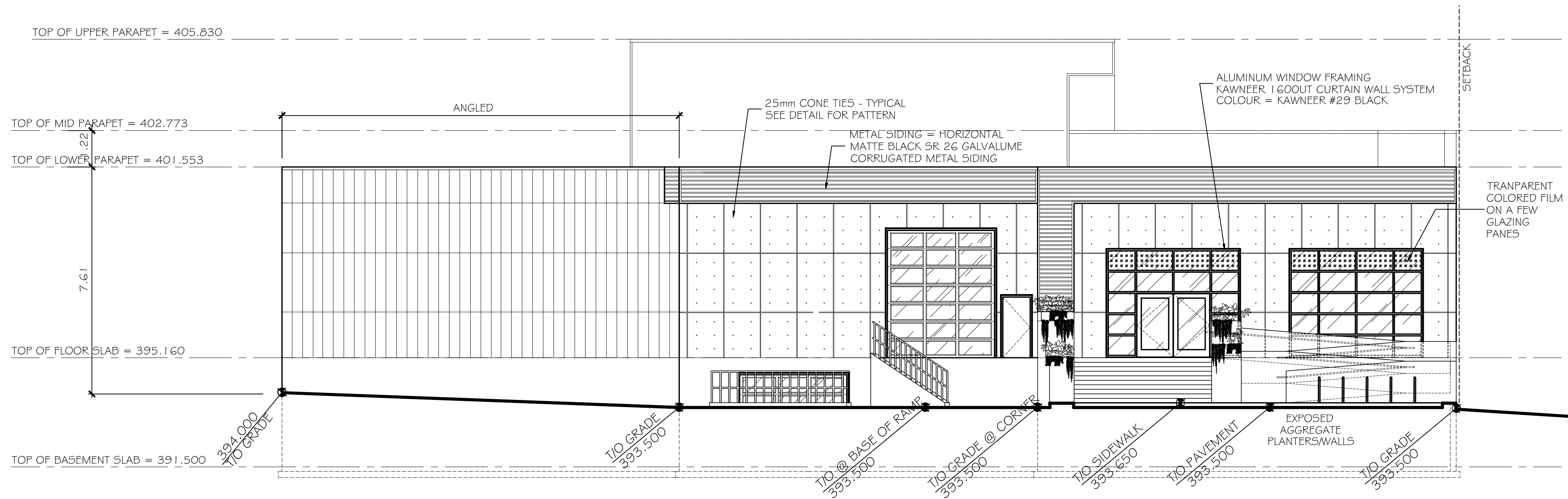
ATTACHMENT **A**

This forms part of application
OCP18-0012/Z18-0057

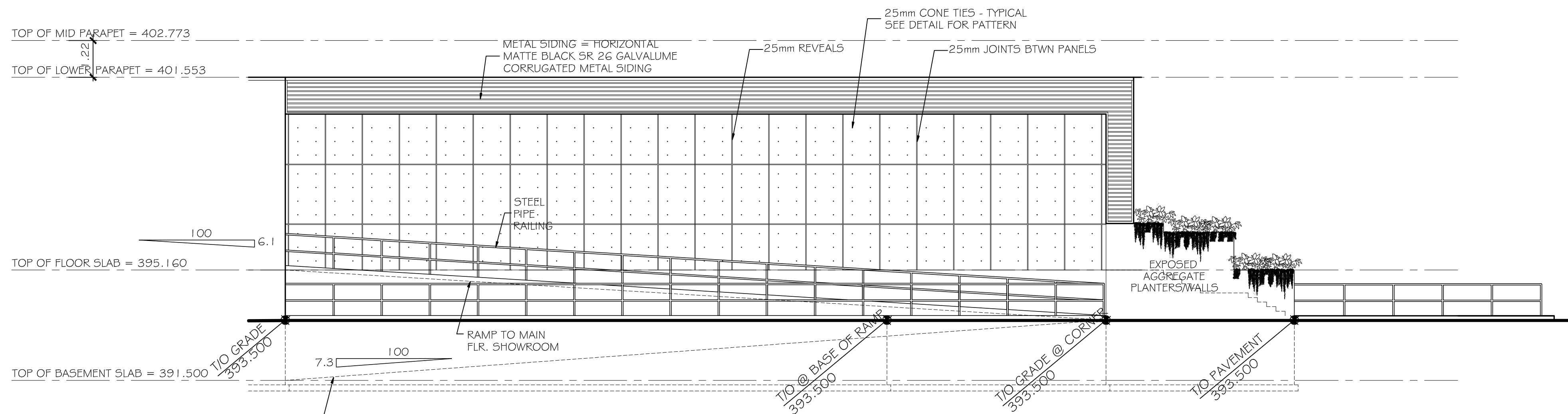
Planner Initials **WM**



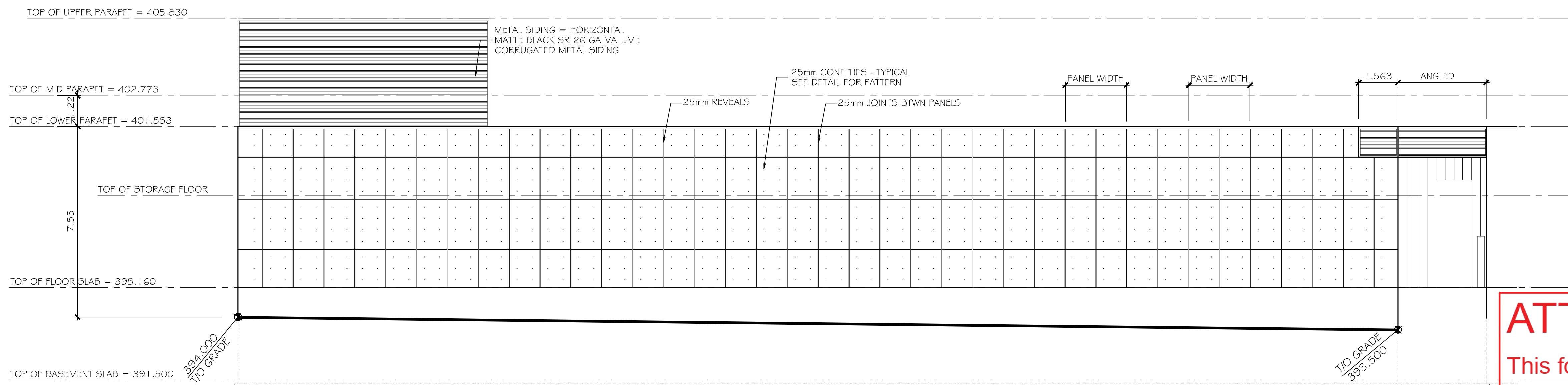
City of
Kelowna
DEVELOPMENT PLANNING



3 FRONT ENTRANCE - SOUTH ELEVATION
A-4.1 SCALE: 1:100



2 BACK GARAGE RAMP - WEST ELEVATION
A-4.1 SCALE: 1:100

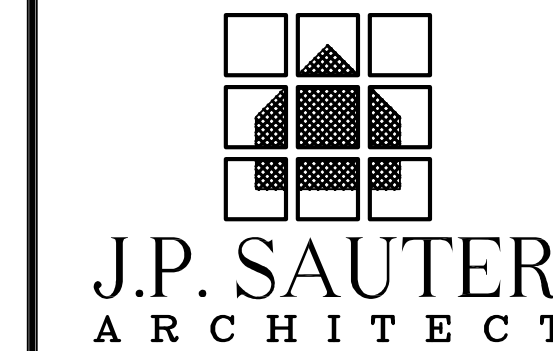


3 BACK - WEST ELEVATION
A-4.1 SCALE: 1:100

ATTACHMENT A

This forms part of application
OCP18-0012/Z18-0057

Planner
Initials WM



J. PETER SAUTER - PRINCIPAL ARCHITECT
HOLDER OF CERTIFICATE OF PRACTICE - AAA - ABC - SAA

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DRAWING TITLE

ELEVATIONS

SCALE AS NOTED SEAL
DATE APRIL 04/2019
DRAWN CNS/JPS
CHECKED RM/JPS
PROJ. NO. 2018-15
FILE NO. 2018-15

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DRAWING NO.

A4.1 / 6

BOX 61075, KENSINGTON P.O.,
CALGARY, ALBERTA T2N 4S6
(403) 270-0159 - JPSAUTER.COM
EMAIL : jpsauter@shaw.ca

CITY OF KELOWNA

BYLAW NO. 11933

Official Community Plan Amendment No. OCP18-0012 2800 Hwy. 97N

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Future Land Use designation of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located on Hwy 97N, Kelowna, BC from the REP – Resource Protection Area designation to the SC – Service Commercial designation.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11934
Z18-0057 – 2800 Highway 97 N

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1 District Lots 124 and 143 ODYD Plan KAP83915 Except Plan KAP84828 and EPP57498 located on Hwy 97N, Kelowna, BC from the A1 – Agriculture 1 zone and the I2 – General Industrial zones to the C10 – Service Commercial zone, as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

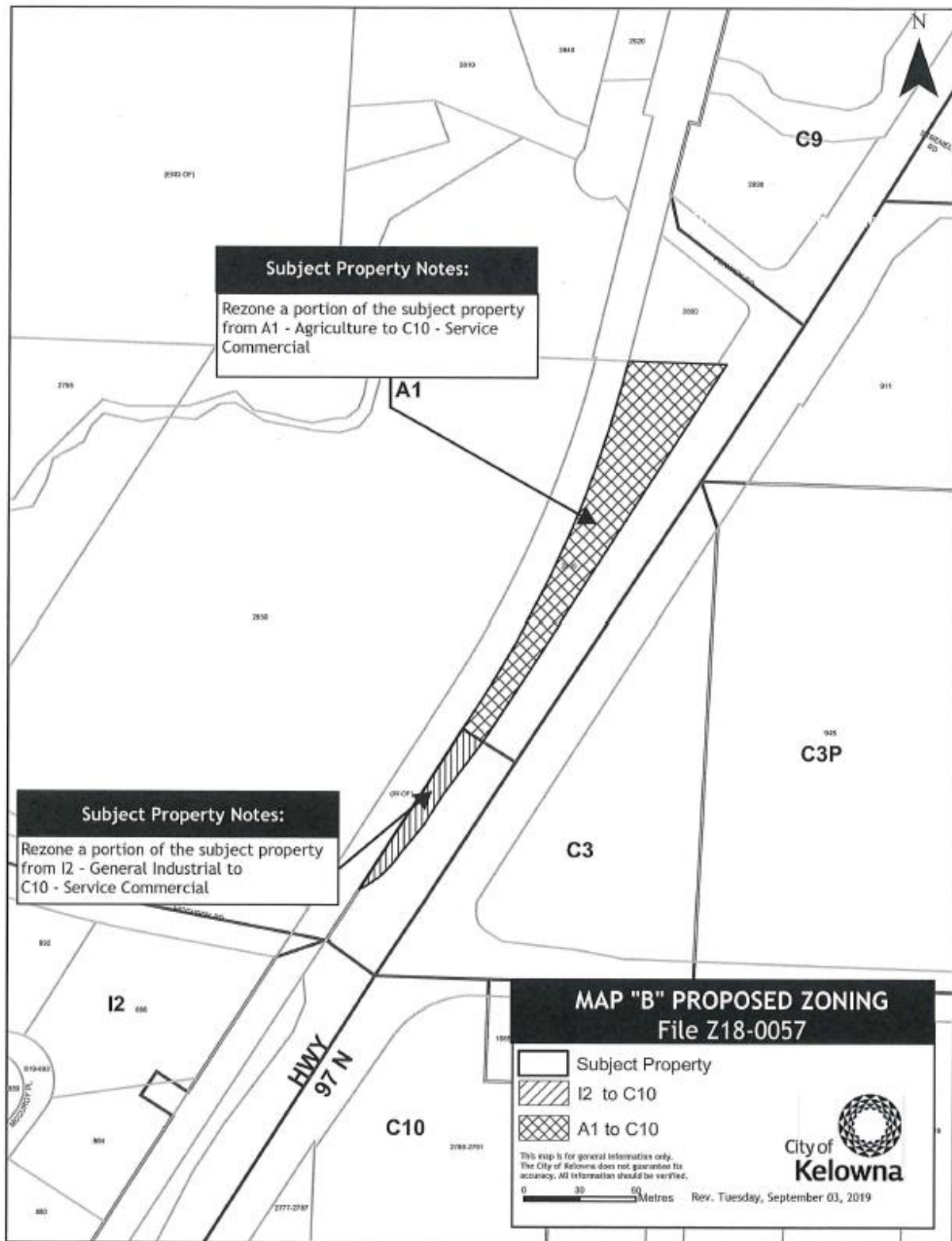
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: September 16, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: DP19-0108

Owner: Orchard Park Shopping Centre Holdings Inc. No. A59814

Address: 2271 Harvey Ave

Applicant: Meiklejohn Architects

Subject: Development Permit Application

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0108 for Lot 1 District Lot 127 ODYD, Plan KAP53260, Except Plans KAP56123 and EPP3467, located at 2271 Harvey Avenue, Kelowna, BC, Lot 1 District Lots 127 and 4646 ODYD, Plan KAP47934, located at 2271 Harvey Ave, Kelowna, BC, & Lot 1 District Lots 127 and 4646 ODYD, Plan KAP47930, located at 1992 Dilworth Dr, Kelowna, BC subject to the following:

1. The dimensions and siting of the building renovation to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building renovation 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 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 issuance of a Development Permit for the form and character of exterior renovations to the south wing of Orchard Park Mall.

3.0 Development Planning

Staff recommend support for the Development Permit proposing to renovate the south wing of the existing Orchard Park Mall located at 2271 Harvey Avenue. The proposed building renovation and parking expansion

meets the Official Community Plan (OCP) guidelines for form and character for urban design through building articulation, landscaping and surface parking lot standards.

The applicant has proposed to remove and decommission the existing southeastern vehicle access to 1992 Dilworth Drive and use the site area for additional surface parking for the mall. This change should help the operations of Dilworth Dr, Hwy 97 and Springfield Rd intersections. The proposed reconfigured surface parking lot meets the City's parking standards by incorporating pedestrian connectivity, landscaped islands and the provision of universally accessible stalls.

There are no variance requests for this proposal as it is consistent with the City of Kelowna Zoning Bylaw.

4.0 Proposal

4.1 Background

Orchard Park Mall originally opened in Kelowna in the early 1970s. The existing commercial retail unit in the south wing of the mall was most recently occupied by the former Sears Home store. The proposed building renovation is a result of an evolving retail industry and has been proposed to help the mall adapt to such changes.

The property at 1992 Dilworth Drive was previously used as a restaurant, most recently as Ernie's Place Neighbourhood Pub until 2014. A demolition permit was applied for and approved for the former restaurant building on-site in 2017. The site has remained vacant since the building demolition was completed in 2017.

4.2 Project Description

The proposed changes to the mall involve a partial demolition of the existing south wing of the building, subsequent reduction in floor area and expansion and reconfiguration of the adjacent surface parking lot. This project represents the second phase of the proposed renovation works to the north and south wings of the mall.

The existing south wing of the mall comprises approximately 50,000 square feet of total floor area and the applicants have proposed a 14,600 square foot reduction, resulting in a total of 35,400 square feet of floor area. The south wing is proposed to be divided into five commercial retail units.

The existing southeast parking lot will be expanded and reconfigured, resulting in 126 more parking stalls. This will be done in combination with simplified road access, landscaping and added pedestrian walkways to improve pedestrian safety and connectivity. The access at 1992 Dilworth Dr will be closed and the property will be integrated into the mall parking lot, including new landscaping that will be consistent with the existing landscape treatment along Dilworth Drive. Landscaped boulevards will be used throughout the parking lot to delineate and separate parking stalls from drive aisles.

The proposed reconfigured parking layout will result in two major pedestrian walkways traversing the parking lot and an on-site sidewalk connection from the north side of Springfield Rd to the main entrance of the mall's south wing. Two raised pedestrian crossings will provide safe travel routes across the Springfield Road access and the primary drive isle for the mall.

The proposed building elevations and form and character of the commercial renovation are consistent with the Comprehensive Development Permit Guidelines in the Official Community Plan (OCP) and represent a continuation of the existing Orchard Park Mall aesthetic.

4.3 Site Context

The subject property is located in the Central City Sector near the intersection of Harvey Ave and Dilworth Dr, just northwest of Mission Creek Regional Park. It is close to transit routes along Cooper Rd, Springfield Rd, Dilworth Dr and Harvey Ave. The surrounding neighbourhood is largely comprised of C4 – Urban Centre Commercial zoned properties with some P2 – Education and Institutional and C9 – Tourist Commercial zoned properties.

Subject Property Map: 2271 Harvey Ave & 1992 Dilworth Dr



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4 ha	20.4 ha
Min. Lot Width	100.0 m	392.0 m
Min. Lot Depth	50.0 m	482.0 m
Development Regulations		
Max. Floor Area Ratio	0.4	0.31
Max. Site Coverage (buildings)	40 %	37.06 %
Max. Height	15.0 m / 4 storeys	5.5 m / 1 storey
Min. Front Yard	4.5 m	+/- 99.33 m
Min. Side Yard (east)	4.5 m	+/- 46.21 m
Min. Side Yard (west)	4.5 m	+/- 60.77 m
Min. Rear Yard	4.5 m	+/- 48.95 m

Other Regulations		
Min. Parking Requirements	2,736 stalls	3,174 stalls
Min. Bicycle Parking	No change to existing	6 new stalls
Min. Loading Space	42 spaces x 30 m ² = 1,260 m ²	2,274 m ² existing
Drive Isle Width	7.0 m	7.0 m

5.0 Application Chronology

Date of Application Received: March 29, 2019

Report prepared by: Andrew Ferguson, Planner I

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0108

Attachment B: Revitalization Development Permit Area Checklist

Development Permit DP19-0108



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

2271 Harvey Avenue

and legally known as

Lot 1 District Lot 127 ODYD Plan KAP53260 Exept Plans KAP56123 and EPP3467

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

C6 – Regional Commercial



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

Date of Council Decision: September 9, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization Development Permit Area

This permit will not be valid if development has not commenced by September 9, 2021.

Existing Zone: C6 – Regional Commercial Future Land Use Designation: MXR – Mized Use (Residential / Commercial)

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: Orchard Park Shopping Centre Holdings Inc., Inc. No. A59814

Applicant: Meiklejohn Architects

Terry Barton
Development Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit in the amount of **\$ 271,277.50**
- b) A certified cheque in the amount of **\$ 271,277.50**

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.

5. INDEMNIFICATION

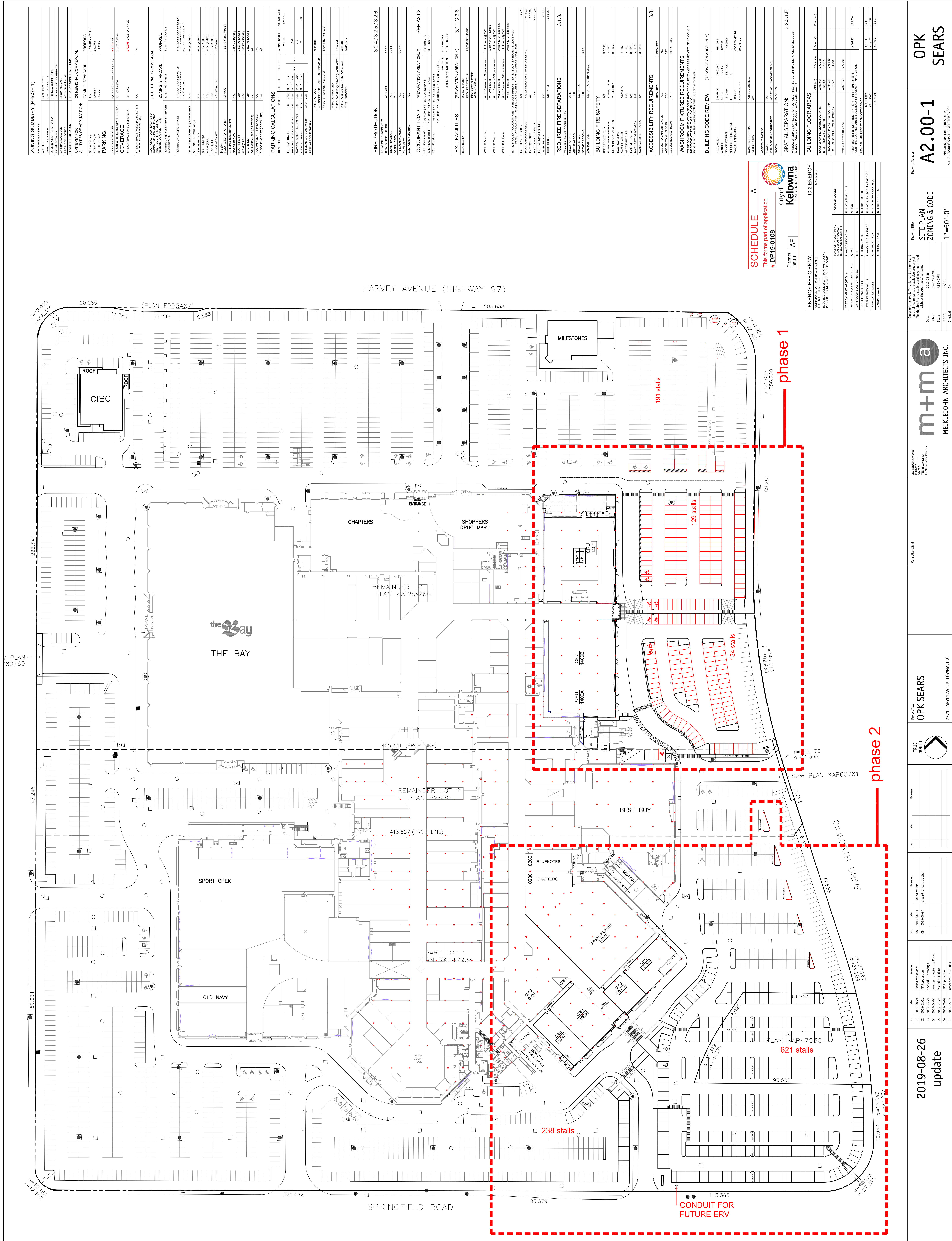
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**

ATTACHMENT A	
This forms part of application # DP19-0108	
Planner Initials	AF
City of Kelowna BC DEVELOPMENT SERVICES	



SCHEDULE

B

This forms part of application
DP19-0108

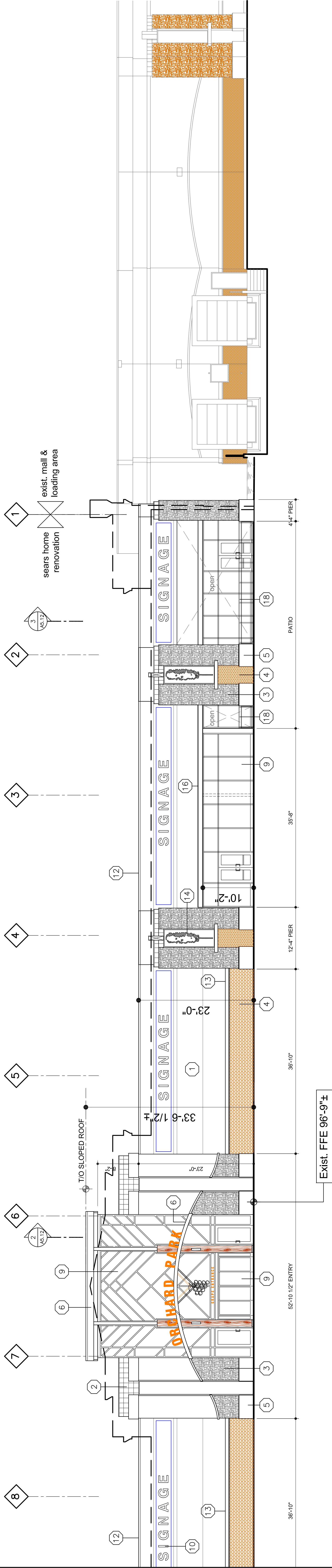
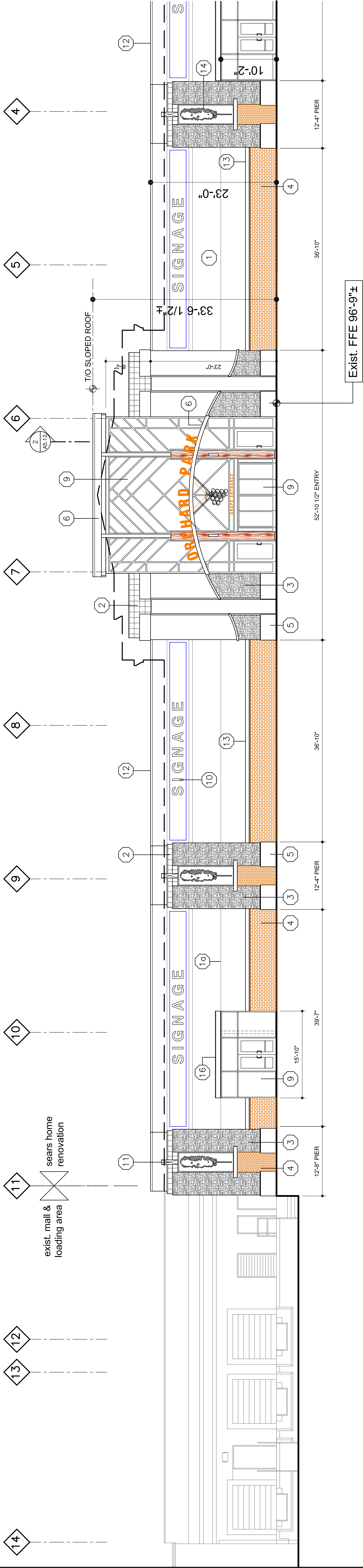
City of Kelowna

DEVELOPMENT PERMITS

Planner:
Initials

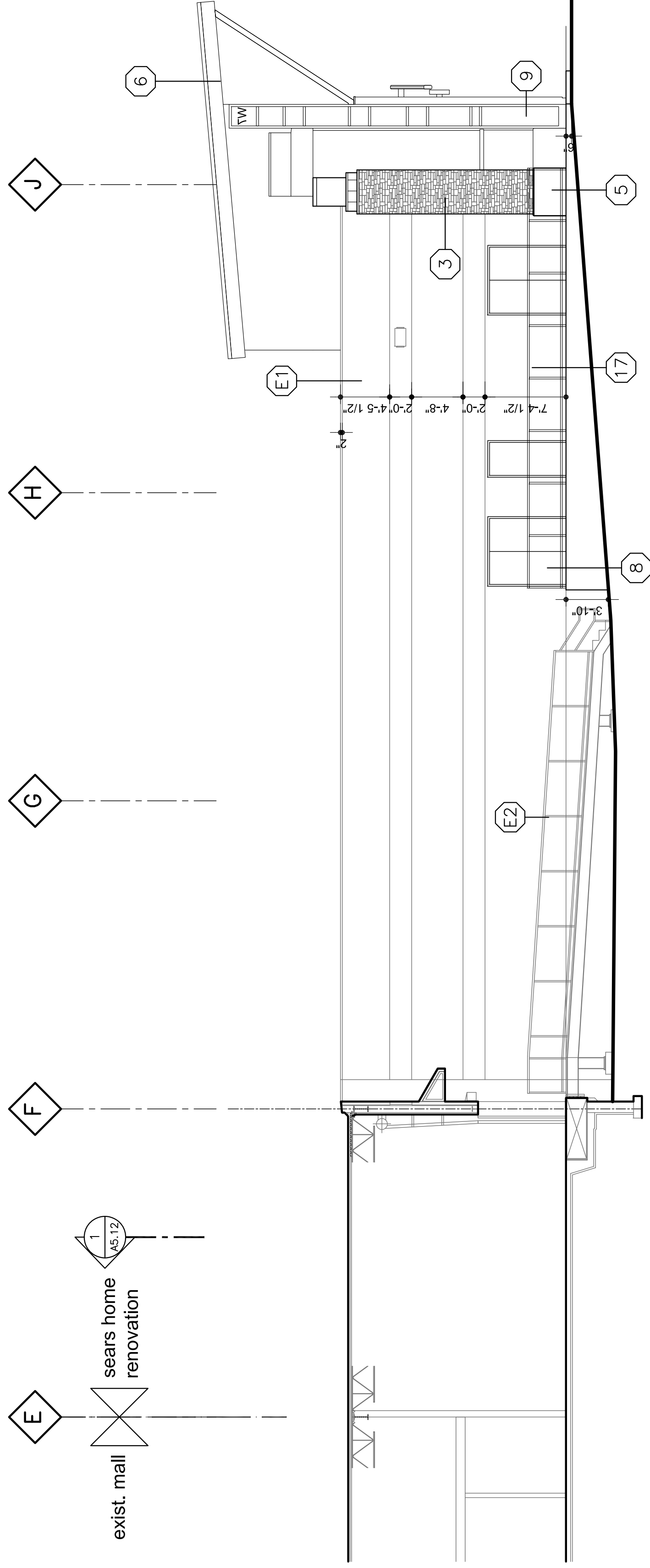
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ELEVATION KEY NOTES	
- ALL COLOURS TO BE CHOSEN BY ARCHITECT AT LATER DATE FROM APPROVED PRODUCT MANUFACTURER'S STANDARD LINE OF COLOURS. - NEW PRODUCT COLOURS TO BE TESTED ON SITE TO MATCH EXIST. BLDG.	
1	ACRYLIC STUCCO FINISH (UP TO 5 COLOURS - SEE 3D IMAGES / COLOURS / MATERIAL SCHEDULE)
10	STUCCO REVEALS / CONTROL JOINTS
2	SLATE TILE TO MATCH EXIST.
3	CULTURED STONE FACING
3G	STACKED BOND BRICK VENEER (CONFIRM WITH TENANT)
4	NEW BRICK VENEER (SEE 3D IMAGES / MATERIAL SCHEDULE)
5	C.I.P. ARCHITECTURAL CONCRETE
6	PAINTED STEEL FRAME
7	PREFIN. METAL PANELS
7G	PREFIN. METAL FEATURE PANELS
8	PAINTED METAL DOORS
9	NEW ALUM. FRAMED DOORS / WINDOWS
10	NEW ILLUMINATED SIGNAGE
11	LIGHTING FIXTURES
12	PREFIN. FLASHING TO MATCH ADJACENT FINISHES (SEE 3D IMAGES / MATERIAL SCHEDULES)
13	PRECAST CAP / PREFIN. FLASHING (SM TO 12)
14	"GREEN SCAPE" TREE FEATURE
15	EMERGENCY OVERFLOW SCUPPER
16	PREFIN. METAL WINDOW TRIM
17	NEW PAINTED STEEL PIPE RAILING
18	ALUM. / GLASS RAILING
E1	EXIST. GIANT BRICK VENEER
E2	EXIST. PAINTED STEEL PIPE RAILING

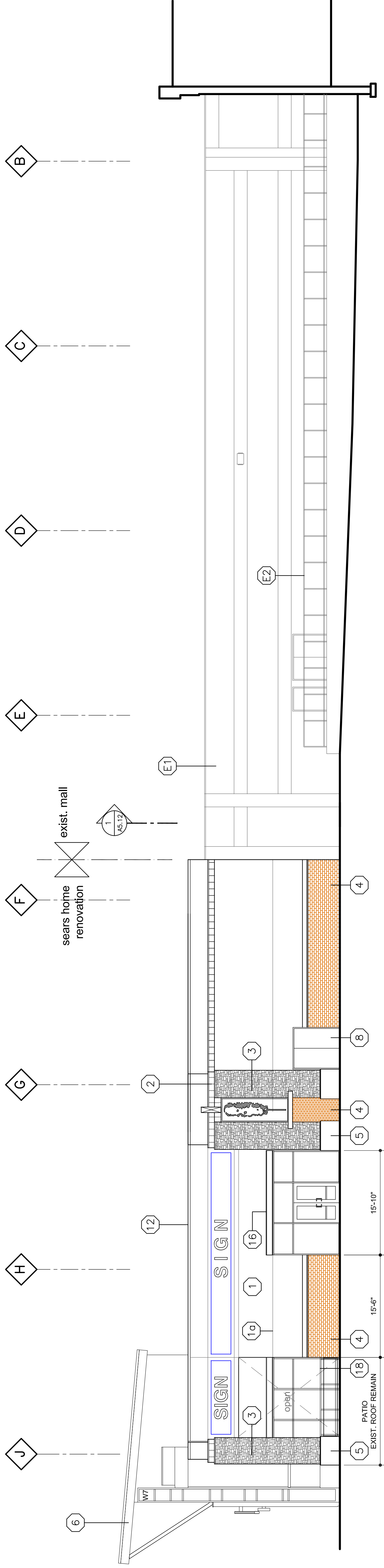


Front Elevation

2019-03-28 DP		Revision No. Date 1 2019-03-28 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 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2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 22	
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Left Side Elevation



SCHEDULE B

This forms part of application
DP19-0108

City of Kelowna
PLANNING DEPARTMENT

Planner Initials AF

Right Side Elevation

Note:
See A4.13 for elevation key note legend

2019-03-28
DP

Project Title
OPK SEARS HOME
2271 HARVEY AVE, KELOWNA, B.C.

Consultant/Arch

100 Kelowna Street
Kelowna, BC V1Y 1A6
250.860.4444
www.m+m.ca

m+m a
MEIKLEJOHN ARCHITECTS INC.

Copyright reserved. This plan and design is the
property of Meiklejohn Architects Inc. and may not be used
without their written consent.
Date: March 17, 2019
Job No.: AS-190001
Scale: As Shown
Drawn: [initials]
Checked: [initials]

Drawing Title
BLDG ELEV
RENOVATION
1/8"=1'-0"

Drawing Number

A4.14

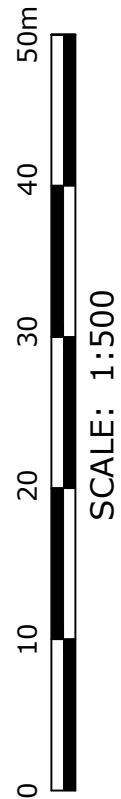
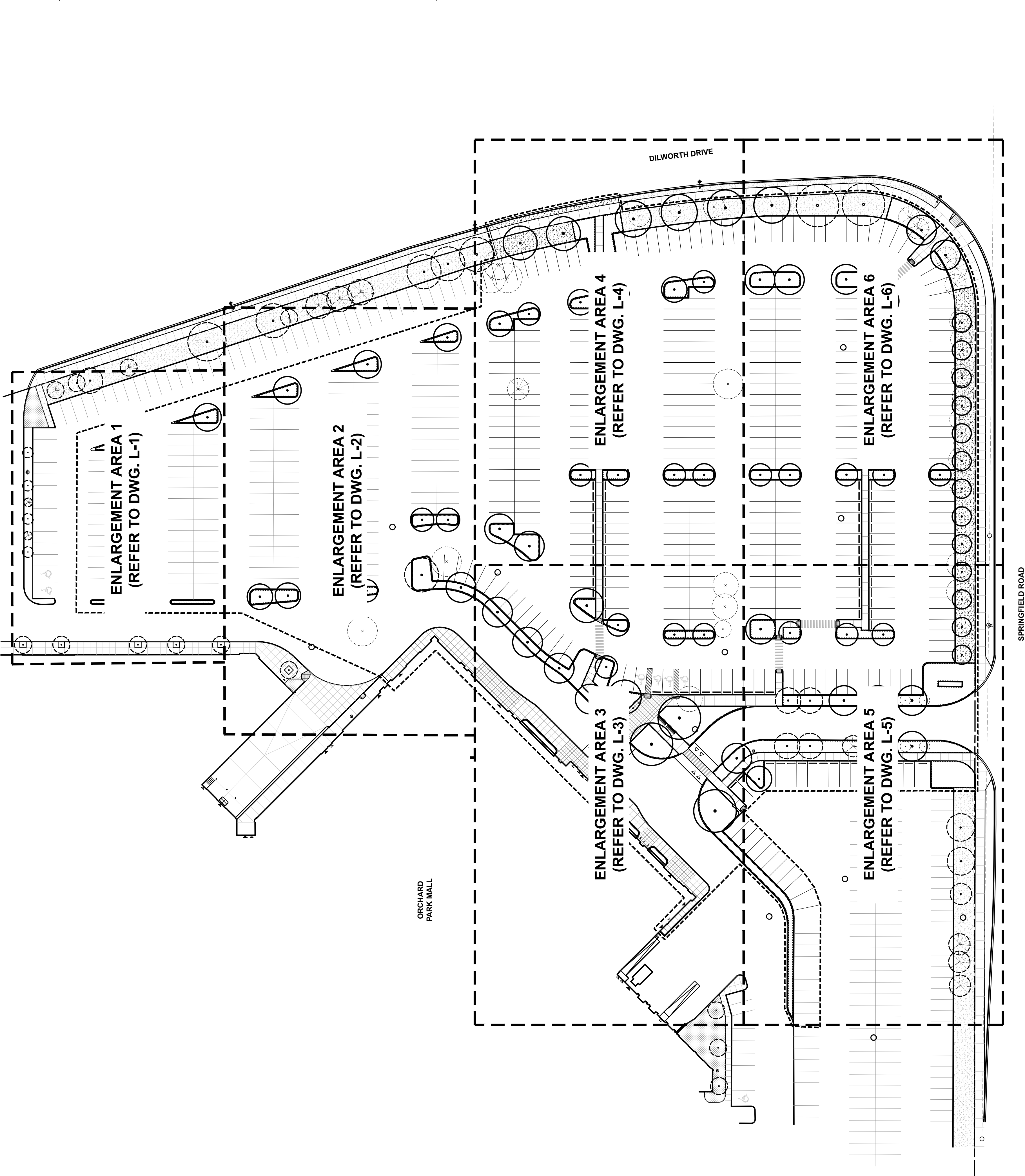
OPK
SEARS HOME

OPK SEARS HOME
KELOWNA, BC

LANDSCAPE DRAWING LIST:

- L-0 COVER PAGE
- L-1 LANDSCAPE PLAN: ENLARGEMENT AREA 1
- L-2 LANDSCAPE PLAN: ENLARGEMENT AREA 2
- L-3 LANDSCAPE PLAN: ENLARGEMENT AREA 3
- L-4 LANDSCAPE PLAN: ENLARGEMENT AREA 4
- L-5 LANDSCAPE PLAN: ENLARGEMENT AREA 5
- L-6 LANDSCAPE PLAN: ENLARGEMENT AREA 6
- L-7 HYDROZONE PLAN

NOT FOR CONSTRUCTION



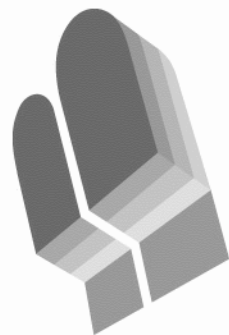
DEVELOPMENT PERMIT NOTES:

- A. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY CNLA, AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E. ORNAMENTAL SHRUB, GRASS AND PERENNIALS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F. ALL HAVE A MIN. OF 75mm (3") OF DECORATIVE CRUSHED ROCK, COMMERCIAL GRADE LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS.
- G. TURF AREAS SHALL BE LOW WATER USE 'NO.1 PREMIUM' SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
- H. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Acer rubrum</i> 'Frank Jr'	Redpointe maple	6cm Cal.	B&B
<i>Ginkgo biloba</i> 'The President'	Presidential Gold ginkgo	6cm Cal.	B&B
<i>Gleditsia triacanthos</i> 'Skycole'	Skyline honeylocust	6cm Cal.	B&B
<i>Fraxinus</i> 'Northern Gem'	Northern Gem ash	6cm Cal.	B&B
<i>Ostrya virginia</i>	American hophornbeam	6cm Cal.	B&B
<i>Parrotia persica</i> 'Vanessa'	Vanessa ironwood	6cm Cal.	B&B
<i>Quercus ellipsoidalis</i>	Northern pin oak	6cm Cal.	B&B
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese zelkova	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Cornus sanguinea</i> 'Midwinter Fire'	Bloodtwig dogwood	#02 Cont./1.8m O.C.	Potted
<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee oakleaf hydrangea	#02 Cont./0.9m O.C.	Potted
<i>Prunella alba</i> 'Glaucia Globosa'	Globe blue spruce	#05 Cont./1.2m O.C.	Potted
<i>Salix brachycarpa</i> 'Blue Fox'	Blue Fox willow	#02 Cont./0.6m O.C.	Potted
<i>Spiraea betulifolia</i> 'Tor'	Tor birchleaf spirea	#02 Cont./0.9m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
<i>Baptisia</i> 'Carolina Moonlight'	Yellow false indigo	#01 Cont./0.9m O.C.	Potted
<i>Crocus chryanthus</i> 'Orange Monarch'	Orange Monarch snow crocus	Spaced Evenly	Bulb
<i>Echinacea purpurea</i> 'Tiki Torch'	Tiki Torch coneflower	#01 Cont./0.6m O.C.	Potted
<i>Echinacea purpurea</i> 'White Swan'	White Swan coneflower	#01 Cont./0.6m O.C.	Potted
<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro daylily	#01 Cont./0.5m O.C.	Potted
<i>Lavandula angustifolia</i> 'Alba'	White lavender	#01 Cont./0.6m O.C.	Potted
<i>Monarda</i> 'Gardenview Scarlet'	Beebalm	#01 Cont./0.5m O.C.	Potted
<i>Narcissus</i> 'Galactic Star'	Galactic Star narcissus	Spaced Evenly	Bulb
<i>Rudbeckia fulgida</i> 'Goldsturm'	Black eyed Susan	#01 Cont./0.6m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
<i>Miscanthus sinensis</i> 'Graziella'	Graziella maiden grass	#01 Cont./1.0m O.C.	Potted
<i>Setaria autumnalis</i>	Autumn moor grass	#01 Cont./0.5m O.C.	Potted

REVISIONS / ISSUED:	
5	AUG REISSUED FOR DP APPLICATION
4	JULY REISSUED FOR DP APPLICATION
3	JULY REISSUED FOR DP APPLICATION
2	MAR ISSUED FOR DP APPLICATION
1	2019 ISSUED FOR REVIEW
NO.	DATE DESCRIPTION



BENCH
SITE DESIGN
14-1562 water street Kelowna bc v1v1 v171
(250) 866-0728

CLIENT:	
ORCHARD PARK	KELOWNA, B.C.
PROJECT:	
OPK SEARS HOME	KELOWNA, B.C.
SHEET TITLE	
COVER	PAGE
DESIGN BY	
LS	LS
DRAWN BY	
LS	LS
CHECKED BY	
XS	XS
PROJECT NO.	
19-001	19-001
SCALE	
1:500	1:500

SCHEDULE

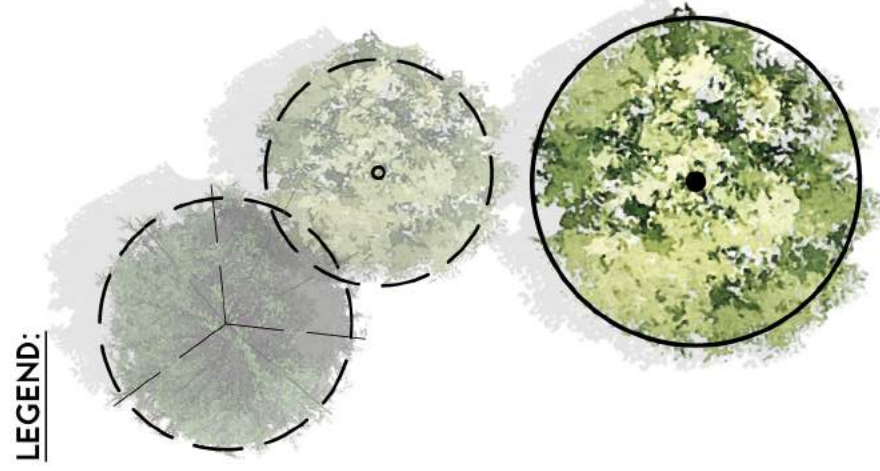
C

This forms part of application
DP19-0108

City of Kelowna
KELOWNA, BC

Planner
Initials AF

L-0



EXISTING CONIFEROUS
TREE TO REMAIN

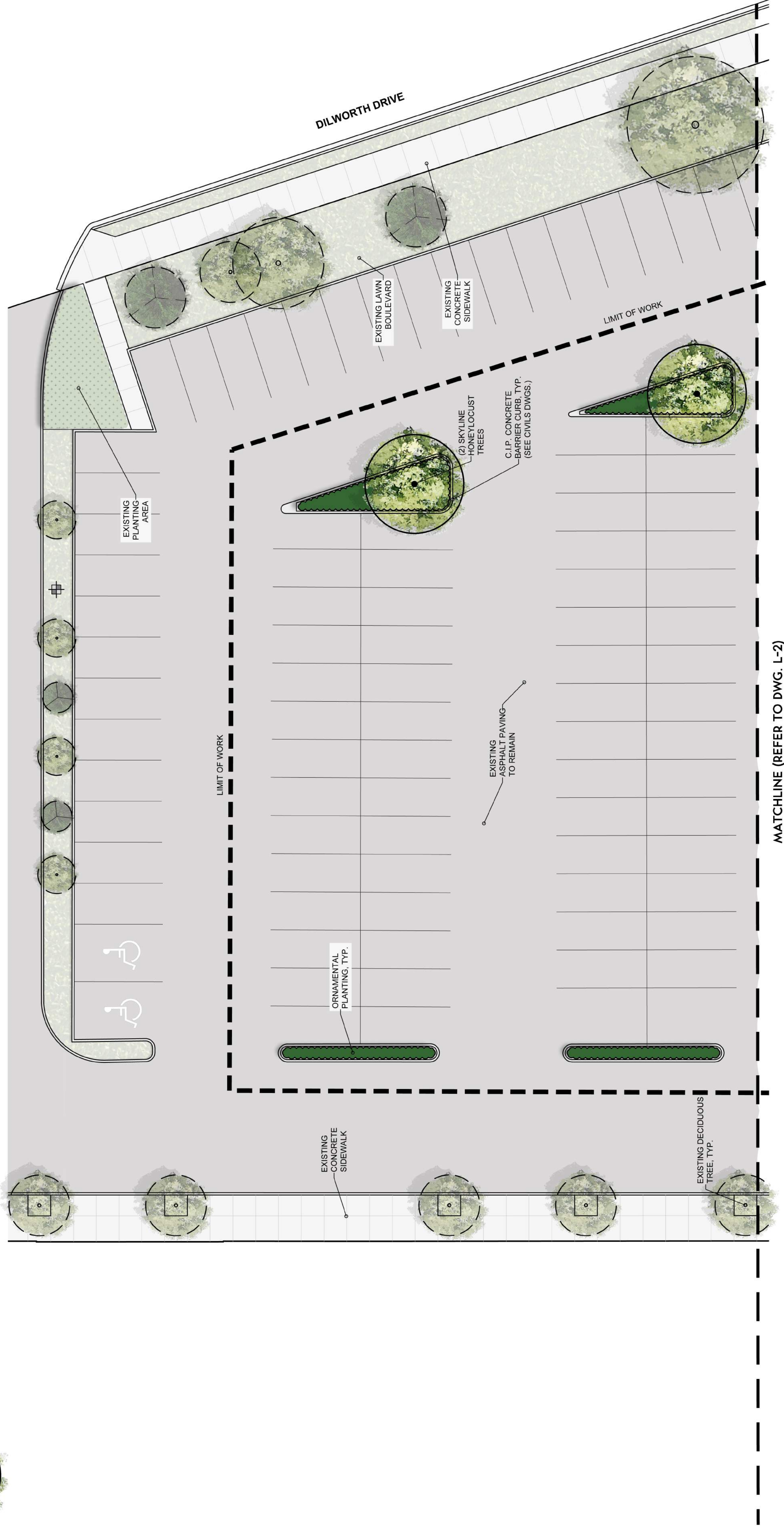
EXISTING DECIDUOUS
TREE TO REMAIN

DECIDUOUS TREE
PLANTING

SHRUB, PERENNIAL &
GRASS PLANTING

BUILDING ENTRANCE -
DOUBLE DOOR

BUILDING ENTRANCE -
SINGLE DOOR



MATCHLINE (REFER TO DWG. L-2)



SCALE: 1:150

SCHEDULE

C

This forms part of application

DP19-0108

Planner Initials

AF

City of Kelowna

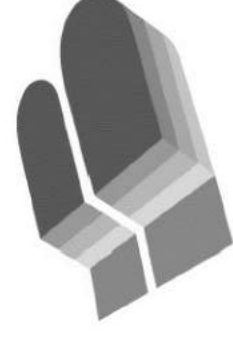
DEVELOPMENT PLANNING

NOT FOR CONSTRUCTION



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REVIEWS / ISSUES					
	5	AUG 2019	REISSUED FOR DP APPLICATION		
	4	JULY 2019	REISSUED FOR DP APPLICATION		
	3	JUNE 2019	REISSUED FOR DP APPLICATION		
	2	MAR 2019	ISSUED FOR DP APPLICATION		
	1	MAR 2019	ISSUED FOR REVIEW		
	NO.	DATE	DESCRIPTION		



BENCH SITE DESIGN

| 4-1562 water street, kelowna bc v1v 1j7 |
| + 250 860 6778 |

CLIENT:

ORCHARD PARK
KELOWNA, B.C.

PROJECT:

OPK SEARS HOME
KELOWNA, B.C.

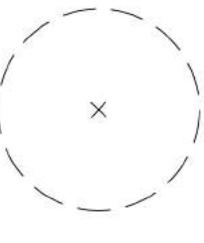
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ENLARGEMENT AREA 1

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	19-001
SCALE	1:150

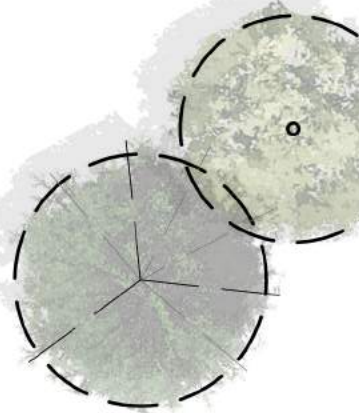
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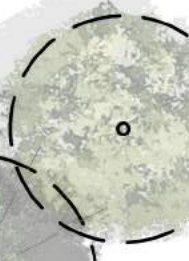
LEGEND:




EXISTING DECIDUOUS TREE
TO BE REMOVED




EXISTING CONIFEROUS
TREE TO REMAIN




EXISTING DECIDUOUS
TREE TO REMAIN




DECIDUOUS TREE
PLANTING




SHRUB, PERENNIAL &
GRASS PLANTING



BUILDING ENTRANCE -
DOUBLE DOOR



BUILDING ENTRANCE -
SINGLE DOOR



C.I.P. CONCRETE PAVING

SCHEDULE

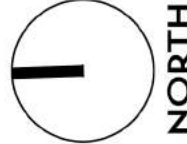
C

This forms part of application
DP19-0108

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials AF



NOT FOR CONSTRUCTION



L-2

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REVISIONS / ISSUED:	
5	AUG REISSUED FOR DP APPLICATION
4	JULY REISSUED FOR DP APPLICATION
3	JANUARY REISSUED FOR DP APPLICATION
2	MAR ISSUED FOR DP APPLICATION
1	25/19 ISSUED FOR REVIEW
NO.	DATE DESCRIPTION



BENCH
SITE DESIGN

[4-1562 walter st kelowna bc v1y 1p1
[250.869.5278]

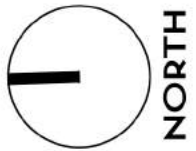
CLIENT
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS HOME
KELOWNA, B.C.

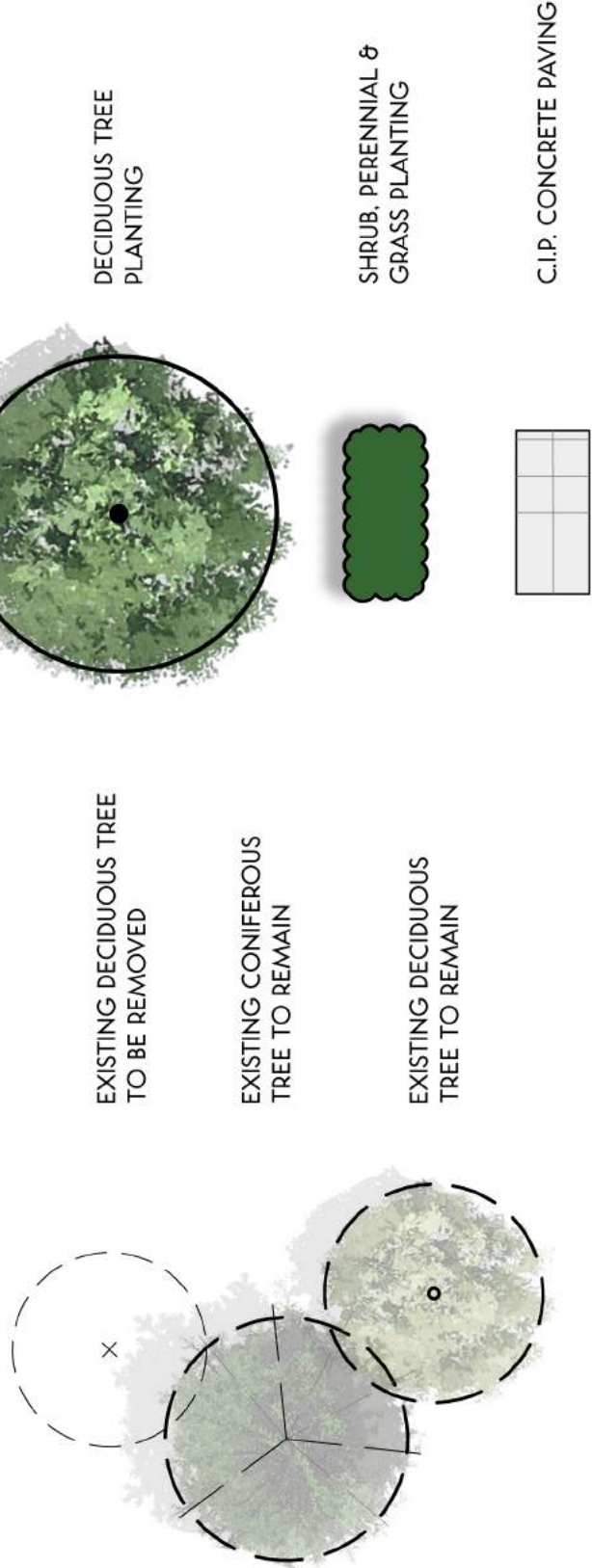
SHEET TITLE
LANDSCAPE PLAN:
ENLARGEMENT AREA 2

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	19-001
SCALE	1:150

SHEET NO.



LEGEND:



SCHEDULE C

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DP19-0108

City of Kelowna

PLANNING

Planner

Initials

AF



L-5

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REVISIONS / ISSUED:	
5	AUG REISSUED FOR DP APPLICATION
4	JULY REISSUED FOR DP APPLICATION
3	JULY 31/19 REISSUED FOR DP APPLICATION
3	MAY 21/19 REISSUED FOR DP APPLICATION
2	MAR ISSUED FOR DP APPLICATION
1	20/19 ISSUED FOR REVIEW
1	25/19
NO.	DATE
DESCRIPTION	



BENCH
SITE DESIGN

14-5052 walter st kelowna bc v1y 1v7 |
(250) 868-0228

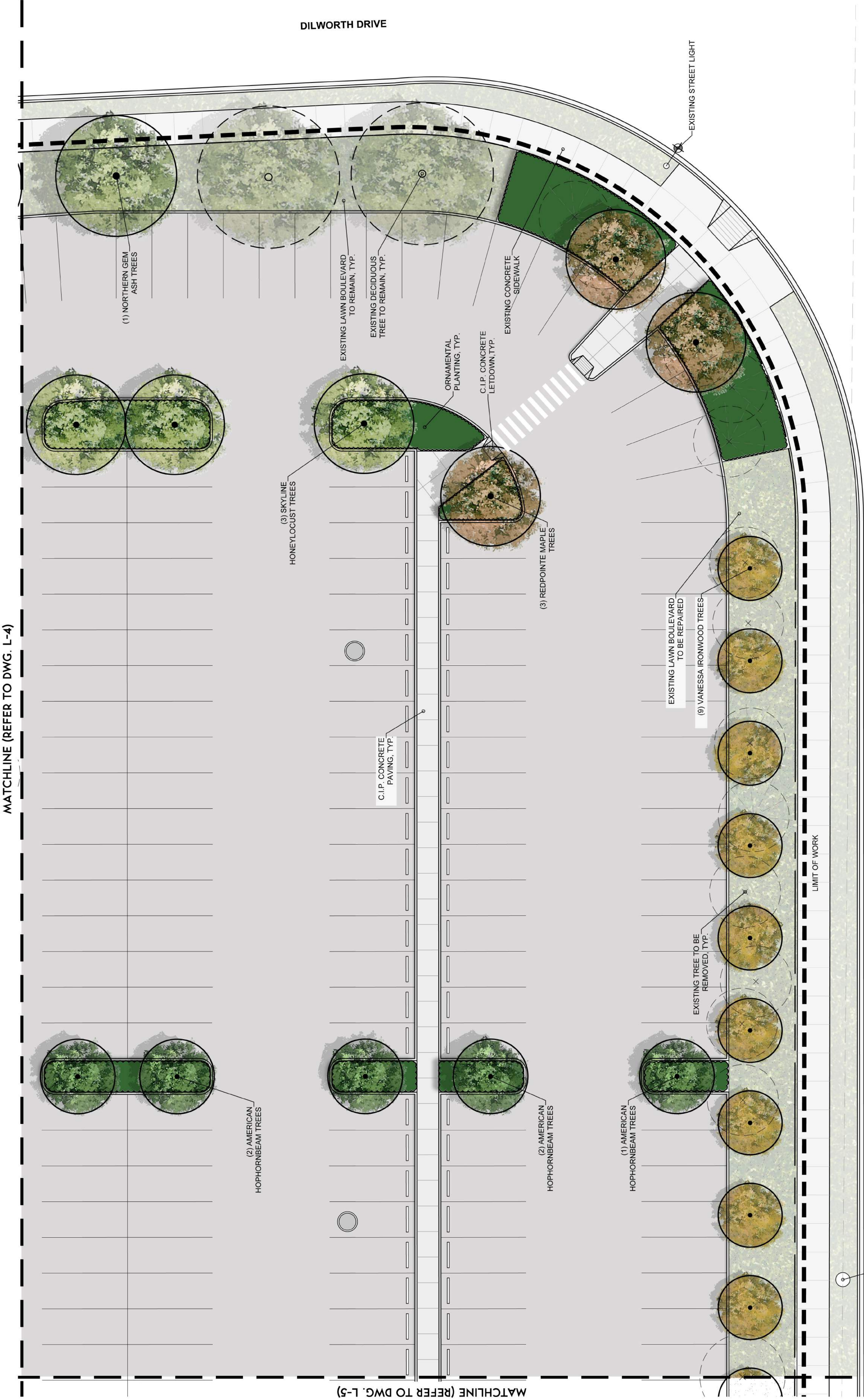
CLIENT
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS HOME
KELOWNA, B.C.

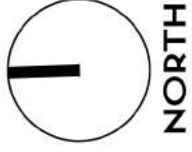
SHEET TITLE
LANDSCAPE PLAN:
ENLARGEMENT AREA 5

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	19-001
SCALE	1:150

SHEET NO.

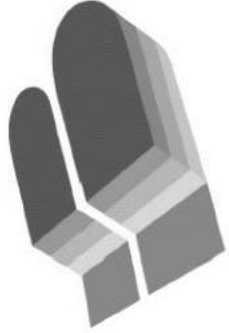


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4	JULY 2019 REISSUED FOR DP APPLICATION
3	JUNE 2019 REISSUED FOR DP APPLICATION
2	MAR 2019 ISSUED FOR DP APPLICATION
1	25/19 ISSUED FOR REVIEW
NO.	DATE DESCRIPTION



BENCH
SITE DESIGN

1-4562 walter street kelowna bc v1y 1p1
(250) 868-9278

CLIENT
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS HOME
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN:
ENLARGEMENT AREA 6

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	19-001
SCALE	1:150

SHEET NO.

L-6

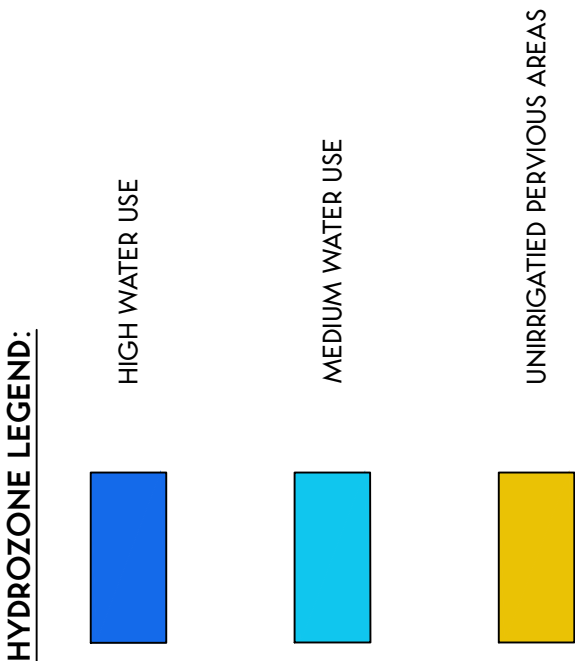
SCHEDULEC

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DP19-0108

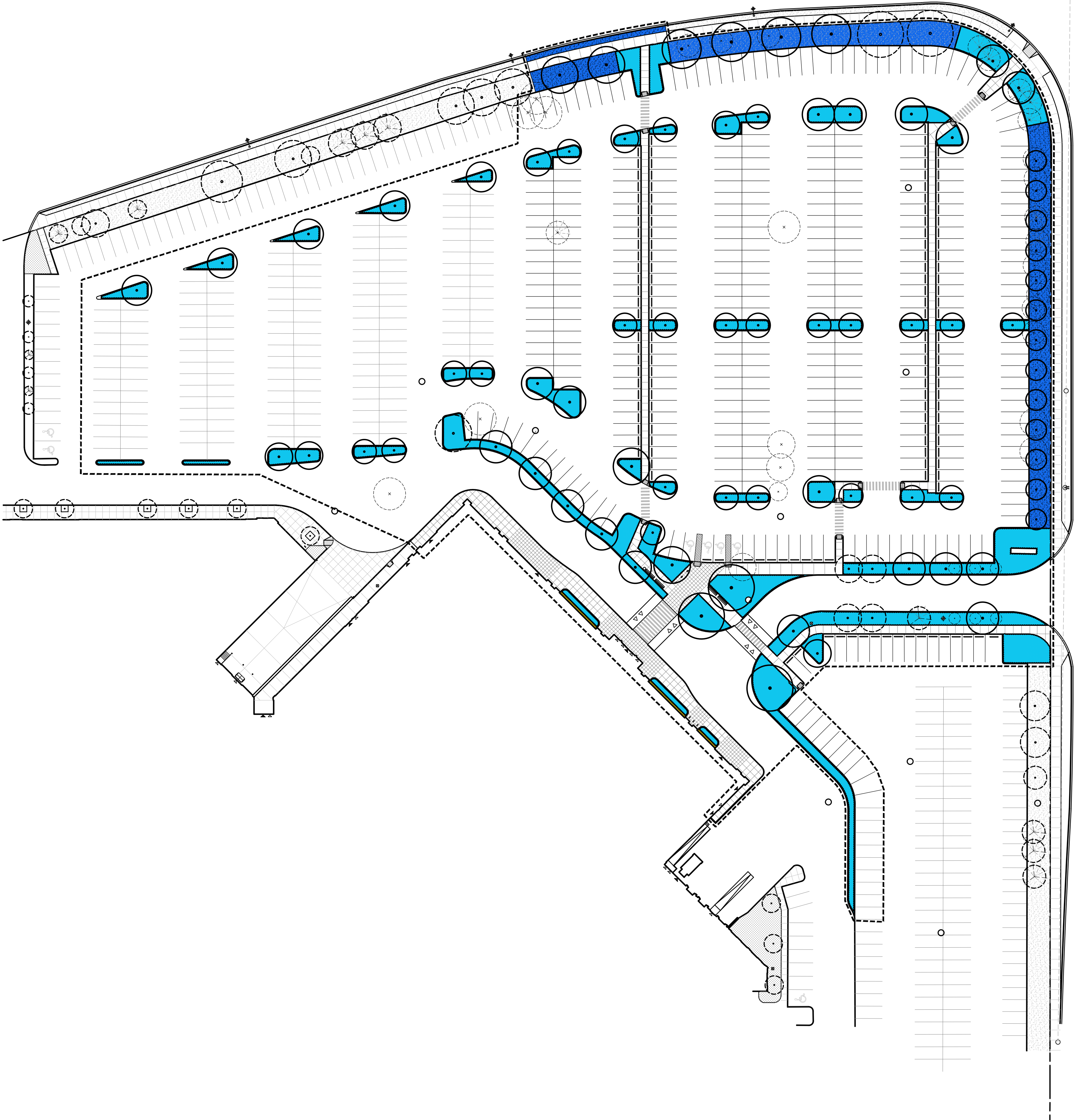
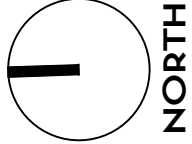
City of Kelowna
DEVELOPMENT PLANNING

PLANNING
INQUIRIES
AF



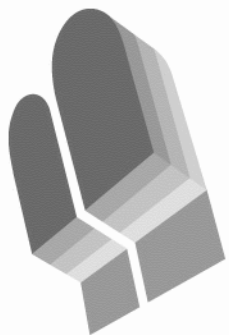


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REVISIONS / ISSUED:	
5	AUG REISSUED FOR DP APPLICATION
4	JULY REISSUED FOR DP APPLICATION
3	MAY REISSUED FOR DP APPLICATION
2	MAR ISSUED FOR DP APPLICATION
1	ISSUED FOR REVIEW
NO.	DATE
DESCRIPTION	



BENCH
SITE DESIGN

14-1562 wester street Kelowna bc v1y 1j7 |
[250 866 0278]

CLIENT:
ORCHARD PARK
KELOWNA, B.C.

PROJECT:
OPK SEARS HOME
KELOWNA, B.C.

SHEET TITLE
**HYDROZONE
PLAN**

DESIGN BY	LS
DRAWN BY	LS
CHECKED BY	XS
PROJECT NO.	19-001
SCALE	1:500

SHEET NO.

L-7

SCHEDULE

C

This forms part of application
DP19-0108

City of Kelowna

CONCEPT PLANNING

Planner

Initials

AF

Revitalization Development Permit Area

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

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?			✓
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	✓		
Is the ratio of streetwall height to street width less than 0.75:1?			✓
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?		✓	
Building Design			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?			✓
Are doors or windows incorporated into at least 75% of street frontage?		✓	
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior spaces?	✓		
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and internal connections?		✓	
For multiple unit residential projects, is ground level access for first storey units provided?			✓
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete block not used in the design?	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?	✓		
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
View Corridors			
Are existing views preserved and enhanced?			✓
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?			✓
Are garage doors integrated into the overall building design?		✓	

REVITALIZATION DEVELOPMENT PERMIT AREA			YES	NO	N/A
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?			✓		
Is surface parking located to the rear of the building or interior of the block?				✓	
Are truck loading zones and waste storage areas screened from public view?				✓	
Do parking lots have one shade tree per four parking stalls?					✓
Are pedestrian connections provided within and between parking lots?			✓		
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?			✓		
Signage					
Is signage design consistent with the appearance and scale of the building?					✓
Are corporate logos on signs complimentary to the overall building character?					✓
Is signage lighting minimized?					✓
Public Art					
Is public art incorporated into the project?				✓	

ATTACHMENT B	
This forms part of application	
# DP-19-0108	
Planner Initials	AF
City of Kelowna DEVELOPMENT PLANNING	

CITY OF KELOWNA
BYLAW NO. 11919
Z19-0018 – 2339-2397 Highway 97 N

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot A, District Lots 126 and 532 Osoyoos Division Yale District Plan 40108, located on Hwy 97 N, Kelowna, BC, from the C₄ - Urban Centre Commercial and C₄rls - Urban Centre Commercial (Retail Liquor Sales) zones to C₄rcs - Urban Centre Commercial (Retail Cannabis Sales) and C₄rls/rcs - Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales) zones as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of August, 2019.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

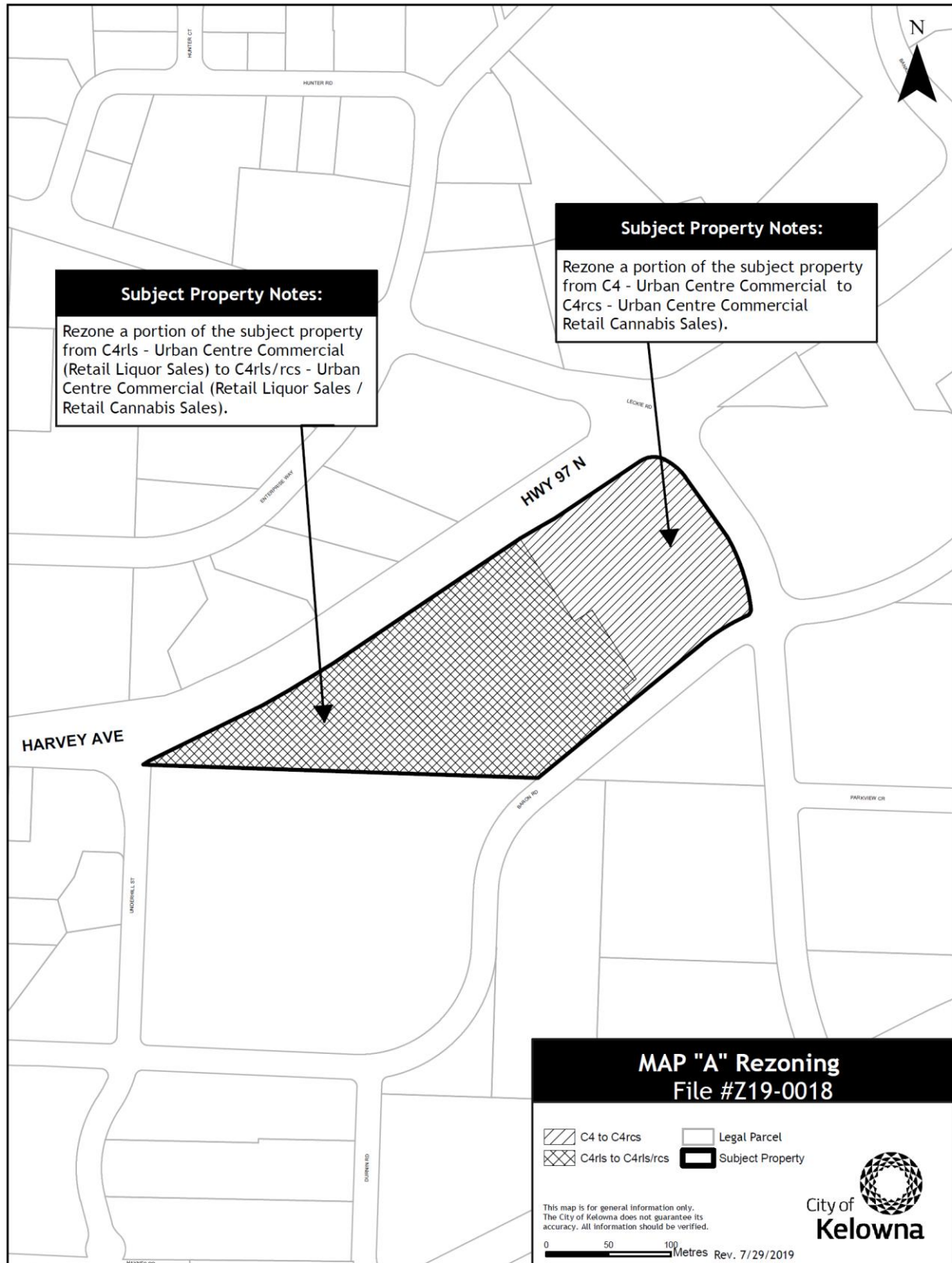
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11922
Z19-0059 – 3140 Lakeshore Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 14 Osoyoos Division Yale District Plan 35059, located on Lakeshore Rd, Kelowna, BC, from the C4lp - Urban Centre Commercial (Liquor Primary) zone to the C4lp/rcs - Urban Centre Commercial (Liquor Primary/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 12th day of August, 2019.

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: September 16, 2019
To: Council
From: City Manager
Subject: 2020-2025 Cultural Plan
Department: Cultural Services

Recommendation:

THAT Council receives, for information, the report from the Cultural Services Manager dated September 16, 2019, regarding the 2020-2025 Cultural Plan;

AND THAT Council endorses the 2020-2025 Cultural Plan, as attached to the report;

FURTHER THAT Council directs staff to report back with periodic progress updates on the plan's implementation within the community.

Purpose:

To present Council with the 2020-2025 Cultural Plan for endorsement.

Background:

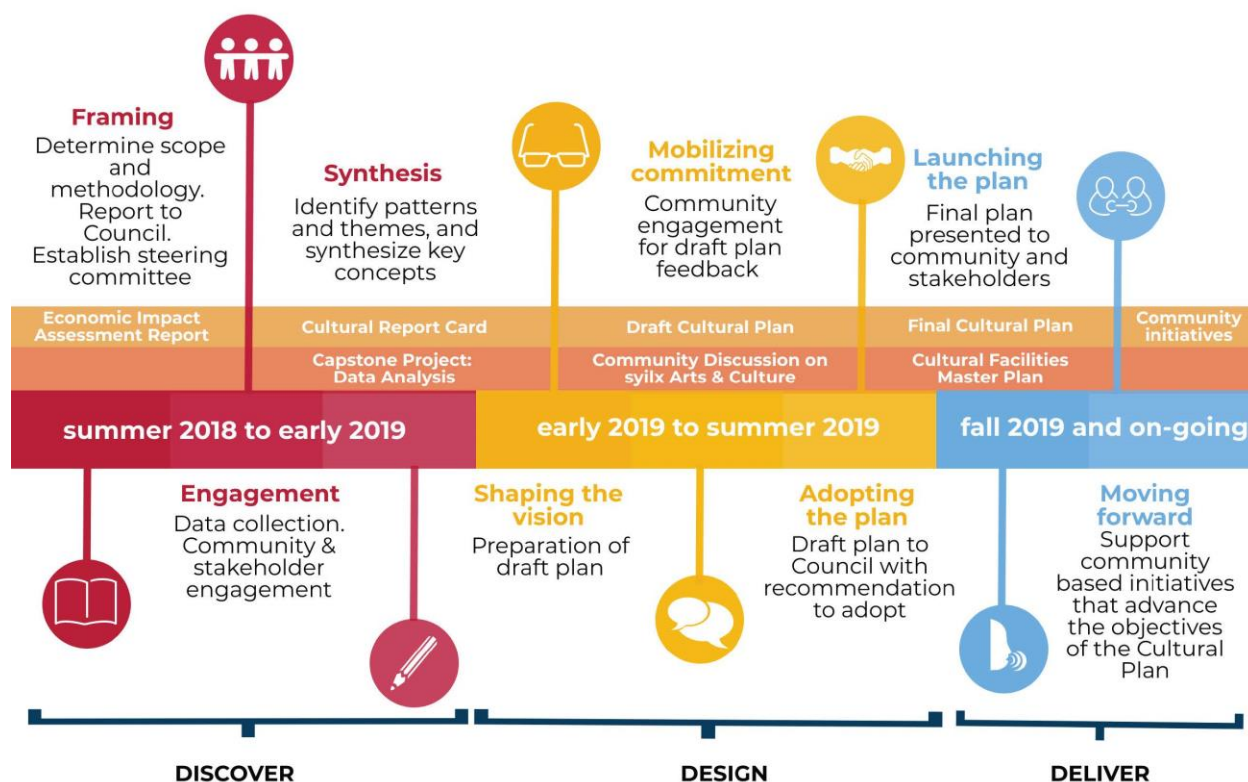
The City's first Cultural Plan was launched in 2012. Since then, significant progress has been made in implementing various goals and strategies from the 2012-2017 plan. Many already-existing cultural organizations have thrived, while new organizations and venues have emerged. Cultural spaces are heavily used, many at or near capacity. The Cultural District has been positively impacted by major initiatives such as the Bernard Avenue revitalization, the Civic Precinct Block Plan, relocation of the RCMP detachment, completion of new parkades, and the opening of the Kelowna Innovation Centre.

Finding affordable spaces for living, working and creating is a challenge for many artists. In addition, key buildings in the City's inventory of cultural infrastructure such as the Kelowna Community Theatre and the Okanagan Heritage Museum, continue to age with mounting structural deficits, while new buildings go up around them. This updated Cultural Plan is intended to respond to these changes and challenges and set a direction for the future.

The process to update the Cultural Plan for 2020-2025 began in July 2018. While this 15-month project was led by the Cultural Services Department, the final plan reflects the work of many arts, culture and heritage organizations, collectives, artists, key stakeholders, Council, city staff and members of the

public. Surveys, online discussion forums, host your own engagement events, interviews, workshops, and open houses were part of the plan development process to encourage community involvement.

The Cultural Services Department has reported to Council periodically throughout this process to solicit feedback from Council. On August 12, 2019, the plan's goals and strategies were endorsed in principle.



Work on the Cultural Plan involved the development of five supplementary reports including a:

- Cultural Report Card (review of the 2012-2017 Cultural Plan)
- Weaving Our Collective Threads – Offering a Pathway for syilx Creativity within the City of Kelowna
- Kelowna Creative Sector Economic Impact Assessment report
- Capstone Data Analysis Summary Report
- Cultural Facilities Master Plan – to be released later this year

These additional reports provided staff with perspectives, ideas and recommendations that were used to help develop the final 2020-2025 Cultural Plan. The reports are available on kelowna.ca/culture and the Cultural Facilities Master Plan will be added once it has been completed.

Following a 15-month process outlined above, the 2020-2025 Cultural Plan is ready to enter the “Deliver” phase. The deliver phase involves launching the plan to the community and moving forward with community initiatives that will support the goals and strategies of the plan.

Discussion:

Key components of the 2020-2025 Cultural Plan are provided in the *Cultural Plan at a glance*, for Council review.

The pieces of the 2020-2025 Cultural Plan build on one another and each piece answers a critical question:



Vision – if we are successful in the implementation of the plan what would we hope to see?

Guiding Principles – to reach the vision what principles are integral to each key theme, goal, strategy, and community initiative?

Key Themes & Goals – what are the key areas that we need to focus on to achieve the vision?

Strategies – what will we specifically focus our efforts and investments on over the next six years?

Community Initiatives – what can governments, organizations, businesses, capacity builders, funders, artists, and residents do to help advance the strategies? Examples of community initiatives are identified to spark ideas about what else can be done to support the plan and vision.

This plan sets priorities for the enhancement of cultural vitality and community spaces and aligns with the *Imagine Kelowna* goal of an engaging arts and culture scene. This plan strives for a balance between being too vague in its priorities, therefore accomplishing little, and being too prescriptive, which would limit the ability to take advantage of new opportunities that may arise.

Deliver – Launching the Plan and Moving Forward

To kick off Culture Days and launch the 2020-2025 Cultural Plan, Cultural Services staff will be hosting a Culture Days Kick Off Party at the Rotary Centre for the Arts on September 27, 2019 at 5:30pm. Those attending the event will learn about the direction of the Cultural Plan and how they can support it. Also, at the Launch Event, a promotional video about the Cultural Plan will be released working as a call-to-action for our entire community to get involved in the plan's implementation.

Closing the loop on the "Host Your Own Engagement" grants (a component of the "Discover" phase of the plan), Cultural Services will be offering a "Share the Plan" event grant program where individuals, groups and organizations can apply to receive a small grant to share the Cultural Plan with likeminded individuals. Community feedback from the Host Your Own Engagement grants showed that these events were a vital engagement tool and highly successful in garnering public input during plan development. In hopes of continuing that momentum and connection to the plan, the Share the Plan event grant program will be used as a follow up and close the loop on the engagement that has already been conducted.

In addition, throughout October and November, Cultural Services staff will be attending board and/or staff meetings of a variety of cultural organizations to deliver a workshop about the plan. These workshops will allow the organizations to learn more about the plan and dial down to certain goals and strategies that they have a key role in advancing.

As well, the plan will be made available online, shared through social media and provided directly to arts and culture stakeholders using the City's Arts and Culture e-newsletter. Once the plan is released, an online discussion forum will open on the City's Get Involved platform where the community can discuss their ideas for advancing the plan's goals and strategies.

Budget parameters for implementation of City initiatives will be incorporated into existing budgets with special projects being brought forward to Council during the annual budgeting process. However, the City of Kelowna is only one partner involved in the implementation of this plan, other levels of government, organizations, businesses, artists and the public will all play a role in supporting the plans realization.

Conclusion:

The 2020-2025 Cultural Plan is a comprehensive document that examines the creative sector and presents a strategic direction for cultural development in Kelowna in the years to come.

Most importantly, this plan sets a course for the entire creative sector to provide accessible, diverse and inclusive experiences, that uses resources effectively, leverages opportunities, is innovative and forward thinking, and highlights the value of partnerships and cooperation. The next phase of cultural development in Kelowna will bring new programs, relationships, commitments and support. We all have a role to play in making this plan a success.

Internal Circulation:

Divisional Director, Active Living & Culture
Communications Advisor
Communications Manager
Cultural Plan Internal Advisory Group Members

Considerations applicable to this report:

Existing Policy

Cultural Policy #274
Cultural Plan

The City will develop and regularly update a Cultural Plan to guide civic cultural initiatives.

The process for the Cultural Plan will include:

- *Information gathering from, and consultations with, local stakeholders and the community-at-large. This may take the form of surveys, workshops, and/or Open Houses;*
- *Review of best practices and comparable plans from other jurisdictions;*

- *Preparation and submission of a document which will establish an overall vision, goals, specific strategies and an implementation plan.*

The Cultural Plan will require on-going implementation, monitoring and review.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Legal/Statutory Authority

Legal/Statutory Procedural Requirements

External Agency/Public Comments

Communications Comments

Submitted by:

C. McWillis, Cultural Services Manager

Approved for inclusion:

J. Gabriel, Divisional Director, Active Living & Culture

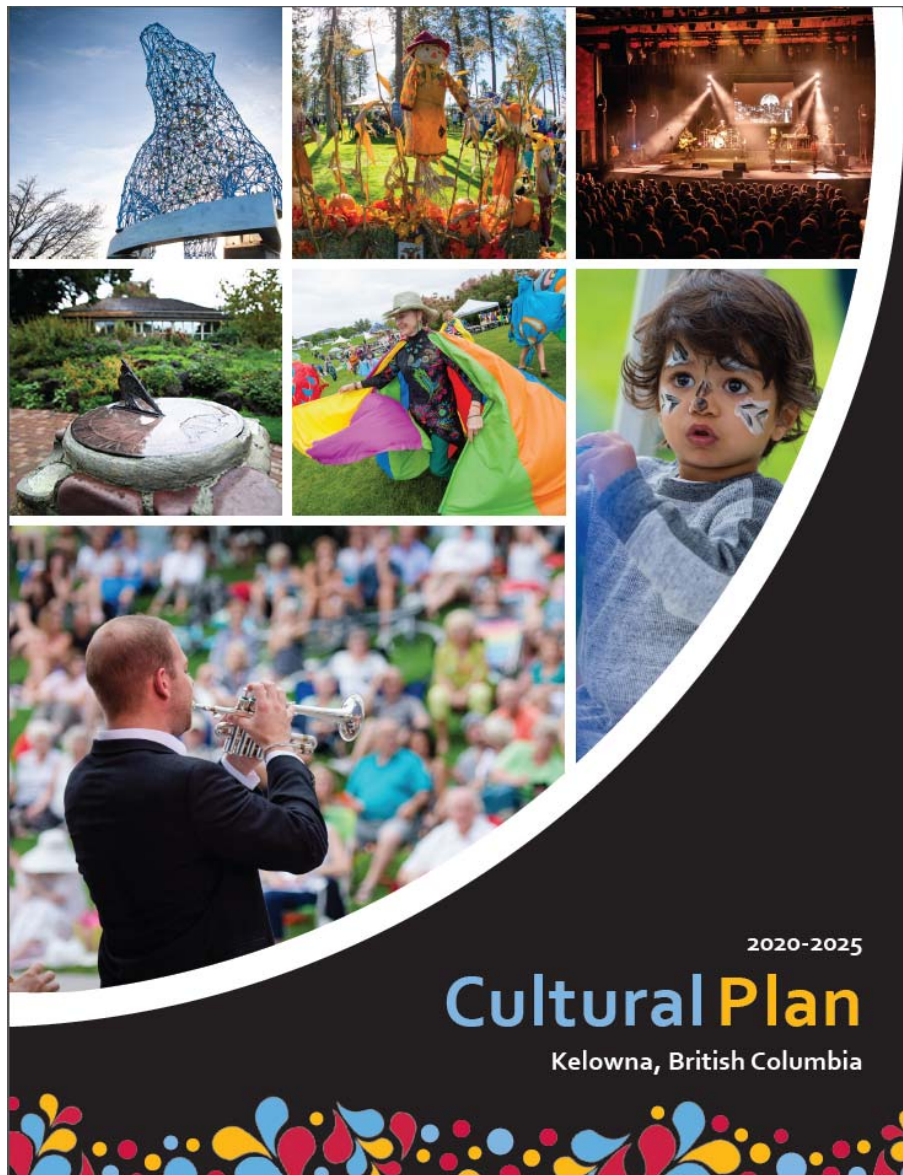
Attachments: 2020-2025 Cultural Plan at a glance
2020-2025 Cultural Plan
2020-2025 Cultural Plan – September 16 Power Point

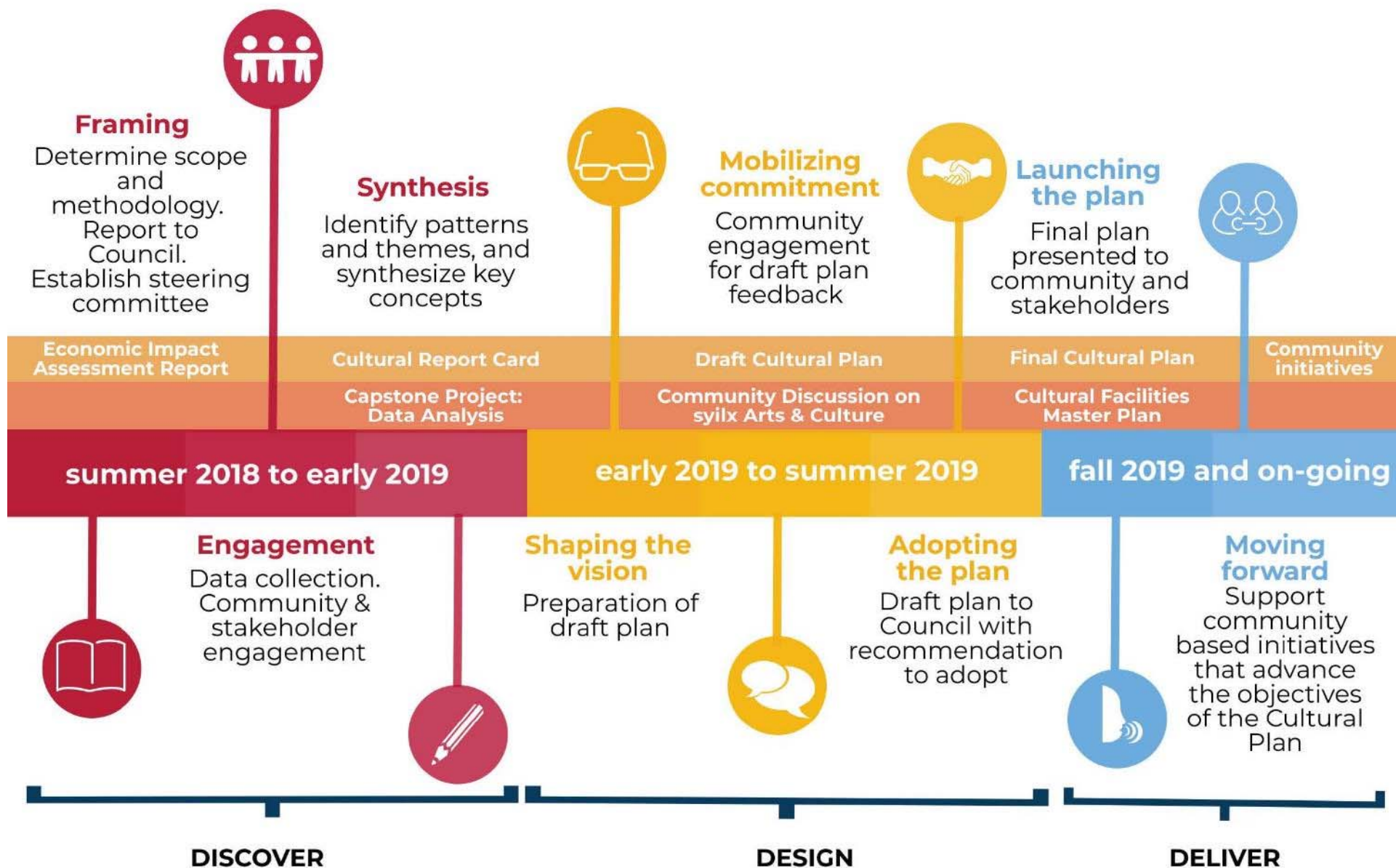
cc:



2020-2025 Cultural Plan

September 16, 2019





Structure of the Cultural Plan



Vision

We see a community which...



embraces and celebrates diversity and is open and welcoming to all

fosters innovation, attracts and retains people in its workforce



proactively welcomes and encourages the discovery of new experiences and art forms



is recognized as a four-season destination with a rich variety of high-quality arts, culture and heritage experiences



has distinct urban centres that understand their histories and promote their uniqueness while encouraging flow between each one

is a leader in building collaborations and increasing quality of life for future generations



invests in infrastructure, artists and non-profit organizations as a way to build character and identity



has meaningful and ongoing consultation with our First Nation hosts and provides new opportunities for Indigenous voice and expression



showcases its histories through its people, activities, buildings, landscapes, sites and stories



tackles challenges critically and creatively with an open spirit

Guiding Principles



**Accessibility, diversity
and inclusion**



**Accountability and fiscal
responsibility**



Innovation



**Partnerships and
cooperation**



Key Themes



Goals

STRATEGIC INVESTMENTS <i>foster deliberate investments of time, money and people into demonstrated outcomes</i>	Goal 1: Increase contribution of resources Develop a variety of approaches to increase support for the creative sector's spaces, capacity, vitality and connections	Goal 2: Understand our impact Leverage the value that culture contributes to the community
SPACES <i>use new and traditional approaches for enhancing the availability, affordability and accessibility of spaces for culture</i>	Goal 3: Optimize existing spaces Improve the use of existing space and allow for alternative solutions to meet community needs	Goal 4: Commit to developing new facilities Actively plan and seek opportunities for the advancement of new cultural facilities
VITALITY <i>animate the community with a blend of programs, services and events that promote artistic excellence and share Kelowna's history</i>	Goal 5: Learn from our past Engage the public in the protection and preservation of Kelowna's human and natural history and bring stories about our past to the forefront	Goal 6: Boost vitality at the street level Create excitement and activity throughout Kelowna
CAPACITY <i>build on the creative sector's ability to respond to changing demands and new opportunities</i>	Goal 7: Support a viable creative sector Enhance administrative, financial, management and governance systems that create a strong foundation for the future	
CONNECTIONS <i>promote ongoing interactions between people, sectors and disciplines</i>	Goal 8: Share our story Celebrate local activities, initiatives and successes with the broader community	Goal 9: Broaden the reach Incorporate culture within other sectors as an integral piece of community growth Goal 10: Convene and connect Bring the creative sector together for dialogue, exchange and action

Strategic Investments



Foster deliberate investments of time, money and people into demonstrated outcomes



Increase contribution of resources

- 1.1 Increase funding to local organizations with a focus on multi-year and core operating funding
- 1.2 Inform community members about opportunities to become involved with cultural organizations
- 1.3 Promote fair wages for arts professionals and support strategies aimed at attracting skilled creative workers and enterprises to Kelowna
- 1.4 Develop funding that strengthens relationships and fosters a more inclusive community that is respectful to all cultures
- 1.5 Invest in cultural infrastructure

Understand our impact

- 
- 2.1 Use a coordinated approach to measure the impact of the creative sector on the community that includes looking beyond economic multipliers
 - 2.2 Increase community awareness and stakeholder knowledge of the benefits and impact of culture in the community
 - 2.3 Build on the role of the creative sector in tourism and economic development
 - 2.4 Support artists and organizations with the tools and knowledge necessary to measure, track and modify programs to improve community impact
 - 2.5 Demonstrate the impact of the creative sector to leverage additional resources and support

Spaces

Use new and traditional approaches for enhancing availability, affordability and accessibility of spaces for culture



Optimize existing spaces

3.1 Use existing space in new ways

3.2 Identify, preserve and protect the community's heritage assets including natural landscapes and local archaeological sites

3.3 Animate community spaces with quality and accessible public art

3.4 Upgrade technologies to improve audience experience

3.5 Remove barriers and simplify access to space for cultural activities

- 4.1 Understand the current and future needs for new cultural facilities within the community
- 4.2 Establish future direction for the development or redevelopment of cultural facilities
- 4.3 Find creative solutions to garner support for the construction of new cultural facilities including traditional and non-traditional funding models
- 4.4 Increase available production space for local artists
- 4.5 Assess and explore the development of storage facilities between cultural organizations

Vitality



Animate the community with a blend of programs, services and events that promote artistic excellence and share Kelowna's history



- 
- 5.1 Honour the importance and share the history and culture of Indigenous people with a focus on the local syilx/Okanagan People
 - 5.2 Spark interest in our history and share the value of preserving our heritage
 - 5.3 Establish a framework for including the voice of Indigenous artists and cultural leaders in the creative sector
 - 5.4 Tell stories about the history of our community and the land we live on
 - 5.5 Strengthen linkages between heritage and cultural tourism

- 
- A young Indigenous woman is the central figure, wearing a vibrant blue and green patterned dress with a wide brown belt. She is holding several large, yellow and red hula hoops, performing a hula. The background is a blurred outdoor setting with greenery and a white structure.
- 6.1 Expand live music venues and local live music opportunities
 - 6.2 Celebrate multiculturalism and the growing diversity of our community
 - 6.3 Amplify participation in public events by reducing barriers to attending
 - 6.4 Support and celebrate Indigenous arts and culture
 - 6.5 Increase the number of new and innovative artistic experiences offered in Kelowna

Capacity

Build on the creative sector's ability to respond to changing demands and new opportunities



Support a viable creative sector

7.1 Foster a diversified funding approach by non-profit cultural organizations

7.2 Create strong governance, management and administrative systems that are appropriate for an organization's lifecycle stage

7.3 Utilize a common language between trainers, consultants, resource centres and organizations when discussing organizational capacity and health

7.4 Mobilize the creative sector to take intentional action on truth and reconciliation

7.5 Connect artists and organizations with professional development, mentoring and capacity building training

Connections



Promote ongoing interactions between people, sectors and disciplines



- 
- 8.1 Highlight the successes of Kelowna's creative sector
 - 8.2 Build broader and deeper relationships with audiences
 - 8.3 Make information about cultural events, programs and services easy to find for residents and visitors
 - 8.4 Promote arts, culture and heritage experiences, as a reason to live in and visit Kelowna
 - 8.5 Foster cultural advocates

- 9.1 Expand the role of youth in the creative sector
- 9.2 Encourage participation in the arts as a method of provoking thoughtful conversation about local issues
- 9.3 Support cultural programming that promotes social inclusion and addresses important social issues
- 9.4 Encourage arts programming in non-arts mandated organizations with a focus on the development of new partnerships
- 9.5 Ensure the needs of the creative sector are appropriately captured in City plans and policies

- 10.1 Facilitate dialogue and collective action between people with similar interests
- 10.2 Explore opportunities for the broader involvement of local educational institutions in developing and supporting local artists, organizations and initiatives
- 10.3 Bring regional and national conferences or events to Kelowna
- 10.4 Facilitate networking between cultural stakeholders across the Okanagan region
- 10.5 Encourage community awareness and collaboration to advance the Cultural Plan strategies

Next Steps

- ▶ Launch Event
- ▶ Workshops by Cultural Services staff
- ▶ Online discussion forums
- ▶ “Share the Plan” event grant program





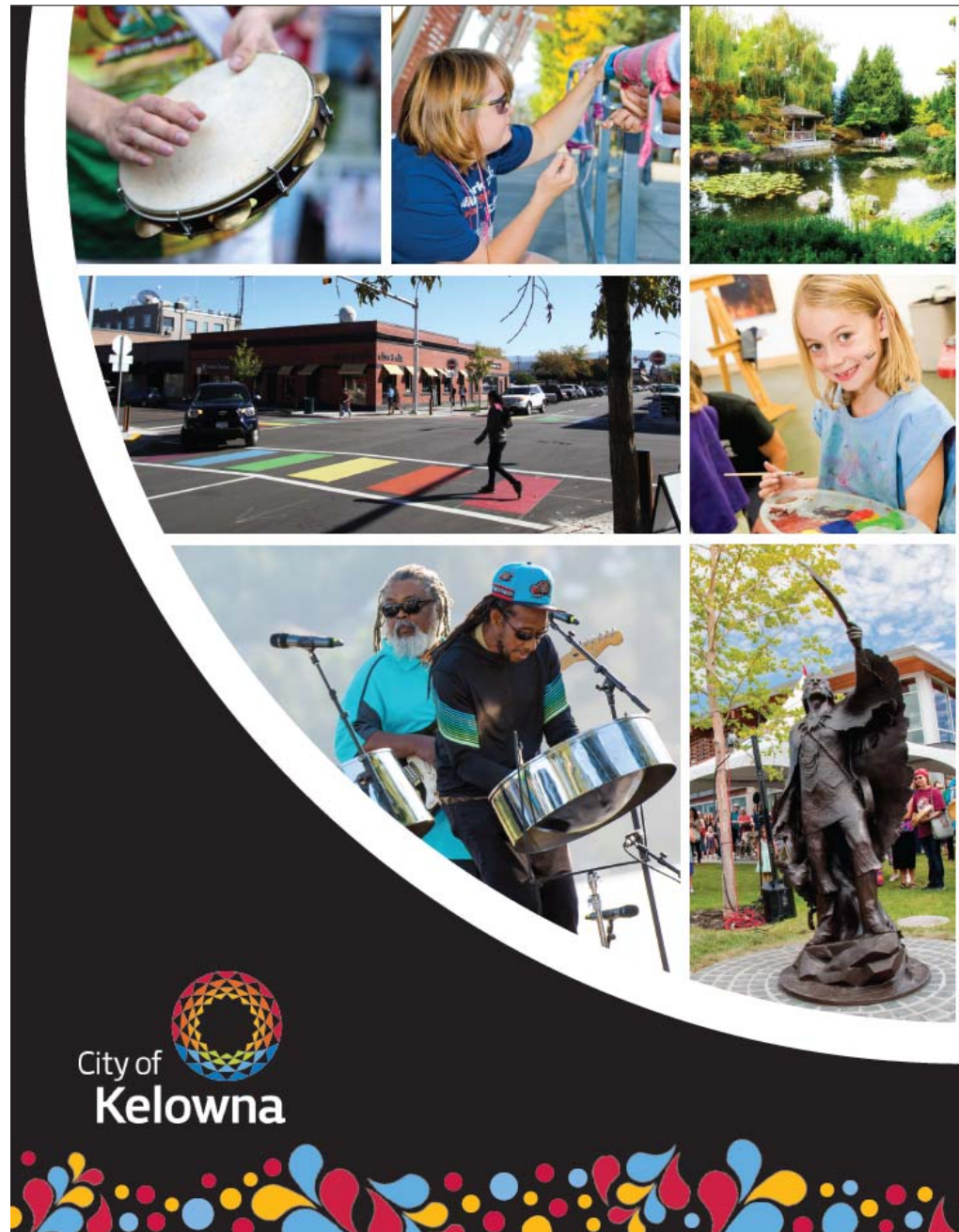
The next phase of cultural development in Kelowna will bring new programs, relationships, commitments and support.

We all have a role to play in making this plan a success.



Questions?

For more information, visit
kelowna.ca/culture.





2020-2025

Cultural Plan *at a glance*



We see a community which...



Accessibility, diversity and inclusion



Accountability and fiscal responsibility



Innovation



Partnerships and cooperation

VISION

GUIDING PRINCIPLES

STRATEGIC INVESTMENTS

foster deliberate investments of time, money and people into demonstrated outcomes

SPACES

use new and traditional approaches for enhancing the availability, affordability and accessibility of spaces for culture

VITALITY

animate the community with a blend of programs, services and events that promote artistic excellence and share Kelowna's history

CAPACITY

build on the creative sector's ability to respond to changing demands and new opportunities

CONNECTIONS

promote ongoing interactions between people, sectors and disciplines

Goal 1: Increase contribution of resources

Develop a variety of approaches to increase support for the creative sector's spaces, capacity, vitality and connections

Goal 3: Optimize existing spaces

Improve the use of existing space and allow for alternative solutions to meet community needs

Goal 5: Learn from our past

Engage the public in the protection and preservation of Kelowna's human and natural history and bring stories about our past to the forefront

Goal 7: Support a viable creative sector

Enhance administrative, financial, management and governance systems that create a strong foundation for the future

Goal 2: Understand our impact

Leverage the value that culture contributes to the community

Goal 4: Commit to developing new facilities

Actively plan and seek opportunities for the advancement of new cultural facilities

Goal 6: Boost vitality at the street level

Create excitement and activity throughout Kelowna

Goal 8: Share our story

Celebrate local activities, initiatives and successes with the broader community

Goal 9: Broaden the reach

Incorporate culture within other sectors as an integral piece of community growth

Goal 10: Convene and connect

Bring the creative sector together for dialogue, exchange and action

KEY THEMES AND GOALS

STRATEGIC INVESTMENTS		SPACES		VITALITY		CAPACITY		CONNECTIONS	
Goal 1: Increase contribution of resources		Goal 3: Optimize existing spaces		Goal 5: Learn from our past		Goal 7: Support a viable creative sector		Goal 9: Broaden the reach	
1.1	Increase funding to local organizations with a focus on multi-year and core operating funding	3.1	Use existing space in new ways	5.1	Honour the importance and share the history and culture of Indigenous people with a focus on the local syilx/Okanagan People	7.1	Foster a diversified funding approach by non-profit cultural organizations	9.1	Expand the role of youth in the creative sector
1.2	Inform community members about opportunities to become involved with cultural organizations	3.2	Identify, preserve and protect the community's heritage assets including natural landscapes and local archaeological sites	5.2	Spark interest in our history and share the value of preserving our heritage	7.2	Create strong governance, management and administrative systems that are appropriate for an organization's lifecycle stage	9.2	Encourage participation in the arts as a method of provoking thoughtful conversations about local issues
1.3	Promote fair wages for arts professionals and support strategies aimed at attracting skilled creative workers and enterprises to Kelowna	3.3	Animate community spaces with quality and accessible public art	5.3	Establish a framework for including the voice of Indigenous artists and cultural leaders in the creative sector	7.3	Use a common language between trainers, consultants, resource centres and organizations when discussing organizational capacity and health	9.3	Support cultural programming that promotes social inclusion and addresses important social issues
1.4	Develop funding that strengthens relationships and fosters a more inclusive community that is respectful to all cultures	3.4	Upgrade technologies to improve audience experience	5.4	Tell stories about the history of our community and the land we live on	7.4	Mobilize the creative sector to take intentional action on truth and reconciliation	9.4	Encourage arts programming in non-arts mandated organizations with a focus on the development of new partnerships
1.5	Invest in cultural infrastructure	3.5	Remove barriers and simplify access to space for cultural activities	5.5	Strengthen linkages between heritage and cultural tourism	7.5	Connect artists and organizations with professional development, mentoring and capacity building training	9.5	Ensure the needs of the creative sector are appropriately captured in City plans and policies
Goal 2: Understand our impact		Goal 4: Commit to developing new facilities		Goal 6: Boost vitality at street level		Goal 8: Share our story		Goal 10: Convene and connect	
2.1	Use a coordinated approach to measure the impact of the creative sector on the community that includes looking beyond economic multipliers	4.1	Understand the current and future needs for new cultural facilities within the community	6.1	Expand live music venues and local live music opportunities	8.1	Highlight the successes of Kelowna's creative sector	10.1	Facilitate dialogue and collective action between people with similar interests
2.2	Increase community awareness and stakeholder knowledge of the benefits and impact of culture in the community	4.2	Establish future direction for the development or redevelopment of cultural facilities	6.2	Celebrate multiculturalism and the growing diversity of our community	8.2	Build broader and deeper relationships with audiences	10.2	Explore opportunities for the broader involvement of local educational institutions in developing and supporting local artists, organizations and initiatives
2.3	Build on the role of the creative sector in tourism and economic development	4.3	Find creative solutions to garner support for the construction of new cultural facilities including traditional and non-traditional funding models	6.3	Amplify participation in public events by reducing barriers to attending	8.3	Make information about cultural events, programs and services easy to find for residents and visitors	10.3	Bring regional, provincial and national conferences or events to Kelowna
2.4	Support artists and organizations with the tools and knowledge necessary to measure, track and modify programs to improve community impact	4.4	Increase available production space for local artists	6.4	Support and celebrate Indigenous arts and culture	8.4	Promote arts, culture and heritage experiences, as a reason to live in and visit Kelowna	10.4	Facilitate networking between cultural stakeholders across the Okanagan region
2.5	Demonstrate the impact of the creative sector to leverage additional resources & support	4.5	Assess and explore the development of shared storage facilities between cultural organizations	6.5	Increase the number of new and innovative artistic experiences offered in Kelowna	8.5	Foster cultural advocates	10.5	Encourage community awareness and collaboration to advance the Cultural Plan strategies

The strategies as presented are to be driven by cultural organizations, the business sector, government agencies and Kelowna citizens through community initiatives. Sample community initiatives to support the strategies are outlined throughout the plan.



2020-2025

Cultural Plan

Kelowna, British Columbia







WE ACKNOWLEDGE THAT OUR COMMUNITY IS LOCATED
ON THE TRADITIONAL, ANCESTRAL, UNCEDED
TERRITORY OF THE SYILX/OKANAGAN PEOPLE.

LEAN A LITTLE CLOSER, STILL BY ERIN SCOTT

*Erin Scott is a poet and performer living on Syilx/Okanagan Territory (Kelowna). Her first chapbook, *Atrophy*, is forthcoming with Kalamalka Press in Spring 2020. Her work has appeared in *Ricepaper Magazine*, *subTerrain Magazine*, *InspiraTO Festival*, and *Living Things International Arts Festival*.*

Imagine a city vibrant with juicy grapes, heavy on green vines that twine around an archway. Underneath this archway is a story of tobacco, a deep and mysterious lake where N'ha-a-itk protects the waters, Arrowleaf Balsam Root springs across the valley hills in orange tufts of sunshine. Bitter root in the dusty soil and the great black bear, there, beside the orchards full of peaches, apples, and cherries.

Lean a little closer in.

Can you hear the singing of local musicians?
The drumming of the Okanagan peoples?
Poetry spoken in the streets and the cafes?
Can you see the orchard ladders in the Laurel Museum?
The murals splashed across building sides on St. Paul Street?
The bear sculpture, lit and glowing at Stuart Park?

Please, lean a little closer, still.

We have work to do here, under this archway we call home.
We have a vision of our culture and the chance to weave a
new future with the stories of our past and present.
Here, in the Okanagan Valley, we have a call to action.

We are the makers of magic. Each individual in our community
can sprout a new tendril to thicken our grape vines, to
cultivate the cultural vitality of Kelowna. From the painters
and the poets, to the lawyers and accountants, to the Mayor
and the City Council, to the settlers and the syilx/Okanagan
People. Our story is weaved through our diversity. With each
goal we commit to upholding and working on together to
achieve, we watch a new bud on our entwined vine unfurl.

Come just a little closer, now. We are almost there.

Let's commit together. Let us open doors for new spaces.
Let us animate our community with tangible vitality. Let us
increase our capacity with new opportunities. Let's deepen
our connections to the land, to the people, to the culture
of Kelowna. But let's remember, we are stronger together.

We are not only the grapes at the end of the branch. We are
the entire plant. We are the roots upholding the vision. We
are the trailing vine that guides and shapes our principles.
We are the leaves that protect our goals as we persevere
through ups and downs.

And underneath all of it, at the end of the growing season, we
are the accumulation of all these things. We are the diverse,
malleable and oh so delicious grapes. We are the culture,
thickening around the archway, making history in Kelowna.



TABLE OF CONTENTS

	Page
SETTING THE STAGE	
EXECUTIVE SUMMARY	6
WHAT IS CULTURE?	7
ABOUT KELOWNA	8
GETTING STARTED	9
ALIGNING WITH IMAGINE KELOWNA & THE OCP	10
WHY HAVE A CULTURAL PLAN?	11
CULTURE AS AN ECONOMIC DRIVER	12
WEAVING OUR COLLECTIVE THREADS	15
THE CULTURAL PLAN PROCESS	16
 THE MAIN ATTRACTION	
STRUCTURE OF THE CULTURAL PLAN	18
Vision & Guiding Principles	19
Key Themes, Goals & Strategies	20
STRATEGIC INVESTMENTS	22
Goal 1: Increase contribution of resources	23
Goal 2: Understand our impact	28
SPACES	34
Goal 3: Optimize existing spaces	35
Goal 4: Commit to developing new facilities	40
CULTURAL PLAN AT-A-GLANCE	46
VITALITY	48
Goal 5: Learn from our past	49
Goal 6: Boost vitality at the street level	54
CAPACITY	60
Goal 7: Support a viable creative sector	61
CONNECTIONS	66
Goal 8: Share our story	67
Goal 9: Broaden the reach	72
Goal 10: Convene and connect	79
 BEHIND THE SCENES (APPENDIX)	
ADVISORY GROUP	84
METHODOLOGY FOR ENGAGEMENT	85
SAMPLE COMMUNITY INITIATIVES SUMMARY	95

EXECUTIVE SUMMARY

The City's first Cultural Plan was launched in 2012. Since then, significant progress has been made in implementing various Cultural Plan goals and strategies. Many already-existing cultural organizations have thrived, while new organizations and venues have emerged. Cultural spaces are heavily used, many at or near capacity. The Cultural District has been positively impacted by major initiatives such as the Bernard Avenue revitalization, the Civic Precinct Block Plan, relocation of the RCMP detachment, completion of new parkades and the opening of Kelowna's Innovation Centre.

Today, our community demographics are skewing younger. The unaffordability of spaces for living, working and creating is a challenge for many artists. In addition, key buildings in the City's inventory of cultural infrastructure such as the Kelowna Community Theatre and the Okanagan Heritage Museum, continue to age with mounting structural deficits, while new buildings go up around them. This updated Cultural Plan is intended to respond to these changes and challenges and set a direction for the future.

The process to update the Cultural Plan for 2020-2025 began in July 2018. While this 15-month project was led by the Cultural Services Department, the final plan was the work of many arts, culture and heritage organizations, collectives, artists, key stakeholders, Council, city staff and members of the public. The community was involved through surveys, online discussion forums, host your own engagement events, interviews, workshops and open houses.

The pieces of this plan all build on one another and each piece answers a critical question:

1. **Vision** – if we are successful in the implementation of the plan what would we hope to see?
2. **Guiding Principles** – to reach the vision what principles are integral to each key theme, goal, strategy and community initiative?
3. **Key Themes & Goals** – what are the key areas that we need to focus on to achieve the vision?
4. **Strategies** – what will we specifically focus our efforts and investments on over the next six years?
5. **Community Initiatives** – what can governments, organizations, businesses, capacity builders, funders, artists and residents do to help advance the strategies? Examples of community initiatives are identified to spark ideas about what else can be done to support the plan and vision.

This plan sets priorities for the enhancement of cultural vitality and community spaces and aligns with the *Imagine Kelowna* goal of an engaging arts and culture scene. This plan strives for a balance between being too vague in its priorities, therefore accomplishing little, and being too prescriptive, which would limit the ability to take advantage of new opportunities that may arise.

Most importantly, this plan sets a course for the entire creative sector to provide accessible, diverse and inclusive experiences, that uses resources effectively, leverages opportunities, is innovative and forward thinking and highlights the value of partnerships and cooperation.

THE NEXT PHASE OF CULTURAL DEVELOPMENT IN KELOWNA WILL BRING ABOUT NEW PROGRAMS, RELATIONSHIPS, COMMITMENTS AND SUPPORT. EVERYONE HAS A ROLE TO PLAY.



WHAT IS CULTURE?

At the beginning of the Cultural Plan engagement process, community members were asked to define culture. A total of 171 different definitions were submitted, many with common themes, and all with unique perspectives. Additional sampling of various definitions contributed by community members are sprinkled throughout this document.

Members of our community describe culture as:

- *Place, history and shared experience formed and expressed through the creative arts and community activities. As culture emerges and develops, it generates a unique identity that impacts the lives of residents, visitors and tourists.*
- *Expressions of traditions and talents from diverse groups that create the heartbeat of our community. Culture enriches lives through knowledge sharing, empathy and adds vibrancy to everyday life.*
- *Our habits, rituals, performances and actions that give us meaning. The physical aspects of our environment that give us a sense of place. How we interact with each other and our space.*
- *Something that expands your world view and perspectives, draws on heritage, backgrounds, arts and experiences to create a wider understanding of the world around.*
- *The soul of a city.*

It may not be possible to arrive at a precise definition of the word “culture.” As noted in the 2012-2017 *Cultural Plan*, culture can mean different things to different people. The 2020-2025 Cultural Plan takes a similar approach and defines culture as:

A POROUS AND FLEXIBLE CONCEPT WHICH INCLUDES HERITAGE, THE ARTS, HUMAN DIVERSITY AND MANY OTHER ATTRIBUTES AND PRACTICES. THROUGHOUT THIS PLAN, USE OF THE WORD ‘CULTURE’ IS INTENDED TO BE BROADLY INCLUSIVE.





ABOUT KELOWNA

Kelowna is in the heart of the Okanagan on the traditional territory of the syilx/Okanagan People. Nestled in the Okanagan Valley, Kelowna is bordered by mountains, lush agricultural land and orchards, as well as the stunning Okanagan Lake. Kelowna is the third largest city in British Columbia and one of the fastest growing cities in Canada. It is currently home to just over 131,000 residents.

Kelowna enjoys four distinct seasons and each has its own unique appeal. Tourists flock to the city's beaches and patios in the summer to soak up the sunshine and enjoy the lake life. The fall is a photographer's dream with vibrant maple leaves lining the city's hiking and walking trails. Snowy mountain peaks are perfect for skiing and snowboarding in the winter, while the spring boasts perfect weather for golf and touring the region's numerous wineries.

Kelowna has a rich history, beginning over 6,000 years ago with the settlement of the syilx/Okanagan People. Kelowna, which means 'Grizzly Bear' in the nsyilxcən language, became a city in 1905 when the population was only 600 people.

While culture is enjoyed throughout the city, it is on full display in the city's downtown Cultural District. Once the centre of the Okanagan's fruit packing industry, the six-block area has become a hub of Kelowna's artistic and cultural activities.

GETTING STARTED

Cultural development at the City of Kelowna began in the early 1970's when a committee formed to study the possibility of developing a Cultural Arts Centre.

In 1989, the City established a Mayor's task force to create a cultural policy to give form, support and provide direction for cultural development in Kelowna. Since then, significant progress has been made to integrate arts and culture into overall community planning and delivery of services to residents and visitors.

KELOWNA HAS COME A LONG WAY WHEN IT COMES TO CULTURAL DEVELOPMENT, BUT THERE IS STILL A LONG WAY TO GO. THIS PLAN PROVIDES DIRECTION ON HOW TO ACCOMPLISH THE CULTURAL FUTURE THAT OUR COMMUNITY ENVISIONS.

Today, Cultural Policy #274 provides a commitment and direction for cultural development. This policy states that:

The City will develop and regularly update a Cultural Plan to guide civic cultural initiatives.

The process for the Cultural Plan will include:

- *Information gathering from, and consultations with, local stakeholders and the community-at-large. This may take the form of surveys, workshops and/or Open Houses;*
- *Review of best practices and comparable plans from other jurisdictions;*
- *Preparation and submission of a document which will establish an overall vision, goals, specific strategies and an implementation plan.*

The Cultural Plan will require on-going implementation, monitoring and review.



ALIGNING WITH THE OFFICIAL COMMUNITY PLAN AND IMAGINE KELOWNA

AN ECOSYSTEM OF PLANS

The **Official Community Plan (OCP)** is the primary tool that local governments use to guide the long-term growth of their communities. In Kelowna, the OCP sets out the vision, strategies and objectives for 20 years of growth.

The OCP knits together policies covering a wide range of areas into a growth strategy that sets the city on a path towards its desired long-term vision. Some areas include public art, cultural and heritage facilities and spaces, neighbourhoods and landscapes.

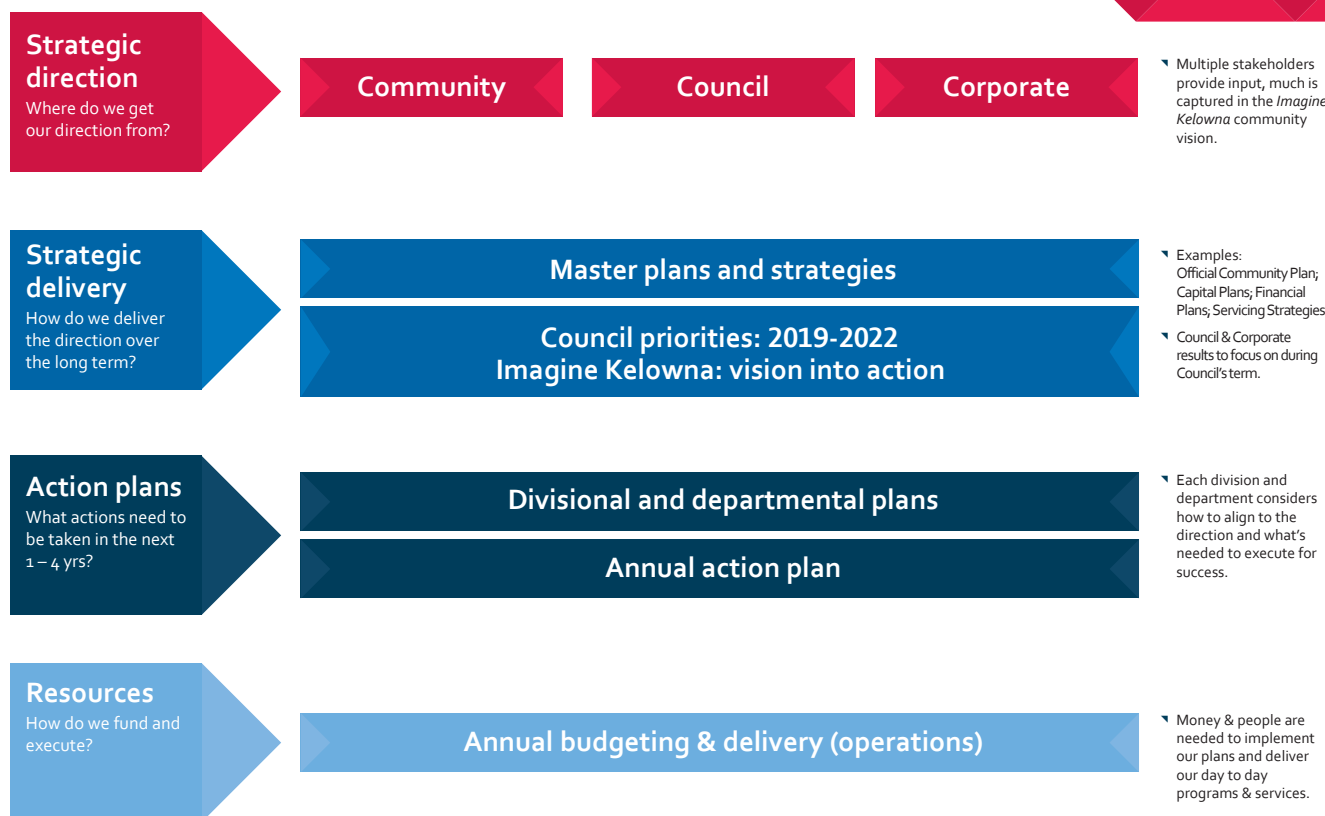
As a high-level, long-term policy document, the OCP is a powerful growth management tool that is grounded in the community's vision for the future.

The **Imagine Kelowna** community vision summarizes what residents want our city to look like by 2040. It envisions a community that puts people first, values its history, encourages curiosity and creativity and recognizes the changing roles of individuals, businesses, governments and community organizations. Imagine Kelowna has four principles (connected, smarter, responsible, collaborative) and 14 goals.

**THE RESULT OF ALMOST 4,000
RESIDENT CONTRIBUTIONS, IMAGINE
KELOWNA IS A VISION CREATED BY OUR
COMMUNITY, FOR OUR COMMUNITY.**

The vision and principles are higher-level, while the goals articulate more specific policy direction.

How do all the City's plans work together?



WHY HAVE A CULTURAL PLAN?

"Planning is critical to success in every facet of our lives. Cultural planning offers an opportunity for communities to create a roadmap unique to their needs, aspirations and strengths. By planning strategically, local governments and arts groups can work together to integrate arts and culture more fully into their community."

Honourable Stan Hagen, Minister of Tourism, Sport and the Arts
Cultural Planning Toolkit (2010), Creative Cities Network

CULTURE IS...

A COMMUNITY ASSET

Cultural planning is a way of viewing all aspects of a community's cultural life as a community asset. It considers the increased and diverse benefits these assets bring to the community both now and in the future. Understanding culture and cultural activities as resources for community development, rather than merely as cultural "products" to be subsidized, unlocks possibilities of enormous value.

A DIFFERENT WAY TO LOOK AT OUR COMMUNITY

The 2020-2025 Cultural Plan is a way to look at our community's strengths, issues and concerns. The plan provides a refreshed perspective and action-oriented strategies that will help find ways to support:

- community involvement and ownership of local cultural initiatives
- democratic cultural policy by better understanding what people are doing and want to do
- the development of meaningful and respectful relationships
- more programs and services in response to the desires of the community
- communication and cooperation among the creative sector and other community groups
- the effective integration of culture into the larger community
- a greater awareness and understanding of the cultural sector's potential economic impact
- the visibility of community artists, cultural workers and organizations
- the improvement of community safety and combatting social exclusion for everyone
- access to cultural activities and the development of larger audiences
- cultural facility development
- increased public and private support for culture



MUCH MORE THAN JUST SOMETHING THAT IS GOOD FOR THE ECONOMY, BUT IT'S THAT TOO!

In recognizing that culture delivers much more than just material and economic rewards, the 2020-2025 Cultural Plan sets a direction for cultural development in Kelowna.



CULTURE AS AN ECONOMIC DRIVER

The *Kelowna Creative Sector Economic Impact Assessment* report was prepared as part of the 2020-2025 Cultural Plan development by Jamie Vann Struth of Vann Struth Consulting Group Inc. The report provides an updated estimate of the creative sector's economic impact in Kelowna, which was previously studied in 2010. The report helps identify the creative sector's progress since the adoption of the 2012-2017 Cultural Plan and informs the strategies for continued development of the sector through 2025.

The report divides the creative sector into 11 components. Each component is analyzed using statistics, results of a confidential online survey and other public data to generate employment, revenue and income estimates. The results are impressive.

The full report calculates the economic spinoffs generated by suppliers to the creative sector (called indirect impact) and the household spending of affected workers (called induced impact). The report also looks at the self-employment rate among artists, the impressive level of volunteerism within the creative sector and how the creative sector overlaps and supports the city's tourism sector.

It is important to note that an economic impact analysis is largely based on market-oriented metrics such as 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 to their audiences and the community at large. These values are not easily measured in a standard economic impact assessment, even if they are among the most important ways that the creative sector provides value to the community.

ECONOMIC IMPACT ASSESSMENT

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

43%
INCOME GROWTH



380,000
Volunteer hours in 2018

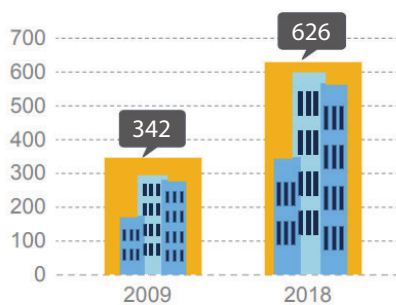


60%
SELF EMPLOYED

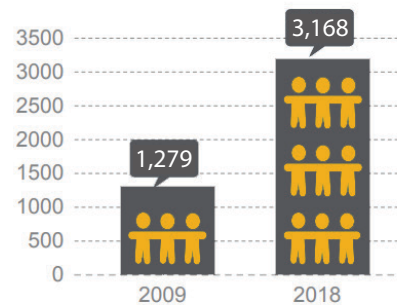


\$339,000,000
DIRECT ECONOMIC OUTPUT IN 2018

ESTABLISHMENTS



JOBS (FTE)



Summary of findings from the from the *Kelowna Creative Sector Economic Impact Assessment*.
A copy of the full report is available at kelowna.ca/culture.



.....
The syilx/Okanagan nation
must have full and direct
involvement throughout a
cultural planning framework
constructed through a lens of real
partnership, reconciliation, and
common understanding.

- Weaving Our Collective Threads: Offering a Pathway
for Syilx Creativity Within the City of Kelowna
.....

WEAVING OUR COLLECTIVE THREADS

OFFERING A PATHWAY FOR SYILX CREATIVITY WITHIN THE CITY OF KELOWNA

Kelowna's creative sector, along with the City of Kelowna, acknowledges that working with syilx/Okanagan governments, communities, artists and community members is an ongoing process. It is a process that requires a long-term commitment to relationship building and reconciliation efforts. It requires a change in thinking and a reconsideration of existing frameworks and processes. As such, the process of working with our Indigenous hosts is intentionally organic, flexible and intended to develop over time. It is by continuing this journey together that we will make the greatest progress toward intentional and meaningful change.

Excerpt from the report: *Weaving our Collective Threads: Offering a Pathway for Syilx Creativity Within the City of Kelowna* by Carrie Terbasket, Stands Above Consulting (2019).

For syilx people, culture is not separate from the natural world, but rather one living and breathing entity. The methods of our survival have depended on our relationship with the natural world and expressing those relationships and resulting responsibilities through our creativity. The way that syilx people view arts, culture, and heritage is very different from the western perspective. The creative sector of Kelowna, through its Cultural Planning process, must make space for the voice and presence of the syilx people - the rightful caretakers of the lands and waters in which Kelowna is situated. The underlying and all-encompassing spirit that makes Kelowna such a beautiful place to live, work, play, and be, is the very same spirit that has sustained the syilx People since time out of mind.

The city of Kelowna has an opportunity to be innovative and cutting edge in its approach to cultural planning. It is essential that respectful and reciprocal relationships are built between the creative sector of Kelowna and the syilx/Okanagan Nation that acknowledges the leadership and responsibility of the syilx People. In addition, the City of Kelowna has a duty to respond to the current gap it has in relation to understanding and acknowledging the space required for syilx expression that are being forgotten in this context. True innovation will require the creative sector of Kelowna to think outside the box for something meaningful that develops a new set of principles and commitments to syilx People.

If the primary goal of this new Cultural Plan is to nurture and promote cultural values in the city of Kelowna, then maybe a fundamental similarity exists which can provide a space of commonality to create a new approach to a higher, more restored level of Cultural Planning. Essential to this new approach is the meaningful contribution of syilx People in the creation and implementation of a new Cultural Plan. Specifically, leadership by syilx governments, communities, and organizations are key to the successful development of the City of Kelowna's new Cultural Plan. Supporting the syilx Peoples to share the driver's seat on cultural planning would constitute a step toward reconciliation, and importantly, reconciliation that is well outside of the status quo.

Through this new framework, the syilx Nation will not simply be responding to already crafted goals and strategies with little to no capacity to do so. As seen in many other municipalities, this after-the-fact approach does not work. Shared experiences will lead to greater understanding, appreciation, and support of the necessary and profound ways in which syilx People express and share their culture and creativity.

The idea of creating a plan for the creative sector of Kelowna that enhances and honours human creative expression has deep commonality with the syilx perspective and world view on what constitutes a healthy life – or, as we say - living the good syilx life. The City of Kelowna, on its journey of updating its Cultural Plan, should consider and centralize a way in which this new plan contains the space, support, and language that will open the door for syilx people to feel welcome to take their rightful places as hosts of this beautiful city located in the heart of unceded syilx lands and waters. Our world needs a more open and secure place – we all deserve to be free to express ourselves and celebrate our unique cultures and ways of being in this world. Artists will lead us all to that freedom. However, we have to take care of our collective hurt first, we have to be brave enough to have the conversations and develop understandings that will open the space for our vision to be fully realized. The built environment that makes up the city of Kelowna remains a sacred and valued space within syilx territory. As the largest urban centre within syilx lands and waters, Kelowna holds a unique responsibility and opportunity to become a leading centre of excellence for arts and culture.

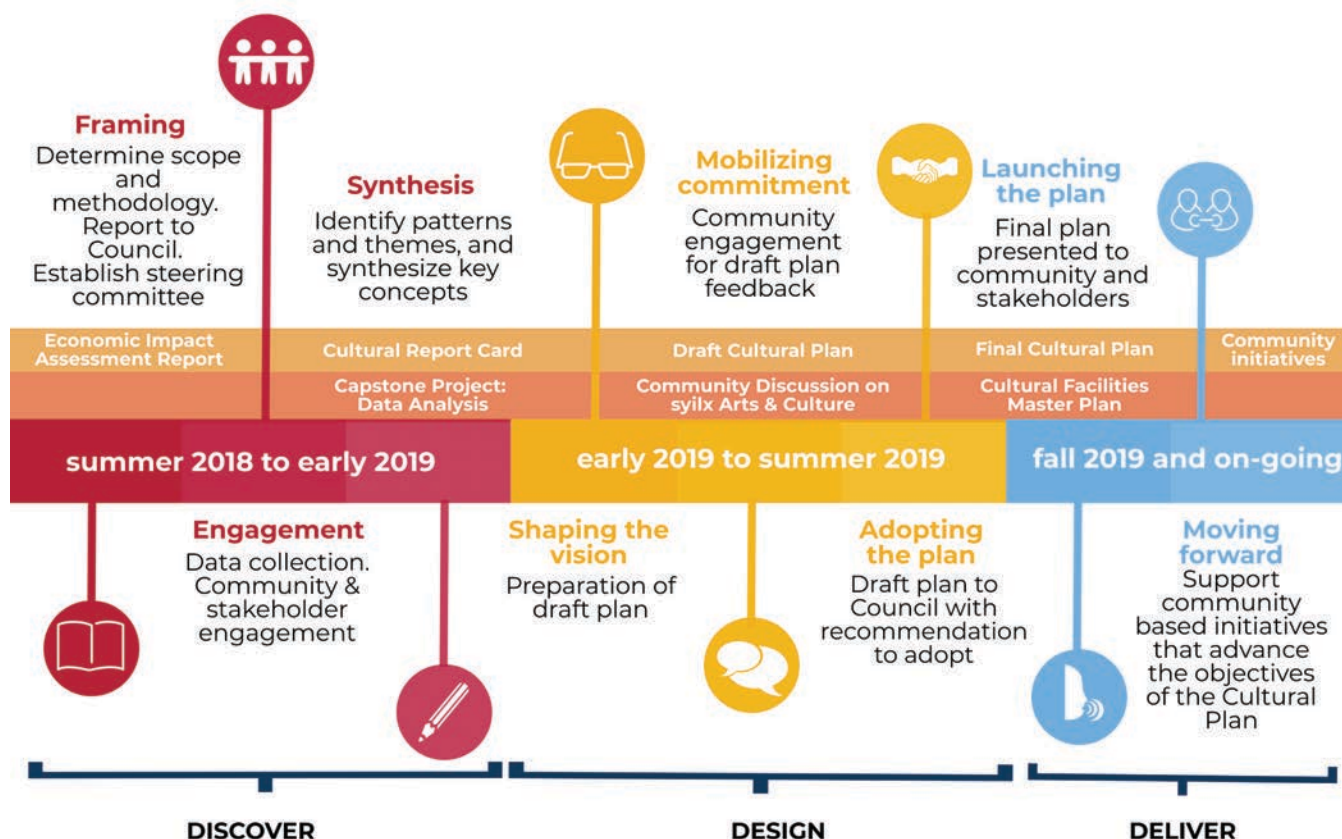
This report was prepared for the City of Kelowna as a component of the Cultural Plan engagement process. This report does not, and cannot be used to, speak for any First Nation in any capacity. A copy of the full report is available at kelowna.ca/culture.

THE CULTURAL PLAN PROCESS

CULTURAL PLAN TIMELINE

Over a 15-month process (July 2018 - September 2019), the development of the 2020-2025 Cultural Plan moved through three phases and each phase had two or three components:

- Discover Phase – Framing, Engagement, Synthesis
- Design Phase – Shaping the vision, Mobilizing commitment, Adopting the plan
- Deliver Phase – Launching the plan, Moving forward



SUPPLEMENTAL REPORTS

In addition to the 2020-2025 Cultural Plan, five complementary reports were prepared to enhance key focus areas of the Plan's development:

- 2012-2017 Cultural Report Card
- Kelowna Creative Sector Economic Impact Assessment
- Weaving Our Collective Threads: Offering a Pathway for Syilx Creativity Within the City of Kelowna
- Capstone Project: Data Analysis Report Summary
- Cultural Facilities Master Plan (this report is scheduled to be release in late fall 2019)

These additional reports include a variety of qualitative and quantitative data collected from a wide range of sources. The reports are available online at kelowna.ca/culture.

CONSULTING WITH THE COMMUNITY - OVERVIEW OF ENGAGEMENT OPPORTUNITIES

The development of the Cultural Plan required a deep understanding and appreciation of the population which it is intended to serve. That is why significant time and effort was put into ensuring a variety of methods were used to solicit feedback from interested stakeholders.

Activities included:

- online and paper surveys
- online discussion forums
- children's "Cultural Footprint" activity
- "Host Your Own Engagement" events and grant program
- Young Professionals Open House
- Youth and Young Professionals Forum
- Innovation Centre Chalk Wall
- multiple stakeholder workshops and open house events
- stakeholder interviews

A more detailed description about the above engagement activities are contained in *Appendix II: Methodology for Engagement*.



CULTURAL PLAN ADVISORY GROUP

The Cultural Plan Advisory Group supported the Cultural Services Department by providing perspective and input into the plan's creation. The Advisory Group is made up of 19 members comprised of two sub-groups including:

1. **Internal Advisory Group:** included nine staff members from the City of Kelowna, appointed because their area of responsibility is impacted or directly impacts the advancement of the plan's goals and strategies within the City of Kelowna.
2. **External Advisory Group:** included 10 members of the arts, culture and heritage community with broad representation of artistic disciplines and practices, including strong representation from individual practitioners. These members volunteered their time.

Biographies for all external members of the Advisory Group are provided in the appendix.

The Advisory Group met six times over the 15-month period in a workshop setting. Topics for each workshop varied and allowed members to work through information received from the community in a systematic way. The Advisory Group provided feedback on key aspects of the plan.

CULTURAL PLANNING TOOLKIT

This plan was developed using the Cultural Planning Toolkit, which was created through a partnership between 2010 Legacies Now and Creative City Network of Canada. The toolkit can be found at creativitycity.ca.

STRUCTURE OF THE 2020-2025 CULTURAL PLAN

The 2020-2025 Cultural Plan includes a vision, four guiding principles, five key themes, 10 goals, 50 strategies and numerous sample community initiatives.



THE PIECES OF THIS PLAN ALL BUILD ON ONE ANOTHER AND EACH PIECE ANSWERS A CRITICAL QUESTION:

Vision: if we are successful in the implementation of the plan what would we hope to see?

Guiding Principles: to reach the vision what principles are integral to each key theme, goal, strategy and community initiative?

Key Themes & Goals: what are the key areas that we need to focus on to achieve the vision?

Strategies: what will we specifically focus our efforts and investments on over the next six years?

Community Initiatives: what can governments, organizations, businesses, capacity builders, funders, artists and residents do to help advance the strategies? Examples of sample community initiatives are identified to spark ideas about what else can be done to support the plan and vision.

The inclusion of sample community initiatives at the base of this triangle highlights how critically important it is that everyone supports the plan's strategies, goals, themes and principles. Without that support, it will be impossible to achieve the vision.

VISION

We see a community which...



GUIDING PRINCIPLES



ACCESSIBILITY, DIVERSITY & INCLUSION

We welcome everyone to engage in quality experiences that showcase the unique identity of our community. *This principle acknowledges that syilx perspective and worldview is not the same as western concepts and methods of cultural planning and that fair and equitable support is necessary.*



ACCOUNTABILITY & FISCAL RESPONSIBILITY

We use resources effectively to leverage opportunities that optimize value and create impact. *This principle acknowledges that partnerships with syilx organizations and/or governments are co-created. In all instances where feedback is sought, the circle of sharing must be closed and there is a responsibility to report back about how the feedback was applied.*



INNOVATION

We support forward-thinking solutions that anticipate needs and brings together a range of experiences to see the future in a different way. *This principle acknowledges that a commitment to truth-telling and shining a light on inequities to envision a bold new future for arts and culture is necessary. All partners must be willing to explore and experiment.*



PARTNERSHIPS & COOPERATION

We achieve more through meaningful relationships of mutual respect and understanding. *This principle acknowledges that meaningful partnerships with syilx governments, organizations and people is important and that existing power structures and dynamics need to be examined.*



STRUCTURE OF THE 2020-2025 CULTURAL PLAN

KEY THEMES

STRATEGIC INVESTMENTS

foster deliberate investments of time, money and people into demonstrated outcomes

SPACES

use new and traditional approaches for enhancing the availability, affordability and accessibility of spaces for culture

VITALITY

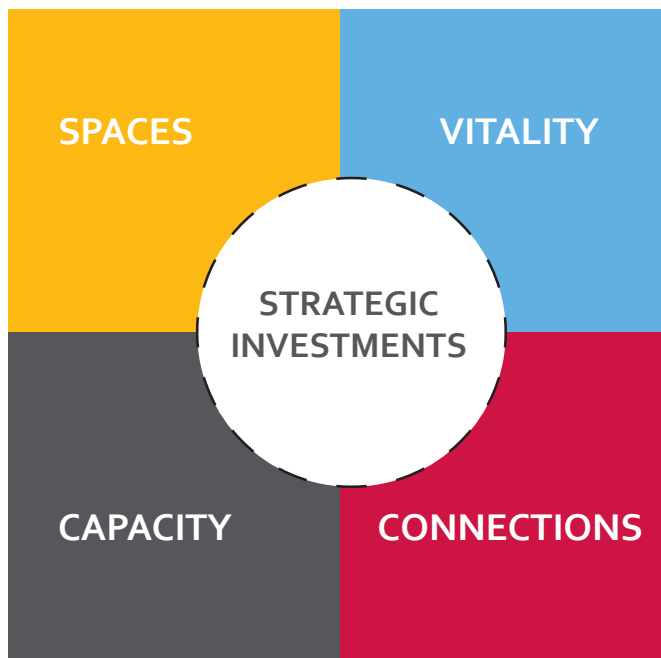
animate the community with a blend of programs, services and events that promote artistic excellence and share Kelowna's history

CAPACITY

build on the creative sector's ability to respond to changing demands and new opportunities

CONNECTIONS

promote ongoing interactions between people, sectors and disciplines



Strategic investments is in the center of the diagram to demonstrate its importance across all the key theme areas. Investment in the creative sector will be instrumental in our success and threads through the remaining four areas.



.....
What is Culture?

"All that makes and defines us as 'human' - how we communicate, celebrate, share, traditions, values, beliefs, arts, language, stories, architecture, music and dance."
.....



STRATEGIC INVESTMENTS

Foster deliberate investments of time, money and people into demonstrated outcomes

Increased investment in the creative sector will be instrumental to this plan's success and is important to all the key theme areas. While increased funding is critical to artists and organizations, this theme is also about investments of time and people. For example, an event's success is dependent on generating enough revenue to support its operations as well as on volunteers investing their time and skills. This is also true for cultural organizations. They require funding to operate but also need skilled people on their boards of directors to provide guidance on topics like governance, finance, human resources and risk management.

Strategic investments require us to think ahead and identify the long-term goals and strategies needed to achieve them. Strategic investment is a long-term strategy, not a band-aid solution to a problem. The creative sector requires carefully designed and planned investments to ensure they meet the needs of the community.

GOAL 1: INCREASE CONTRIBUTION OF RESOURCES

Develop a variety of approaches to increase support for the creative sector's spaces, capacity, vitality and connections.

In 2018, the City of Kelowna invested approximately \$3 million into the creative sector. Support was provided in the form of: Cultural Services administration; operation of the Kelowna Community Theatre; annual operating support for Kelowna Art Gallery, Rotary Centre for the Arts and Kelowna Museums; the professional arts program; Festivals Kelowna funding; general operating grants; project grants; organization development grants; heritage building grants; support to the Sister City program; permissive tax exemptions; and the public art program. All of this support adds up to a per-capita investment of \$23.59 by the City.

Investment by the City is only part of the story, however. Organizations can leverage the City's support by engaging with other levels of government and the private sector, along with their own earned revenue. In 2018, non-profit organizations funded under the Professional Arts program were able to leverage an additional \$19.92 for every dollar invested by the City.

Support and expertise are also provided to the creative sector through volunteerism. In 2018, an estimated 380,000 volunteer hours were contributed to Kelowna's creative sector (VannStruth, 2019. Kelowna Creative Sector Economic Impact Assessment). Every year, volunteers provide organizations in the sector with valuable skills and labour worth millions of dollars, enhancing their programs and events.

The value of culture far outweighs the per-capita costs and the City has a vital and on-going role in providing support to the creative sector. However, the responsibility must be shared with all levels of government, the private sector and the community.



HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Total dollars invested by the City of Kelowna to cultural organizations
- Municipal contributions leveraged by other public and private sector contributions
- Number of volunteer hours provided to funded organizations (hours, \$ value, full-time equivalents)
- Number of unique volunteers
- Average income of creative sector workers
- Total dollars invested in cultural infrastructure projects (public and private)



STRATEGIC INVESTMENTS: INCREASE CONTRIBUTION OF RESOURCES

STRATEGY 1.1 INCREASE FUNDING TO LOCAL ORGANIZATIONS WITH A FOCUS ON MULTI-YEAR AND CORE OPERATING FUNDING

Initiatives that support this strategy will increase overall financial support received by organizations. Emphasis in this area will be on initiatives that support more sustainable funding sources.





How could this be achieved?

 <p>Actively search and apply for new funding opportunities</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Develop culture specific funding opportunities</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Change current Cultural Grant Program to include multi-year funding & additional general operating support</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Select a local cultural organization to support when choosing to donate to charities</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 1.2 INFORM COMMUNITY MEMBERS ABOUT OPPORTUNITIES TO BECOME INVOLVED WITH CULTURAL ORGANIZATIONS

Initiatives that support this strategy will clarify the volunteer needs of the creative sector, improve the sector's ability to communicate those needs and support volunteers working within organizations.

How could this be achieved?

 <p>Clarify volunteer positions and promote opportunities to the community</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Implement a volunteer program within the workplace</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Promote volunteer opportunities in the creative sector through the Arts and Culture e-newsletter</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Find a local cultural organization to give 1-2 hours per week as a board member or program volunteer</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



STRATEGY 1.3 PROMOTE FAIR WAGES FOR ARTS PROFESSIONALS AND SUPPORT STRATEGIES AIMED AT ATTRACTING SKILLED CREATIVE WORKERS AND ENTERPRISES TO KELOWNA

Initiatives that support this strategy will promote an understanding of fair wages, encourage appropriate compensation for those working in the creative sector and create an environment that attracts artists to live and work in Kelowna.

How could this be achieved?



Review current practices for compensating arts professionals and make any necessary adjustments

ARTISTS & CULTURAL ORGANIZATIONS



Demand that artists are paid fairly for their work at events supported by your company

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Ensure organizations that receive government funding compensate artists appropriately

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Make the next book you purchase and read from a local author

AUDIENCE MEMBERS & GENERAL PUBLIC




HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGIC INVESTMENTS: INCREASE CONTRIBUTION OF RESOURCES

STRATEGY 1.4 DEVELOP FUNDING THAT STRENGTHENS RELATIONSHIPS AND FOSTERS A MORE INCLUSIVE COMMUNITY THAT IS RESPECTFUL TO ALL CULTURES

Initiatives that support this strategy will offer support for relationship building with cultural groups, fund initiatives that encourage sharing and celebrating diversity and educate residents on the abundance of cultures that build our community.

How could this be achieved?

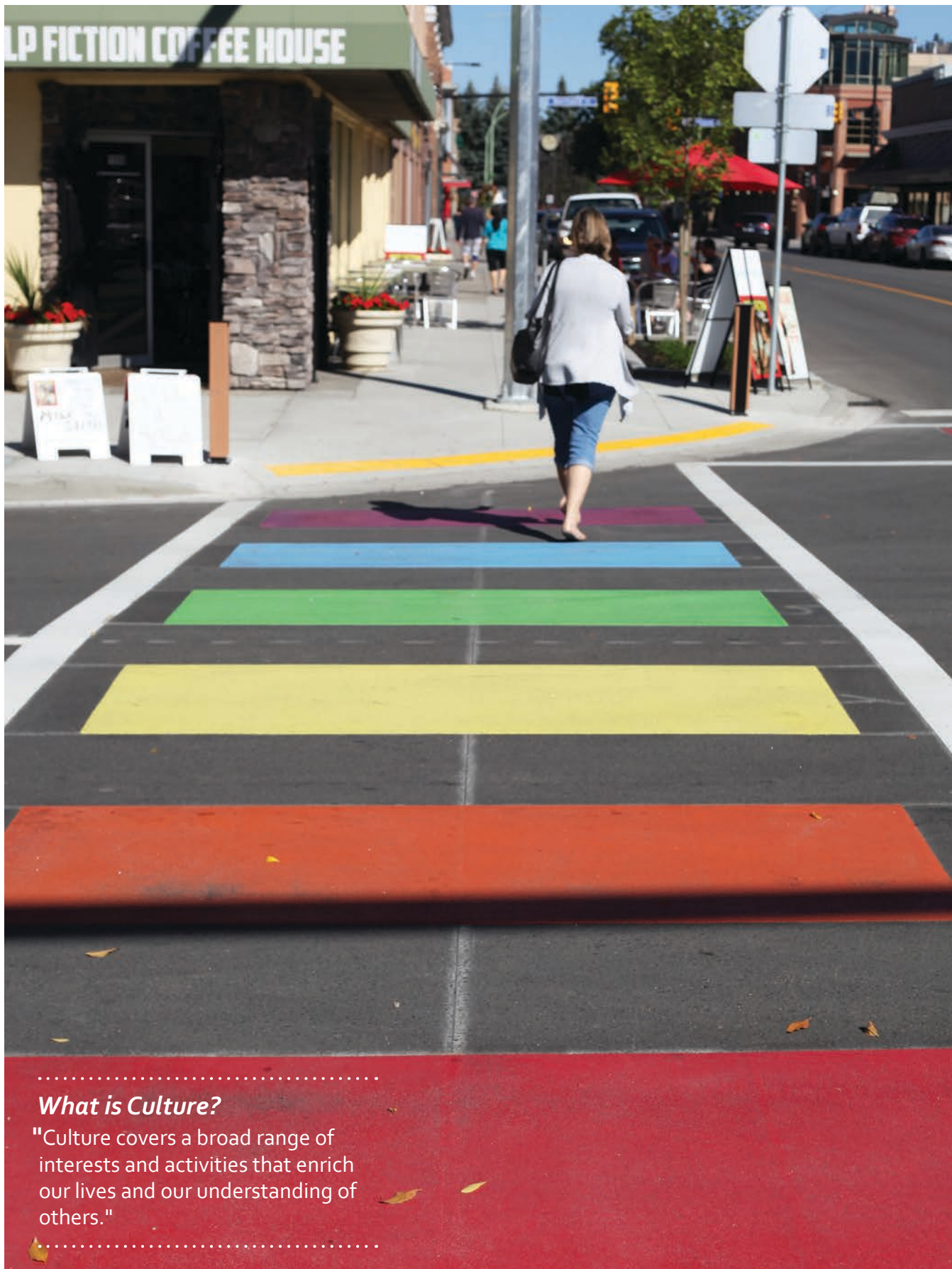
 <p>Modify current programs or internal systems to better support relationship building with multicultural organizations</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Work collectively as funders to develop a program that supports the sharing of multiculturalism with the broader community</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Amend the current Cultural Grant Program to prioritize funding support for projects that promote greater diversity and relationship building</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Commit to learning and understanding more about the diverse cultural groups that make up Kelowna</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 1.5 INVEST IN CULTURAL INFRASTRUCTURE

Initiatives that support this strategy will contribute to the development of new cultural infrastructure or the redevelopment of already-existing cultural infrastructure through relationship building and the investment of time, skills and other needed resources.

How could this be achieved?

 <p>Document your needs and be ready for opportunities that may arise to support infrastructure development</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Partner with public funders and non-profit organizations to invest money in the development of long-term capital projects</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Include new cultural facilities and infrastructure regeneration in the capital plan</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Volunteer your carpentry, painting or other technical skills to support renewal of facilities</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



.....
What is Culture?

"Culture covers a broad range of interests and activities that enrich our lives and our understanding of others."
.....



GOAL 2: UNDERSTAND OUR IMPACT

Leverage the value that culture contributes to the community.

Culture has a major impact on our lives and our economy. However, in order to maximize the ability to leverage private and public sector support for culture, we first need to deepen the level of understanding about the impact of cultural programs and services on our community. This information is a vital component of internal planning and evaluation.

While cultural programs and events have a strong connection to the economic vibrancy of our community (see *Culture as an Economic Driver*), culture provides much more than just economic benefits. Additional qualitative and quantitative data are needed to accurately illustrate the impact culture has on the health, creativity and innovation of our residents.

For example:

Engagement with arts and culture in a variety of different activities has consistently been found to improve self-reported levels of physical and mental health. When comparing people who participate in cultural activities against those who don't, 57 per cent of participants reported their health as "very good" or "excellent", compared to 48 per cent of non-participants. Meanwhile, 65 per cent of participants reported their mental health as "very good" or "excellent", compared to 50 per cent of non-participants. (Hill Strategies, 2013. The Arts and Individual Well-Being in Canada)

Creative engagement can decrease anxiety, stress and mood disturbances, all of which have links to chronic health issues. (Stuckey, H. L., & Nobel, J., 2010. The connection between art, healing, and public health: a review of current literature)

In mothers with moderate-severe Post Natal Depression, singing therapy showed to significantly reduce their symptoms, and to do so faster than other forms of treatment such as creative play therapy. (Fancourt, D., & Perkins, R., 2018. Effect of singing interventions on symptoms of postnatal depression)

HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Development of a standardized approach to measuring impacts and sharing results
- Direct, indirect and induced economic impacts of the creative sector
- Gross domestic product (GDP) of the creative sector
- Total dollars earned for every dollar invested by the private and public sector (leverage)
- Number of establishments (organizations, artists, businesses, etc.) operating in Kelowna's creative sector
- Employment by full-time equivalent positions
- Creative sector impact on tourism
- Stories from participants about how participation impacted them



STRATEGY 2.1 USE A COORDINATED APPROACH TO MEASURE THE IMPACT OF THE CREATIVE SECTOR ON THE COMMUNITY THAT INCLUDES LOOKING BEYOND ECONOMIC MULTIPLIERS

Initiatives that support this strategy will develop tools or frameworks that support the collection of data on the impact of the creative sector on the community beyond just economics. This strategy is further developed in Strategy 2.2 and 2.4.

How could this be achieved?



Determine a set of measurable criteria that demonstrates the creative sector's impact

ARTISTS & CULTURAL ORGANIZATIONS



Develop an innovative technology solution that can measure the impact of participation in the creative sector

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Implement an online grant application and reporting program that allows for automated data collection

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Complete community or organization surveys and participate in local focus groups

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGIC INVESTMENTS: UNDERSTAND OUR IMPACT

STRATEGY 2.2 INCREASE COMMUNITY AWARENESS AND STAKEHOLDER KNOWLEDGE OF THE BENEFITS AND IMPACT OF CULTURE IN THE COMMUNITY

Initiatives that support this strategy will build an understanding of why culture is important to the success of a community. Initiatives will support the sharing of the data collected in Strategy 2.1.


How could this be achieved?

 <p>Share success stories from community members who have benefited from your programs and services in organization newsletters or on social media</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Learn about the impact culture has in our community</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Publish a Community Impact and Benefits of Culture Report every two years</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Share your story about how involvement in the creative sector has impacted you</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 2.3 BUILD ON THE ROLE OF THE CREATIVE SECTOR IN TOURISM AND ECONOMIC DEVELOPMENT

Initiatives that support this strategy will continue to position Kelowna as a destination for cultural tourism and promote cultural activities that enhance the experiences of tourists who are visiting Kelowna for other reasons. These initiatives will also highlight culture's positive effect on the economy and build on its impact.

How could this be achieved?

 <p>Present and promote an event that draws its audience from beyond Kelowna</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Enhance the experience of visitors to cultural events by tailoring your offerings to align with major events</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Broadly share the Kelowna Creative Sector Economic Impact Assessment</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Attend dinner and a show for your next date night</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



.....
What is Culture?

"All the ways we live,
the details of our lives and things
that we're interested in and the
things we pass on to the next
generation."
.....

STRATEGIC INVESTMENTS: UNDERSTAND OUR IMPACT

STRATEGY 2.4 SUPPORT ARTISTS AND ORGANIZATIONS WITH THE TOOLS AND KNOWLEDGE NECESSARY TO MEASURE, TRACK AND MODIFY PROGRAMS TO IMPROVE COMMUNITY IMPACT

Initiatives that support this strategy will implement data collection tools and frameworks within organizations and at a broader community level and use the results to inform decision making.

How could this be achieved?



Eliminate programs that do not demonstrate desired community impacts and focus efforts on those that do

ARTISTS & CULTURAL ORGANIZATIONS



Provide mentorship to artists and organizations to develop business plans that include community impact as a driver for future initiatives

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Create an Outcome Measurement Toolkit that can be used to support artists and organizations

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Freely provide feedback about your experiences participating in cultural offerings

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



STRATEGY 2.5 DEMONSTRATE THE IMPACT OF THE CREATIVE SECTOR TO LEVERAGE ADDITIONAL RESOURCES AND SUPPORT

Initiatives that support this strategy will share the impact of the creative sector with new partners and potential funders in order to strengthen the case for investment and provide new resources for the creative sector.

How could this be achieved?



Share the impact of your programs when reaching out for sponsorship

ARTISTS & CULTURAL ORGANIZATIONS



Use the creative sector's impact on the community to make informed investing decisions

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Strengthen private sector partnerships to facilitate new sponsorships of cultural initiatives

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Support organizations that make a meaningful impact on your life and your community

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



SPACES

Utilizing new and traditional approaches for enhancing availability, affordability and accessibility of space for culture

Kelowna is home to museums, art galleries, community buildings, heritage buildings, theatres, outdoor venues and more. To ensure that needs are being met it is important that existing spaces are used to their highest potential. Shared production spaces, co-locating and using existing non-creative spaces for creative activities, are just some of the ways that we can use the spaces available in our community. This also gives the opportunity to protect heritage assets in our community, both built heritage and natural landscapes or local archaeological sites.

In addition to using available spaces to their best potential, we need to establish a commitment to the development of new cultural spaces. It has been identified that current infrastructure is outdated and no longer meets all of the sector's needs.



GOAL 3: OPTIMIZE EXISTING SPACES

Improve the use of existing space and allow for alternative solutions to meet community needs.

Culture happens everywhere. Continuing to support the development of the Cultural District while also moving cultural programming into all parts of the community will ease space needs and create a more accessible environment for those who are not able to get downtown. It is important to be innovative in our approach to the use of space and encourage people to attend events in unique or non-traditional venues.

Major cultural facilities in Kelowna include the Rotary Centre for the Arts, Kelowna Art Gallery, Kelowna Community Theatre and five Kelowna Museums. The City owns these buildings, however except for the Kelowna Community Theatre, they are operated by non-profit organizations through Lease and Operating Agreements. The Kelowna Community Theatre is the only cultural facility both owned and operated by the City.

Our community is also home to many natural landscapes, local archaeological sites and built heritage. The *Heritage Strategy*, last updated in July 2015, assists the City in identifying, maintaining and protecting its valuable community heritage resources during a time of rapid growth and development. As of 2018, there were 206 registered heritage properties in Kelowna. The City of Kelowna invests \$35,000 annually in Heritage Grants that assist homeowners with projects to restore their heritage homes.



HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Total dollars invested in built heritage
- Heritage owner knowledge of how to care for built heritage
- Total dollars invested in Kelowna Community Theatre, Kelowna Art Gallery, Rotary Centre for the Arts and Kelowna Museums Society facility improvements
- Number of Kelowna Community Theatre and Rotary Centre for the Arts (Mary Irwin Theatre) bookings
- Number of exhibits at Kelowna Art Gallery and Alternator Centre
- Number of bus stops
- Number of permanent and temporary art exhibitions
- Venue usage and decreased turn-aways

SPACES: OPTIMIZE EXISTING SPACES

STRATEGY 3.1 USE EXISTING SPACE IN NEW WAYS

Initiatives that support this strategy will encourage and support the innovative use of space within the community. This strategy will support modifications to existing space to improve its usage, accessibility and affordability. It will further support the concept that non-traditional space could be utilized for cultural programming.

How could this be achieved?



Plan cultural programs in parks or public spaces across the community

ARTISTS & CULTURAL ORGANIZATIONS



Create a paid local artist exhibition space in foyers or high traffic locations of local commercial establishments

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Compile and share an inventory of existing facilities which may be appropriate for a variety of cultural uses

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Be open to attending cultural events in non-traditional venues

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGY 3.2 IDENTIFY, PRESERVE AND PROTECT THE COMMUNITY'S HERITAGE ASSETS INCLUDING NATURAL LANDSCAPES AND LOCAL ARCHAEOLOGICAL SITES

Initiatives that support this strategy will leverage the benefits that local heritage assets provide to our community by preserving their original forms and promoting their value. Heritage assets are considered under a broad scope of natural landscapes, archaeological sites and built heritage.

How could this be achieved?



Educate the heritage owners on the methods for preserving and protecting their properties

ARTISTS & CULTURAL ORGANIZATIONS



Consider adaptive reuse of heritage buildings for commercial purposes

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Update the City of Kelowna Heritage Strategy

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Visit local heritage places, landscapes and archaeological sites that define our community

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



STRATEGY 3.3 ANIMATE COMMUNITY SPACES WITH QUALITY AND ACCESSIBLE PUBLIC ART

Initiatives that support this strategy will enhance the appeal of public spaces utilizing public art. This strategy includes developing new pieces, maintaining existing pieces and promoting audiences to visit the collection.

How could this be achieved?



Install a temporary public art exhibition in a unique community space

ARTISTS & CULTURAL ORGANIZATIONS



Encourage developers to include quality public art installations within new construction

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Develop a Public Art Masterplan

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Pick up a copy of Kelowna's Public Art Guide and visit a piece close to your home or work

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

SPACES: OPTIMIZE EXISTING SPACES

STRATEGY 3.4 UPGRADE TECHNOLOGIES TO IMPROVE AUDIENCE EXPERIENCE

Initiatives include updating technological equipment in presentation spaces and using technological approaches to sharing inventories.





How could this be achieved?

 <p>Develop a searchable, online inventory of your permanent collections and develop ways of sharing them</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Take on a special project to develop a technological solution to an outstanding issue impacting the creative sector</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Update sound and video equipment within the Kelowna Community Theatre</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Share your ideas and experiences for the future use of technology with the groups hosting the programs and events you attend</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 3.5 REMOVE BARRIERS AND SIMPLIFY ACCESS TO SPACE FOR CULTURAL ACTIVITIES

Initiatives that support this strategy will foster an understanding of the challenges in accessing space for cultural activities and implement solutions when possible.

How could this be achieved?

 <p>Develop a unified voice for artists to advocate for and that help regulators understand the space needs of artists</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Include arts professionals in the early planning of the development or redevelopment of space</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Develop an understanding of the regulations that impact the ability of artists to access space and implement solutions where possible</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Show your support for proposed changes that ease regulatory measures and support access to space</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



.....
What is Culture?

"Culture is an encompassing word that describes a regions or cities attitude and demeanor. It lives in the infrastructure, it's economy, it's environment, it's people, it's parks and it's art. It is what collected people who are alike to live together."
.....



GOAL 4: COMMIT TO DEVELOPING NEW FACILITIES

Actively plan and seek opportunities for the advancement of new cultural facilities.

Kelowna's major cultural facilities and spaces are concentrated in the Cultural District. While this has boosted the vibrancy of our downtown, it also creates several challenges especially in the areas of parking, transportation and overall accessibility. In addition, many of Kelowna's facilities are aging and have structural deficits that limit the ability to mount sophisticated productions and negatively impact the audience experience.

The Cultural Facilities Master Plan, expected to be released in late 2019, will provide direction and inform ongoing investments, decisions, priorities and actions. This report will be a starting point for demonstrating the need for more facilities.

However, it is imperative that the sector be able to demonstrate its need for new space. Without a strong, evidence-based understanding of the sector's needs, it will be difficult to garner support and commitment for the development of new facilities.

HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Inclusion of the Kelowna Community Theatre in the 10-year Capital Plan as a priority one item
- Inclusion of Island Stage redevelopment in the 10-year Capital Plan as a priority one item
- Total dollars committed towards cultural facility development by City of Kelowna
- Total leveraged dollars committed to support new facility development
- Development of a community amenity space within the former RCMP site





STRATEGY 4.1 UNDERSTAND THE CURRENT AND FUTURE NEEDS FOR NEW CULTURAL FACILITIES WITHIN THE COMMUNITY

Initiatives that support this strategy will focus on preparing for opportunities to advance the development of new cultural facilities. Initiatives will help organizations in the creative sector understand their facility requirements and advocate for their needs.

How could this be achieved?



Develop an understanding of your organization's facility needs, now and into the future

ARTISTS & CULTURAL ORGANIZATIONS



Inform yourself about the current needs in our community and what can be done to meet those needs

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Build on the recommendations of the Cultural Facilities Master Plan

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Rally with the creative sector to support the development of new cultural facilities

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

SPACES: COMMIT TO DEVELOPING NEW FACILITIES

STRATEGY 4.2 ESTABLISH FUTURE DIRECTION FOR THE DEVELOPMENT OR REDEVELOPMENT OF CULTURAL FACILITIES

Initiatives that support this strategy will commit to a course of action for the development of our cultural infrastructure and garner support for cultural facility development projects.

How could this be achieved?



Create a capital endowment fund and plan to redirect a small portion of earned revenue to capital infrastructure development

ARTISTS & CULTURAL ORGANIZATIONS



Plan for the addition of artist live/work studios when developing new mixed-use spaces

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Plan for the development of a new Kelowna Community Theatre and Island Stage

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Support the fundraising efforts of your favourite cultural organization

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGY 4.3 FIND CREATIVE SOLUTIONS TO GARNER SUPPORT FOR THE CONSTRUCTION OF NEW CULTURAL FACILITIES INCLUDING TRADITIONAL AND NON-TRADITIONAL FUNDING MODELS

Initiatives that support this strategy will develop innovative ways to fund facility development and mobilize the community to rally behind the development of new cultural spaces.

How could this be achieved?



Actively search and apply for unique funding opportunities to support new facility development

ARTISTS & CULTURAL ORGANIZATIONS



Partner with the public and creative sectors for the development of mixed-use creative hubs

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Investigate alternative models of facility development and unique capital funding solutions

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT

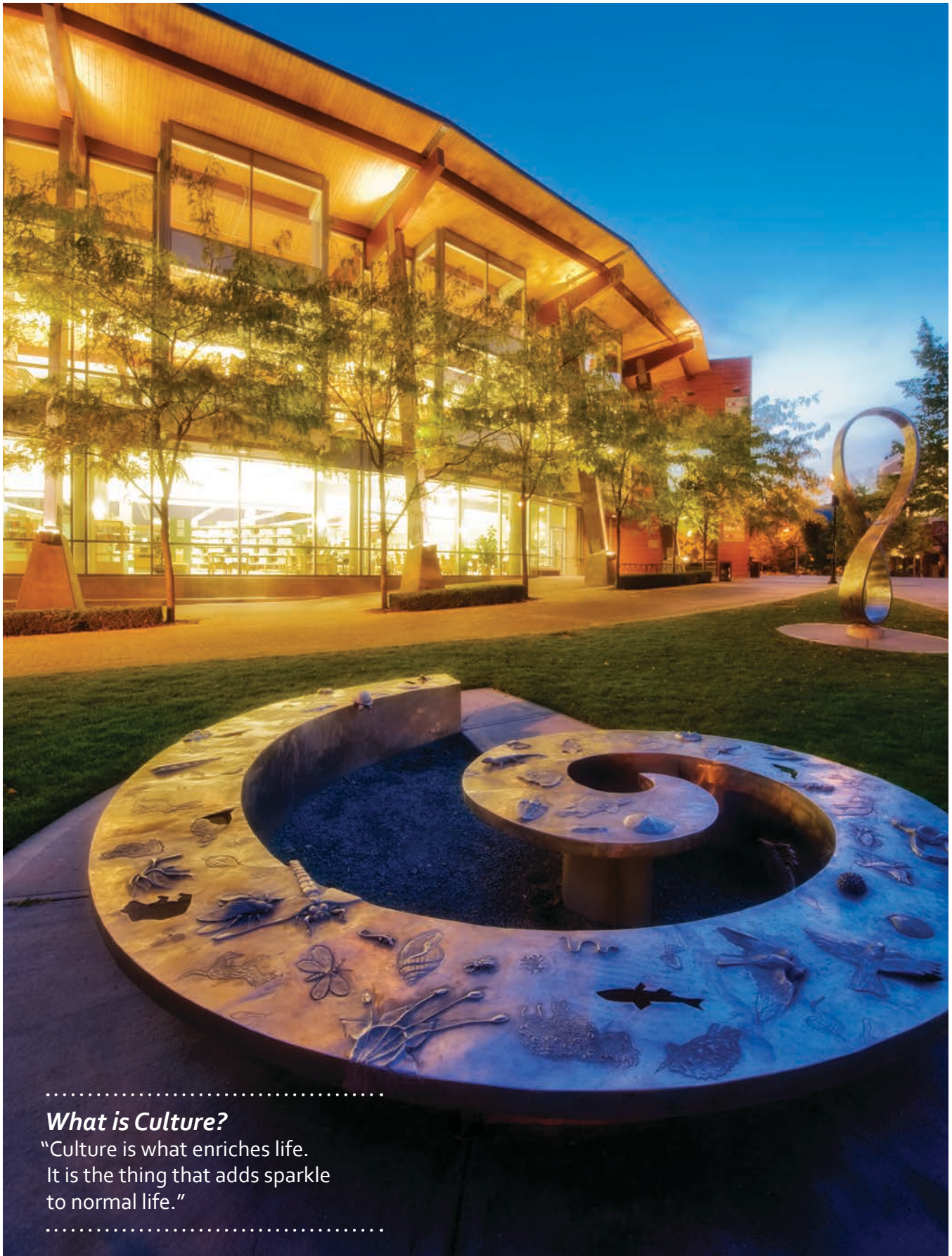


Start a crowdfunding campaign with friends and family for small capital projects

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



.....
What is Culture?






"Culture is what enriches life.
It is the thing that adds sparkle
to normal life."
.....

SPACES: COMMIT TO DEVELOPING NEW FACILITIES

STRATEGY 4.4 INCREASE AVAILABLE PRODUCTION SPACE FOR LOCAL ARTISTS

Initiatives that support this strategy will encourage the development of artist production spaces through funding programs and creating unique opportunities to host artists and fulfill their space requirements.

How could this be achieved?

 <p>Enhance the animation of artist galleries and creative spaces</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Find opportunities to incorporate an artist in residence program to advance your company mission</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Implement a Cultural Infrastructure Grant Program to improve access, partnership opportunities and better leverage funding</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Have an emerging artist create a unique piece of handcrafted jewelry or clothing for you or as a special gift for someone you care about</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



STRATEGY 4.5 ASSESS AND EXPLORE THE DEVELOPMENT OF STORAGE FACILITIES BETWEEN CULTURAL ORGANIZATIONS

Initiatives that support this strategy encourage collaborative approaches to tackling storage challenges in efficient and cost-effective ways, and that reduces the creative sector's overall storage needs.

How could this be achieved?



Collaborate with other organizations that have similar needs when searching for storage availability

ARTISTS & CULTURAL ORGANIZATIONS



Provide in-kind support by allowing arts and culture organizations to use your excess space

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Create a central special event equipment hub for common event supplies

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Temporarily loan items from your personal collection to arts organizations to enhance their cultural offerings while reducing their storage needs

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?





2020-2025

Cultural Plan *at a glance*

We see a community which...

 embraces and celebrates diversity and is open and welcoming to all

 is recognized as a four-season destination with a rich variety of high-quality arts, culture and heritage experiences


 has distinct urban centres that understand their histories and promote their uniqueness while encouraging flow between each one


 is a leader in building collaborations and increasing quality of life for future generations

 fosters innovation, attracts and retains people in its workforce

 invests in infrastructure, artists and non-profit organizations as a way to build character and identity

 has meaningful and ongoing consultation with our First Nation hosts and provides new opportunities for Indigenous voice and expression

 showcases its histories through its people, activities, buildings, landscapes, sites and stories

 tackles challenges critically and creatively with an open spirit

 proactively welcomes and encourages the discovery of new experiences and art forms

VISION

GUIDING PRINCIPLES

 Accessibility, diversity and inclusion

Accessibility, diversity and inclusion



Accountability and fiscal responsibility



Innovation



Partnerships and cooperation

STRATEGIC INVESTMENTS

foster deliberate investments of time, money and people into demonstrated outcomes

Goal 1: Increase contribution of resources

Develop a variety of approaches to increase support for the creative sector's spaces, capacity, vitality and connections

Goal 2: Understand our impact

Leverage the value that culture contributes to the community

SPACES

use new and traditional approaches for enhancing the availability, affordability and accessibility of spaces for culture

Goal 3: Optimize existing spaces

Improve the use of existing space and allow for alternative solutions to meet community needs

Goal 4: Commit to developing new facilities

Actively plan and seek opportunities for the advancement of new cultural facilities

VITALITY

animate the community with a blend of programs, services and events that promote artistic excellence and share Kelowna's history

Goal 5: Learn from our past

Engage the public in the protection and preservation of Kelowna's human and natural history and bring stories about our past to the forefront

Goal 6: Boost vitality at the street level

Create excitement and activity throughout Kelowna

CAPACITY

build on the creative sector's ability to respond to changing demands and new opportunities

Goal 7: Support a viable creative sector

Enhance administrative, financial, management and governance systems that create a strong foundation for the future

CONNECTIONS

promote ongoing interactions between people, sectors and disciplines

Goal 8: Share our story

Celebrate local activities, initiatives and successes with the broader community

Goal 9: Broaden the reach

Incorporate culture within other sectors as an integral piece of community growth

Goal 10: Convene and connect

Bring the creative sector together for dialogue, exchange and action

STRATEGIC INVESTMENTS		SPACES		VITALITY		CAPACITY		CONNECTIONS	
Goal 1: Increase contribution of resources		Goal 3: Optimize existing spaces		Goal 5: Learn from our past		Goal 7: Support a viable creative sector		Goal 9: Broaden the reach	
1.1	Increase funding to local organizations with a focus on multi-year and core operating funding	3.1	Use existing space in new ways	5.1	Honour the importance and share the history and culture of Indigenous people with a focus on the local sylv/Okanagan People	7.1	Foster a diversified funding approach by non-profit cultural organizations	9.1	Expand the role of youth in the creative sector
1.2	Inform community members about opportunities to become involved with cultural organizations	3.2	Identify, preserve and protect the community's heritage assets including natural landscapes and local archaeological sites	5.2	Spark interest in our history and share the value of preserving our heritage	7.2	Create strong governance, management and administrative systems that are appropriate for an organization's lifecycle stage	9.2	Encourage participation in the arts as a method of provoking thoughtful conversations about local issues
1.3	Promote fair wages for arts professionals and support strategies aimed at attracting skilled creative workers and enterprises to Kelowna	3.3	Animate community spaces with quality and accessible public art	5.3	Establish a framework for including the voice of Indigenous artists and cultural leaders in the creative sector	7.3	Use a common language between trainers, consultants, resource centres and organizations when discussing organizational capacity and health	9.3	Support cultural programming that promotes social inclusion and addresses important social issues
1.4	Develop funding that strengthens relationships and fosters a more inclusive community that is respectful to all cultures	3.4	Upgrade technologies to improve audience experience	5.4	Tell stories about the history of our community and the land we live on	7.4	Mobilize the creative sector to take intentional action on truth and reconciliation	9.4	Encourage arts programming in non-arts mandated organizations with a focus on the development of new partnerships
1.5	Invest in cultural infrastructure	3.5	Remove barriers and simplify access to space for cultural activities	5.5	Strengthen linkages between heritage and cultural tourism	7.5	Connect artists and organizations with professional development, mentoring and capacity building training	9.5	Ensure the needs of the creative sector are appropriately captured in City plans and policies
Goal 2: Understand our impact		Goal 4: Commit to developing new facilities		Goal 6: Boost vitality at street level		Goal 8: Share our story		Goal 10: Convene and connect	
2.1	Use a coordinated approach to measure the impact of the creative sector on the community that includes looking beyond economic multipliers	4.1	Understand the current and future needs for new cultural facilities within the community	6.1	Expand live music venues and local live music opportunities	8.1	Highlight the successes of Kelowna's creative sector	10.1	Facilitate dialogue and collective action between people with similar interests
2.2	Increase community awareness and stakeholder knowledge of the benefits and impact of culture in the community	4.2	Establish future direction for the development or redevelopment of cultural facilities	6.2	Celebrate multiculturalism and the growing diversity of our community	8.2	Build broader and deeper relationships with audiences	10.2	Explore opportunities for the broader involvement of local educational institutions in developing and supporting local artists, organizations and initiatives
2.3	Build on the role of the creative sector in tourism and economic development	4.3	Find creative solutions to garner support for the construction of new cultural facilities including traditional and non-traditional funding models	6.3	Amplify participation in public events by reducing barriers to attending	8.3	Make information about cultural events, programs and services easy to find for residents and visitors	10.3	Bring regional, provincial and national conferences or events to Kelowna
2.4	Support artists and organizations with the tools and knowledge necessary to measure, track and modify programs to improve community impact	4.4	Increase available production space for local artists	6.4	Support and celebrate Indigenous arts and culture	8.4	Promote arts, culture and heritage experiences, as a reason to live in and visit Kelowna	10.4	Facilitate networking between cultural stakeholders across the Okanagan region
2.5	Demonstrate the impact of the creative sector to leverage additional resources & support	4.5	Assess and explore the development of shared storage facilities between cultural organizations	6.5	Increase the number of new and innovative artistic experiences offered in Kelowna	8.5	Foster cultural advocates	10.5	Encourage community awareness and collaboration to advance the Cultural Plan strategies

The strategies as presented are to be driven by cultural organizations, the business sector, government agencies and Kelowna citizens through community initiatives. Sample community initiatives to support the strategies are outlined throughout the plan.

VITALITY

Animate the community with a blend of programs, services and events that promote artistic excellence and share Kelowna's history

By fully understanding our history and honouring the land, people and cultures that make our community great, we will work collectively towards a stronger future.

Nurturing the skills of local artists and showcasing Kelowna's unique cultural offerings will make our city more creative and more attractive to residents and visitors alike. This will require animating the streets throughout the city and offering more programs, services and events that people want to participate in.

As a community we must be willing to learn, celebrate and showcase our human, artistic and cultural diversities.



GOAL 5: LEARN FROM OUR PAST

Engage the public in the protection and preservation of Kelowna's human and natural history and bring stories about our past to the forefront.

Understanding our past allows us to understand our present. Getting the public to engage with our history builds curiosity about where we came from.

During the summer, walking tours of the Cultural District are offered by the City and Kelowna Museums. These tours showcase the district's past and present and provides participants with a unique perspective on Kelowna's evolution as a community. Programs and initiatives like this allow residents to be a tourist in their own back yard and teaches visitors about our community's historical value.

While Kelowna's settler history has been widely shared within our community, the pre-settler history has been largely been left out. The syilx/Okanagan People have occupied this place since time immemorial and their way of life was disrupted by the arrival of settlers in the 1800's. Pre-settler history is an integral component of where we have come from and the time to tell these stories is long overdue.



HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Number of properties on the heritage register (remains steady or increases)
- Number of natural landscapes and local archaeological sites identified for protection
- Number of events and people attending annual Heritage Week celebrations
- Number of students participating in the Okanagan Regional Heritage Fair
- Number of residents and visitors who attend the Cultural District Walking Tours
- Number of visitors to Kelowna Museums



VITALITY: LEARN FROM OUR PAST

STRATEGY 5.1 HONOUR THE IMPORTANCE AND SHARE THE HISTORY AND CULTURE OF INDIGENOUS PEOPLE WITH A FOCUS ON THE LOCAL SYILX/OKANAGAN PEOPLE

Initiatives that support this strategy will provide opportunities to share the important history of our land and the culture and practices of the syilx/Okanagan People.

How could this be achieved?

 <p>Use the nsyilxcən language on signage</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Be aware of cultural symbols and their potential misuse on everything from marketing materials to corporate entertaining</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Provide training to all civil servants about the history of Indigenous peoples</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Become educated on the history and culture of the syilx/Okanagan People</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 5.2 SPARK INTEREST IN OUR HISTORY AND SHARE THE VALUE OF PRESERVING OUR HERITAGE

Initiatives that support this strategy will encourage people in the community to learn about our human and natural histories and understand the value of preserving those histories within our everyday lives.

How could this be achieved?

 <p>Create a social marketing campaign around the value of preserving our community's heritage</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Share interesting facts about Kelowna's history and local heritage sites with local and visiting customers</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Increase support to the Heritage Grant Program</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Visit a local heritage site and learn about its unique history</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



STRATEGY 5.3 ESTABLISH A FRAMEWORK FOR INCLUDING THE VOICE OF INDIGENOUS ARTISTS AND CULTURAL LEADERS IN THE CREATIVE SECTOR

The strategy is supported by initiatives that involve Indigenous artist and cultural leader representation at all levels of the organization, from artists and program delivery to board members. Initiatives will leverage the value that unique perspectives bring to the creative sector.

How could this be achieved?



Include Indigenous representation on boards and committees where it is mutually beneficial to everyone involved

ARTISTS & CULTURAL ORGANIZATIONS



Adopt the United Nations Declaration on the Rights of Indigenous Peoples as a reconciliation framework

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Work collectively with local Indigenous leaders to develop an Indigenization Strategy

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Take part in conversations, share your stories and the stories of your ancestors

AUDIENCE MEMBERS & GENERAL PUBLIC








HOW WILL YOU SUPPORT THIS STRATEGY?

VITALITY: LEARN FROM OUR PAST

STRATEGY 5.4 TELL STORIES ABOUT THE HISTORY OF OUR COMMUNITY AND THE LAND WE LIVE ON

Initiatives that support this strategy will offer opportunities to learn about our natural and human history and correct inaccurate portrayals of the past.






How could this be achieved?

 <p>Consider sharing local history as a component of cultural programming</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Take back the N'ha-a-itk (Ogopogo) story and return it to its true meaning and connection between water and life</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Improve the use of heritage panels, cultural kiosks and heritage signage to tell stories about our history</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Preserve the intangible by telling your stories and sharing your native language with your children and grandchildren</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 5.5 STRENGTHEN LINKAGES BETWEEN HERITAGE AND CULTURAL TOURISM

Initiatives that support this strategy will boost and leverage the benefits that heritage and cultural tourism bring to our community. Initiatives will enhance the economic impact of culture in Kelowna and increase the desirability of Kelowna as a place to visit and enjoy cultural experiences.

How could this be achieved?

 <p>Work directly with hospitality industry experts to promote Kelowna's high value heritage sites as visitor destinations</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Offer products tailored in time with the calendar of local events – fairs, festivals, gatherings</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Host a local Heritage Forum connecting heritage enthusiasts and tourism professionals</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Explore local traditions, customs, rituals, festivals, myths and legends</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

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What is Culture?

"Culture is transmitted, through language, material objects, ritual, institutions, and art, from one generation to the next."

.....





GOAL 6: BOOST VITALITY AT THE STREET LEVEL

Create excitement and activity throughout Kelowna.

Culture draws people to visit our community, creates an engaging atmosphere for residents and builds a vibrant and unique community identity.

Kelowna's downtown is home to the Cultural District. This area continues to experience significant growth and the densification plan for the downtown core will increase the need to continue to boost vitality at the street level.

Kelowna currently has more than 70 pieces of public art displayed around the city, from Kelowna International Airport to the waterfront. Pieces include murals, sculptures and cultural elements integrated into our infrastructure. These pieces enrich our public spaces while fostering a sense of place and emotional attachment to Kelowna's urban environment.

Each year from mid-June until late September, Festivals Kelowna places eight artist decorated pianos in parks and public spaces for residents and visitors to enjoy through their Pianos in Parks program. These public pianos are located along the lakefront, around downtown, and in unique spaces like Roxby Square in Rutland and at the Kelowna Memorial Cemetery.

During the summer months, "Parks Alive!" presents 47 concert events 5-6 days a week from early July to the end of August featuring more than 225 local, regional, and touring artists across multiple musical genres, performing in more than 18 parks all over our community. Finally, the "Kelowna Buskers Program" provides 16 designated 'Busk Stop' locations throughout downtown and the lower Mission area to encourage and support 'street style' performances year-round.

These programs animate public spaces, helping bring life and sound to the streets of Kelowna. We are a community with a passion for live music and have the privilege of having a large community of emerging and established musicians willing and able to entertain residents and visitors.

HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Number of live music events, venues and attendees
- Support to Indigenous arts and culture initiatives and celebrations
- Diversity of organizations, festivals and programs
- Number of busker permits issued
- New public art pieces unveiled
- Number of outdoor events held in community spaces by type and attendance





STRATEGY 6.1 EXPAND LIVE MUSIC VENUES AND LOCAL LIVE MUSIC OPPORTUNITIES

Initiatives that support this strategy will advance the promotion of live music in Kelowna, optimize and increase awareness of available spaces and create opportunities to present the talents of local musicians for larger audiences.

How could this be achieved?



Have a common hashtag to promote live music and live music venues in Kelowna (e.g. #YLWMusic)

ARTISTS & CULTURAL ORGANIZATIONS



Hire local musicians or entertainers for your next company party or to liven up your venue and increase foot traffic

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Create a Live Music Strategy

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Donate a few dollars to a busker when you are impressed with their performance

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

VITALITY: BOOST VITALITY AT THE STREET LEVEL

STRATEGY 6.2 CELEBRATE MULTICULTURALISM AND THE GROWING DIVERSITY OF OUR COMMUNITY

Initiatives that support this strategy provide collaborative opportunities to learn about, celebrate and honour the growing cultural diversity of Kelowna. Initiatives include supporting celebrations, adapting policies and stimulating dialogue.

How could this be achieved?

 <p>Host an annual multicultural festival to celebrate the cultural diversity of Kelowna</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Ensure your company honours diversity in its mission statements, core values, written policies, press releases, etc.</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Convene an ongoing roundtable of multicultural organizations</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Attend an event or workshop that celebrates or teaches about cultural practices that are not your own</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 6.3 AMPLIFY PARTICIPATION IN PUBLIC EVENTS BY REDUCING BARRIERS TO ATTENDING

Initiatives that support this strategy will improve accessibility to public events by simplifying planning of smaller scale events, lowering ticket costs for those with economic barriers and bringing arts and culture events to all corners of our community.

How could this be achieved?

 <p>Take your programming outside of your existing space and into the communities that you are serving</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Partner with presenting organizations to provide event tickets to seniors with restricted income</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Complete the City of Kelowna Outdoor Events Strategy</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Pay it forward: if you are unable to use your event tickets, donate them to a local social organization</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

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What is Culture?

"Culture is that indefinable feeling of a place.
It's the sum of the emotional, artistic, and
professional parts of a city."

.....



VITALITY: BOOST VITALITY AT THE STREET LEVEL

STRATEGY 6.4 SUPPORT AND CELEBRATE INDIGENOUS ARTS AND CULTURE

Initiatives that support this strategy will include collaborative efforts to support Indigenous cultural traditions and celebrations, current cultural practices and the work of Indigenous artists with the aim of building meaningful and lasting relationships with Indigenous artists and cultural leaders.

How could this be achieved?



Work collaboratively with a local Indigenous artist to present their work within your organization's context

ARTISTS & CULTURAL ORGANIZATIONS



Consult with syilx creators in meaningful and ongoing ways, and provide opportunities for syilx expression

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Provide financial support to National Indigenous Peoples Day

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



View and purchase art by syilx artists

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



STRATEGY 6.5 INCREASE THE NUMBER OF NEW AND INNOVATIVE ARTISTIC EXPERIENCES OFFERED IN KELOWNA

Initiatives that support this strategy will encourage the creative sector to experiment with new ways of offering services, lead to the creation of new ideas and opportunities and shift the community's perspective on the creative sector.

How could this be achieved?



Take a risk with a new program offering

ARTISTS & CULTURAL ORGANIZATIONS



Fund risky, new initiatives in the creative sector

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Support new community projects with the Cultural Grants Program

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Try a new cultural activity that you are curious about

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



CAPACITY

Build on the creative sector's ability to respond to changing demands and new opportunities

A community's needs change significantly over time as a result of new social realities, new technologies and generational differences. Artists and organizations need to adapt to these changes if they want to be successful and sustainable over the long-term. To do this, they need to have a clear understanding of their mission, governance, financial resources and administrative systems.

This section of the plan is about how to build up the creative sector's capacity to meet our community's future needs. As part of that, it calls on all stakeholders to be honest about where they stand in relation to the syilx/Okanagan People and their role in working towards reconciliation.



GOAL 7: SUPPORT A VIABLE CREATIVE SECTOR

Enhance administrative, financial, management and governance systems that create a strong foundation for the future.

It is important to the City of Kelowna that arts, culture and heritage organizations are successful. Therefore, the City is committed to supporting these organizations in their capacity building efforts based on their current lifecycle stage. Using a lifecycle approach to providing support empowers organizational leaders to identify the challenges they face and the steps they need to take to continue developing.

Each year, the City dedicates \$30,000 towards Organization Development Grants for the non-profit sector. These grants allow non-profit organizations to pursue initiatives that grow their capacity and sustainability.

Over the next several years, an important component of these capacity building efforts will be to look at our relationship with the syilx/Okanagan People. In order to build lasting change, both the City and non-profit organizations will need to shift the way we do business.

"Creating frameworks and approaches that are meaningful, relatable, and relevant for syilx people are essential components of strong and long-lasting bridges between the City of Kelowna and the syilx / Okanagan Nation. Part of this work requires that a co-created vision be developed between the City of Kelowna and the syilx People. A fundamental principle that must be interwoven throughout every aspect of this work is safety and freedom – more specifically, freedom from exploitation and tokenism. To visually and meaningfully portray syilx culture, art, and expression, a strong and secure foundation is required – in other words, the unseen, systemic barriers, oppressive policies, exclusive decision making, and othering must be acknowledged and addressed in order to get to the place we all want to be."
(Carrie Terbasket, 2019. Weaving Our Collective Threads: Offering a Pathway for Syilx Creativity Within the City of Kelowna)



HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:






- Self-reported governance improvements
- Vacancies on boards of directors
- Initiatives undertaken by organizations and their outcomes (e.g. increased revenues, decreased expenses, new programs, new members, etc.)
- Number of people attending cultural competency training opportunities
- Self-reported learning that results from cultural competency training
- Initiatives undertaken to support action on reconciliation
- Total dollars invested in the capacity building of organizations
- Amount of additional funding organizations are able to leverage as a result of municipal contributions

CAPACITY: SUPPORT A VIABLE CREATIVE SECTOR

STRATEGY 7.1 FOSTER A DIVERSIFIED FUNDING APPROACH BY NON-PROFIT CULTURAL ORGANIZATIONS

Initiatives that support this strategy will assist non-profit organizations in the transition towards a diversified funding model with a nearly even split between earned revenue, grants and funding and donations and sponsorship.




How could this be achieved?

 <p>Complete a valuation inventory for event, facility and organization sponsorship opportunities</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Host training opportunities focused on social enterprise development and increasing earned revenues</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Encourage organizations to develop 3 to 5-year financial forecasts</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>When choosing a charity to support, select a local cultural organization</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 7.2 CREATE STRONG GOVERNANCE, MANAGEMENT AND ADMINISTRATIVE SYSTEMS THAT ARE APPROPRIATE FOR AN ORGANIZATION'S LIFECYCLE STAGE

Initiatives that support this strategy will provide a framework for helping organizations respond to challenges, improve their sustainability and build-up their capacity and resilience.

How could this be achieved?

 <p>Update or create policy manuals that align with current legislation and best practices</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Host a lunch and learn for volunteers in the non-profit sector focusing on an area of your expertise</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Develop an incubator program for new cultural organizations to help them build a solid operational foundation</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Encourage organizations that you are a member of to develop and share policies that affect your participation</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



STRATEGY 7.3 USE A COMMON LANGUAGE BETWEEN TRAINERS, CONSULTANTS, RESOURCE CENTRES AND ORGANIZATIONS WHEN DISCUSSING ORGANIZATIONAL CAPACITY AND HEALTH

Initiatives that support this strategy will ease the process of learning and communicating about organizational health by creating a standard terminology for talking about capacity building and organizational strength.

How could this be achieved?



Learn about the elements of organizational health and how they impact the capacity of your organization

ARTISTS & CULTURAL ORGANIZATIONS



Align language and expectations used in grant programs with the common language used to talk about capacity and organizational health

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Establish a capacity building program that includes other funders, cultural organizations, and local consultants

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Attend an Annual General Meeting of an organization you are a member of to understand the overall health of the organization

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

CAPACITY: SUPPORT A VIABLE CREATIVE SECTOR

STRATEGY 7.4 MOBILIZE THE CREATIVE SECTOR TO TAKE INTENTIONAL ACTION ON TRUTH AND RECONCILIATION

Initiatives that support this strategy will teach the community about the legacy of residential schools and advance the process of truth and reconciliation through education, understanding and actions that align with the Truth and Reconciliation Commission 94 Calls to Action.

How could this be achieved?

 <p>Use cultural programming to advance the Truth and Reconciliation Commission Calls to Action</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Take cultural competency training and adapt your services to meet the needs of the syilx/Okanagan People</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Support Indigenous cultural organizations in offering educational programming</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Learn about Indigenous history, develop an understanding of what can be done and be willing to take action toward reconciliation</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 7.5 CONNECT ARTISTS AND ORGANIZATIONS WITH PROFESSIONAL DEVELOPMENT, MENTORING AND CAPACITY BUILDING TRAINING

Initiatives that support this strategy will provide the creative sector with education and training opportunities to further their professional skills and capacity. Initiatives will strengthen the creative sector's efficiency, productivity and growth.

How could this be achieved?

 <p>Acknowledge that you are not in this alone and ask for support before a crisis hits</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Maximize the use of technology to provide 24/7 access to capacity building training</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Continue efforts to enhance organizational capacity through the City of Kelowna Organization Development Grant program</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Learn about what makes strong organizations</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



.....
What is Culture?

"Culture defines who we are as a society - it reflects our values."
.....

CONNECTIONS

Promote ongoing interactions between people, sectors and disciplines

Most people have heard the phrase, “the whole is greater than the sum of its parts.” People and organizations can accomplish more by working together than they can on their own. This is why it is important to connect creative disciplines with each other, and with other sectors. This includes connecting non-profit organizations with for-profit enterprises.

Developing mutually beneficial relationships between diverse people and organizations facilitates the advancement of initiatives that serve the greater community needs. Collaboration and cooperation on projects that advance these needs will be integral to the creative sector’s success and will help develop a stronger creative community.

Connecting arts and culture organizations with the community will promote audience development and help build a strong group of residents who will be better positioned to advocate for investment in culture. Taking collective action locally, regionally and nationally will help to reach common goals on a larger scale.



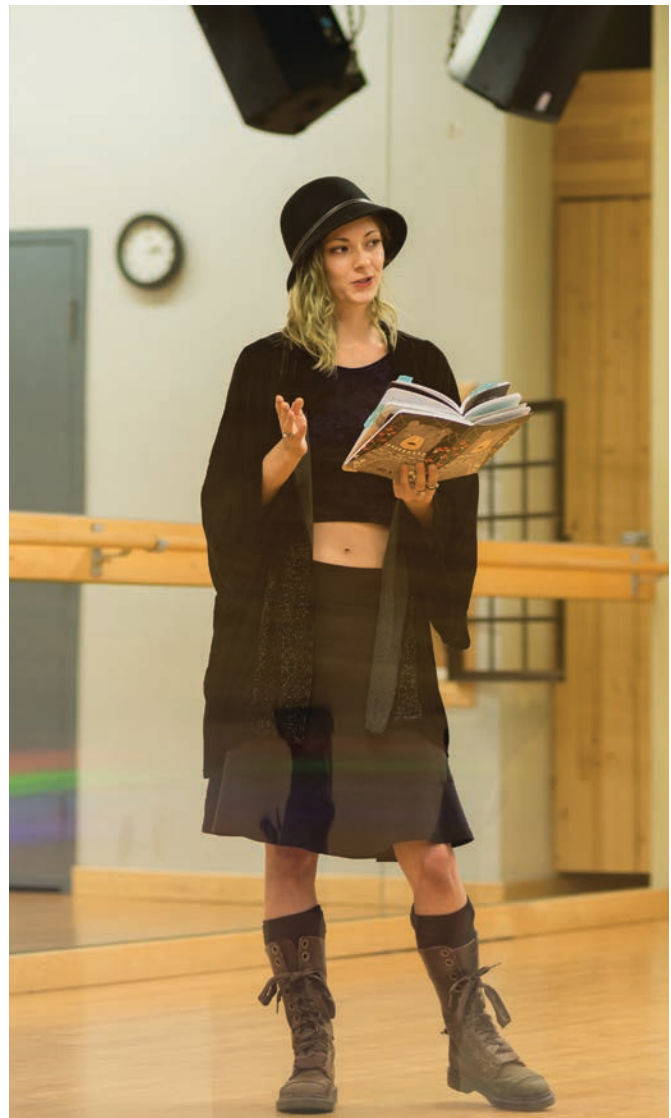
GOAL 8: SHARE OUR STORY

Celebrate local activities, initiatives and successes with the broader community.

Local artists and organizations regularly accomplish great things in their fields and receive awards for their work. For example, local artists often receive funding to present their work abroad, Kelowna-based musicians are touring the world, and Kelowna has been listed as one of the Top 10 Mid-Size Cities for Culture Days, 5 years in a row. And this is just a small sample. We need to be loudly celebrating these accomplishments!

It is important to encourage broader participation in cultural programming and develop deep and loyal relationships between audiences, artists, venues and organizations. Recent initiatives such as the #KelownaCulture Facebook Page, developed by the Arts Council of the Central Okanagan, have promoted audience development by encouraging the listing of all cultural activities in a centralized location. This initiative had long been desired by the community.

It is also important to grow the audience that comes from outside Kelowna. As shown in the *Kelowna Creative Sector Economic Impact Assessment* report, approximately 30% of all cultural facility or event attendees come from outside Kelowna. This creates an opportunity to work with local tourism professionals to promote Kelowna as a place that has more than just wine, golf and beaches.



HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Success stories shared by the City, local organizations and the media
- People reached for each marketing initiative undertaken
- Total reach per dollar invested
- Success of marketing initiatives that promote audience growth (e.g. measuring the use of promo codes in ticket sales)
- Increased support to culture provided by Tourism Kelowna (e.g. listings, promotions, direct funding, etc.)



CONNECTIONS: SHARE OUR STORY

STRATEGY 8.1 HIGHLIGHT THE SUCCESSES OF KELOWNA'S CREATIVE SECTOR

Initiatives that support this strategy will increase awareness among residents, businesses and within the creative sector itself, about the positive impacts the sector has on our community and quality of life.

How could this be achieved?



Share success stories with the media, funders and the public through organization newsletters

ARTISTS & CULTURAL ORGANIZATIONS



Feature the successes of local cultural organizations and artists in local media

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Acknowledge the contributions of non-profit organizations and local artists in community reports and newsletters

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Share your positive arts and culture experiences on social media

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGY 8.2 BUILD BROADER AND DEEPER RELATIONSHIPS WITH AUDIENCES

Initiatives that support this strategy will increase the number of people who attend cultural programming or events, and create loyal and ongoing relationships between the creative sector and residents of Kelowna.

How could this be achieved?



Adapt your programs to address the needs of different populations and grow your audience

ARTISTS & CULTURAL ORGANIZATIONS



Offer tickets to cultural events as a unique way to reach new clientele

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Develop a Cultural Activity Passport initiative to encourage broad participation in cultural programs

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Send your feedback about a recent event, activity or program that you attended to the hosting artist or organization

AUDIENCE MEMBERS & GENERAL PUBLIC



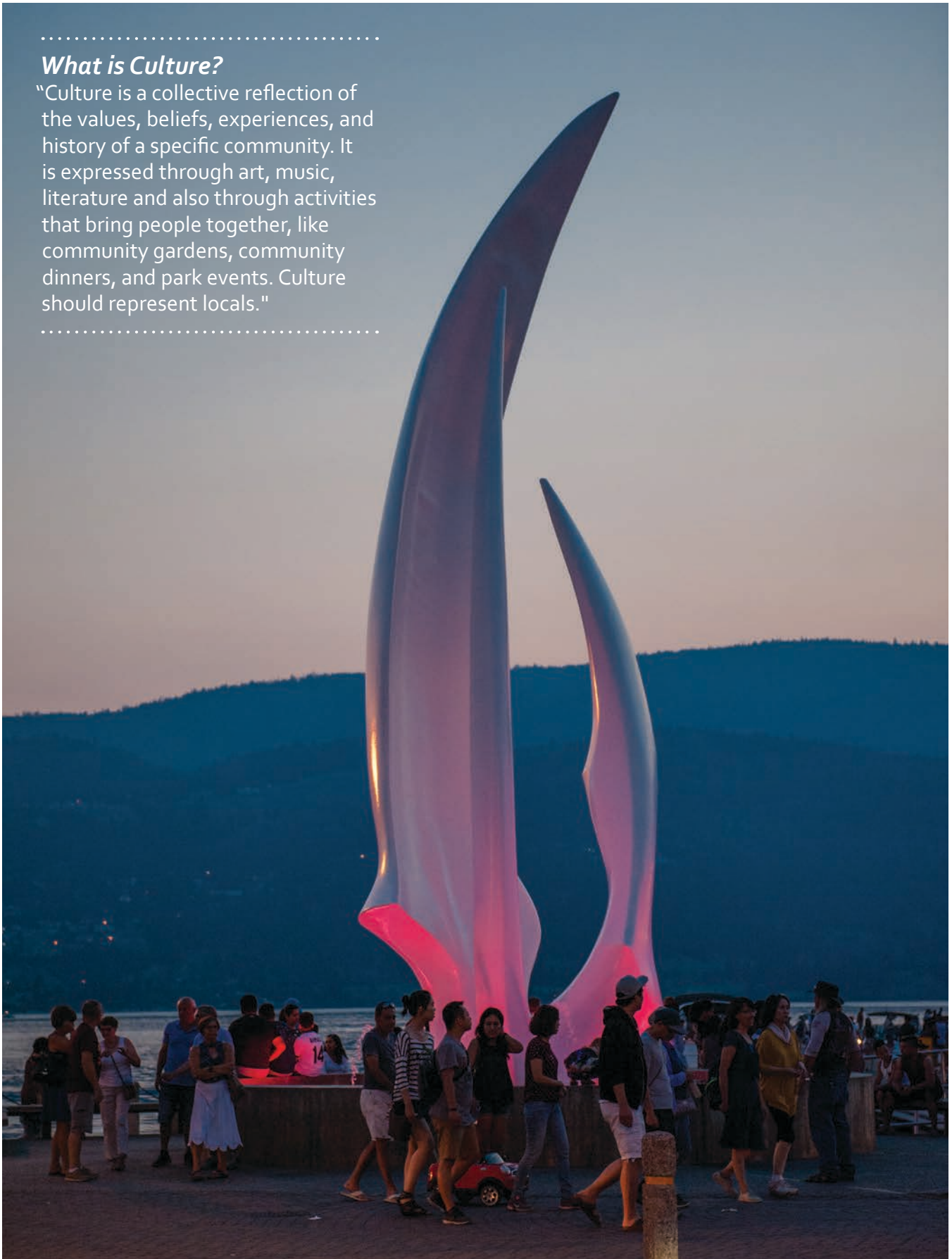
HOW WILL YOU SUPPORT THIS STRATEGY?

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What is Culture?

"Culture is a collective reflection of the values, beliefs, experiences, and history of a specific community. It is expressed through art, music, literature and also through activities that bring people together, like community gardens, community dinners, and park events. Culture should represent locals."

.....



CONNECTIONS: SHARE OUR STORY

STRATEGY 8.3 MAKE INFORMATION ABOUT CULTURAL EVENTS, PROGRAMS AND SERVICES EASY TO FIND FOR RESIDENTS AND VISITORS

Initiatives that support this strategy will streamline the marketing efforts of artists and organizations to increase and broaden the reach of programs, events and activities. These initiatives will increase awareness and make information easier to access.

How could this be achieved?

 <p>Post all events and activities using the #KelownaCulture Facebook page</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Provide a community bulletin board in your establishment that showcases upcoming community events</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Develop a Cultural District Marketing Strategy</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Know where to find information on cultural events and share that source with others</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 8.4 PROMOTE ARTS, CULTURE AND HERITAGE EXPERIENCES AS A REASON TO LIVE IN AND VISIT KELOWNA

Initiatives that support this strategy will help the creative sector inspire Kelowna residents with high quality cultural programming, as well as support the development of new activities and festivals that will draw audiences to Kelowna.

How could this be achieved?

 <p>Seek out opportunities to grow your audience beyond those who live in Kelowna</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Promote cultural experiences as a way to attract talent and a reason to relocate to Kelowna</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Work directly with Tourism Kelowna to promote the creative sector to potential visitors</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Plan to have family and friends visit Kelowna to attend cultural events and programs</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



STRATEGY 8.5 FOSTER CULTURAL ADVOCATES

Initiatives that support this strategy will inspire and incentivize members of the community to become cultural advocates who support the creative sector.

How could this be achieved?



Become a member of your governing association and actively contribute to discussions and projects that advance your work

ARTISTS & CULTURAL ORGANIZATIONS



Bring people together to articulate their needs and concerns to decision makers

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Actively participate in provincial and national associations that advocate for increased support to arts and culture

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Become an advocate for the arts

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



GOAL 9: BROADEN THE REACH

Incorporate culture within other sectors as an integral piece of community growth.

As community issues become more complex and the need to work collectively increases, the creative sector has an opportunity to bring people together to work on common issues and improve our quality of life.

Partnerships need to be developed between arts organizations and other non-profits, the business sector and non-arts mandated organizations. Organizations in the creative sector and their partners can help each other tap into new markets, promote their brands and develop new audiences and clients.

The City of Kelowna currently has a Cultural Policy that covers arts, culture and heritage. The City also has the Sister City Policy, which provides direction for the development of sister city relations. Continuing to update these policies, or creating new ones, will be important to ensure that local government is meeting the needs of Kelowna's creative sector.

HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- City of Kelowna policy updates
- Reported youth involvement in the creative sector as volunteers, board members or artists
- Implementation of an Artist in Residence program
- Number of people engaged in artistic development
- Number of people engaged as audience members
- Self-reported change in perspective and skills of participants






STRATEGY 9.1 EXPAND THE ROLE OF YOUTH IN THE CREATIVE SECTOR

Initiatives that support this strategy will tap into the skills and perspectives that young people bring to cultural organizations and the community as artists, decision makers and volunteers.

How could this be achieved?

 <p>Appoint young people to your board or other decision making roles</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Offer funding specifically to youth to help them develop their careers while staying in the community</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Host a Youth Forum to discuss arts and culture opportunities and challenges</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Get involved by sharing your skills and talents</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

CONNECTIONS: BROADEN THE REACH

STRATEGY 9.2 ENCOURAGE PARTICIPATION IN THE ARTS AS A METHOD OF PROVOKING THOUGHTFUL CONVERSATIONS ABOUT LOCAL ISSUES

Initiatives that support this strategy will promote art as a way of raising awareness and prompting thoughtful conversations about social issues in our community.

How could this be achieved?



Produce and present artistic works about the human impact on our natural environment

ARTISTS & CULTURAL ORGANIZATIONS



Choose an issue that aligns with your company's mission and support an art project related to that issue

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Host a temporary art exhibition that highlights an important community issue

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Visit, discuss and share works of art that provoke thoughtful conversations

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGY 9.3 SUPPORT CULTURAL PROGRAMING THAT PROMOTES SOCIAL INCLUSION AND ADDRESSES IMPORTANT SOCIAL ISSUES

Initiatives that support this strategy will use cultural programming to take action on social issues and make it easier for people who have been marginalized to participate in our community.

How could this be achieved?



Work collaboratively with the Journey Home Society and other social organizations on initiatives that benefit the community

ARTISTS & CULTURAL ORGANIZATIONS



Support projects that work across multiple sectors and promote social inclusion in new ways

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Develop an Artist in Residence Program that supports current social issues

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Volunteer at an art therapy program or a class that supports artists with diverse abilities

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



.....
What is Culture?




"The ways in which we engage,
connect, and express ourselves
within our communities."
.....

CONNECTIONS: BROADEN THE REACH

STRATEGY 9.4 ENCOURAGE ARTS PROGRAMMING IN NON-ARTS MANDATED ORGANIZATIONS WITH A FOCUS ON THE DEVELOPMENT OF NEW PARTNERSHIPS

Initiatives that support this strategy will develop new partnerships between the creative sector and other community organizations or businesses, in order to broaden the reach of cultural programming and its benefits.

How could this be achieved?

 <p>Seek partnerships with major sports or community events to enhance those events by incorporating cultural programming</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Sell products created by local artisans</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Facilitate and support the development of Community Art projects</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Take a day for your family to participate in the Cultural District Walking Tour starting at the Laurel Packinghouse</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



STRATEGY 9.5 ENSURE THE NEEDS OF THE CREATIVE SECTOR ARE APPROPRIATELY CAPTURED IN CITY PLANS AND POLICIES

Initiatives that support this strategy will bring culture to the forefront of City planning and policy efforts.

How could this be achieved?



Participate in public engagement and stakeholder consultation opportunities for City plans and policies

ARTISTS & CULTURAL ORGANIZATIONS



Participate in consultation opportunities for City plans and policies

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Ensure the needs of the creative sector are addressed in the Official Community Plan and Transportation Master Plan updates

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



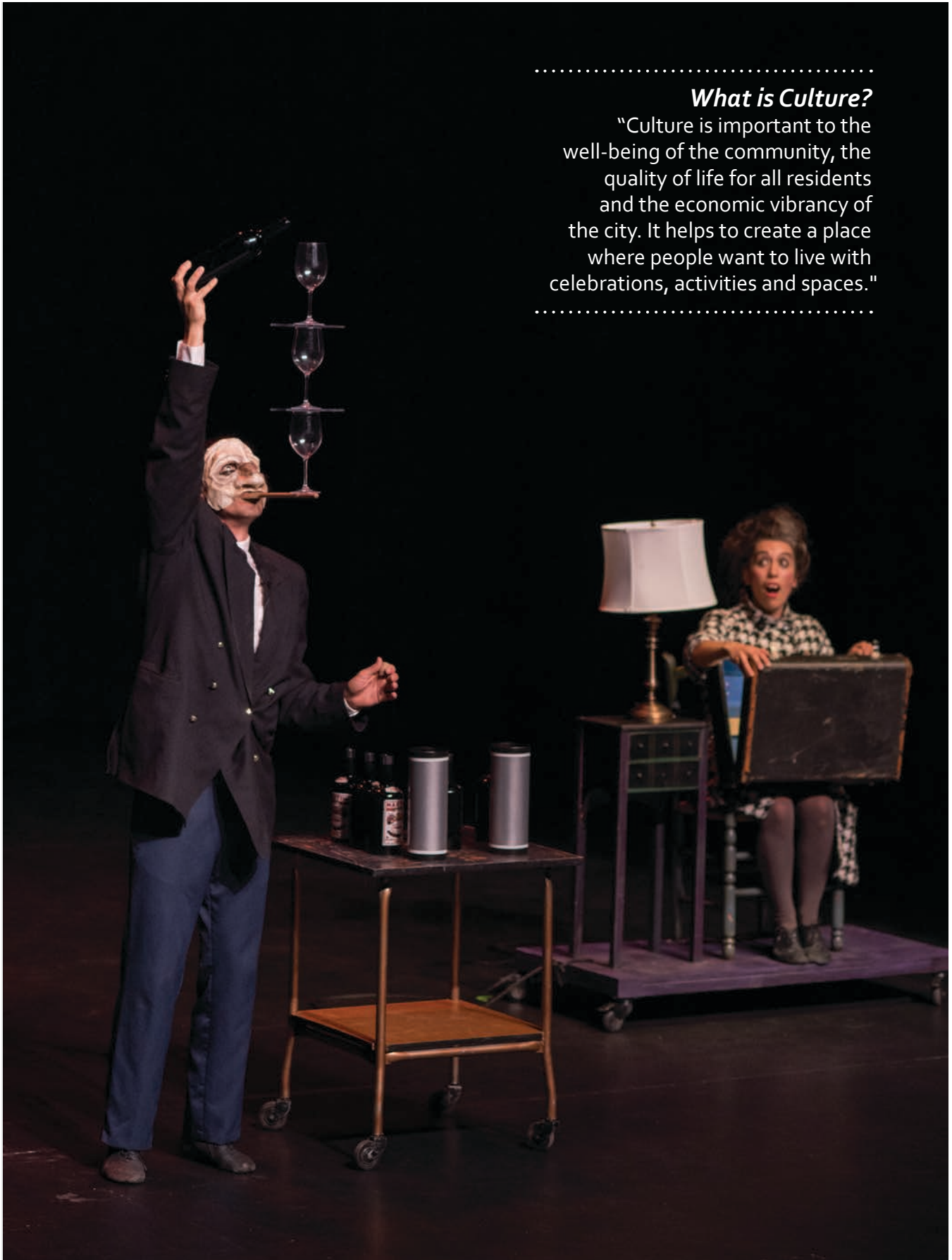
Participate in consultation opportunities for City plans and policies

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?





.....
What is Culture?

"Culture is important to the well-being of the community, the quality of life for all residents and the economic vibrancy of the city. It helps to create a place where people want to live with celebrations, activities and spaces."
.....

GOAL 10: CONVENE AND CONNECT

Bring the creative sector together for dialogue, exchange and action.

"No one can whistle a symphony. It takes a whole orchestra to play it." – H.E. Luccock

Our community has shown great strength when rallying together to achieve a common goal. For example, in 2018 a fire severely damaged the 147-year-old Fleming House. The building was slated for demolition, but heritage advocates banded together to highlight the site's importance and today it stands with a new, protective roof on it.

Every quarter, approximately 15 local arts organizations convene for the Kelowna Arts and Culture Roundtable to discuss challenges, successes and possible collaborations on upcoming projects. The roundtable facilitates learning and sharing within the sector, and provides members with an opportunity to plan collective action.

There are also opportunities for people in Kelowna's creative sector to connect with like-minded individuals from outside Kelowna. In 2018, Breakout West and the BC Museums Association Conference both took place in Kelowna, giving locals the opportunity to network with hundreds of colleagues from around the province. In the fall of 2019, Arts BC's 40th Anniversary Conference will be held in Kelowna, offering skills development and collaboration with community arts leaders.

Convening provincial and national conferences in our community has a positive impact on tourism and our economy, makes it easy for local arts professionals to participate in these events and gives our community the chance to show off our unique culture. Developing strong connections with individuals and organizations outside of Kelowna are crucial to advancing the strategies laid out in this plan.



HOW WILL WE KNOW IF WE ARE SUCCESSFUL?

The evaluation criteria provided below is the starting point for evaluating this plan's successful implementation. These criteria however, are not exclusive. Every community initiative that aligns with this plan will have its own way of measuring success. In addition, qualitative measures of success can be undervalued when there is a focus on quantitative measures.

EVALUATION CRITERIA:

- Number of organizations and artists participating in networking opportunities (roundtables)
- Number of times roundtables meet in a year
- Number of joint initiatives between creative sector organizations, artists and collectives
- Number of regional, provincial and national conferences held in Kelowna
- Number of local partners who help host these conferences



CONNECTIONS: CONVENE AND CONNECT

STRATEGY 10.1 FACILITATE DIALOGUE AND COLLECTIVE ACTION BETWEEN PEOPLE WITH SIMILAR INTERESTS

Initiatives that support this strategy will bring people from the creative sector together to achieve common objectives. They will encourage the sharing of best practices and collectively develop solutions to common challenges.

How could this be achieved?



Attend and actively participate in the Arts and Culture Roundtable quarterly meetings

ARTISTS & CULTURAL ORGANIZATIONS



Allow space for brainstorming and collective problem solving when convening like-minded groups

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Create a local Artist Advisory Committee

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Share your thoughts and ideas with others with similar interests; work together to move the idea forward

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

STRATEGY 10.2 EXPLORE OPPORTUNITIES FOR THE BROADER INVOLVEMENT OF LOCAL EDUCATIONAL INSTITUTIONS IN DEVELOPING AND SUPPORTING LOCAL ARTISTS, ORGANIZATIONS AND INITIATIVES

Initiatives that support this strategy will create mutually beneficial relationships between the local educational institutions and the creative sector.

How could this be achieved?



Increase student practicum placements in different types of cultural organizations

ARTISTS & CULTURAL ORGANIZATIONS



Partner on learning opportunities offered by Okanagan College and the Scotiabank Centre for Non-Profit Excellence

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Partner on research projects with the local school district, UBC Okanagan or Okanagan College

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Develop a greater appreciation of the arts by taking a class in art, music, history or literature

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?



STRATEGY 10.3 BRING REGIONAL, PROVINCIAL AND NATIONAL CONFERENCES OR EVENTS TO KELOWNA

Initiatives that support this strategy will create an environment that attracts large-scale cultural conferences to Kelowna by seeking opportunities, supporting bids, hosting and developing partnerships to maximize visitor experiences.

How could this be achieved?



Bid to host your governing associations' regional/provincial/national conferences

ARTISTS & CULTURAL ORGANIZATIONS



Partner with event hosts to provide wrap-around services that improve visitor experiences

FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS



Provide support to develop proposals for the hosting of large scale, public cultural events

CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT



Attend events that are of interest to you

AUDIENCE MEMBERS & GENERAL PUBLIC



HOW WILL YOU SUPPORT THIS STRATEGY?

CONNECTIONS: CONVENE AND CONNECT

STRATEGY 10.4 FACILITATE NETWORKING BETWEEN CULTURAL STAKEHOLDERS ACROSS THE OKANAGAN REGION

Initiatives that support this strategy will offer opportunities for people in the creative sector to meet colleagues from across the Okanagan Valley, discuss best practices and current events and find opportunities to expand their audiences. Initiatives will focus on developing mutually beneficial relationships that help expand the reach of local and regional programming.


How could this be achieved?

 <p>Get to know those who do similar work in a neighbouring municipality</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Offer your space for networking events</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Partner with other municipalities on an annual networking event for cultural organizations in the Okanagan</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Get to know the artists who practice in our region. Be at the breakout exhibition or performance of the next big band</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	

STRATEGY 10.5 ENCOURAGE COMMUNITY AWARENESS AND COLLABORATION TO ADVANCE THE CULTURAL PLAN STRATEGIES

Initiatives that support this strategy will mobilize all levels of government, organizations, the business community, artists, audience members and the general public in the collective implementation of this plan. Stakeholders will be encouraged to align their own priorities with those of this plan. When everyone works together, we can achieve our vision.

How could this be achieved?

 <p>When updating programs or developing new initiatives, incorporate the priorities of the Cultural Plan</p> <p>ARTISTS & CULTURAL ORGANIZATIONS</p>	 <p>Take part in a Share Your Own event and learn how your business can get involved in implementing the Cultural Plan</p> <p>FUNDERS, BUSINESS SECTOR & CAPACITY BUILDERS</p>
 <p>Align Cultural Grant funding with the objectives of the Cultural Plan</p> <p>CITY OF KELOWNA & OTHER LEVELS OF GOVERNMENT</p>	 <p>Take the time to read the initiatives of the Cultural Plan and determine how you will participate</p> <p>AUDIENCE MEMBERS & GENERAL PUBLIC</p>
 <p>HOW WILL YOU SUPPORT THIS STRATEGY?</p>	



APPENDIX I: CULTURAL PLAN ADVISORY GROUP



LINDY DIGBY

Linda's passion is connecting people with something bigger than themselves. This passion has driven her professional journey through heritage, culture, and arts for 34 years. She believes we all long to connect, to be amazed, and to be transformed.



LUCY BENWELL

Lucy has enjoyed a diverse musical career, spanning over 35 years. She studied Clarinet to ABRSM Grade 8 in England, adding saxophone and flute along the way. This has allowed her to work as a soloist & in ensemble with orchestras, concert bands, jazz bands, and many musical theatre companies.



SONYA BARKER

Sonya has been involved in the arts and culture sector in Kelowna since arriving in the community in 2007. She was the Program Coordinator for Festivals Kelowna for three years, has been on the Board of Directors for Creative Okanagan for 6 years, and was on the 2010 and 2018 BreakOut West Host Committee.



LARS A. WIDELL

Lars has been active artist in our community for the last 10 years. He started out landscaping and doing stonemasonry in the valley in his early twenties. He has been tattooing full time for the past seven years, and has painted murals in public and private spaces here in town.



LEILA (NEVERLAND) NADERI

Drawing from classical piano training, a childhood spent in Toronto's children's choirs including the Canadian Children's Opera Chorus, Leila Neverland is breaking through the West Coast music scene with her powerful voice, thought provoking original music & timely lyrics.



MELISSA MCCLUSKEY

As part of Tourism Kelowna's Marketing & Communications team, Melissa handles social media and communication, which includes the promotion of Kelowna's vibrant arts and culture scene, and its heritage. Melissa spends her free time enjoying concerts and local theatre productions in Kelowna.



ERIN SCOTT

Erin is an award winning poet and performer with a Master of Fine Arts from UBCO. She is Executive Director of Inspired Word Cafe Society and Co-Artistic Director of the Fat Cat Children's Festival.



KARMA LACOFF

Karma has been the Executive and Creative Director of Creative Okanagan Artist and Event Development Society since January 2016, she worked at Okanagan College in Public Affairs for three years, and on BreakOut West in 2010 and 2018.



LEAH SANFORD

Leah's career, research & publication areas, education, and passions all lie in the fields of diversity and inclusion, equitable and social-justice driven practices, anti-racism, and intercultural awareness. She is the Local Immigration Partnership Coordinator at KCR Community Resources, a role dedicated to furthering the development of Central Okanagan as an inclusive, welcoming community for all newcomers and immigrants.



JO MCKECHNIE

Although her career was in health care and research, Jo has been a practising glass artist since the late 1970s. Her studio is in the Rotary Centre for the Arts and her work is featured at Hambleton Galleries. She lives downtown and loves the energy and synergy that the many cultural groups and arts activities bring to the city.

INTERNAL ADVISORY GROUP (CITY OF KELOWNA)

PAUL REYES
ROSS SOWARD
GERALDINE PARENT
ROBERT FINE

CORY LESLIE
MIKE MCGREER

LISA RUETHER
CARLIN BOLT
CHRIS BABCOCK
JIM GABRIEL

PARKS & BUILDING PLANNING
POLICY & PLANNING
KELOWNA COMMUNITY THEATRE
BUSINESS AND
ENTREPRENEURIAL DEVELOPMENT
FINANCE
CORPORATE STRATEGY AND
PERFORMANCE
COMMUNICATIONS
COMMUNICATIONS
EVENT DEVELOPMENT
ACTIVE LIVING & CULTURE

APPENDIX II: METHODOLOGY FOR ENGAGEMENT



SURVEY 1: VISIONING JULY 16 – SEPTEMBER 3 2018

A survey was launched on July 16, 2018 to kick-off the Cultural Plan engagement. The survey was made available at Park and Play events around the community in conjunction with a cultural footprint activity for children. The survey was also promoted through a database of arts, culture and heritage stakeholders, on kelowna.ca/culture, through the media, and on the City of Kelowna's social media channels.

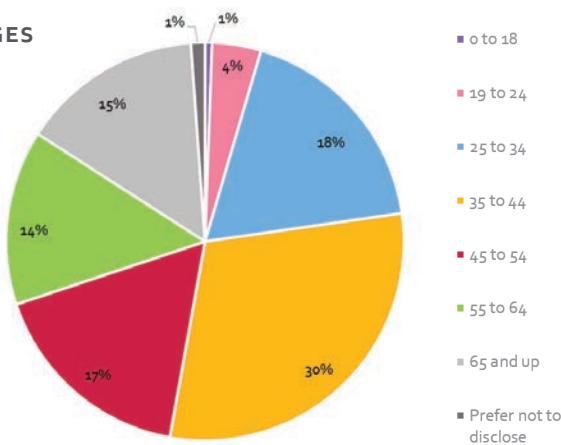
The purpose of the survey was to understand how the community defines and experiences culture in Kelowna. Questions focused on a definition of culture, cultural venues and locations, what current cultural activities respondents considered a success and any additional suggestions for ways to improve culture in Kelowna.

On September 3, 2018 the survey closed with a total of 180 responses. At the close of the survey, in addition to the responses received, there were:

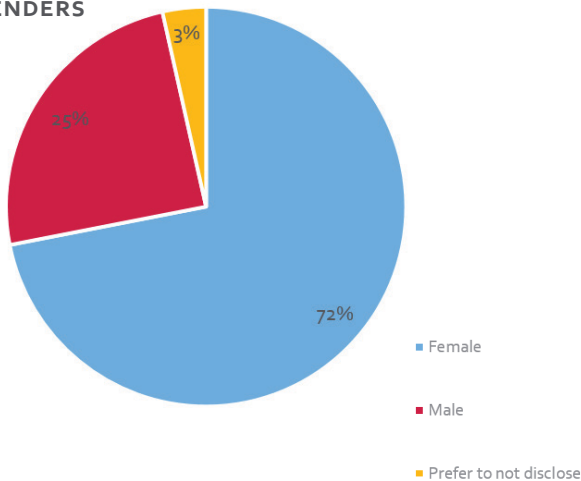
- 944 page views on Get Involved Cultural Plan
- 479 unique page views on Survey 1 – average time spent on page was 2 minutes and 53 seconds.
- 20 downloads of the 2012-2017 Cultural Plan
- 13 downloads of the Cultural Plan Mid-term Report Card
- 6 downloads of the Report to Council: Cultural Plan

SURVEY DEMOGRAPHICS

AGES



GENDERS



FINDINGS

Respondents participated in culture through events, work or volunteer opportunities, community activities or programs, visiting creative spaces, history and exposure to different cultures.

Respondents participated in culture at cultural facilities, parks, in various neighbourhoods, and through exposure to multiculturalism at work or school.

The community has a broad definition of culture including: arts, identity, history, society, ethnicity, traditions, music, theatre and beliefs.

Respondents believe that our community is currently doing well in several areas including events, heritage, promotion, organizations, support for programs, creative spaces and opportunities for collaboration.

Survey respondents identified the following areas of improvement:

- Financial support
- Creative spaces
- Promotion
- Events
- Heritage
- Public art
- Truth and Reconciliation
- Accessibility and inclusion

APPENDIX II: METHODOLOGY FOR ENGAGEMENT

CHILDREN'S CULTURAL FOOTPRINT ACTIVITY JULY 16 – AUGUST 23 2018 & JANUARY 20 2019

To engage the younger population, children aged 4-12 were provided with the opportunity to participate in a cultural footprint activity. While attending Park & Play events over the summer of 2018, or the Unplug and Play event in January of 2019, children were able to complete their own "cultural footprint" by gluing icons that represented cultural activities to a cardstock cut-out of a footprint. They were also able to add additional icons of their own if they wished.

There were 119 cultural footprints created through the summer, and 66 completed at the Unplug and Play event.

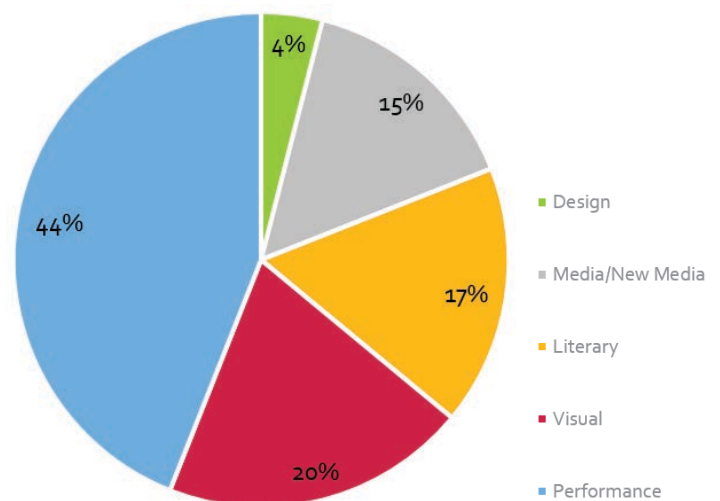
In total, 185 cultural footprints were created.

FINDINGS

All children identified at least one way of participating in culture in Kelowna. The types of activities that the children participated in were broken into 5 categories:

1. **Performance:** music | dance | theatre | spoken word | improvisation
2. **Visual Arts:** 2 and 3 dimensional | performance | fine or artisanal craft | site specific or temporary installation
3. **Literary Arts:** poetry | prose | storytelling
4. **Media/new media:** film | video | still photography
5. **Design:** fashion | graphic | industrial | interior

CULTURAL FOOTPRINT RESULTS



SURVEY 2: GOALS & STRATEGIES SEPTEMBER 15 2018 – MARCH 31 2019

A second survey was launched in mid-September 2018. The survey was promoted through the arts and culture e-newsletter, the City's website, social media channels and through the media.

On March 31, 2019 the survey closed with 237 respondents.

The purpose of Survey 2 was to understand changes in community priorities since the 2012-2017 Cultural Plan and if goals should be added, removed or modified. Along with understanding these changing priorities, we aimed to understand what strategies respondents felt could be employed to achieve those goals. The questions provoked thought on what residents, artists, non-profit organizations, businesses or the government could do to achieve those goals.



FINDINGS

In general, respondents felt that the goals of the 2012-2017 Cultural Plan goals were still relevant today.

Strategies for improving cultural programming and achieving the goals of the plan focused on support, accessibility and inclusivity, spaces and promotion.

Respondents who suggested additional support was required were looking for:

- additional support to facilities
- increases in funding to grant programs
- support to local Indigenous groups
- support for those participating in outdoor street performances

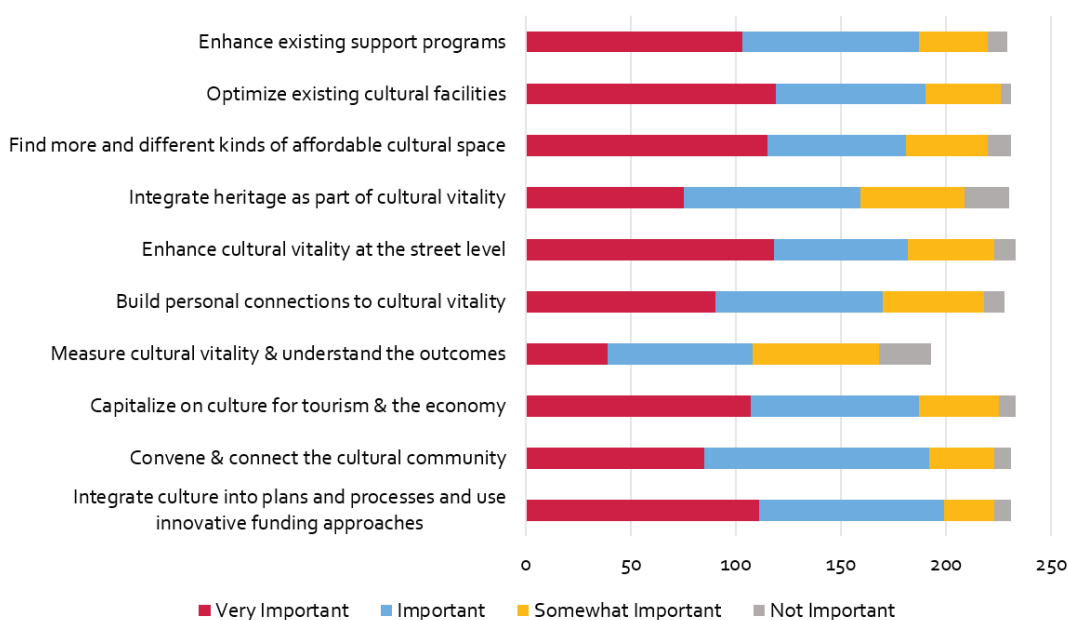
To make the creative sector more inclusive and accessible, respondents' solutions included:

- improving parking availability
- supporting cultural diversity initiatives
- the extension of cultural activities outside of the downtown core
- subsidies to improve the affordability of cultural events

Many respondents said that the creative sector would benefit from more space for culture, including investment in the development of new cultural facilities - primarily Kelowna Community Theatre and Island Stage.

Respondents wanted to see an increased presence of cultural events and activities on social media and promotions to encourage participation in different cultural activities. There was a desire to see a one-stop location for cultural events in Kelowna.

Importance of 2012-2017 Cultural Plan Goals



APPENDIX II: METHODOLOGY FOR ENGAGEMENT

HOST YOUR OWN ENGAGEMENT EVENT GRANT PROGRAM JANUARY 15 – MARCH 31 2019

On November 29, 2018 the Host Your Own Engagement Grant program was launched and applications were accepted until January 14, 2019. Successful applicants were granted \$250-\$500 to host a community discussion on arts, culture or heritage in any format they felt would best suit their group. Following the event, each host submitted a final report with their findings to be used in the shaping of the 2020-2025 Cultural Plan's goals and strategies. A total of 18 applications were received, 14 grants were offered, and 13 events were hosted. Additional organizations hosted conversations and submitted their findings without a grant.

HOST YOUR OWN ENGAGEMENT SESSIONS HELD:

ORGANIZER

BC Interior Jazz Festival
Craig Siemens and Kris Hargrave
Kelowna Community Resources – Immigrant Services
Kelowna Art Gallery
Dena Milanese through Karis Support Society
Jo McKechnie
Kelowna Visual and Performing Arts Centre Society
UBCO African Caribbean Student Association
Eight Spaces Group Inc. dba Okanagan coLab
Inspired Word Café
Central Okanagan Heritage Society
Kelowna Arts Council
New Vintage Theatre Society

TOPICS

Music and performing arts
Live music
Multiculturalism
Visual arts
Healing through art
Life for the residents of the Madison
Facilities and broad creative sector
Multicultural/student led events
Live music and venue solutions
Literary arts
Heritage and history
Broad creative sector
Theatre and the performing arts



FINDINGS

Conversation topics were diverse and ranged from the need for cultural facilities, finding more and different kinds of affordable cultural spaces and enhancing the number of programs and services offered in the community.

A range of possible strategies to achieve a stronger creative sector were brainstormed. Along with these strategies, groups highlighted areas that they felt needed additional attention in the updated plan, such as the need to focus on supporting multiculturalism and the syilx/Okanagan People.

Two of the groups that hosted open community discussions convened additional meetings, without funding support, to begin work on the ideas generated at the original meeting. This was an unexpected and favourable outcome of the small grant program and we look forward to working with these community-led committees upon implementation of the plan.



YOUNG PROFESSIONALS OPEN HOUSE AT UBCO JANUARY 29 2019

An information booth was set up at the University of British Columbia Okanagan campus for students and faculty to give feedback about the goals and strategies of the Cultural Plan. A paper survey was available for people to take home if they wanted more time to reflect.

Promotion of youth engagement activities included use of City and local educational institutions social media channels, newsletters and digital screens. The CCTV at the Rotary Centre for the Arts and Kelowna Community Theatre also hosted the information and paper handouts were made available at various community events leading up to the application deadline. Posters were delivered to schools, as well as put up at various coffee shops and cultural venues in the community. Cultural Services staff also contacted teachers of arts disciplines across the public and private school systems. Teachers were encouraged to invite their students to participate and provide feedback in the process themselves. A total of 35 university students, professors and staff took part in the open house event.

FINDINGS

Attendees of the open house prioritized integrating culture into plans and processes and finding and using innovative funding approaches. Discussion and feedback at the open house focused on more networking opportunities between students and the creative sector, enhancing opportunities to showcase student art, more arts festivals and student involvement in community projects.

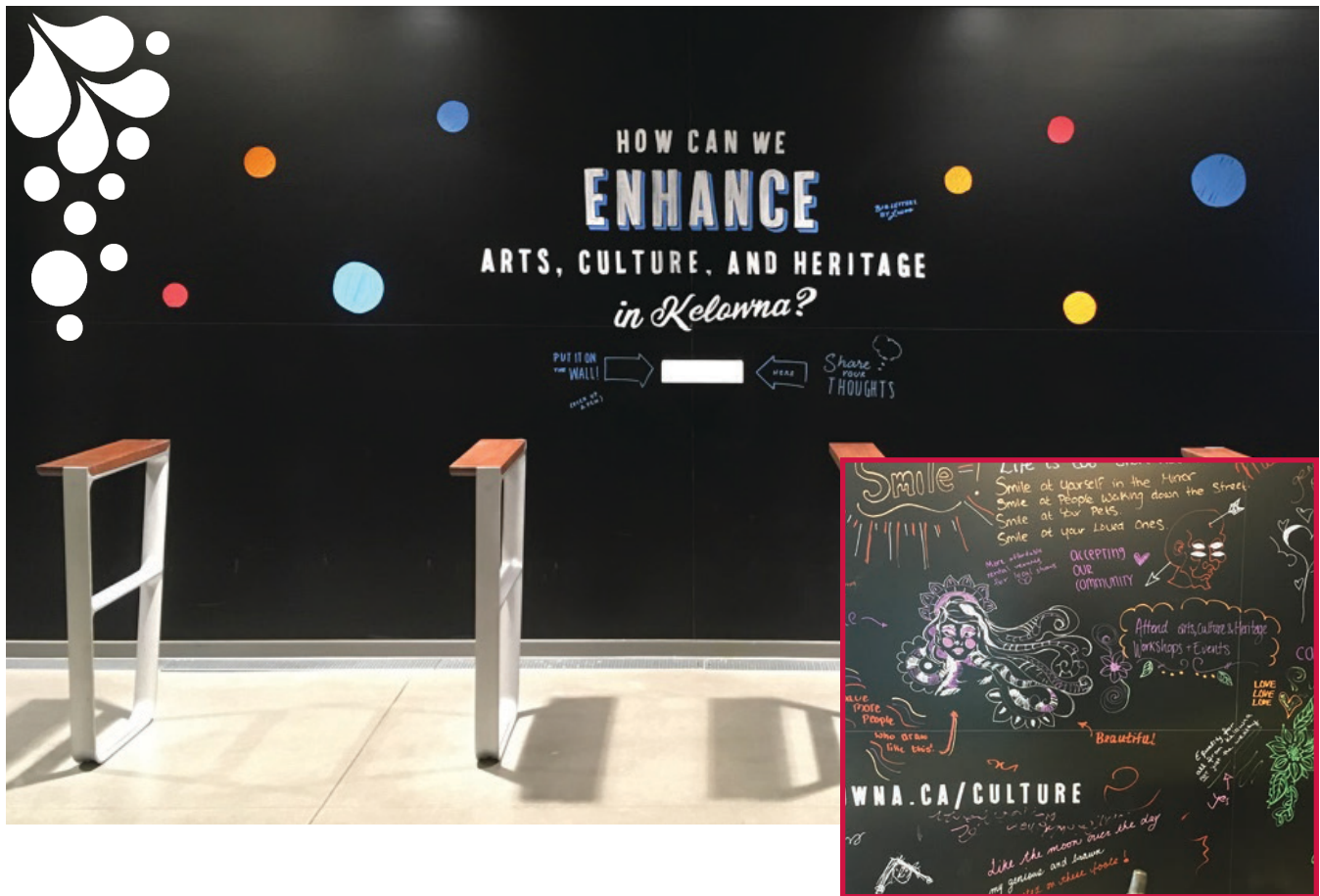
YOUTH AND YOUNG PROFESSIONALS FORUM JANUARY 31 2019

Interested youth and young professionals between the ages of 16 and 26 came together to talk about the Cultural Plan and give feedback on what they would like to see achieved in our community. Attendees brainstormed their perfect vision of Kelowna and developed strategies for how our community could achieve those visions. The forum was advertised in coordination with the advertising of the Young Professionals Open House. Participants were asked to apply in advance of the event. A total of 12 youth from grade 11 through university attended the forum.

FINDINGS

Attendees prioritized enhancing cultural vitality at the street level, integrating culture into plans and processes and using innovative funding approaches. Conversations focused on better advertisement of events and programs available in our community, recognizing culturally diverse arts groups and cultures, and offering more support (financial, space, promotion) to artists in our community.





INNOVATION CENTRE CHALK WALL FEBRUARY 2019

To expand the ways people could provide feedback, the question, “How can we enhance arts, culture and heritage in Kelowna?” was posted on the chalk wall in Kelowna’s Innovation Centre. Chalk markers were provided, and anyone could write, draw or express their feedback on the board. The question remained on the board for three weeks and was filled with responses.

As well, cards with links to the survey were left by the board to provide participants with the opportunity to give further feedback if they were interested. The Chalk Wall was open to any member of the public who entered the Innovation Centre including the employees and members of the public.

FINDINGS

The wall was hugely successful, and many unique ideas were generated. Comments were broad but focused on inclusivity, funding/support and street level vitality. They demonstrated the desire to support LGBTQ2+ communities, First Nations programs/events and support for involving youth in the sector. Funding for artists, free programs/services to the community, equality among socioeconomic classes and ethnicity were common answers. Additionally, there was a desire for more events, higher diversity of events, more street art, and more activity in our community.



APPENDIX II: METHODOLOGY FOR ENGAGEMENT

STAKEHOLDER EVENTS JANUARY – MARCH 2019

A variety of additional workshops, open houses and interviews were held with cultural stakeholders. Conversations were led by Cultural Services staff, but the content was controlled by those participating in the discussions. Cultural Services staff also attended public events where interested individuals were able to talk about their thoughts on the plan.

PERSONAL AND SMALL GROUP INTERVIEWS

One-to-one interviews were held with interested representatives from Okanagan College, UBC Okanagan, School District 23 and the Kelowna Actors Studio. Interviews were also held with numerous City of Kelowna staff not directly involved in the Advisory Group but who are impacted by the plan's content.

CULTURAL SERVICES LED WORKSHOPS

GROUP

Host Your Own Information Session

Kelowna Museums Society Staff

Kelowna Museums Society Board

Active Living and Culture Recreation Technicians

Active Living and Culture Coordinators

Lived Experience Circle on Homelessness

Alternator Centre for Contemporary Art Board
and Staff

OPEN HOUSE STYLE PUBLIC EVENTS

Park & Play – Ben Lee Park

Park & Play – Whitman Glen Park

Park & Play – Knox Mountain Park

Park & Play – Blair Pond Park

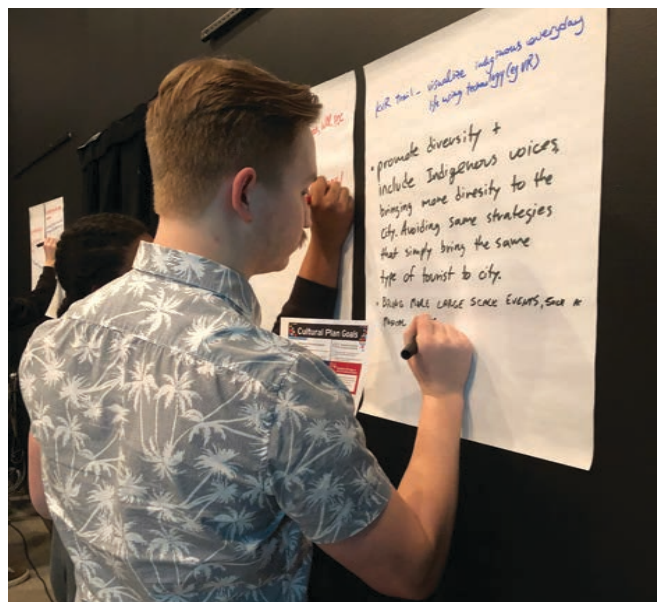
Unplug and Play Event

Okanagan Symphony Orchestra Open Dress Rehearsals (x2)

Unlock your Board's Potential event at the Innovation Centre

Spring Board Governance Workshop at Capri Hotel

Wine and Cheese Tenant Social at the Innovation Centre



TOPICS

Facilities, spaces, connecting the community and integrating culture into plans and processes

Heritage and facility development

Heritage, facility development, integrating culture into plans and processes

Culture within municipal programming

Integrating culture into programming, improving culture for residents

Cultural vitality at street level, social inclusion, reducing barriers

Visual arts, inclusivity, space



APPENDIX II: METHODOLOGY FOR ENGAGEMENT

CULTURAL FACILITY MASTER PLAN ORGANIZATION INTERVIEWS JANUARY - MARCH 2019

Arts and culture organizations were asked to participate in a telephone survey regarding cultural facilities in Kelowna. The survey was used to inform this plan's development and the development of the Cultural Facilities Master Plan. The questions focused strongly on the organization they represented, how they use spaces/facilities, the limitations they face with the available spaces, and how their needs could be better met.

The following groups completed an interview with either City of Kelowna staff or CitySpaces, a consulting firm engaged to support the development of the Cultural Facilities Master Plan:

Chamber Music Kelowna	Creative Okanagan Artist and Event Development Society
Festivals Kelowna	Kelowna Community Concert Association
Kelowna Community Theatre	Kelowna Visual and Performing Arts Centre Society
Kelowna Museums Society	Kelowna Pipe Band
Arts Council of the Central Okanagan	Kelowna Kiwanis Festival
Dolyna Ukrainian Cultural Society	Okanagan Festival Singers
Ballet Kelowna	Okanagan Historical Society
Kelowna Community Music School	Federation of Canadian Artists Central Okanagan Chapter
Kelowna Arts Council	Okanagan Society of Independent Filmmakers
Opera Kelowna Society	Ponderosa Spinners, Weavers and Fibre Artists Guild
New Vintage Theatre Society	Kelowna Pride Society
Alternator Centre for Contemporary Art	Studio 9 School of the Arts
Kelowna Art Gallery	Central Okanagan Heritage Society
Theatre Kelowna Society	BC Old Time Fiddlers
Kelowna City Concert Band Society	Inspired Word Café
Cool Arts Society	Okanagan Regional Library
Okanagan Chinese Canadian Association	Society of Friends of the Early Music Studio
Okanagan Symphony Orchestra Society	Global Citizen Events Society
Centre culturel francophone de l'Okanagan	Inner Fish Theatre Society
Ki-Low-Na Friendship Society	Kelowna Innovation Centre
	Kelowna-Kasugai Sister City Association

FINDINGS

The findings from these interviews were broad and extensive. Detailed findings of this engagement activity can be found within the Cultural Facilities Master Plan, expected to be released in late 2019.



CAPSTONE PROJECT: DATA ANALYSIS APRIL 23 - JUNE 25 2019

An opportunity was available to apply for a Capstone Project with the UBC Okanagan Masters of Data Science Program. This program was looking for unique community projects with data that needed to be analyzed. Cultural Services staff were successful in their application and three masters' students started working with the Cultural Plan update project on April 23, 2019.

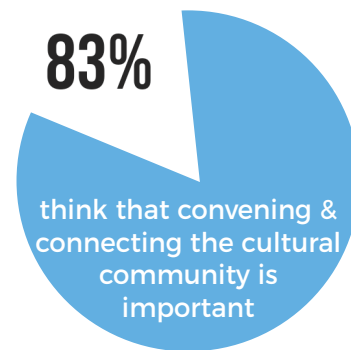
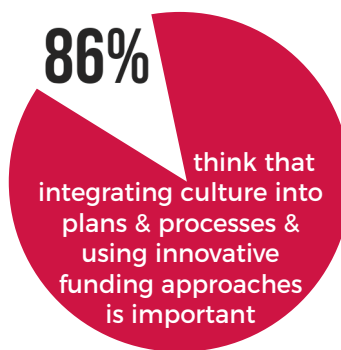
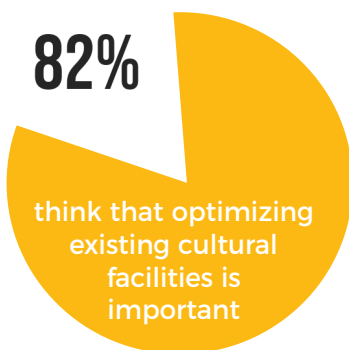
Over a period of two months, these students worked directly with Cultural Services staff to:

- Use data science techniques to clean and analyze the text data collected during the engagement activities;
- Visualize trends, patterns and other insights that may not be seen using more traditional methods of reviewing large quantities of information or, may be impacted by individual biases inherent in human analysis;
- Create an interactive map with ongoing data collection possibilities.

A variety of machine learning techniques were employed to objectively analyze the data including sentiment analysis, data visualizations and topic modelling.

FINDINGS

- Respondents aged 55+ prioritized enhancing existing support programs, optimizing existing cultural facilities and enhancing cultural vitality at the street level
- Respondents aged 25 or younger prioritized convening and connecting the cultural community and integrating culture into plans and processes and using innovative funding approaches
- The most important needs of the community, according to respondents, are more affordable spaces, financial help and more support to local groups
- Cultural organizations' satisfaction with facilities gradually decreases as they move further away from the downtown core
- People are generally happier when they travel 14 kilometers or less to a cultural venue



APPENDIX II: METHODOLOGY FOR ENGAGEMENT

CLOSING SURVEY: DRAFT CULTURAL PLAN REVIEW JULY 19 - AUGUST 5 2019

Using the feedback provided from July of 2018 to the end of March 2019, a draft summary of the Cultural Plan was created. This summary included a Vision, Guiding Principles, Key Themes, Goals and Strategies. To ensure that the community feedback was reflected and that the plan supports the community's ideas for the future of the creative sector, the draft was released to the public for feedback online and at public events. In addition to open dialogue at public events, an online survey was created and allowed for people to provide detailed feedback.

CULTURAL SERVICES ATTENDED THE FOLLOWING EVENTS:

- Arts on the Avenue event – Bernard Avenue
- Creative Sector Economic Impact Assessment Luncheon – Capri Hotel
- Dancing in the Park/Park & Play – Stuart Park
- Okanagan Regional Library – Downtown Branch
- Okanagan Regional Library – Rutland Branch
- Parkinson Recreation Centre lobby
- Rutland Community Market

A total of 266 people attended the booths set up around the community and took the time to learn about the Cultural Plan and give their feedback.

Respondents to the online survey were primarily from the downtown (V1Y) area of Kelowna, representing 43.9 per cent of survey respondents, and were mostly residents/audience members or workers/volunteers for a cultural organization. 26.8 per cent of respondents were aged 45-54, and 19.5 per cent of respondents were either aged 55-64 or 25-34.











































FINDINGS





















Overall, the feedback confirmed that the draft plan covered the community's needs and priorities. Respondents were happy with the increased focus on multiculturalism and celebrating diverse cultural traditions. They are excited to see how the plan will unfold through its implementation. Additionally, respondents were pleased with the inclusion of relationship building with the syilx/Okanagan People.























A common piece of feedback that we received was the concern for rebuilding the Kelowna Community Theatre. Respondents highly prioritized the rebuilding of the theatre, as well as the development of other world class art and culture facilities. Other common comments focused on support for individual artists and more accessible events. Respondents were eager to see how the plan unfolds but were also concerned with how success would be measured.
















APPENDIX III: SAMPLE COMMUNITY INITIATIVE SUMMARY
















GOAL 1: INCREASE CONTRIBUTION OF RESOURCES						
STRATEGIES & SAMPLE COMMUNITY INITIATIVES						
1.1	Increase funding to local organizations with a focus on multi-year and core operating funding					
	Change current Cultural Grant Program to include multi-year funding and additional general operating support		Actively search and apply for new funding opportunities		Develop culture specific funding opportunities	 Select a local cultural organization to support when choosing to donate to charities
1.2	Inform community members about opportunities to become involved with cultural organizations					
	Promote volunteer opportunities in the creative sector through the Arts and Culture e-newsletter		Clarify volunteer positions and promote opportunities to the community		Implement a volunteer program within the workplace	 Find a local cultural organization to give 1-2 hours per week as a board member or program volunteer
1.3	Promote fair wages for arts professionals and support strategies aimed at attracting skilled creative workers and enterprises to Kelowna					
	Ensure organizations that receive government funding compensate artists appropriately		Review current practices for compensating arts professionals and make any necessary adjustments		Demand that artists are paid fairly for their work at events supported by your company	 Make the next book you purchase and read from a local author
1.4	Develop funding that strengthens relationships and fosters a more inclusive community that is respectful to all cultures					
	Amend the current Cultural Grant Program to prioritize funding support for projects that promote greater diversity and relationship building		Modify current programs or internal systems to better support relationship building with multicultural organizations		Work collectively as funders to develop a program that supports the sharing of multiculturalism with the broader community	 Commit to learning and understanding more about the diverse cultural groups that make up Kelowna
1.5	Invest in cultural infrastructure					
	Include new cultural facilities and infrastructure regeneration in the capital plan		Document your needs and be ready for opportunities that may arise to support infrastructure development		Partner with public funders and non-profit organizations to invest money in the development of long-term capital projects	 Volunteer your carpentry, painting or other technical skills to support renewal of facilities

GOAL 2: UNDERSTAND OUR IMPACT						
STRATEGIES & SAMPLE COMMUNITY INITIATIVES						
2.1	Use a coordinated approach to measure the impact of the creative sector on the community that includes looking beyond economic multipliers					
	Implement an online grant application and reporting program that allows for automated data collection		Determine a set of measurable criteria that demonstrates the creative sector's impact		Develop an innovative technology solution that can measure the impact of participation in the creative sector	 Complete community or organization surveys and participate in local focus groups
2.2	Increase community awareness and stakeholder knowledge of the benefits and impact of culture in the community					
	Publish a Community Impact and Benefits of Culture Report every two years		Share success stories about community members who have benefited from your programs & services in organization newsletters or on social media		Learn about the impact culture has in our community	 Share your story about how involvement in the creative sector has impacted you
2.3	Build on the role of the creative sector in tourism and economic development					
	Broadly share the Kelowna Creative Sector Economic Impact Assessment report		Present and promote an event that draws its audience from beyond Kelowna		Enhance the experience of visitors to cultural events by tailoring your offerings to align with major events	 Attend dinner and a show for your next date night
2.4	Support artists and organizations with the tools and knowledge necessary to measure, track and modify programs to improve community impact					
	Create an Outcome Measurement Toolkit that can be used to support artists and organizations		Eliminate programs that do not demonstrate desired community impacts and focus efforts on those that do		Provide mentorship to artists and organizations to develop business plans that include community impact as a driver for future initiatives	 Freely provide feedback about your experiences participating in cultural offerings
2.5	Demonstrate the impact of the creative sector to leverage additional resources and support					
	Strengthen private sector partnerships to facilitate new sponsorships of cultural initiatives		Share the impact of your programs when reaching out for sponsorship		Use the creative sector's impact on the community to make informed investing decisions	 Support organizations that make a meaningful impact on your life and your community





















GOAL 3: OPTIMIZE EXISTING SPACES				
STRATEGIES & SAMPLE COMMUNITY INITIATIVES				
3.1	Use existing space in new ways			
	Compile and share an inventory of existing facilities which may be appropriate for a variety of cultural uses		Plan cultural programs in parks or public spaces across the community	
			Educate heritage owners on methods for preserving and protecting their properties	
3.2	Identify, preserve and protect the community's heritage assets including natural landscapes and local archaeological sites			
	Update the City of Kelowna Heritage Strategy			
			Consider adaptive reuse of heritage buildings for commercial purposes	
3.3	Animate community spaces with quality and accessible public art			
	Develop a Public Art Masterplan		Install a temporary public art exhibition in a unique community space	
			Encourage developers to include quality public art installations within new construction	
3.4	Upgrade technologies to improve audience experiences			
	Update sound and video equipment within the Kelowna Community Theatre		Develop a searchable, online inventory of your permanent collections and develop ways of sharing them	
			Take on a special project to develop a technological solution to an outstanding issue impacting the creative sector	
3.5	Remove barriers and simplify access to space for cultural activities			
	Develop an understanding of the regulations that impact the ability of artists to access space and implement solutions where possible		Develop a unified voice for artists to advocate for and that help regulators understand the space needs of artists	
			Include arts professionals in the early planning of the development or redevelopment of space	
			Show your support for proposed changes that ease regulatory measures and support access to space	

GOAL 4: COMMIT TO DEVELOPING NEW FACILITIES				
STRATEGIES & SAMPLE COMMUNITY INITIATIVES				
4.1	Understand the current and future needs for new cultural facilities within the community			
	Build on the recommendations of the Cultural Facilities Master Plan		Develop an understanding of your organization's facility needs, now and into the future	
			Inform yourself about the current needs in our community and what can be done to meet those needs	
4.2	Establish future direction for the development or redevelopment of cultural facilities			
	Plan for the development of a new Kelowna Community Theatre and Island Stage		Create a capital endowment fund and plan to redirect a small portion of earned revenue to capital infrastructure development	
			Plan for the addition of artist live/work studios when developing new mixed-use spaces	
4.3	Find creative solutions to garner support for the construction of new cultural facilities including traditional and non-traditional funding models			
	Investigate alternative models of facility development and unique capital funding solutions		Actively search and apply for unique funding opportunities to support new facility development	
			Partner with the public and creative sectors for the development of mixed-use creative hubs	
4.4	Increase available production space for local artists			
	Implement a Cultural Infrastructure Grant Program to improve access, partnership opportunities, and better leverage funding		Enhance the animation of artist galleries and creative spaces	
			Find opportunities to incorporate an artist in residence program to advance your company mission	
4.5	Assess and explore the development of storage facilities between cultural organizations			
	Create a central special event equipment hub for common event supplies		Collaborate with other organizations that have similar needs when searching for storage availability	
			Provide in-kind support by allowing arts and culture organizations to use your excess space	
			Have an emerging artist create a unique piece of handcrafted jewelry or clothing for you or as a special gift for someone you care about	
			Temporarily loan items from your personal collection to arts organizations to enhance their cultural offerings while reducing their storage needs	





















GOAL 5: LEARN FROM OUR PAST				
STRATEGIES & SAMPLE COMMUNITY INITIATIVES				
5.1	Honour the importance and share the history and culture of Indigenous people with a focus on the local syilx/Okanagan People			
	Provide training to all civil servants about the history of Indigenous peoples	Use the nsyilxcan language on signage	Be aware of cultural symbols and their potential misuse on everything from marketing materials to corporate entertaining	Become educated on the history and culture of the syilx/Okanagan People
5.2	Spark interest in our history and share the value of preserving our heritage			
	Increase support to the Heritage Grant Program	Create a social marketing campaign around the value of preserving our community's heritage	Share interesting facts about Kelowna's history and local heritage sites with local and visiting customers	Visit a local heritage site and learn about its unique history
5.3	Establish a framework for including the voice of Indigenous artists and cultural leaders in the creative sector			
	Work collectively with local Indigenous leaders to develop an Indigenization Strategy	Include Indigenous representation on boards and committees where mutually beneficial to everyone involved	Adopt the United Nations Declaration on the Rights of Indigenous Peoples as a reconciliation framework	Take part in conversations, share your stories and the stories of your ancestors
5.4	Tell stories about the history of our community and the land we live on			
	Improve the use of heritage panels, cultural kiosks and heritage signage to tell stories about our history	Consider sharing local history as a component of cultural programming	Take back the N'ha-a-itk (Ogopogo) story and return it to its true meaning and connection between water and life	Preserve the intangible by telling your stories and sharing your native language with your children and grandchildren
5.5	Strengthen linkages between heritage and cultural tourism			
	Host a local Heritage Forum connecting heritage enthusiasts and tourism professionals	Work directly with hospitality industry experts to promote Kelowna's high value heritage sites as visitor destinations	Offer products tailored in time with the calendar of local events – fairs, festivals, gatherings	Explore local traditions, customs, rituals, festivals, myths and legends

GOAL 6: BOOST VITALITY AT THE STREET LEVEL				
STRATEGIES & SAMPLE COMMUNITY INITIATIVES				
6.1	Expand live music venues and local live music opportunities			
	Create a Live Music Strategy	Have a common hashtag to promote live music and live music venues in Kelowna (e.g. #YLMusic)	Hire local musicians or entertainers for your next company party or to liven up your venue and increase foot traffic	Donate a few dollars to a busker when you are impressed with their performance
6.2	Celebrate multiculturalism and the growing diversity of our community			
	Convene an ongoing roundtable of multicultural organizations	Host an annual multicultural festival to celebrate the cultural diversity of Kelowna	Ensure your company honours diversity in its mission statements, core values, written policies, press releases, etc.	Attend an event or workshop that celebrates or teaches about cultural practices that are not your own
6.3	Amplify participation in public events by reducing barriers to attending			
	Complete the City of Kelowna Outdoor Events Strategy	Take your programming outside of your existing space and into the communities that you are serving	Partner with presenting organizations to provide event tickets to seniors with restricted income	Pay it forward: if you are unable to use your event tickets, donate them to a local social organization
6.4	Support and celebrate Indigenous arts and culture			
	Provide financial support to National Indigenous Peoples Day	Work collaboratively with a local Indigenous artist to present their work within your organization's context	Consult with syilx creators in meaningful and ongoing ways, and provide opportunities for syilx expression	View and purchase art by syilx artists
6.5	Increase the number of new and innovative artistic experiences offered in Kelowna			
	Increase funding to the Cultural Grants Program for new community projects	Take a risk with a new program offering	Fund risky, new initiatives in the creative sector	Try a new cultural activity that you are curious about





















GOAL 7: SUPPORT A VIABLE CREATIVE SECTOR

STRATEGIES & SAMPLE COMMUNITY INITIATIVES							
7.1	Foster a diversified funding approach by non-profit cultural organizations						
	Encourage organizations to develop 3 to 5-year financial forecasts		Complete a valuation inventory for event, facility and organization sponsorship opportunities		Host training opportunities focused on social enterprise development and increasing earned revenues		When choosing a charity to support, select a local cultural organization
7.2	Create strong governance, management and administrative systems that are appropriate for an organization's lifecycle stage						
	Develop an incubator program for new cultural organizations to help them build a solid operational foundation		Update or create policy manuals that align with current legislation and best practices		Host a lunch and learn for volunteers in the non-profit sector focusing on an area of your expertise		Encourage organizations that you are a member of to develop and share policies that affect your participation
7.3	Use a common language between trainers, consultants, resource centres and organizations when discussing organization capacity and health						
	Establish a capacity building program that includes other funders, cultural organizations and local consultants		Learn about the elements of organizational health and how they impact the capacity of your organization		Align language and expectations used in grant programs with the common language used to talk about capacity and organizational health		Attend an Annual General Meeting of an organization you are a member of to understand the overall health of the organization
7.4	Mobilize the creative sector to take intentional action on truth and reconciliation						
	Support Indigenous cultural organizations in offering educational programming		Use cultural programming to advance the Truth and Reconciliation Commission Calls to Action		Take cultural competency training and adapt your services to meet the needs of the syilx/Okanagan People		Learn about Indigenous history, develop an understanding of what can be done and be willing to take action toward reconciliation
7.5	Connect artists and organizations with professional development, mentoring and capacity building training						
	Continue efforts to enhance organizational capacity through the City of Kelowna Organization Development Grant program		Acknowledge that you are not in this alone and ask for support before a crisis hits		Maximize the use of technology to provide 24/7 access to capacity building training		Learn about what makes strong organizations




















GOAL 8: SHARE OUR STORY

STRATEGIES & SAMPLE COMMUNITY INITIATIVES							
8.1	Highlight the successes of Kelowna's creative sector						
	Acknowledge the contributions of non-profit organizations and local artists in community reports and newsletters		Share success stories with the media, funders and the public through organization newsletters		Feature the successes of local cultural organizations and artists in local media		Share your positive arts and culture experiences on social media
8.2	Build broader and deeper relationships with audiences						
	Develop a Cultural Activity Passport initiative to encourage broad participation in cultural programs		Adapt your programs to address the needs of different populations and grow your audience		Offer tickets to cultural events as a unique way to reach new clientele		Send your feedback about a recent event, activity or program that you attended to the hosting artist or organization
8.3	Make information about cultural events, programs and services easy to find for residents and visitors						
	Develop a Cultural District Marketing Strategy		Post all events and activities using the #KelownaCulture Facebook page		Provide a community bulletin board in your establishment that showcases upcoming community events		Know where to find information on cultural events and share that source with others
8.4	Promote arts, culture and heritage experiences as a reason to live in and visit Kelowna						
	Work directly with Tourism Kelowna to promote the creative sector to potential visitors		Seek out opportunities to grow your audience beyond those who live in Kelowna		Promote cultural experiences as a way to attract talent and a reason to relocate to Kelowna		Plan to have family and friends visit Kelowna to attend cultural events and programs
8.5	Foster cultural advocates						
	Actively participate in provincial and national associations that advocate for increased support to arts and culture		Become a member of your governing association and actively contribute to discussions and projects that advance your work		Bring people together to articulate their needs and concerns to decision makers		Become an advocate for the arts

GOAL 9: BROADEN THE REACH

STRATEGIES & SAMPLE COMMUNITY INITIATIVES							
9.1 Expand the role of youth in the creative sector							
	Host a Youth Forum to discuss arts and culture opportunities and challenges		Appoint young people to your board or other decision making roles		Offer funding specifically to youth to help them develop their careers while staying in the community		Get involved by sharing your skills and talents
9.2 Encourage participation in the arts as a method of provoking thoughtful conversation about local issues							
	Host a temporary art exhibition that highlights an important community issue		Produce and present artistic works about the human impact on our natural environment		Choose an issue that aligns with your company's mission and support an art project related to that issue		Visit, discuss and share works of art that provoke thoughtful conversations
9.3 Support cultural programming that promotes social inclusion and addresses important social issues							
	Develop an Artist in Residence Program that supports current social issues		Work collaboratively with the Journey Home Society and other social organizations on initiatives that benefit the community		Support projects that work across multiple sectors and promote social inclusion in new ways		Volunteer at an art therapy program or a class that supports artists with diverse abilities
9.4 Encourage arts programming in non-arts mandated organizations with a focus on the development of new partnerships							
	Facilitate and support the development of Community Art projects		Seek partnerships with major sports or community events to enhance those events by incorporating cultural programming		Sell products created by local artisans		Take a day for your family to participate in the Cultural District Walking Tour starting at the Laurel Packinghouse
9.5 Ensure the needs of the creative sector are appropriately captured in City plans and policies							
	Ensure the needs of the creative sector are addressed in the Official Community Plan and Transportation Master Plan updates		Participate in public engagement and stakeholder consultation opportunities for City plans and policies		Participate in consultation opportunities for City plans and policies		Participate in consultation opportunities for City plans and policies

GOAL 10: CONVENE AND CONNECT

STRATEGIES & SAMPLE COMMUNITY INITIATIVES							
10.1 Facilitate dialogue and collective action between people with similar interests							
	Create a local Artist Advisory Committee		Attend and actively participate in the Arts and Culture Roundtable quarterly meetings		Allow space for brainstorming and collective problem solving when convening likeminded groups		Share your thoughts and ideas with others with similar interests; work together to move the idea forward
10.2 Explore opportunities for the broader involvement of local educational institutions in developing & supporting local artists, organizations and initiatives							
	Partner on research projects with the local school district, UBC Okanagan, or Okanagan College		Increase student practicum placements in different types of cultural organizations		Partner on learning opportunities offered by Okanagan College and the Scotiabank Centre for Non-Profit Excellence		Develop a greater appreciation of the arts by taking a class in art, music, history or literature
10.3 Bring regional, provincial and national conferences or events to Kelowna							
	Provide support to develop proposals for the hosting of large scale, public cultural events		Bid to host your governing associations' regional/provincial/ national conferences		Partner with event hosts to provide wrap-around services that improve visitor experiences		Attend events that are of interest to you
10.4 Facilitate networking between cultural stakeholders across the Okanagan region							
	Partner with other municipalities on an annual networking event for cultural organizations in the Okanagan		Get to know those who do similar work in a neighbouring municipality		Offer your space for networking events		Get to know the artists who practice in our region. Be at the breakout exhibition or performance of the next big band
10.5 Encourage community awareness and collaboration to advance the Cultural Plan strategies							
	Align Cultural Grant funding with the objectives of the Cultural Plan		When updating programs or developing new initiatives, incorporate the priorities of the Cultural Plan		Take part in a Share Your Own event and learn how your business can get involved in implementing the Cultural Plan		Take the time to read the initiatives of the Cultural Plan and determine how you will participate



ACKNOWLEDGEMENTS

We would like to acknowledge the involvement and input of all contributors throughout our community. The 2020-2025 Cultural Plan is a community-based strategy intended to reflect the vision, principles and goals of our community as they relate to the development of arts, culture and heritage. The 15-month process to develop this plan involved numerous requests for information, feedback and idea generation from individuals, groups and organizations across our community. It was these contributions that are collectively reflected as our 2020-2025 Cultural Plan.

The final plan would not have been possible without the endless support of Nicole Cantley, Community Development Coordinator (Culture) and Lisa Ruether, Communications Advisor who worked in the background throughout the process to ensure the success of this project.

We hope that you are as excited as we are to roll up our sleeves, take on a community initiative (or three) and make a positive impact through cultural development.

If you would like to learn more about Cultural Services at the City of Kelowna visit kelowna.ca/culture or email us at culture@kelowna.ca.

Christine McWillis
Cultural Services Manager
City of Kelowna



Report to Council



Date: September 16, 2019
To: Council
From: City Manager
Subject: Water Bylaw amendments for Customers of the former South East Kelowna Irrigation District (SEKID)
Department: Utility Services

Recommendation:

THAT Council receives for information the report from the Utility Services Manager dated September 16, 2019, regarding water utility rates for customers of the former South East Kelowna Irrigation District (SEKID);

AND THAT Bylaw No. 11924 Amendment No. 10 to Water Regulation Bylaw No. 10480 be forwarded to Council for reading consideration;

AND THAT Bylaw No. 11926 to repeal SEKID Bylaws 664, 690 and 693 be forwarded to Council for reading consideration.

Purpose:

To update City bylaws to allow for changes in Utility billing frequency and administrative fees and processes for the former SEKID customers to the end of 2020.

Background:

On June 4, 2018 by Order of the Lieutenant Governor in Council the Province dissolved the South East Kelowna Irrigation District (SEKID) and transferred the rights, properties, assets, bylaws and obligations of the SEKID to the City of Kelowna. Since that time the City operation and administration of the former SEKID water system has been conducted by the City under the terms and conditions of the SEKID bylaws.

On May 14, 2018 Council directed staff to retain the 2019 water rates and rate structure for SEKID agricultural and domestic customers through the year 2020 allowing time for staff to continue "business as usual" for SEKID customers while we conduct consultations on agricultural rate structure and transition SEKID customers to a metered water system.

SEKID has a myriad of bylaws covering the typical requirements of operating a community water system. Staff have been reviewing the bylaws to identify redundancies to our existing bylaws as well as items that will need to be added to City bylaws.

To date, billing for water continues to be conducted from the SEKID office under the same billing process that SEKID has used for years. Staff have been adapting our billing system to accommodate SEKID customers and the SEKID rates to allow billing to be issued by staff at City Hall this fall.

Discussion:

It is the goal of staff to transition the SEKID customers to City billing gradually and in a stepwise fashion between now and the end of 2020 while maintaining the SEKID water rates per the May 2018 Council resolution. The first step is to transition SEKID customers to the City Water Utility bi-monthly (every other month) billing cycle. SEKID currently bills commercial services monthly, residential services quarterly, and agricultural / irrigation services once per year.

Staff propose billing residential and commercial services bi-monthly and moving agricultural services to once per year (in the fall, after harvest). The rates stated in the bylaws have been adjusted such that the SEKID customers pay the same annual rate.

There are three SEKID bylaws pertaining to water rates and billing that staff recommend replacing with a few simple amendments to our Water Regulation Bylaw No. 10480. This will allow the following three SEKID bylaws to be repealed:

- SEKID Bylaw 693 – 2018 Amended Domestic Tolls Bylaw
- SEKID Bylaw 690 – Taxation Bylaw 2019
- SEKID bylaw 664 – Assessment Roll Bylaw

The amendments to the Water Regulation Bylaw will allow SEKID water customers to continue to pay the SEKID water rates through 2020 as directed by Council. It will transition customers to our bi-monthly billing cycle. It will also transition customers to our administrative fees and rules (sometimes referred to as penalties and administrative fees) to be consistent with the rest of City customers. These fees are one-time fees that are only used by certain customers if needed, for example penalties on late payments, interest on late payments, one time turn on/off, etc. In general terms penalties and service fees for SEKID customers would be reduced overall by transitioning to the current city utility fees.

The following is a general summary of the changes for SEKID customers:

- Commercial and residential services will be billed bi-monthly beginning December 16, 2019, which covers the period October 16 to December 15, 2019;
- SEKID Water Tax will now be referred to as “irrigation service charges” on the utility bill. These service charges will be billed bi-monthly on commercial and residential services, and annually on agricultural services. Staff are recommending that “agricultural services” be defined as properties classified as “Farm” under the Assessment Act. Non “Farm” properties would pay for their irrigation water bi-monthly. These charges will be combined on SEKID customer’s bi-monthly bill, with the overall costs remaining unchanged from SEKID’s water tax bylaw until January 2021;

- Billing for water consumption will be changed from US Gallons to Cubic Meters to align with the City's Utility Billing system;
- SEKID penalties of 5% on outstanding utilities and 10% on outstanding water tax will be changed to a 1.5% late payment charge assessed monthly on all outstanding balances per section 8.4 of the Utility Billing Customer Care Bylaw;
- Fees for customer requested meter testing will change to \$50.00 from \$30.00 for a 1" service, \$40.00 for a 2" service, or \$50.00 for services larger than 2". If this testing discloses an error in favor of the property owner, this fee will now be returned to the customer rather than held to cover the cost of testing;
- There will no longer be a fee for processing land title changes;
- Fees for turning off services will change from \$250.00 for removing a meter or \$50.00 for a temporary shut off to \$25.00 during regular business hours and \$160.00 for emergency after hours to align with section 6.4.1 of the Water Regulation Bylaw.

Conclusion:

Replacing the three SEKID bylaws and beginning the conversion process SEKID customers to the City's bylaws will minimize administrative costs and ensure a manageable transition to the City utility billing model.

Internal Circulation:

Revenue Supervisor
Utility Planning Manager
Communications

Considerations applicable to this report:

Financial/Budgetary Considerations:

The changes resulting from the new bylaw will not have a significant impact on overall revenues or costs to the City of Kelowna.

Communications Comments:

The billing changes will be directly communicated to former SEKID customers via mail and on the City's and SEKID website.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Submitted by:

K Van Vliet, Utility Services Manager

Approved for inclusion:



J. Creron, Deputy City Manager

CC:

A Schumacher, Revenue Supervisor

CITY OF KELOWNA

BYLAW NO. 11924

Amendment No. 10 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

1. THAT **PART 1 – INTRODUCTION, 1.2 Interpretation** be amended by:
 - a) adding a new definition for “SEKID Service Area” in its appropriate location that reads:

“SEKID Service Area” means all properties included in the former South East Kelowna Irrigation District Letters Patent as of June 3, 2018.”
2. AND THAT **PART 7- RATES AND CHARGES, 7.6 Water Quality Enhancement Reserve Fund Contribution, 7.6.1** be deleted that reads:

“Every Customer, except those Customers in the **Beaver Lake Industrial Area**, or **Park and Non ALR Farm Use**, or **Agricultural Property**, shall pay to the City the applicable charges set out in Schedule “A” to this bylaw to be placed in the **Water Quality Enhancement Reserve Fund**.”

And replace it with:

“Every Customer, except those Customers in the **Beaver Lake Industrial Area**, the **SEKID Service Area**, or **Park and Non ALR Farm Use**, or **Agricultural Property**, shall pay to the City the applicable charges set out in Schedule “A” to this bylaw to be placed in the **Water Quality Enhancement Reserve Fund**.”
3. AND THAT **SCHEDULE “A” Water Rates and Charges**, be amended as follows by:
 - a) deleting the following paragraph in its entirety that reads:

“**All metered properties, except those Customers in the Beaver Lake Industrial Area, and Agricultural Properties, shall pay the following bi-monthly flat rate charge based on Water Meter size as follows:**”

And replacing it with:

“All metered properties, except those Customers in the Beaver Lake Industrial Area, SEKID Service Area, and Agricultural Properties, shall pay the following bi-monthly flat rate charge based on Water Meter size as follows:”
 - b) deleting the title for Section 3 that reads: “**Agricultural Properties**” with and replacing it with “**Agricultural Properties outside of the SEKID Service Area**”
 - c) deleting the paragraph in Section 7 that reads:

“**All Customers**, except those **Customers** in the **Beaver Lake Industrial Area**, or in the **Park and Non ALR Farm Use**, or **Agricultural Property** rate classes, shall pay an additional bi-monthly flat charge, as follows:”

And replacing it with:

"All Customers, except those Customers in the SEKID Service Area, Beaver Lake Industrial Area, or in the Park and Non ALR Farm Use, or Agricultural Property rate classes, shall pay an additional bi-monthly flat charge, as follows:"

- d) adding a new Section 8 "**All properties in the SEKID Service Area**" in its appropriate location that reads:

"8. All Properties in the SEKID Service Area

All Customers, in the **SEKID Service Area** must pay the following charges until December 31, 2020:

- i. Properties classified as Farm under the Assessment Act an annual charge of \$96.30 per acre of land with a minimum fee of \$96.30 per parcel if smaller than 1 acre;

Or

- ii. A bi-monthly charge of \$16.05 per acre of serviced land with a minimum fee of \$16.05 per parcel if smaller than 1 acre; and
- iii. All customers will also pay one of the following charges depending on Customer Type:

1. Commercial, Industrial and Institutional Customers that are metered:

- a. A minimum charge of \$110.30 per service connection;
- b. A metered rate of \$0.9537 per cubic metre consumed; and
- c. A water upgrade project Fee of \$64.00 per service connection.

2. Mobile Home Parks (unmetered):

- a. A charge of \$110.30 per pad; and
- b. A water upgrade project fee of \$64.00 per service connection

3. Single Family, Single Family Strata, and Multi-Family Residential:

- a. A charge of \$110.30 per dwelling unit (excluding secondary suites);
- b. A charge of \$55.15 per secondary suite and farm help accommodation units; and
- c. A water upgrade project fee of \$64.00 per service connection per dwelling unit except farm help accommodations up to 807 square feet and secondary suites up to 1,000 square feet.

3. This bylaw may be cited for all purposes as "Bylaw No.11924, being Amendment No. 10 to Water Regulation Bylaw No. 10480."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, 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. 11926

Repeal Bylaw for SEKID Bylaw Nos.664, 669 and 693

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

1. THAT Trustees of South East Kelowna Irrigation District Assessment Roll Bylaw No. 664, and all amendments thereto, be repealed;
2. AND THAT Trustees of South East Kelowna Irrigation District Taxation Bylaw 2019 Bylaw No. 690, and all amendments thereto, be repealed;
3. AND THAT Trustees of South East Kelowna Irrigation District 2018 Amended Domestic Tolls Bylaw Bylaw No. 693, and all amendments thereto, be repealed;
4. This bylaw may be cited for all purposes as "Bylaw No. 11926, being "Repeal Bylaw for SEKID Bylaw Nos. 664, 669 and 693"
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, 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: September 16, 2019

To: Council

From: City Manager

Subject: Parks Development Funding Program – Engagement Summary

Department: Parks & Building Planning

Recommendation:

THAT Council receives for information, the report from the Parks & Buildings Planning Manager dated September 16, 2019 with respect to the Parks Development Funding Program – Engagement Summary;

AND THAT Council directs staff to make the amendments to the Parks Development Funding Program as set out in this report in response to the engagement;

AND FURTHER THAT Council directs staff to return to Council with a bylaw amendment based on Model A – Full Implementation, for Council's consideration;

Purpose:

To provide Council with a summary of the engagement results from the public and stakeholders, of proposed changes to parks development funding, having identified Model A – Full Implementation as the preferred option, for Council's consideration and direction

Background:

The success of the City's growth strategy being developed as part of the 2040 OCP process, which prioritizes redevelopment in our urban centres and core area, relies on the provision of animated parks, public spaces and amenities within those neighbourhoods. Without parks and amenities, new and existing residents will be less likely to consider moving to these neighbourhoods, and instead choose suburban neighborhoods or locations outside of the City. This would jeopardize the growth strategy implementation and its success.

As such, "Prioritizing parks and public spaces in the Core area" is identified as one of the big moves in the 2040 OCP process. This approach relies on the deliberate integration of urban parks where

additional residential density is going to be directed to balance out neighborhood composition, and to offer a key critical amenity that enhances livability.

Additionally, our parks function is the backbone of the recreation and event industry in Kelowna. Over 50 sports organizations use our sports fields on a weekly basis, with an additional six to ten events occurring weekly from April to October. These range from charity events such as fun runs, the Dream Car Rally and the Father's Day Car Show, to tournaments such as the Provincial Flag Football Tournament, which brings in over 100 teams and 5,000 people including the families of the players to Mission Recreation Park. Kelowna's parks host over 300 events per year including tournaments¹. When combined with the summer draw of the City's beaches and boat launches, the City park system provides a significant function to Kelowna's recreational health and economy.

In May 2017, the Parks Development Report (Attachment 1) identified both the current and projected future deficit in parks development. Recognizing this increasing deficit in parks development, and following a series of workshops with Council, the June 2018 Parks Development Funding Strategy (Attachment 2) identified several different funding options. Council recognized the financial impact should be shouldered by multiple sectors and shared between development, taxation, and user revenues. Staff were directed to prepare, consult and report back on the funding tools identified as Option 2 of that report, including:

- Linear Parks Acquisition DCC;
- Parks Development DCC;
- Reduction of the DCC taxation assist;
- Commercial/Industrial Parks DCC;
- Shift in taxation dollars from acquisition to development, without reducing the acquisition standard;
- Infrastructure Levy; and
- Parks Revenues.

Prior to commencing public engagement, the draft Parks Development Program was presented to Council on June 17 (Attachment 3). Council reviewed a series of funding implementation models and directed staff to engage with the public and stakeholders on Model A – Full Implementation, as the preferred option. This report is a summary of this engagement process and results.

The table below outlines Model A – Full Implementation, the preferred option for which staff engaged stakeholders and the community.

¹ Nicholas, Doug, August 6, 2019. Personal Communications, Sport & Event Services Manager, City of Kelowna.

Table 1. Summary of Models for Parks Funding – Model A – Full Implementation – June 2019

		Current Parks DCC	Model A - Full implementation	Model B - With 5% parkland dedication	Model C - Staggered implementation	Model D - Staggered plus 5% dedication	2040 OCP DCC update (2021)
Parkland Acquisition							
Existing DCCs	<i>Neighbourhood</i>	✓	✓	X	✓	X	
	<i>Community</i>	✓	✓	✓	✓	✓	
	<i>Recreation</i>	✓	✓	✓	✓	✓	
	<i>City-wide</i>	✓	✓	✓	✓	✓	
New Linear Parkland Acquisition DCCs							
New Commercial/Industrial Acquisition DCCs							
			Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	✓
5% Parkland dedication							
			X	✓	X	✓	
Reduce taxation assist to 1% + 3.4%							
							✓
Total Acquisition DCCs (per residential unit)		\$7,142	\$7,346	\$5,455	\$7,346	\$5,455	\$7,897
Parkland Development							
New DCCs	<i>Neighbourhood</i>		✓	✓	Yr 1 ✓	Yr 1 ✓	
	<i>Community</i>		✓	✓	Yr 1 ✓	Yr 1 ✓	
	<i>Recreation</i>		✓	✓	Yr 2 ✓	Yr 2 ✓	
	<i>Linear</i>		✓	✓	Yr 2 ✓	Yr 2 ✓	
	<i>City-wide</i>		✓	✓	Yr 3 ✓	Yr 3 ✓	
New Commercial/Industrial Development DCCs							
Reduce taxation assist to 1% + 3.4%							
							✓
Total Development DCCs (per residential unit)		\$0	\$7,180	\$7,180	Yr 1 \$3,956 Yr 2 \$5,553 Yr 3 \$7,180	Yr 1 \$3,956 Yr 2 \$5,553 Yr 3 \$7,180	\$7,748
Total Existing and New Parks DCCs (per unit)		\$7,142	\$14,526	\$12,635	Yr 1 \$11,384 Yr 2 \$12,899 Yr 3 \$14,526	Yr 1 \$9,411 Yr 2 \$11,008 Yr 3 \$12,635	\$15,645
Matching Revenue Sources							
Parks Program							
Total Parks DCC Revenues (per annum)		\$7,717,645	\$15,697,153	\$13,653,739	\$15,697,153	\$13,653,739	\$16,905,595
Ineligible Parks Costs (per annum)		\$0	\$3,296,189	\$3,296,189	\$3,296,189	\$3,296,189	\$3,296,189
Taxation assist (per annum)		\$993,015	\$2,097,847	\$1,834,297	\$2,097,847	\$1,834,297	\$809,695
Sub-total - Matching Municipal Contribution (per annum)		\$993,015	\$5,394,036	\$5,130,486	\$5,394,036	\$5,130,486	\$4,105,884
Total Parks Program (per annum)		\$8,710,660	\$21,091,189	\$18,784,225	\$21,091,189	\$18,784,225	\$21,011,480
Municipal Revenues							
Taxation/Gas Tax (10-year capital plan) (per annum)		\$994,528	\$3,550,173	\$3,550,173	\$3,550,173	\$3,550,173	\$3,550,173
Infrastructure Levy (27%) (per annum)		\$0	\$1,404,000	\$1,404,000	\$1,404,000	\$1,404,000	\$1,404,000
Parkland Revenues (per annum)		\$0	\$453,500	\$453,500	\$453,500	\$453,500	\$453,500
Municipal revenues surplus (or deficit) (per annum)		\$1,512	\$13,637	\$277,187	\$13,637	\$277,187	\$1,301,789

Proposed Amendments

Following the engagement process, staff are recommending several amendments to the Parks Development Program:

- Casorso Park added – This park serves an area that is experiencing rapid multi-family development. It is therefore proposed to increase the priority of this park and add it to the program.

- Rowcliffe Park Washroom added – Reflecting the continued growth in this area, it is proposed to add the installation of a washroom into the program to conclude development of this park.
- University South Park, Ponds Neighbourhood Park #2 and Band Road Park removed - In order to accommodate the other changes, these parks are removed from the current ten-year Parks Funding Program. These parks can be reconsidered in the next 20-Year Service Plan, following the adoption of the 2040 Official Community Plan.
- Institutional development excluded – Recognising the recreational amenities, public plazas and green spaces many institutions already contribute to the cityscape, the amenity value the institutions themselves provide, and the lack of significant precedent in other communities, Institutional development is proposed to not be included in the Parks DCC Program.

Table 2 outlines Model A – Full Implementation with the changes as noted above reflected.

		Current Parks DCC	Model A - Full implementation	Model B - With 5% parkland dedication	Model C - Staggered implementation	Model D - Staggered Plus %5 Dedication	2040 OCP DCC update (2021)
Parkland Acquisition							
Existing DCCs	<i>Neighbourhood</i>	✓	✓	X	✓	X	
	<i>Community</i>	✓	✓	✓	✓	✓	
	<i>Recreation</i>	✓	✓	✓	✓	✓	
	<i>City-wide</i>	✓	✓	✓	✓	✓	
New Linear Parkland Acquisition DCCs			✓	✓	✓	✓	
New Commercial/Industrial Acquisition DCCs			Yr 2	Yr 2	Yr 2	Yr 2	✓
5% Parkland dedication			X	✓	X	✓	
Reduce taxation assist to 1% + 3.4%							✓
Total Acquisition DCCs (per residential unit)		\$7,142	\$7,443	\$5,552	\$7,443	\$5,552	\$7,951
Parkland Development							
New DCCs	<i>Neighbourhood</i>		✓	✓	Yr 1	Yr 1	✓
	<i>Community</i>		✓	✓	Yr 1	Yr 1	✓
	<i>Recreation</i>		✓	✓	Yr 2	Yr 2	✓
	<i>Linear</i>		✓	✓	Yr 2	Yr 2	✓
	<i>City-wide</i>		✓	✓	Yr 3	Yr 3	✓
New Commercial/Industrial Development DCCs			✓	✓	✓	✓	
Reduce taxation assist to 1% + 3.4%							✓
Total Development DCCs (per residential unit)		\$0	\$7,058	\$7,058	Yr 1 \$3,791 Yr 2 \$5,410 Yr 3 \$7,058	Yr 1 \$3,791 Yr 2 \$5,410 Yr 3 \$7,058	\$7,616
Total Existing and New Parks DCCs (per unit)		\$7,142	\$14,501	\$12,610	Yr 1 \$11,235 Yr 2 \$12,853 Yr 3 \$14,501	Yr 1 \$9,344 Yr 2 \$10,962 Yr 3 \$12,610	\$15,566

Table 3. Commercial & Industrial Parks DCCs – Revised September 2019

Land Use	Option A	Option B	Option C Yr. 1	Option C Yr. 2	Option C Yr. 3
Commercial per sq. m.	\$25.90	\$25.90	\$12.55	\$19.33	\$25.90
Industrial per hectare	\$19,315	\$19,315	\$9,362	\$14,413	\$19,315

Affordability

Housing affordability is a common area of concern raised by the development community. If a true flow-through cost, the increase in Parks DCCs would represent less than a one percent increase on the cost of an average single-family home, and less than two percent on the cost of an average condo. However, a Provincial Government study² on the impact of a similar charge, Community Amenity Contributions, on housing affordability, showed that they are seldom a true flow through. Housing affordability was driven by the market: supply and demand. Increases in charges such as this were split between land value, development profit and the cost to the end purchaser. Therefore, the anticipated increase is expected to be much less than one per cent on a typical home.

Internal Circulation:

Deputy City Manager
Divisional Director, Financial Services
Divisional Director, Infrastructure
Divisional Director, Active Living & Culture
Divisional Director, Corporate Strategic Services
Divisional Director, Partnerships & Investments
Infrastructure Engineering Manager

Existing Policy:

Imagine Kelowna called to create great public spaces, grow vibrant urban centres, preserve Okanagan Lake as a shared resource, and build healthy neighbourhoods for all.

Council Priorities 2019-2022 identified measures to transform this vision into action. Specifically, relevant to this report:

- Vibrant neighbourhoods, by creating animated parks and public spaces
- Vibrant neighbourhoods, through developing accessible and multi-purpose amenities.
- Economic resiliency, through the reduction of the infrastructure deficit.

The accompanying Corporate Priorities also identify:

External Agency/Public Comments:

Refer to Attachment 1 – Engagement – Park Funding Strategy

Considerations applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Financial/Budgetary Considerations:
Communications Comments:

² Ministry of Community, Sport and Cultural Development, March 2014, Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability.

Submitted by: R. Parlane, Parks & Buildings Planning Manager

Approved for inclusion: Derek Edstrom, Divisional Director, Partnerships & Investments

Attachment 1: Engagement – Park Funding Strategy, Sept 2019

Attachment 2: Letters of Concern

Attachment 3: Letters of Support

cc: J. Creron, Deputy City Manager
G. Davidson, Divisional Director Financial Services
A. Newcombe, Divisional Director Infrastructure
J. Gabriel, Divisional Director Active Living & Culture
C. Weaden, Divisional Director, Corporate Strategic Services
I. Wilson, Infrastructure Operations Department Manager
B. Stewart, Parks Services Manager
G. King, Financial Planning Manager
M. Antunes, Budget Supervisor
J. Shaw, Infrastructure Engineering Manager
C. Gregson, Financial Analyst
B. Beach, Infrastructure Delivery Dept Manager
A. Gibbs, Senior Project Manager
D. Nicholas, Sport & Event Services Manager
K. O'Rourke, Community Communications Manager
R. Fine, Director, Business and Entrepreneurial Development
S. Kochan, Partnership Manager
J. Saufferer, Real Estate Department Manager

Parks Development Funding Program

Public engagement summary – Spring / Summer 2019

Report prepared: September 2019

Background

In 2018, Council directed staff to prepare a Parks Development Funding Program based on the Park Funding Strategy Report and the Park Development Report from 2017. The program was developed through 2019 and in June 2019, Council directed staff to engage on Model A – Full Implementation presented in that report.

Staff undertook public and stakeholder engagement from late June to early September on Model A. The results are included in this appendix.

Timeline

1. 2017: Park Development Report
2. 2018: Park Funding Strategy
3. January to May 2019: Park Funding Program Development – Four Models
4. June to September 2019: Engagement on Model A – Full Implementation
5. September 2019: Report to Council – Engagement Results and bylaw direction

Engagement Process

Staff undertook the following as part of the engagement process for this program:

June 25, 2019 – Stakeholder Meeting Canadian Home Builders Association (CHBA)
 June 25, 2019 – Stakeholder Meeting Urban Design Institute (UDI)
 June 25, 2019 – Public Open House (Royal Anne Hotel)
 June 26, 2019 – Establish a GetInvolved site on our webpage (resource site post open house)
 July 31, 2019 – Stakeholder Meeting – Review UDI Response
 August 1, 2019 – Stakeholder Meeting – Kelowna Chamber of Commerce (KCC) and Downtown Kelowna Association (DKA)
 August 16, 2019 – Stakeholder Meeting – UBC Okanagan (UBCO) and Okanagan College (Kelowna)
 August 19, 2019 – Stakeholder Meeting – Technical Review (UDI, CHBA, KCC and DKA)
 August 20, 2019 – Stakeholder Meeting – Interior Health (IH)
 August 21, 2019 – Stakeholder Meeting – Central Okanagan School District (SD 23)
 August 28, 2019 – Stakeholder Meeting – Okanagan College (Kelowna)
 September 5, 2019 – Stakeholder Meeting – Uptown Rutland Residents Association (URBA)

Public Open House – June 25, 2019

A public open house was held at the Royal Anne Hotel on June 25, 2019, to inform the public about the proposed program, answer questions and receive feedback. The format was drop in from 5 to 7pm with a formal presentation, and question and answer session provided at 5:30pm.

Approximately 40 people attended the open house. Overall, attendees were supportive of the project's objective to improve the rate at which new parks are developed. All survey respondents indicated that the

information was clear and understandable, that staff were able to answer their questions, that participating was a valuable experience, and that they had an opportunity to share their views.

Representatives from neighbourhood associations and sports organizations attended, including representatives from Central Okanagan Youth Soccer Association, Kettle Valley Neighbourhood Association, North Okanagan Labour Council, Priest Valley Vicars Rugby Football Club, Childcare Council of Central Okanagan, KLO Neighbourhood Association, Uptown Rutland Business Association, Kelowna Kinsmen, Okanagan Sun, and Urban Rec Okanagan.

Stakeholder Feedback

Written responses from stakeholders to the engagement are attached (Attachments 2 & 3). A summary of the key points of the engagement is as follows:

Canadian Home Builders Association (CHBA) - Key points of concern:

- *Concern that the Parks Development DCC will be passed on and affect affordability*
- *Note that many non-residents (e.g. tourists) use our parks as destination amenities and it would be unfair to expect the homeowner to bear the cost*
- *Recommend alternative tools, such as the Hotel Tax or Airport Levy*

Kelowna Chamber of Commerce (KCC) - Key points of concern:

- *Concern that the Parks Development DCC will be passed on and affect affordability;*
- *Insufficient time to review and respond;*
- *Rise of DCCs in recent years;*
- *Consider land dedication;*
- *Consider impact of new residents outside of Kelowna City Limits;*
- *Create a dedicated reserve from Parks Revenues;*
- *Revisit the Capital Plan;*
- *Retain a reasonable Assist Factor;*
- *Provide leadership in the need for affordable market-based housing;*

Urban Development Institute (UDI):

UDI indicated that they were pleased with:

- *The Park Development DCC would be based on new growth rather than financing the park deficit*
- *The 5% parkland dedication was not considered as part of the funding program;*

UDI requested more time to review the program and an opportunity for further discussion. A second meeting was held on July 31, 2019. UDI also requested an opportunity to evaluate the cost basis of the proposed DCC, and a technical meeting was arranged on August 19 to review the financial details of the program with staff.

Key points of concern:

- *UDI is concerned that the choice of parks reflects municipal deficiencies, and not attributable to growth*
- *UDI is concerned that the program will affect affordability*
- *UDI is in favour of a square footage basis for DCCs, throughout the Kelowna DCC program*
- *Neighbourhood parks are the only parks that are tied to a physical area*
- *Construction of linear parks should be considered for DCC credits*

- *The City should track DCCs from Core vs Non-Core Areas*
- *Questioned using existing land for new improvements*
- *Concern over combined costs to the homebuyer (e.g. Step code changes, construction increases, mortgage rules)*
- *UDI sees that broad community tools such as taxation, grants and levies are more equitable.*

Neighbourhood Associations

A summary of input from a number of neighbourhood associations is included below.

Kettle Valley Neighbourhood Association

The Kettle Valley Neighbourhood Association provided a letter of support for the funding program, noting:

- *Kettle Valley parks were built with developer support together with the City;*
- *The resulting parks in Kettle Valley are key to providing 'quality of life' in Kettle Valley; and*
- *Note that future generations will praise forward thinking decisions.*

KLO Neighbourhood Association

The KLO Neighbourhood Association noted support for the funding strategy, noting:

- *The KLO Neighbourhood Association has been waiting for Pandosy Waterfront Park; and*
- *They acknowledge their park is not the only one needing to be built in the City but would hope that this funding source would advance the completion to be earlier than 2028.*

KSAN – Kelowna South Central Association of Neighbourhoods

KSAN noted endorsement for the funding strategy, noting:

- *Concern that the 5% parkland dedication and the development DCC has not been utilized in recent years;*
- *KSAN urged council to consider including the 5% parkland dedication as well as the full implementation of the proposed funding program; and*
- *KSAN noted that their position as 'inner city' experiencing rapid development will leave their neighbourhood in jeopardy without the infrastructure of parks, trees, playgrounds, bike paths and sidewalks for a healthy environment.*

Quail Ridge Resident's Association

Quail Ridge Resident's Association support for the funding strategy, noting:

- *They encourage the tax neutral funding concept; and*
- *Note concern that the funding program (over the next 10 years) does not include park development within the Quail Ridge Neighbourhood; and*
- *Note that the Quail Ridge area needs more park space and further development of existing small parks.*

Rutland Resident's Association

The Rutland Resident's Association endorses the Park Funding Program, noting:

- *Our city is the fastest growing in BC and the fifth fastest growing metropolitan area in Canada;*
- *The provision of parks becomes more crucial in the context of this growth;*
- *Notes how Rutland Centennial Park now represents a major focal point for Rutland citizenry;*
- *Commends Council on the quality of the phases completed, but as voiced concerns on length of time for full completion.*

Community Associations

A summary of input from various community associations is included below.

Lost Creek Park Committee (LCPC)

The Lost Creek Park Committee provided a letter of support for the program, noting

- *While Lost Creek Park was built through a partnership model, the proposed program would be the best way to move forward for park development to support community development, growth and unity.*

Okanagan Xeriscape Association (OXA)

The Okanagan Xeriscape Association submitted a letter of support; noting:

- *The program will increase the developed park space in Kelowna and that having access to animated park space is a key component of healthy active living and strong vibrant communities; and*
- *By developing new parks with xeriscaping in mind, operational funds can be saved through less watering and less maintenance overall.*

Institutions

A summary of input from various community institutions is included below.

Interior Health (IH)

Interior Health provided a letter of support for the program, noting:

- *IH recognizes the importance of parks for community benefits of active living, physical and mental health, community connections, socialization and the connection with natural spaces;*
- *Health facilities are also public amenities that contribute to a healthy community, are also publicly funded; and*
- *Promote active living, health and community programs.*

Okanagan College (OC)

Okanagan College provided a letter of support for the program, noting

- *Parks provide substantial benefits for the quality of life, including active living, connection to nature, space for community and cultural activities, improving air quality and are part of a healthy city;*
- *The College facilities are public amenities that contribute as well to healthy living, physical and mental health, have spaces for community gathering and learning;*

- *The College provides active living programs and events; and*
- *OC will continue to work with the City to promote healthy living, community building and providing greenspaces.*

University of British Columbia Okanagan (UBCO)

UBCO submitted a letter of support; noting:

- *UBCO IH recognizes the importance of parks for community benefits of active living, physical and mental health, community connections, socialization and the connection with natural spaces;*
- *Applauds the City's commitment to creating park amenities to benefit future generations;*
- *Education facilities are publicly funded, providing a public benefit, complementing the benefits of municipal parks;*
- *UBCO similarly provides playing fields, gymnasium space, court spaces, plazas and greenspaces, partnering with community groups and sports organizations as well for the use of these amenities; and*
- *Fair and equitable funding sources available to the City include 5% dedication of parkland, Community Amenity Contributions, DCCs for market developments, Tourism Tax and other partnerships.*

Sports Organizations

A summary of input from various sports organizations is included below.

Central Okanagan Rugby Enthusiasts (CORE)

CORE noted they stand behind initiatives to provide more amenity space, underlining the need for sport field development and noted:

- *The growth of their club over the last 10 years;*
- *Rugby does not have a home base in Kelowna;*
- *Their activities are curtailed by the lack of fields and supporting amenities; and*
- *the benefits of sport for youth and the long-term health of our community*

Kelowna Ultimate Players Society

Kelowna Ultimate supports the prioritization of parks investment and sports field development, and noted:

- *The Society has grown from 2003 to 250 members playing through all seasons;*
- *They host a tournament that brought 850 athletes to the City this year;*
- *The sport builds comradery and community;*
- *Recreation helps provide healthy lifestyle choices for residents and visitors; and*
- *The lack of fields is curtailing their activities and tournament capacity.*

Okanagan College Coyotes Baseball Program

The Okanagan College Coyotes Baseball Program wrote a letter of support, noting:

- *The program is in its 12th year, growing each year;*
- *The program develops college players and Junior Coyote develops youth;*
- *They face challenges with aging and insufficient field and amenity space;*
- *Participating in an active lifestyle is crucial to community health and well-being, through working with teammates, social and community building through life.*

Okanagan Mainline Football Society (Okanagan Sun)

Okanagan Mainline Football Society supports for the park funding strategy, noting:

- *The organization includes 150 people as well as 9,000 to 10,000 fans that attend games;*
- *They are challenged with facilities that are undersized, outdated and inadequate; and*
- *Wish to see athletes of all ages thrive.*

PacificSport Okanagan

PacificSport Okanagan wrote a letter of support to improve current sport and recreation spaces, noting:

- *PacificSport has engaged over 12,000 Okanagan residents in the past year, not including an additional 4,500 who register through Central Okanagan Youth Soccer;*
- *They liase with over 65 sport organizations for sport camps, training, event support and physical literacy;*
- *Note that sport and recreation is a powerful social connector, important for health and instill character in youth; and*
- *Facilities to conduct sport and recreation is foundational to their success.*

Pickleball Kelowna Club

Pickleball Kelowna fully support the plan for parks funding, noting:

- *Pickleball is the fastest growing sport in North America;*
- *They have outgrown their facility capacity, which is exceeded daily;*
- *Note the role that sport has in building community and health, physically and mentally.*

Tennis BC

Tennis BC provided input, noting:

- *Tennis in Kelowna is experiencing a huge growth in participation, from three years to adults; and*
- *Tennis BC welcomes the opportunity to promote and provide an organized form of tennis at the community level, fulfil the demand for more courts, including a covered facility.*

Urban Rec Okanagan

Urban Rec Okanagan wrote to highlight the importance of parks investment and sports field development in the community, noting:

- *In 14 years of operation, they have seen very few developments to allow the recreational community room to grow;*
- *Demand increases annually, yet the biggest challenge is turning away participants due to their space constraints;*
- *Leagues allow participants to grow their network and create relationships;*
- *Investment includes healthy parents modelling an active lifestyle to their children; and*
- *The importance of physical movement for our community's health and well-being.*

Resident Feedback

Emails of support were received by the following individuals:

- *Terry Bridges*
- *Theresa Dunnigan*
- *Bob Evans*
- *Sandra Hordowick*
- *Alfons Janusas*
- *Don Knox*
- *H.P. Kuehn*
- *Maureen Lisle / Lloyd Irwin*
- *Alex Spice*
- *Ivy Thomas*
- *Darrell Uhearn*
- *Colin Wilson*

Key points noted by residents included:

- *There is less area of parks per person as the City grows;*
- *All residents should have access to parks, including along Okanagan Lake;*
- *Benefits of parks provide health, resiliency and economic vitality to the City;*
- *Park spaces are vital as the urban centres intensify with development, to ensure livability of the new growth;*
- *(the investment in parks) will keep Kelowna moving towards the goal of being the most livable mid-sized city in Canada;*
- *The need to continue to work in partnerships with non-profit groups;*
- *Concern about accelerating population as well as slow park development;*
- *Concern about overcrowding on beach parks;*
- *Gratitude for the existing parks from previous councils, individuals and service clubs;*
- *Encouragement for foresight now with major growth in progress.*

Attachment 2: Parks Development Funding Program Public engagement summary – Spring / Summer 2019

Letters of Concern

August 26, 2019

City of Kelowna
Robert Parlane
Manager, Parks and Buildings Planning

Re: CHBA CO's Position on Parks Development DCC

The Canadian Home Builders Association of the Central Okanagan (CHBA CO) would like to extend our appreciation to the City of Kelowna on its efforts to engage community stakeholders on the Parks Development DCC. We are providing our input on behalf of our 270+ members, many of whom will be directly impacted by the change.

Housing affordability is top of mind for many residents in the Okanagan, and is a core issue for our Association. We recognize the need for some fees and charges for development, but firmly believe this new fee is unreasonable and counter to our collective housing affordability goals. New homeowners already pay \$7,346 for a Parks Acquisition DCC. With the new \$7,180 Parks Development DCC, they will be paying over \$14,500 towards parks alone.

Our City has a problem with people struggling to get into the housing market in some form already. How are we expected to solve our housing crisis when we can't solve the problem of getting first-time home buyers into the market? In order to tackle this housing crisis, it starts with our first-time home buyers that will free up available rentals and the effects will trickle down the housing continuum.

A total proposed Parks DCC of \$14,5000 equates to a substantial 4% of the average price (\$362,700) for a new condo in Kelowna. Many of the people who are looking to enter the market (student's graduating, young couples starting a family, young working adults) simply cannot afford an additional \$14,500 when they're already struggling with even the basic down payment. City Council needs to decide ultimately what is more important for our community; tackling housing affordability or developing new parks?

The *Local Government Act* section 934 stipulates that local governments must consider whether the charges will deter development, and discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land. We would like to remind staff that our housing market has been targeted by a number of government policies (Mortgage Stress Test, cost increase due to the BC Energy Step Code, Speculation & Vacancy Tax and Employer Health Tax) that have made it prohibitively harder to build and sell homes. Adding one more expensive fee simply worsens an already critical situation, and gives builders, developers and home buyers yet another reason to consider other neighbouring municipalities for their next project or home purchase.

One suggestion would be to offset the impacts of this new fee with a significant decrease to the Parks Acquisition DCC. This is already over-funded and could be evaluated in the future if its reserves are greatly impacted. Then, we can still meet the intent of funding our Parks Development fund, but without such a strong impact on new home buyers.

We also recommend a pause on any implementation until the next OCP has been adopted. The DCC Best Practices Guide states that “a strong relationship exists between the DCC bylaw and other municipal documents such as the OCP.” An updated OCP will also allow us to more accurately proceed with a proper projection of units and more accurate calculation of the DCC. In addition, this provides significant notice to industry that changes are coming, in tandem with appropriate grandfathering measures once formally implemented.

In summary, CHBA CO is firmly opposed to the introduction of the new Parks Development DCC on behalf of our organization and new home buyers in Kelowna. We simply cannot support anything that increases the cost of home ownership during this critical housing crisis.

Should you require further information, please do not hesitate to reach out.

Sincerely,

A handwritten signature in dark ink, appearing to read "C. deVeer", written in a cursive style.

Cassidy deVeer
President, CHBA CO

July 12, 2019

City of Kelowna
Robert Parlane
Manager, Parks & Buildings Planning

Re: Park Development Funding Program

The Canadian Home Builders Association of the Central Okanagan (CHBA CO) would like to thank the City of Kelowna for their ongoing efforts to ensure a uniform and collaborative approach to the Park Development Funding Program that was presented to CHBA CO on June 25, 2019. It's vital to the future of Kelowna to involve all stakeholders throughout this process because it directly affects our housing market for generations to come.

CHBA CO is in full support of the letter submitted by the Urban Development Institute to City staff and council on July 12, 2019, entitled Parks Development DCC. Further to UDI's letter of opposition, feedback from the Canadian Home Builders' Association of the Central Okanagan is outlined below.

This proposed increase in DCC's will most certainly need to be passed along to the new home purchaser. According to OMREB, 62% of homes purchased within the Okanagan are by current Okanagan residents. To say that "the people moving here should be the ones responsible for paying for the growth" is incorrect as it would still be local residents footing most of the increased cost. Approximately 60 – 75% of new construction done in the Okanagan, is done for local residents.

With the additional costs that come with new homeownership, it's unreasonable to expect new homeowners to pay an extra \$7,180 for a Parks Development DCC, this in addition to the \$7,346 already being paid for a Parks Acquisition DCC. This is simply an extra cost with no added value to their home. The construction industry has been bombarded with many new rules and regulations (the speculation tax, BC Energy Step Code, and the general increased cost of construction) that the dream of owning a home for first time home buyers, has become unrealistic.

- 4 in 5 renters want to own a home
- 75% of Canadians view homeownership as a key to financial security¹
- 50% of British Columbians think housing is the most important issue in the province²
- 95% of residents live in market-provided homes, that are owned or rented
- 80% of rental units that become available each year in Canada are from people becoming homeowners

According to Straddling the Gap, house prices in BC would have to drop by an average of \$452,000 by 2030 or yearly earnings need to increase to \$136,200 to become affordable for young people. More specific to Kelowna, the average house price would need to fall by \$239,000 or the yearly earnings would need to increase to \$100,000 – about double the current level.

With the exception of neighbourhood parks, parks are used and enjoyed throughout the Okanagan by many different people, not just the community built around it. Sports teams travel in to play on our soccer fields and baseball diamonds. Tourists visit these parks to swim in our lake and sunbathe on our beaches, and Okanagan residents visit numerous parks around our city. It would be unfair to ask homeowners to pay an additional \$7,180 for this when so many other people will use these facilities. While other DCC components (road, water, sewer) are paid for by homeowners, tourists do not come to

¹ Source: CHBA National Opinion Poll, April 2018

² Source: Insights West Poll, January 2018

the Okanagan to take advantage of these, they come to the Okanagan for our parks. Parks are a destination in the Okanagan Valley.

We recommend that the City of Kelowna explore alternative approaches to supplement the DCC so it does not further affect the cost of homeownership. This may include a Hotel Tax or an Airport Levy or any other means to collect from tourists, to help with the costs of these proposed DCC's, which in turn will help reduce the cost to homeowners.

In summary, CHBA CO is firmly opposed to the introduction of the new Parks Development DCC on behalf of our organization and new home buyers in Kelowna. We simply cannot support anything that raises the cost of homes at this time. Should you require further information, please do not hesitate to reach out.

Sincerely,



Cassidy deVeer
President, CHBA CO



August 26, 2019

Mayor and Council
City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4

RE: Parks Development Funding Strategy

We are writing this letter to you to first express our appreciation to administration for their willingness to explain the proposed park development DCC to us and secondly to express our concerns with what we see as an overarching issue which this new Parks Development Funding Strategy will exacerbate: the cumulative impact of rising taxes, levies, and fees that are adversely impacting efforts to establish more affordable market housing in the city.

On July 10 the Parks & Building Planning Department made a presentation on the draft changes being contemplated in funding strategies around DCCs. The Chamber of Commerce responded to this presentation on July 25 and was invited to two follow-up presentations by Parks staff. We reiterated our observations and suggestions at those meetings and while we received some clarification from administration there was no substantial change in position on increasing development cost charges to help pay for future parks development. We are not including our previous submission to administration with this letter but can provide if requested.

The City of Kelowna has taken some useful steps in the past year around the issue of affordable non-market housing, and we support those efforts. However, the proposed funding strategy with its increase in DCCs as well as a reduction in the assist factor (funds paid by existing taxpayers to cover their portion of the costs associated with new parks development) runs the risk of putting home ownership further out of reach for many young families.

The Chamber is concerned over the cumulative effect of increasing taxes at every level of government and its inevitable impact on affordable housing in Kelowna. While it may be comforting that the doubling of DCCs "only" adds one per cent on the price of an average home (valued at approx. \$700,000+) that is still an added fixed cost of over \$7,000. These charges may initially be paid for by the developer but as we stated to administration, those charges are always passed onto the eventual homeowner. House prices in Kelowna are

already high in comparison to other non-lower mainland communities and an added DCC will just put home ownership further out of reach for many young families, the very people we wish to attract.

Of course, the Kelowna Chamber appreciates the critical importance of parks in Kelowna and the positive impact they have on residents, visitors and our quality of life. We support the goal of establishing a sustainable and fair funding mechanism to enable both the acquisition and development of parks in our community. In fact, among the many alternatives we have suggested is placing a higher value on parks as compared to other DCC funded projects and undertaking a rationalization (reduction in the scope of other DCC funded projects) so that the new parks development DCC could be offset by a reduction in other DCCs of lower value to the community. This would result in a net zero impact on homeowners. It may not be achievable, but it would be a worthwhile exercise.

A hard look at population projections is also worth further examination as those projections are the foundation on which project scope (infrastructure needs) have been identified and quantified (costed) which is a requirement in rationalizing what the actual DCC should be in order to meet identified future needs. Given previous population projections that have been made, the reliability of forecasting models is at the very least questionable. This fact would give more credence of having a reasonable “assist factor” built in as it would link revenue to the actual population not projected population.

We would also make the observation that if growth projections are too high and lead to the identification of larger infrastructure projects than are actually needed, then ironically those charges (to bring in revenue through DCCs) can actually lead to higher housing costs which in turn can negatively impact the marketplace resulting in a decline in the very growth that was initially predicted. The question we would raise is what happens if you add infrastructure to handle another 30,000 people but that growth never actually materializes or in fact turns out to be far less than forecasted? You have then overbuilt, overcharged and have negatively impacted housing affordability and limited the very growth you are predicting.

We believe further reflection and discussion on options could be considered prior to moving ahead with the addition of another Development Cost Charge that will add even more to the cost of housing at a time when housing affordability is such a huge issue. This critical issue was flagged both in a recent study co-authored by Paul Kershaw, PhD, UBC School of Population & Public Health, entitled *Generation Squeeze* and was noted within the City of Kelowna’s recent 2019 Economic Scorecard that ranked Kelowna 11th out of 14 for housing affordability. As stated in the Economic Scorecard:

The indicator gives an indication of a city’s ability to attract new residents as housing affordability is an especially important consideration when deciding where to live. Even communities with many job opportunities can struggle to attract new residents if housing is unaffordable.¹

¹ Kelowna Economic Scorecard 2019, page 14: Indicator Descriptions and Significance, Social Indicators: Housing Affordability. Kelowna received a “C” grade.

The City's own Healthy Housing Strategy (2018) says "*A healthy housing supply is fundamental to the economic and social well-being of a community.*" Residents must be able to access and afford that housing, however.

The proposed Parks funding strategy doubles the parks DCC charge on a new home, pushing accessibility even further out of reach. In isolation, having a funding strategy (DCC) to pay for the development of parks makes sense but the reality is you can't deal with this as a single issue. It must be viewed in the larger context of what the cumulative impact of this and other development cost charges (other fixed costs passed onto the consumer) will have on housing affordability.

The study "Straddling the Gap" released by Generation Squeeze Lab in June 2019 makes the truth glaringly clear:

- *In Kelowna, average home prices would need to fall \$239,000 or about half the current value; or, typical full-time earnings would need to double to \$100,000/year to close the affordability gap.*
- *How long does an average young person have to save just to accumulate a down payment on a home? In 1979: five years. Today in Kelowna: 13 years, nine more than 1979.²*

We also appreciate that Local Government isn't the only entity contributing to the increase in housing costs but given its control over land use (supply) and fixed costs (development fees, cost charges, taxes, etc.), it plays a significant role.

In closing, aside from asking the City to take our input under advisement, we would like to encourage the City to provide leadership in this area by hosting a *Housing Summit* that would bring government, the development sector, academia, and various stakeholders such as the Chamber, the Homebuilders Association, and UDI together to discuss ways to improve the City of Kelowna's ranking on the affordability index. We would also encourage Council to consider establishing competitive benchmarks that are publicly reported annually that compare the City's combined revenue streams: taxes, fees and development charges (DCCs) on a per capita basis, against other Valley cities and peer communities in BC. Kelowna must remain competitive on both taxes and DCCs. We appreciate on both those measurements Kelowna has traditionally fared well but given the escalating housing crisis greater focus on this area is likely warranted.

We again greatly appreciate the opportunity to engage with administration on this challenging issue and remain committed to representing the interests of our close to 1200 members who represent in excess of 25,000 employees many of whom work, live and play in the City of Kelowna.

Sincerely yours,



Nikki Csek, President
Kelowna Chamber of Commerce

cc: Robert Parlane, Parks & Buildings Planning

² *Straddling the Gap*, Kershaw & Sutton, June 2019, page 12



July 24, 2019

City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4

Robert Parlane
Manager, Parks & Buildings Planning
Via email: rparlane@kelowna.ca

RE: Parks Development Funding Strategy – Presentation July 10, 2019 from Parks & Building Planning to Kelowna Chamber of Commerce

Robert,

Thank you for inviting the Kelowna Chamber of Commerce to your presentation on the above-named strategy. We appreciate the critical importance of parks in Kelowna and the positive impact they have on residents, visitors and our quality of life. We support the goal of establishing a sustainable and fair funding mechanism to enable both the acquisition and development of parks in our community.

Prior to passing on our comments, we do wish to note the significant challenge we faced in providing you a well thought out response in the limited time we have been provided to respond. We understand that the presentation that we received summarized more than six months of research and analysis. We certainly would have preferred to have been engaged in this process much earlier. The many development companies we represent would no doubt have added far greater insight than we are able to provide with only a couple of weeks to absorb, digest, and analyze the proposed new funding model for parks development (the addition of a new development cost charge).

Our initial reaction, having sat through a two-hour presentation, is that more time is needed for us, and others in the development community, to more fully understand the consequences of the suggested direction and potentially suggest alternative approaches.

The Kelowna Chamber of Commerce acts as a single powerful voice for our 1200 members and their 25,000 plus employees to promote local business interests. The Chamber's Policy Advisory Committee, chaired by a Board Director, actions issues of key importance to members, including taxation, transportation, cannabis legislation, and employment and housing.

We understand you want to take this to Council the first of September, so we provide both specific and general comments in hopes that they assist in administration's reflection on the current proposal. We would be keen to re-engage with the City and other stakeholders such as UDI and CHBA Central Okanagan if the City adjusts its time frame for decision making to allow for a more fruitful discussion with the development community.

We believe further reflection and discussion on options could be considered prior to charging ahead with the addition of another Development Cost Charge that will add even more to the cost of housing at a time when housing affordability is such a huge issue. This critical issue was flagged both in a recent study co-authored by Paul Kershaw, PhD, UBC School of Population & Public Health, entitled *Generation Squeeze* and noted within the City of Kelowna's recent 2019 Economic Scorecard that ranked Kelowna 11th out of 14 for housing affordability. As stated in the Economic Scorecard:

The indicator gives an indication of a city's ability to attract new residents as housing affordability is an especially important consideration when deciding where to live. Even communities with many job opportunities can struggle to attract new residents if housing is unaffordable.¹

We need to collectively address the broader issue of housing affordability if we hope to attract young professionals and families to move here to help to fill the growing labour shortage that will accelerate as more and more baby boomers move into retirement. Local Government isn't the only entity contributing to the increase in housing costs but given its control over land use (supply) and fixed costs (development fees, cost charges, etc.), it plays a significant role. We appreciate that DCCs are only one of many fixed costs that contribute to higher housing prices and that market forces play a role, but we do believe the City can play a major role in limiting its impact on housing costs. We also believe the City can assist in bringing stakeholders together to start peeling back the layers of the fixed costs that are systemic in the development of housing. With leadership from the City on both fronts, there is a real prospect of slowing the continual increase in housing prices, *i.e.*, moving Kelowna higher up the affordability index.

Prior to providing comments on the presentation we received, we also feel it is necessary to stress that our comments are primarily focused not on the value of parks but rather on the financing model being considered to address an infrastructure deficit in Kelowna. We appreciate the value that a vibrant parks system brings to a city, and recognize that city parks and open spaces improve our physical and psychological health, strengthen our communities, and make our cities and neighborhoods more attractive places to live and work.

We have separated our comments into three areas: General Observations (for your information); Points Requiring Greater Discussion (areas where we believe further discussion is required); and Recommendations (specific directions we are requesting you consider as you move forward with this initiative).

¹ Kelowna Economic Scorecard 2019, page 14: Indicator Descriptions and Significance, Social Indicators: Housing Affordability. Kelowna received a "C" grade.

GENERAL OBSERVATIONS

- 1. Statistics presented: Kelowna vs other BC municipalities** - Only a few other cities were used as comparators. Those cities did not appear to have matching parks acquisition targets. Does this skew Kelowna's performance lower than it likely is when compared to other cities of comparable size? More time, greater clarity, and better comparators are needed.
- 2. The parks funding strategy as proposed will significantly increase the total cost of DCCs per household leading to further pressure on housing affordability** - Housing affordability is a crisis in the province. The City's own Healthy Housing Strategy (2018) says "A healthy housing supply is fundamental to the economic and social well-being of a community." Residents must be able to access and afford that housing, however. The proposed Parks funding strategy doubles the parks DCC charge on a new home, pushing accessibility even further out of reach. In isolation, having a funding strategy (DCC) to pay for the development of parks makes sense but the reality is you can't deal with this as a single issue as it must be viewed in the larger context of what the cumulative impact of this and other development cost charges (other fixed costs passed onto the consumer) will have on housing affordability.

The study "Straddling the Gap" released by Generation Squeeze Lab in June 2019 makes the truth glaringly clear:

- In Kelowna, average home prices would need to fall \$239,000 or about half the current value; or, typical full-time earnings would need to double to \$100,000/year to close the affordability gap.*
- How long does an average young person have to save just to accumulate a down payment on a home? In 1979: five years. Today in Kelowna: 13 years, nine more than 1979.²*

- 3. Doubling of DCCs since 2007** - While the City of Kelowna has traditionally been extremely competitive with the DCCs it applied on new developments, with the proposed \$7,000 increase (per household), DCCs will have doubled (in Mission) since 2007 according to Chamber developer members working in the area.

Year	DCCs paid	Parks portion of DCCs
2005	\$19,502	\$2,147 (Acquisition)
2007	\$24,148	\$2,957 (Acquisition)
2019	\$41,125	\$7,142 (Acquisition)
2019	\$48,125 – proposed	\$14,142 – proposed (Acquisition & Development)

² *Straddling the Gap*, Kershaw & Sutton, June 2019, page 12

The table on the previous page suggests that a reasonable question to ask is – are the funds collected through DCCs being used to buy properties in a timely manner before market increases cause costs to balloon. This may or may not be the case but with limited time to review I hope you can appreciate why we raise the question.

POINTS REQUIRING FURTHER DISCUSSION

We have noted the following points that we believe require greater exploration *before* the recommendations are made to Council:

1. **Finding the right balance between who pays and who benefits** - There is a reasonable argument to be made that an increase in the infrastructure levy should be considered prior to introducing a new DCC. By adding to the general tax levy (or keeping a reasonable assist factor), current taxpayers would then be paying for the development of parks that they are benefiting from. We also recognize and appreciate that having a parks development DCC would extract funds from non-housing developments such as commercial/industrial developments thereby indirectly receiving funds from those outside the city (those who come into Kelowna for commerce) who may also be enjoying the benefits of our parks without directly contributing to their acquisition and development. Further examination might actually show a balance between funding approaches is the best approach. Developing multiple funding scenarios would be helpful in analyzing this further.

It is worth noting that taxing the general public instead of relying solely on the proposed DCC will also place more accountability at the City level for making decisions that are supported by the electorate that they represent. A direct feedback loop would be created wherein, if taxpayers felt too much funding was being directed to parks, they could express that directly to Council. One way to determine the public appetite to pay more is to ask them. Similarly, a direct democracy approach such as a referendum or plebiscite that seeks public support for increased spending on park development is also a reasonable way to allow citizens to determine the type of community they wish to have. Voters of course never, ever make a mistake when they go to the polls although it is also true that they must live with the consequences of their decisions.

2. **Consider the land dedication option as a mechanism of hedging against future land increases** (*i.e.*, lock in land using DCC credits at today's prices).
3. **Explore alternative funding mechanisms** – We also believe some discussion on the following is warranted:
 - a. Establish a longer phase-in period for any change to DCCs.
 - b. Explore funding options with a variable assist factor for neighbourhood parks.
 - c. Reallocate use of gas tax funds to parks development (current and future).
 - d. Consider using the revenue the City achieved through the Terasen (now Fortis) LILO Agreement & Utility sale that occurred years ago. Perhaps establish an investment trust with the \$25+ million the City received through those financial transactions.

- e. Re-evaluate and reduce other DCCs and scope of projects they are expected to pay for, to allow “room” for the proposed Parks Development DCC.
 - f. Review mechanisms that would allow for the collection of fees (user fees) from out of town users, *i.e.*, tourists and sports teams, etc. who utilize parks much of the year.
4. **Examine the cumulative impact on the cost of housing** - As a result of a 100% increase in DCCs, the provincial speculation tax, proposed step code changes, increased mortgage stress tests, and increased construction costs, we continue down a path that is leading to higher house prices and an increasing affordability gap. Although we understand [from some responses to questions we asked at the presentation] that Parks & Buildings Planning Staff does not see its role as positioning the impact of the proposed DCC increase in the context of affordability factors, it would be helpful if staff showed Mayor and Council the extent to which ‘piling on’ higher DCCs would add to other recent changes that make housing less affordable.
5. **Quantify the impact of new residents buying homes outside Kelowna city limits** – As a free society people can choose to live wherever they desire. If the perception is that housing is more affordable outside of city limits, we will continue to see a shift to periphery development that could have a negative impact on the City of Kelowna through ex-urban users of the transportation network, parks, parking garages, and other amenities while paying zero taxes or usage fees – or DCCs. This in turn places greater demands on the City’s transportation infrastructure, and may well undermine the City’s transportation planning.

We also wish to concur with several of the suggestions put forward by UDI including:

- a. Establish rate for DCCs based on square footage instead of per unit as is the case in Kamloops.
- b. Reaffirm DCCs to only be used to fund future needs resulting from growth and not to pay to catch up on the current deficit.
- c. Greater scrutiny and clarity are needed on the calculation and cost analysis that was conducted in order to establish the rate for the proposed Parks Development DCC.
- d. A developer’s dedication of active linear parks or nature areas that serve as a neighbourhood trail system should result in the application of a parks DCC credit.

RECOMMENDATIONS

1. Delay implementation of the proposed Parks DCC until further discussion can occur with the development community and alternative funding options (blended approaches) can be better analyzed. We ask that you add a consultation period equivalent to the time your Parks Department utilized in creating the report and consider taking your recommendations to Council in December.

2. Create direct (and dedicated) revenue streams for parks development funding. As an example, all funds generated from parking, parks rentals and concessions sales at civic parks should go to a dedicated reserve for parks development rather than into general revenue.
3. Revisit capital plans so as to prioritize what is realistically attainable (affordable) given the massive infrastructure deficit the City faces and reduce the scope of low priority projects such that DCC reductions could occur allowing for “room” for a new Parks DCC with no net (or minimal) increase in total DCCs.
4. Retain a reasonable “assist factor” for the proposed parks DCC.
5. Reconsider the use of parkland dedication in the subdivision bylaw as a means to acquire parks (allowing for a shift of revenue to development as opposed to both acquisition and development). The City could consider the land dedication option as a mechanism of hedging against future land cost increases.
6. Provide leadership on addressing the need for more affordable market-based housing by bringing the development community together with all levels of government to jointly develop strategies aimed at slowing the rapid increases in the cost of housing (attainable housing).

We thank you again for the opportunity to respond to your proposal and presentation and we stand ready to re-engage with you on this issue and the larger, and perhaps more important issue of housing affordability.

Sincerely yours,



Nikki Csek, President
Kelowna Chamber of Commerce

cc: Policy Advisory Committee of the Kelowna Chamber



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

210 – 1460 Pandosy Street
Kelowna, BC V1Y 1P3 Canada
T. 778.478.9649 F. 778.478.0393
udiokanagan@udi.org
www.udiokanagan.ca

August 26, 2019

City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Robert Parlane

Subject: UDI's Position on Parks Development DCC

UDI Okanagan has appreciated being one of the core stakeholders that the City of Kelowna has consulted with as it works to develop a Parks Development DCC.

After several rounds of feedback and consultation with the City as well as the other stakeholders, we cannot endorse the City of Kelowna's Parks Development DCC at this time. The three core reasons for our opposition to this program are listed below:

- **Affordability** – This adds a significant cost burden on new home purchasers in a time when there is an issue with housing affordability. The industry has already been facing increasing cost pressures from a number of different places such as the Speculation and Vacancy Tax, the mortgage stress tests, the Step Code, and others. Adding further costs simply increases the likelihood of projects being put on hold or cancelled until the market is able to bare the increased cost. The addition of this DCC has a ranging effect depending on the housing product being considered. While staff maintain that it may only be 1% of an average single family home, it is significantly more on an entry level condominium unit. Furthermore, as a flat rate DCC, the impact compared to total DCC's is also much greater on urban types of housing that would otherwise benefit from the "density gradient" approach to other DCC's.
- **Equity** – All new homes to date have contributed to the acquisition of parkland with the expectation that the City would fund the development through broad community wide tools such as taxation, grants or levies. With the proposed DCC, only new housing will pay the full cost of new park development while it still pays into community wide programs such as taxation and levies. If there were no deficit, then this program may be more equitable. As it stands, the only equitable way forward would be to continue funding park development through general measures.
- **Deficit** – Without a clear plan to tackle the existing parks deficit, it can never be a fair process using a DCC approach. City Council is contemplating adding this charge when there is an acknowledged deficit of 50% of all existing parkland that is either not developed or underdeveloped. Industry has no confidence that this program will do anything to advance park

development that is more in step with where the funds are collected. Rather, the funds will go to improve many existing parks and the deficit in many areas will continue.

If this City decides to move forward with this despite the objections of UDI and other stakeholders, we suggest that at the very least the City hold off adopting this new Parks DCC until the new Official Community Plan (OCP) has been adopted. The reason for this is that the numbers for the Parks Development DCC would be significantly different than they are today if the Parks Development DCC were to be based on the new OCP versus the existing one.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

A handwritten signature in blue ink, appearing to read 'R. Threlfall', is written over a light blue horizontal line.

Per: Rich Threlfall, Chair of UDI Okanagan



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

210 – 1460 Pandosy Street
Kelowna, BC V1Y 1P3 Canada
T. 778.478.9649 F. 778.478.0393
udiokanagan@udi.org
www.udiokanagan.ca

July 12, 2019

City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Robert Parlane

Subject: Parks Development DCC

Thank you for meeting with representatives of UDI Okanagan on June 25, 2019 to receive an update on the City of Kelowna's proposed Parks Development Funding Strategy.


- We are pleased to see that staff agrees that the calculation for the Parks Development DCC should only be based on costs associated with new growth, and not to pay for the existing shortfall.
- When we first met with the City approximately a year ago to discuss this proposed Parks Development DCC, the cost was projected to be roughly \$3,000. Now, it has increased to approximately \$7,000. We would like the opportunity to more deeply examine the numbers behind this significant cost increase to see if it is reasonable before it is adopted by Council. For this reason, we ask that City staff not expedite moving this through Council and instead work with UDI and other stakeholders to dig deeper into the numbers so that we can be in a better position to either endorse or not endorse this new cost.

A detailed PowerPoint presentation was included as part of this meeting, which addressed many of the concerns noted in the June 16, 2018 letter from UDI stating concerns surrounding the proposed Parks Development DCC. As a follow-up to our meeting, we have the following additional comments, which we have incorporated into the notes of each City presentation slide for efficiency of discussion.



We would welcome the opportunity to meet again with the City to discuss further.

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Per: Rich Threlfall, Chair of UDI Okanagan



UDI comments

UDI Okanagan is not fundamentally opposed to the creation of a new Parks Development DCC, however, it is not fair to have the cost of past park development funding shortfalls added to the cost of new homes. We understand that the DCC guideline indicates that DCCs should not be used to make up past deficiencies in parkland. Instead, any new Parks Development DCC should only pay for the cost of park development as a result of new growth. As such, we recommend that the City explore alternative funding sources to make up for years of park development funding shortfalls.


- Concur. The current Parks Development Program has been designed to match growth.

kelowna.ca



UDI does not agree with the Parks Development Program allocation of proposed park development. The projects identified and used to calculate the proposed DCC rate appear to be earmarked to develop parks that have been identified as existing deficiencies. The DCC program should not be used to make up past deficiencies. The concept of setting a development target to match acquisition rates is logical and supportable, but those funds cannot be used to retro-fit the existing deficits.

As a recent comparable example, a significant public consultation process had to be undertaken to simply approve the re-prioritization of the South Perimeter Road, notwithstanding that this road had already been identified as a growth-related DCC road. Utilizing a different approach to parks development does not seem justifiable. The City of Kelowna should not be using DCC development money (tied to acquisition) on existing deficiencies.

The concept should be not only to match acquisition rates, but to actually match the development dollars to the acquired project on a park-by-park basis. The principle should be that as growth-related park acquisitions are undertaken, the collected parks development DCC pooled funds are utilized immediately to fund the development of the matching acquisition. Otherwise, we are only deferring the same deficit in park development to future years.



UDI comments



UDI requests that the City explore what the Parks Development DCC would be if only parks development needed for new growth was included.

- Concur. The Parks Development Program has been designed to only match the same acquisition parameters for new growth: 2.2 Ha/1000.

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While UDI is in agreement that a 'matching rate' of acquisition to development is logical, the development DCC funds collected cannot be utilized to fund existing parks shortfalls. Following this approach will only defer the infrastructure shortfall indefinitely on stream carried forward to more expensive periods.




UDI comments

UDI requests rationale supporting the proposed 100% allocation of 'future' community, recreation, and city-wide park development to new growth. Is it reasonable to suggest that there will be no benefit to the existing population with the development of these future park sites (particularly the city-wide and recreation park sites)?



- Concur. Some existing residents will benefit from new parks, just as new residents will benefit from existing parks.
- We can define the rate of park development we need to keep up with population growth.
- This proposal to match the development rate to the acquisition rate is the simplest, and most equitable.

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It is reasonable to assume that neighbourhood and community parks should be allocated 100% to growth, but city-wide and recreation parks and linear parks should have an existing benefit allocation. If new and existing residents are assumed to use the city-wide parks on a equal basis, the split of benefit should be pro-rata based on population.



UDI comments



Would higher density housing units be subject to the same Park Development DCC rates as single family?

- Both would have the same standard unit rate.

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A per square foot rate on DCCs all levied at the building stage is a suggestion that UDI would like to again propose to the City. Kamloops has moved to a per square foot approach to all DCCs.

Since this additional cost will ultimately be borne by the home buyer, the City is encouraged to reconsider implementing a phased approach given the other issues buyers are faced with such as cost increases related to Step Code, construction price escalation, etc. as well as tightened mortgage rules and other issues.



UDI comments

UDI suggests that the City explore extending the time horizon beyond 20 years for catch up on past park development funding shortfalls.

- The current Parks Development Plan does not include any catch up.

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Robert discussed during this slide presentation that “Should Council subsequently increase the development rate to include catch up, the Benefit Allocation would increase proportionately and there would be no change in the value of the Parks DCC.”

From UDI's perspective, this is what should be applied with the specific projects being funded (the 120 pages of master planned parks etc. used to calculate the DCC charges). A significant number of the projects are not growth related and therefore it is incorrect to allocate 100% of the development of existing shortfalls simply because they fall within a category of 2.2Ha allocation.

If specific park development is not tied to a specific *new* acquisition, then development of said park cannot be considered a growth-related development project.



UDI comments

UDI would like to have further conversations with the City around the current standard of 2.2 hectares of park space, as well as how this compares to other similar municipalities.

- Kelowna has one of the lowest standards for park space amongst comparable cities in the Province.

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UDI would like to have further clarification with the City around the current standard of 2.2 hectares of park space.

Does the 2.2 hectares of park space pertain to the standards we want to acquire as we grow, or does it reflect the existing standards, which we are trying to maintain? Or, is there a bit of "catch up" involved that will get us to a future standard after a certain amount of growth? When comparing to other cities, are we comparing only to their bylaw acquisition standards, or existing standards as well? Perhaps the acquisition standards of comparative cities are high due to years of under-acquiring which have resulted in aggressive standards to catch up retroactively? What exactly are we comparing?



UDI comments



UDI recommends that the City explore options for utilizing a portion of the current Parks Land Acquisition DCC for parks development until such time as the shortfall is made up.

- The Parks Development Plan is not seeking to make up the shortfall.

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The City states that the parks development DCC is not seeking to make up the shortfall, but the funding calculations are determined based on detailed costs analysis of developing/improving existing (already-acquired) park deficiencies.




UDI comments

UDI suggests that the proposed Parks DCC be allocated on a sector basis so that it is consistent with the other components of the overall DCC program.



- Most parks serve user groups from across the City.
- We see no benefit, and unnecessary complexity from using a sector based system.

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At our meeting, we touched on a philosophical difference of opinion that is worth repeating. Since parks are such a community good, the reality is that neighbourhood parks are the only type of parks where the benefit is truly only associated with a physical area. For this reason, we believe that it would be more equitable to only have neighbourhood parks as a DCC component and have the rest of the parks development cost go into a levy or general taxation.



UDI comments



If a developer provides natural open space land that serves as a public amenity (nature trails), the developer should receive credit for this. It should be considered in the City's parks requirements of 2.2 ha/1,000 people. Please confirm if this would be the case with this new Parks DCC.

- Distinction needs to be maintained between the Active Park and natural areas.
- No change is proposed to the current dedication of natural spaces.

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The City states that no change is proposed to the current dedication of natural spaces. However, the parks department is consulted as part of the subdivision approval and DP process, and often the DP and PLR requirements state that the developer must dedicate and construct park trail systems (complete with the fire mitigation works). If these trail systems are a requirement by the parks department, they should be subject to a DCC credit. If they are not considered a valid component of the City Parks system, then they should not be a requirement for development.



UDI comments




The DCC projects should have associated triggers based on growth projections that would prioritize and indicate when projects are developed. This will generate consistency and tie parks development projects to where the development is actually occurring.

- The program is designed as a City-wide program.
- Priority determined by:
 - Growth nodes identified in 2030 OCP
 - Alignment with Ten Year Capital Plan
 - Identified as Park in 2030 OCP



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The City is encouraged to track where the park funds are collected versus where the funds are spent. One suggestion would be to track core area and non-core areas.

We still have concerns with the disconnect between parks acquisition and parks development. Essentially, the people that will ultimately be paying this new Parks Development DCC will not necessarily be the ones to get the benefit of the parks in their neighbourhood. The parks will be built but they could be built in a completely different area of town from where the development occurred, which would result in people having to pay more money but not getting any benefit for it in their neighbourhood. This does not seem equitable.



UDI comments

Would the City be able to provide some mapping of where the 15 hectares of neighbourhood parks attributed to new growth are expected to be located, along with the 27 hectares of community parks?

- Mapping is provided for the proposed Parks Development Program for the next ten years.
- Current work on the 2040 OCP will determine long-term locations, but is not available currently.

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If the acquisition and development are truly growth-related, being implemented on new growth starting in 2020, the development should only be applied to the newly acquired parks post-2020 (which would presumably be fully funded to be immediately developed with the utilization of development DCC funds that pool until that specific park acquisition - targeted by growth - is triggered).

On both the acquisition and development end, the City-wide and Recreation targets do not appear to be realistic; there are not identified areas of land that are available to be acquired to achieve the stated goals.

Is the City able to identify the *new acquisitions* proposed for community, and city-wide parks? These would be lands that are not currently owned and designated as park land by the City of Kelowna. If these cannot be shown to be viable, perhaps the 2.2 Ha acquisition DCC (and corresponding development DCC) needs to be re-visited.



UDI comments




If those lands mentioned in the point above already exist in the form of dedicated park land that has not yet been developed, it should be added to the category of existing development deficiency in table 4.1 and should not be expected to be covered by future growth through a DCC.

- The Parks Development program is designed to match the acquisition rate.
- The Benefit Allocation is determined on this rate as a whole, not on a park by park basis.

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There is no issue from UDI 's perspective in matching a development DCC to an acquisition rate, however those funds earmarked to develop future acquisitions cannot be re-purposed to fund existing deficits.



If there is a difference in interpretation, UDI recommends receiving guidance from the Ministry to confirm the correct application of the provincial legislation before further endorsements are presented to Council.



UDI comments

UDI recommends that the City provide revised unit rates on growth projections to get a more accurate unit rate DCC figure. Those used for the presentation to Council were based on the last capital plan and it would be more meaningful to look at the numbers with the same projections being used for the upcoming Official Community Plan (OCP).

- The DCC figure is based on the current growth figures in the existing 20 Year Servicing Plan and Financing Strategy.
- These will be revised following the adoption of the 2040 OCP.

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Parks Acquisition: \$7,346/unit
Total Parks DCC: \$14,526/unit

Parks Development: \$7,180/unit

In the latest OCP preferred growth scenario endorsed by Council, the housing split will result in 29,825 new housing units by 2040. Based on the proposed DCC rates above, this will equate to over **\$433 Million dollars collected in DCCs**.

This figure seems excessive. In their 2018 Report to Council, the Urban Systems report identified a \$198 million 20 year required funding, which included \$71M of existing development deficit. Even if we assume the \$120M of undeveloped Future parks identified in the report had zero existing benefit and 100% eligibility for costs towards development, this still leaves an excess \$300M in the combined parks DCC fund. (not including the \$18M surplus currently sitting in the Parks DCC acquisition fund).



Based on high level analysis, it seems the DCC rates are inappropriately high in the short term, and will (should) be lowered in consideration of the units projected under the 2040 OCP update. In the meantime, Kelowna is introducing a new, artificially high, DCC at a time when the housing market is already softening.



UDI comments

As briefly mentioned at our meeting, any increase in DCC costs will be passed on to the end user. Increasing upfront costs simply results in increased purchase costs and therefore reduces affordability for those that need it the most.

- Evidence suggests, DCC increases seldom a true flow through cost. Housing prices will continue to be determined by the market.
- Those at the lower end of the market typically have the least amount of private outdoor space, and therefore have the most to gain from an enhanced parks program.

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Since this additional cost will ultimately be borne by the home buyer, the City is encouraged to reconsider implementing a phased approach given the other issues buyers are faced with such as cost increases related to Step Code, construction price escalation, etc. as well as tightened mortgage rules and other issues.

While it is true that housing costs are determined by the market, if there is no potential for developer profit (or too much threat of developer risk), preferred housing projects simply won't move forward. When the pent up market demand for the product is sufficient such that it ultimately drives up the market pricing, then Kelowna will see projects moving forward (at an unaffordable price).

Policy makers will continue to struggle to manage the issue of affordable housing without stronger consideration towards the economic principles of supply and demand.

Eligible / Ineligible Elements



Eligible Elements

- Grading and drainage
- Grading
- Planting grass
- Shrubs and Trees
- Irrigation
- Playgrounds
- Washrooms / Changerooms
- Plazas
- Pathways and Trails
- Site Furniture (e.g. benches)

Ineligible Elements

- Parking Lots
- Access Roads
- Artificial Turf
- Buildings
- Structures (e.g. Picnic Shelters, Gazebos)
- Dugouts
- Bleachers
- Field Houses
- Sport Courts
- Baseball Diamonds
- Tracks
- Lighting
- Boardwalks

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It appears the City included a few items that are not specifically allowed under the Local Government Act, or at least as noted in the DCC guidance material. Items such as grading, plazas and site furniture do not appear to be allowed yet the City lists those as eligible elements. We recommend that the City revisit this and adhere to the DCC guidance material.



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

210 – 1460 Pandosy Street
Kelowna, BC V1Y 1P3 Canada
T. 778.478.9649 F. 778.478.0393
udiokanagan@udi.org
www.udiokanagan.ca

July 16, 2018

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Joel Shaw

Subject: Parks Development DCC

The Urban Development Institute (UDI) is a national association (with international affiliations) of the development industry and its related professions. The corporate members of the UDI - Okanagan Chapter represent hundreds of individuals involved in all facets of land development and planning, including: developers, property managers, financial lenders, lawyers, engineers, planners, architects, appraisers, real estate professionals, local governments and government agencies.

As a Partner in Community Building, the UDI Okanagan Chapter is committed to working with communities and governments to create and achieve the vision of balanced, well-planned, sustainable and affordable communities.

Thank you for inviting representatives of UDI Okanagan to meet with the City of Kelowna to discuss the City's proposed changes to the Development Cost Charge (DCC) program and the addition of new funding sources for park development, including a new Parks DCC. In addition to the many points raised at the meeting, we have had further consultation with our members and have the following additional comments and questions.

- UDI Okanagan is not fundamentally opposed to the creation of a new Parks Development DCC, however, it is not fair to have the cost of past park development funding shortfalls added to the cost of new homes. We understand that the DCC guideline indicates that DCCs should not be used to make up past deficiencies in parkland. Instead, any new Parks Development DCC should only pay for the cost of park development as a result of new growth. As such, we recommend that the City explore alternative funding sources to make up for years of park development funding shortfalls.
- UDI requests that the City explore what the Parks Development DCC would be if only parks development needed for new growth was included.
- UDI requests rationale supporting the proposed 100% allocation of 'future' community, recreation, and city-wide park development to new growth. Is it reasonable to suggest that there

will be no benefit to the existing population with the development of these future park sites (particularly the city-wide and recreation park sites)?

- Would higher density housing units be subject to the same Park Development DCC rates as single family?
- UDI suggests that the City explore extending the time horizon beyond 20 years for catch up on past park development funding shortfalls.
- UDI would like to have further conversations with the City around the current standard of 2.2 hectares of park space, as well as how this compares to other similar municipalities.
- UDI recommends that the City explore options for utilizing a portion of the current Parks Land Acquisition DCC for parks development until such time as the shortfall is made up.
- If a developer provides natural open space land that serves as a public amenity (nature trails), the developer should receive credit for this. It should be considered in the City's parks requirements of 2.2 ha/1,000 people. Please confirm if this would be the case with this new Parks DCC.
- UDI suggests that the proposed Parks DCC be allocated on a sector basis so that it is consistent with the other components of the overall DCC program.
- The DCC projects should have associated triggers based on growth projections that would prioritize and indicate when projects are developed. This will generate consistency and tie parks development projects to where the development is actually occurring.
- Would the City be able to provide some mapping of where the 15 hectares of neighbourhood parks attributed to new growth are expected to be located, along with the 27 hectares of community parks?
- If those lands mentioned in the point above already exist in the form of dedicated park land that has not yet been developed, it should be added to the category of existing development deficiency in table 4.1 and should not be expected to be covered by future growth through a DCC.
- UDI recommends that the City provide revised unit rates on growth projections to get a more accurate unit rate DCC figure. Those used for the presentation to Council were based on the last capital plan and it would be more meaningful to look at the numbers with the same projections being used for the upcoming Official Community Plan (OCP).

As briefly mentioned at our meeting, any increase in DCC costs will be passed on to the end user. Increasing upfront costs simply results in increased purchase costs and therefore reduces affordability for those that need it the most.

We would be happy to meet with the City of Kelowna again over the summer for further conversation and clarification related to the above points and questions. Please suggest a few dates that would be convenient for you to meet and we will work on arranging the meeting.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Per: Kevin Edgecombe, Chair of UDI Okanagan

Attachment 3: Parks Development Funding Program Public engagement summary – Spring / Summer 2019

Letters of Support

Attachment 3:

Letters from Neighbourhood Associations

6 September, 2019

New approach to funding our future parks

I am in general agreement with the funding proposal as presented by Parks & Buildings Planning Manager, Robert Parlane

I believe our neighbourhood has already aligned itself favourably with the acquisition and development proposal being presented.

The Kettle Valley development project has a higher than normal number of parks and it is my understanding that the developer's engineers worked diligently together with City planners to make this happen by providing both neighbourhood and community parks in its original plan.

As a result, the amount of green space within short walking distance of the homes here, compared to most Kelowna communities, were a key "quality of life" element in our decision to build a home in this area.

It has been my home now for 20 years.

Therefore, I would fully support any one of the financial proposals being put forward that will best support the Future Parks Funding submission's acceptance into the OCP.

From my view, if Council were to be in agreement, future generations will praise it for its forward-looking view of the quality of life for its residents.

Len McFarlane
Chairman, Kettle Valley Neighbourhood Association

From: [Dr. Paul Clark, Optometrist](#)
To: [Melanie Steppuhn](#)
Subject: Proposed Park Development Funding Program
Date: Thursday, September 05, 2019 11:23:05 AM
Attachments: [IRIS_3d73bd7d-232b-4322-bea2-5ec2079181e6.png](#)

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

Msteppuhn@kelowna.ca

Dear Melanie

September 5, 2019.
Proposed Park Development Funding Program,

Credit must be given to city council for directing staff to analyze infrastructure spending short falls which have accumulated over ten years.

City staff have effectively analyzed and shown the need for more 'park development' funding. They have compared Kelowna to other similar sized cities and shown how funding could be improved by shifting funding away from general revenue (current taxpayers) and more on the taxation at the time of development, DCC's.

As a neighbourhood association waiting 30 years for Pandosy Waterfront Park (Cedar Park) to be funded for development, we support this change in funding strategy. We understand that the program will effectively *triple* the current rate of park development, going from approximately \$3.5 million per year for park development to approximately \$10 million per year.

We understand that our park is not the only park needing to be built but we would hope this new funding source would advance the date of completion to be earlier than 2028.

When presented to city council, we would urge all councillors to support it.

Paul Clark
KLO Neighbourhood Assn.

Paul Clark OD
Kelowna



Kelowna South Central Association of Neighbourhoods

Knowles House – 865 Bernard Avenue, Kelowna, BC

www.ksan-kelowna.ca

Mayor Basran and Councillors

September 6, 2019

City of Kelowna

1435 Water Street

Kelowna BC

V1Y 1J4

Dear Mayor Basran and Councillors,

Re: KSAN Endorsement of Park Funding Program: Full Implementation of DCC Program and Inclusion of 5% Parkland Dedication at Subdivision

We are astounded and deeply troubled that past Kelowna City Councils have **not** ensured Kelowna residents have benefited from Park Funding tools available under the Local Government Act since 1985. Millions of dollars have been lost due to NOT using Development Cost Charges (DCCs) and the 5% Parkland Dedication at Subdivision. Why? This is truly a travesty and explains why Kelowna is such a laggard in regard to parks development and residents have been the losers.

The good news is this City Council now has an opportunity to remedy the situation and provide a lasting legacy to current and future citizens of Kelowna.

Robert Parlane and his planning team have prepared a comprehensive report and future road map for parks development. However we are disappointed the June 17th Staff Report only recommends Model A (Full Implementation of DCCs) and does not include the 5% Parkland Dedication at Subdivision. KSAN strongly urges not only the full implementation of DCCs but also the use of 5% of land or cash in lieu at the time of subdivision. Why is Kelowna only one of 2 municipalities in BC to not avail itself of this tool to acquire parkland; especially during this time of unprecedented population growth?

As the June 17th Report to Council from Robert Parlane states “Parks and public spaces are the foundation of a dynamic, beautiful and livable City”. The neighbourhoods KSAN represents are now considered “inner city” and are experiencing rapid redevelopment due to rezoning to higher density forms of housing; not to mention KGH. Residents are very concerned the livability of our blocks and neighbourhoods is in jeopardy. Neighbourhood parks, trees, playgrounds, safe bike paths and sidewalks are essential to a healthy environment for people of all ages.

We look forward to a desirable outcome.

With Best Wishes;

Erica

Erica Bell-Lowther, PhD, KSAN President and the KSAN Board

City of Kelowna
1435 Water St
Kelowna, BC
V1Y 1J4

September 7, 2019

Dear Mayor and Council:

RE: Parks Development Funding Program

On behalf of the Quail Ridge Residents' Association, we would like to provide input into the Parks Development Funding Program.

We applaud the City for this undertaking and support the initiative to encourage development of parkland in the City of Kelowna. We also fully support the tax neutral funding concept that would implement a 5% fee or cash in lieu from developers to provide much needed parkland.

We were discouraged, however, that the funding program proposal states that your priority for parks does not include Quail Ridge and that the primary focus of the report is the concern with the lack of park space being provided in the City core where all the high rises are being built.

We would suggest that any future development in the Quail Ridge area should include park or green space like the other areas in our City. For example, the area on Quail Ridge Blvd across from the Okanagan Golf Course that was purchased -- will it remain ALR land? If not, any future development on this property should include park or green space, especially along the road side. As well, we would suggest that the City consider purchasing the Pier Mac land for park development.

In short, the Quail Ridge area is in need of more park space and further development of the existing small parks would be welcomed.

Thank you for your consideration.

THE QUAIL RIDGE RESIDENTS' ASSOCIATION
qrraexec@gmail.com



Peter Pagliocchini

Rutland Residents Association President

September 4, 2019

To: Mayor Basran and City Council

1435 Water Street

Kelowna, B.C. V1Y 1J4

Re: City of Kelowna Park Funding Program

The Rutland Residents Association is very pleased to endorse the Park Funding Program.

Our city continues to grow at an incredibly fast rate. According to a recent Stats Can report, we are the fastest growing city in British Columbia and the fifth fastest growing metropolitan area in Canada. This same report cited that the 25 to 34 year olds make up the largest group moving to Kelowna.

Within the context of this growth the need for completing present park initiatives, as well as facilitating the development of more parks, becomes more crucial. Parks are essential in providing multi-faceted benefits for both young and old and as such they should be a major planning piece for Kelowna going forward.

You may recall that our Association has written letters to your Council regarding Rutland Centennial Park and how it represents a major focal point for our Rutland citizenry. The RRA has commended council for the quality of the phases that have been completed, but have also voiced our concerns regarding the length of time it has taken to bring it to full completion. Such concerns have been echoed by other Neighbourhood Associations and their own park initiatives have met with delays due to funding shortfalls.

The Parks Funding Program, if approved, will serve to triple the current rate of park development funding going from 3.5 million per year to 10 million per year. It should also be noted, that the Parks Funding Program is designed so development growth will help to pay for park growth thus lessening the pressure on general taxation. The program will also serve to triple the rate that it currently builds parks thus completing greatly needed parks in the various sectors of our city in a more expeditious manner.

We sincerely hope that Kelowna City Council will support the Park Funding Program and all the benefits that are encompassed within this program for our citizens young and old alike.,

Yours truly

Peter Pagliocchini

(RRA President) ppaglioc@hotmail.com

Attachment 3:

Letters from Institutions

September 10, 2019

Robert Parlane, Manager, Parks & Buildings Planning
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Subject: Proposed City of Kelowna Parklands DCC charges

Thank you for the opportunity to express our position on the Parklands DCC Charges that are being proposed for public institutions.

In general, we recognize the importance and support the provision of parks for their considerable community benefits, including active living, physical and mental health and well-being, inclusivity, community connections, socializing, learning as well as for the protection of, and connection with, natural spaces. Parks, just like health facilities and services, are foundations of a healthy city.

We do not, however, support the proposed new Development Cost Charges for new, publicly funded healthcare institutions, for the following reasons:

- **Health facilities are ‘public amenities’ that contribute to a healthy community.** Just like parks, they promote physical and mental health. One public entity does not reasonably expect to fund another - this is why public education and healthcare institutions are statutorily exempted from property taxation.
- **Healthcare institutions are publicly-funded.** Unlike commercial and industrial actors, public healthcare institutions cannot adjust their development *pro formas* to absorb, or pass on, new development charges. This means that additional DCC charges on institutions for parklands would typically lead to a *reduction in community health benefits*.
- **Healthcare facilities provide active-living, health-promoting and community-building programs** with much of the same healthy city benefits as parks.

For the reasons described above, we recommend the following:

1. Publicly funded institutions, such as those operated by Interior Health, be exempt from City of Kelowna Parklands DCCs.

Interior Health is committed to continuing to enhance our facilities and programs to support active living, physical and mental health and wellbeing, community-building, learning and cultural development. In this regard, we would be happy to explore with you additional joint initiatives while voicing our unambiguous support for the health and wellness benefits and essential community-building value of Kelowna's parks and the importance of creating stable, fair, and equitable public funding policy to create them.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Lommer'.

Donna Lommer

VP Support Services & Chief Financial Officer



September 10, 2019

City of Kelowna
Doug Glichrist, City Manager
Robert Parlane, Manager, Parks & Buildings Planning

Subject: City of Kelowna Parklands Proposal

Okanagan College is supportive of City of Kelowna plans to develop additional parkland. Parks provide substantial benefits for cities, communities and the people that make up these communities. City greenspace improves the quality of life for its citizens by encouraging active living and a connection to nature, providing space for community and cultural activities, improving air quality and strengthening people's connection to nature. Parks, like educational facilities, are an essential part of a healthy city.

The College appreciates that the City of Kelowna recognizes our contributions to make Kelowna a healthy community and that the City is proposing not to apply the proposed Park Development Cost Charges (DCC) to educational facilities for the following reasons:

- **Education facilities are 'public amenities' that contribute to a healthy community.** Like parks, schools promote physical and mental health, physical activity, community gathering, and learning.
- **Education institutions are publicly-funded.** Publically funded educational institutions are not able to adjust capital budgets to cover new development charges. Therefore, additional DCC charges may require the College to reduce educational services and facilities.
- **Educational facilities provide active-living, health-promoting and community-building facilities and programs.** The College provides many of the same healthy living benefits as parks with greenspaces, recreational facilities and a variety of community-serving programs and public events. Campus greenspaces are created and maintained as part of the College's Master Capital Plan.

Okanagan College will continue to work with the City to promote healthy living, community building and to provide greenspaces.

Sincerely,

Jim Hamilton
President
Okanagan College



10 September, 2019

Doug Gilchrist, City Manager

Subject: Proposed City of Kelowna Parklands DCC Charges

The University of British Columbia is grateful to have an opportunity to comment on the City of Kelowna's proposed Park Development program. I understand that a forthcoming report to Council from City staff will recommend that Parks Development Cost Charges not be applied to institutions such as universities with respect to the proposed Parks Development Program. We strongly support this recommendation.

We recognize the importance and support the provision of parks for their considerable community benefits, including facilitating active living, physical and mental health and well-being, inclusivity, community connections, socializing, and learning, as well as for the protection of, and connection with, natural spaces. We applaud the City's commitment to creating new and enhanced park amenities, benefitting generations to come. Parks, just like health and education facilities and services, are foundations of a healthy city. Likewise, publicly-funded universities, colleges, and hospitals also provide community-serving 'public amenities' devoted to mental and physical health, active lifestyles, learning, social equity and community connections.

In light of these similarities and a shared commitment to community wellness, and with respect for Council's authority on this matter, we summarize our position as follows:

1. Universities, colleges and health authorities are publicly-funded, not-for-profit institutions and, as such, have no capability to take on additional direct development charges against the educational, health and community-serving facilities they develop, without a reduction in the community benefits they provide.
2. Public institutions like UBC, Okanagan College and Interior Health, provide significant facilities, programs and services related to health, learning, active lifestyles that benefit community health, complementing the benefits of municipal parks. For UBC Okanagan, this includes direct recreational benefits such as playing fields and gymnasiums; hosting varsity and community events; fitness facilities; health and exercise classes, training and practicums; as well as stewardship of natural areas and provision of publicly accessible trails.
3. In our view, some examples of stable, fair, and equitable funding sources available to the City for parks acquisition and improvement include, for example: 5% Parkland Dedication, Community Amenity Contributions (CACs), Development Cost Charges on 'for-profit' developments, a Tourism Tax and other park development partnerships.

The university is committed to building a healthy community and supporting well-being and socio-economic development. We look forward to exploring future partnership opportunities to enhance the existing recreational and health-promoting programs and services offered by UBC's campus for the benefit of the entire community.

Sincerely,



Deborah Buszard,
Deputy Vice-Chancellor and Principal
The University of British Columbia, Okanagan Campus

Copies:

Derek Edstrom, Director of Strategic Investments, City of Kelowna
Robert Parlane, Manager, Parks & Buildings Planning, City of Kelowna
Melanie Steppuhn, Parks Planner, City of Kelowna

Michael White, AVP Campus and Community Planning, UBC
Rob Einarson, AVP Finance and Operations, UBC Okanagan campus
David Waldron, Director of Campus Planning and Development, UBC Okanagan campus

Attachment 3:

Letters from Community Associations

Mr. Robert Parlane
Manager, Parks & Building Planning
City of Kelowna

July 2019

Dear Mr. Parlane and City of Kelowna Council,

Thank you for your presentation regarding Parks Development Funding for new parks in Kelowna.

As residents of Lost Creek in Wilden and committee members for the Lost Creek Park, we appreciate the information you provided and are excited about the possible changes to park policy development going forward.

Since 2014, a group of residents in the Lost Creek area of Wilden formed a committee and have been advocating for a park on the land that was designated for a park in the early 2000s. Since the City did not have a policy for park development, the residents of Lost Creek sought out various ways to develop Lost Creek Park. We first identified the interest groups being the City, Blenk Developments and the residents of Lost Creek. Over the course of 4 years, we explored the options about who would fund the development. We entertained the ideas of Local Area Service agreement, property taxes, fundraising, developer paying 100%, City paying 100% or residents paying 100%. None of these options were feasible by all interest groups. Finally, in 2017, the interest groups agreed upon a 50/50 partnership with the City funding 50% of the park development and a collaboration of the developer and residents funding the remaining 50%. This was a very difficult and exhausting process. The Lost Creek Park committee felt the City should have had a policy in place for park development, so no other area has to undergo the same frustrating exercise.

Going through the proposal to get to the 50/50 agreement created some animosity and differences of opinions about park development amongst the community of Lost Creek, as well as between the residents and the City and Blenk Developments. The Lost Creek Park Committee requested that the City begin to develop a policy for future park developments as there are many other undeveloped parks that have been at a stale mate for many years. We are excited that the City has undergone rigorous research to recommend that park development be added to the DCC. We are in full support of the proposed park development policy. We believe it is the best way to move the City of Kelowna forward in community development, growth and unity.

After Lost Creek Park was developed, there has been a greater sense of community not only amongst the residents within a 1-kilometer radius of the Park, but also within the greater Wilden and surrounding area. The benefits of creating a park space greatly exceed any financial cost. Please vote for the proposed Park Development policy.

Thank you,

The Lost Creek Park Committee



August 19, 2019

Dear Mayor and Council,

Re: Parks development funding strategy, File 1840-01

The Okanagan Xeriscape Association (OXA) fully supports a parks development funding strategy that will increase the density of park space in Kelowna. As noted in the report to council, having access to animated park space is a key component of healthy active living and building strong vibrant communities.

The OXA is an educational leader for sustainable, xeric landscapes and would like to provide input on how new park spaces can be developed so they require less maintenance and less water. Planning that keeps these two factors in the forefront will save the City money over the long term and demonstrate a commitment to implementing solutions for the environmental challenges of living in a semi-arid region.

Turf grass is the most water-intensive component of the landscape and must be used wisely in places where it is best suited. Unfortunately, it is commonly used as a default landscape component, in part due to its initial low cost to install. However, when weekly maintenance and water costs are calculated, the long-term costs are significantly more than alternative landscape components such as:

- mixed shrub beds and ornamental grass beds (e.g. Stuart Park)
- native naturalized areas (e.g. Rotary Marshes)

Another viable alternative to turf areas are landscape components that promote active living and community building. Examples that mostly require no water and minimal maintenance are:

- tennis/pickleball/basketball courts
- picnic table areas in shade with wood chip mulch underneath
- natural playgrounds e.g. hopping boulders and logs
- community gardens
- life-sized checker and chess boards
- bike racks

Careful planning and design that factors in the long-term maintenance costs of each element in a park will ensure that overall maintenance costs are minimized, less water is used, and residents get the best use of the park. For example:

- trees and shrubs need to be spaced to allow them to grow to mature size without the need for constant pruning (due to impinging on walkways or other trees and shrubs)
- location of trees needs to be carefully considered to allow for shade from summer heat e.g. in children's playgrounds, dog parks, and seating areas
- use of a mass-planted, large perennial flower bed with long-blooming plants has more impact and needs much less maintenance than many narrow strips of flower beds
- grouping plants by water needs improves plant health as well as reducing water use
- (as mentioned above) avoiding excessive use of turf grass by incorporating other elements
- including input from user groups to ensure park elements will receive maximum use - e.g. the surface for dog park areas

The new Rowcliffe Park is one example of a newly developed park that is a great addition to the neighborhood and already a very much enjoyed space. However, by incorporating some of the above suggestions, both long-term maintenance costs and water use would have been reduced. In addition, usability could have been increased.

Allocating more funding to parks development is a necessity for building an attractive city. In conjunction with that, now is the time for the City to embrace landscapes that are fiscally sound and make sense for the climate we live in. Developing parks in a manner that reduces maintenance costs and water usage is the kind of forward-thinking strategy needed.

The OXA is keen to draw upon its expertise in well-founded xeric principles to provide input to City staff, in a collaborative manner, in the development of new parks. The City has a tremendous opportunity to lead by example to promote a new cultural norm of landscape water conservation while at the same time being fiscally responsible and providing space that residents enjoy. The OXA hopes to be a part of that exciting future.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Gwen Steele' and the signature on the right is 'Lisa Masini'. Both are written in a cursive, flowing style.

Gwen Steele and Lisa Masini

Co-founders of the Okanagan Xeriscape Association

Attachment 3:

Letters from Sports Organizations

DATE: September 4, 2019

TO: Mayor and Council

FROM: Doug Manning, President, Central Okanagan Rugby Enthusiasts

RE: Sportsfields in Kelowna

The local rugby community is very interested in the development of more sportsfields in Kelowna. As a matter of context, Our CORE non-profit society serves more than 1000 touch rugby players, 750 of them under the age of 12. We also provide a development pathway for hundreds of contact rugby players, ages 13 and older, distribute financial support to graduating rugby players and talented athletes unable to afford top-level competitions, and host provincial and national rugby games and events in the Central Okanagan.

Our mini-rugby and touch rugby programs need four contiguous fields on Sunday mornings - this is not possible with today's field inventory and usage. That same program is confined to a 7-week season that is chopped up throughout the spring - there are just not enough fields available. Our co-ed summer touch rugby league is confined to an 8-week season and only 16 teams, as there are not enough field hours to allow us to expand. Even though our academies and adult teams play in the November to March window, no fields are available due to present-day policies and out-dated turf alternatives.

Rugby does not have a home in this community. Many other BC communities have contributed to rugby-only facilities that provide a place for the sport to grow and develop. Rugby would appreciate a facility that allowed us to host provincial and national events while improving the quantity and quality of local players. More and better quality turf fields would be appreciated for our academies and adult teams. More and better indoor field facilities that are more reasonably priced would be appreciated as well.

10 years ago, a handful of old guys played touch rugby in the Central Okanagan. Today, it is considered by parents to be "the best youth sports deal in town", enabling kids 4 - 12 to get hours of active living every week. We all know the importance of fundamental movement skills development for youth. Rugby is pleased to be in the mix of multi-sports available in our city to enable youth to become well-rounded athletes. An investment in sport field development is an investment in the long-term health of our community. We stand fully behind any initiative that gives us more places to play and grow.

I would be pleased to meet with Council to discuss further.



Kelowna Ultimate Players Society
Kelowna, BC
kelownaultimate.com

September 5, 2019

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attn: Mayor and Council

Subject: Support for prioritization of parks investment and sports field development

Kelowna Ultimate Players Society has been organizing and promoting Ultimate Frisbee in Kelowna since 2003. Initially the league began with 75 members playing one night a week.

Now we have over 250 adult members participating in at least one of the five leagues we offer through all the season of the year. Our members are generally 25-35 years old, and comprised of both women and men, as all of our leagues are co-ed.

As a growing sports league, and for the reasons outlined below, Kelowna Ultimate Players Society ("KUPS") supports the prioritization of parks investment and sports field development by the City of Kelowna Council.

One unique trait of Ultimate Frisbee is that the sport is self-officiated at all levels of play including world championships. The first rule that is introduced to new players is called "Spirit of the Game," and this rule emphasizes respect for your opponent, for the game and for yourself. This rule results in more comradery between teammates and opponents. To facilitate this community feeling among our members, KUPS would like to have all of our games at a single location such as Parkinson or Mission Sports Fields. This goal of bringing all our members together once a week to play and build community has not been possible, due to lack of field space at a single location.

At our current size, we require four soccer fields to run a league night with all of our teams playing. We find it difficult to add new league opportunities due to lack of availability of fields. This fall we requested for lit fields during the week from 6-8 pm, and there was no availability anywhere in the city. We expanded our request to the 8-10 pm time slot and one field was available.

Every year we juggle fields to be able to facilitate our spring and summer leagues. Some years when there are not enough fields available with the City of Kelowna, we have rented fields from School District 23 at KLO middle school and OKM high school. This year we played at Walrod field in the north end, and this field does not meet the standard of playing

fields that we have come to expect from the City of Kelowna fields, with uneven ground, sparse grass and gravel spots in the field.

A recent success for KUPS has come in partnership with School District 23. In 2018, a high school league began with four teams, and in 2019, this expanded to include eight teams and over 150 players from schools in West Kelowna and Kelowna. This success in introducing students to a sport that promotes life-long activity and conflict resolution skills, through self-officiating, is exciting for KUPS as we expect a large increase in new players looking for an opportunity to play in our leagues. With the prospect of 50-75 new players graduating from high school league to adult leagues each year, KUPS will require one additional soccer field to facilitate 40-50 new players.

In addition to our leagues, we have hosted a local tournament in May every year since 2006. This year the tournament brought 47 teams and over 850 athletes to Kelowna. This event is held at the Mission Sports Fields over three days and is currently the largest Ultimate Frisbee tournament in Western Canada. This year we had 12 teams on our wait list, wanting to enter, but field space limited our capacity to 48 teams. Increased field space at Mission Sports Field could make this the largest Ultimate Frisbee tournament in Canada.

All of the recreation opportunities in Kelowna offered by the City of Kelowna, local community groups and local businesses help build community and offer healthy lifestyle choices for the residents and visitors of Kelowna.

Kelowna Ultimate Players Society supports the prioritization of parks investment and sports field development by the City of Kelowna Council.

Sincerely,

Kelowna Ultimate Players Society

Per: James Chester, League Coordinator, Kelowna Ultimate Players Society

September 5th, 2019

Dear Mayor and Council,

I am writing this letter in support of the Sport Kelowna office and on behalf of our sport organization. The Okanagan College Coyotes baseball program is entering its 12th year of existence and has continually grown each year. Our program will provide an opportunity for 54 players to participate in college baseball and pursue academic goals in 2019-2020.

Our program works diligently to develop young men into community leaders. Working through a demanding academic schedule, on field schedule, and off season schedule challenges our players on many levels. We are proud of our programs track record of graduating players with a variety of degrees and trade certifications that now call Kelowna their permanent home. Players come from coast to coast to be a part of program and more and more are staying after completion of their academics.

The Coyotes program does not encompass just our college athletes. Our Junior Coyote initiative provides programs over the course of the calendar year to a significant amount of youth players. We work to provide grassroots players an opportunity to be coached by not only college coaches but college players as well. It serves as a mentor setting to have our youth players aspire to attend Okanagan College and pursue their education. We saw over 500 different youth players in the Okanagan Valley in 2019.

We face many problems with our program. Our facility that we use on a regular basis, Elks Stadium, is aging out and in need of a major upgrade. With program growth from youth to college, the indoor batting cage at Elks Stadium is obsolete and need of replacement and expansion immediately. We are having to turn away youth players during the winter months due to available hours.

Having a secondary artificial surface would dramatically change our program with extension of on field time, decrease our indoor needs, and significantly change our travel budget and schedule with the availability to play in Kelowna earlier and later into the fall. The secondary field would also allow us to attract large regional, national and international tournaments. It would also provide opportunity to create recreational leagues.

Participating in an active lifestyle from a young age through to college to an adult is crucial to the health and well being of our community. It develops the love for being active, competing, working with teammates, creating a social setting to develop new relationships and help develop a sense of community into the later years of life.

Facility development has not kept pace with our population growth, specifically with baseball. Investing in our community facilities and maintaining them to a high standard is crucial to all sport programs success. This will create more opportunity for our youth and will carry thru into participation for adults.

Our program looks to provide the best possibly college baseball experience in Canada. Our facilities hold us back. Of a recent study of college baseball athletes in our conference provided by our conference, facilities, education and city are a major factor on what program prospective players ultimately choose.

We want to change that, we want to help.

Regards,

Geoff White

Head Baseball Coach

Okanagan College

September 6, 2019

Dear Mayor & Council,

Thank you for taking the time to consider the needs of the Okanagan Sun as well as the larger football community, as it pertains to field/facility development. On behalf of the football community I would like to throw our support behind the new funding strategy for parks development that includes a Development Cost Charge (DCC).

Currently our organization, society, support staff, coaches and players consist of approximately 150 people as well as the roughly 9,000-10,000 fans that attend the games each year. Of these fans we generally see a larger demographic of younger fans as well as a number of seniors at our games and even some of our practices. As far as our facility is concerned, we currently are significantly challenged in the following areas, lack of meeting and film rooms to house our 80+ players and coaches, severe lack of amenities for the visiting team (change rooms and showers that stay hot). Undersized media center when there is television coverage, a concession stand that is way too small forcing us to use food trucks as well as other alternatives. An inadequate ticket booth at the main gate and non-existent one at the rear gate. A safety concern we also face when our support staff leave the facility in the evening there is no lighting whatsoever in the parking lot, creating a very unsafe environment.

Regarding the Apple Bowl, I have discussed these needs with a number of other user groups and these only represent the upgrades from the Okanagan Sun perspective, I'm sure we would all love to see the big metal storage containers a thing of the past.

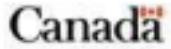
I believe that having a functioning and enviable premier facility within the city does encourage athletes at all levels to stay involved in sport and excel with an opportunity to showcase their skills on the Apple Bowl field. As a young football player growing up in the minor system in Kelowna I dreamt of playing in the Apple Bowl one day, and as an adult soccer player if our championship game was at the facility I guarantee the excitement would return as it did all those years ago.

I would love to discuss this further if anyone wishes to get more information. I grew up on the fields of Kelowna, and wish to see the athlete today of all ages thrive as I was so fortunate to do.

Sincerely,

Jay Christensen

City Liaison – Okanagan Sun (Okanagan Mainline Football Society)



September 5, 2019



To City of Kelowna Mayor and Council,



On behalf of PacificSport Okanagan, I am writing this letter of support for the City of Kelowna Parks and Planning department to explore strategies to maintain and improve our current sport and recreation spaces.



To assist in a greater understanding of the position we are in as a regional sport centre, I would like to communicate some of the following statistics and background facts regarding the scope of our practice in Kelowna:



- In 2018-19 thus far, we have engaged with over 12,000 Okanagan residents, the vast majority of whom are located in the Central Okanagan, using Kelowna facilities, fields, and natural park spaces for sport and recreation. This is just a small percentage of the additional thousands of residents who participate outside our current programming. As an example, Central Okanagan Youth Soccer registers over 4,500 youth in soccer alone;



- We liaise with over 65 sport organization partners on an annual basis, providing sport camps, coach training, athlete testing, event support and physical literacy initiatives in schools;
- More than ever, we are taxed with finding adequate space in our fields, facilities and parks in order to conduct high quality sport and recreation programs. This is increasingly challenging, as the population in Kelowna grows, and we work hard to engage with everyone from young families to seniors in a healthy active lifestyle;
- Sport and recreation is one of the most powerful social connectors in any community. A poll from the Canadian Centre for Ethics in Sport (CCES) in 2018 found that 91% of Canadians think that community-level sport can contribute to good health and 84% think it can instill character in youth to a large extent. And yet, only 25% of Canadians found their expectations for community sport were being met. We understand that Kelowna residents feel the same, after preliminary research into building a Community Sport Plan in 2018-19.



Facilities and space to conduct the important work we do in our sport and recreation sector is foundational to our success. We encourage the City of Kelowna to explore creative ways to continue to meet the needs of our growing community.

Please do not hesitate to contact me, should you have any questions or require more information.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaunna Taylor". The signature is fluid and cursive, with the first name "Shaunna" written in a larger, more prominent script than the last name "Taylor".

Shaunna Taylor

Executive Director, PacificSport Okanagan
250-469-8854

City of Kelowna

Date: September 5th, 2019
To: Mayor Basran, and Kelowna City Council
From: Pickleball Kelowna Club
Subject: Support of the proposed Funding for Park Development

The City of Kelowna Parks and Planning Department is proposing a new funding strategy for parks development that includes a Development Cost Charge (DCC) approach. The sports organization, Pickleball Kelowna, fully supports this plan.

Pickleball Kelowna is a local non-profit group that runs Pickleball programs and tournaments at the Parkinson Recreation Center Pickleball courts. These include Canadian Nationals for 4 years with over 400 athletes, and this years 55+ BC games with over 350 participants. The club operates from May 1st until September 30st, every year. These courts are also public Pickleball courts for a majority of the time. Our club currently has 515 players registered. The club has athletes of all ages, as well as skill levels. The 12 pickleball courts at the Parkinson rec center are very busy, both with club play and public play. We can accommodate 48 players at one time; this capacity is exceeded on a daily basis. Pickleball is the fastest growing sport in North America. It is an inclusive community sport, with increased opportunities for social connections, physical activity and intergenerational play. We have very quickly outgrown our current facility. A larger facility would allow us to accommodate more members and continue to bring sport tourism dollars to the city of Kelowna.

Pickleball Kelowna is very appreciative that the Parks Department has supported our sport. Our 12-court facility was the first outdoor dedicated Pickleball facility of its kind in Canada when it was built. These Pickleball courts are aging quickly; they were originally built on old asphalt tennis courts that were created in the 70's. The courts have been resurfaced many times and will have to be replaced soon. The club is of the understanding that the courts will have to be relocated, if and when, the Parkinson rec center is renovated or rebuilt. The club would also like to explore a partnership with the city to provide year round Pickleball at the new location.

As mayor and council, you have the unenviable task of approving the yearly budget and you well know that there are so many costs to running a city. There is continuous pressure to keep budget increases to a minimum, yet provide the infrastructure and services that make Kelowna a city that the citizens can be proud of calling home. Sport builds community. It gets people of all ages off their couches and out of their houses. They meet their neighbors, and make new friends. When you are participating in sports you are building a "true" social network, not a virtual one. Staying active at all ages keeps you healthy, both physically and mentally. As we age (which we are all doing), sport keeps us young and makes for a

vibrant community. Our city planners and parks department have made it a priority to develop facilities that we all can enjoy. This makes Kelowna a place where people want to live, retire to and visit. Kelowna planners are trying to reduce urban sprawl, in the near future we will have a larger population living in closer quarters. This will put increased pressure on public parks and recreation facilities.

City Council and Mayors make decisions that influence cities in perpetuity. My wish is that this council makes the decision to make parks and recreation part of its legacy. We will all be a healthier and happier community, which makes Kelowna a great city to live in.

Laura Schwarz

Pickleball Kelowna Facilities Advocate

Dale Charlton

President of Pickleball Kelowna

Kelowna August 31, 2019

Dear Mayor Basran and Council,

Tennis BC is committed to the coordination of efforts to strengthen sport development, and as the regional director Tennis BC for the Okanagan new courts would provide invaluable benefits to the residents of Kelowna and the surrounding area. As demand grows for programs that incorporate and embrace the principles of Long Term Athlete Development and local municipalities and school districts put ever more emphasis on the importance of physical literacy it becomes increasingly vital for our sport to have a 'home ' in the community.

As seen across Canada, and driven by the success of our athletes on the world stage, tennis in Kelowna is experiencing huge growth in participation, with programs now available for players from age 3, in the very popular Le Petit Tennis, right through all stages of youth development and on to a thriving adult men's and women's league. More courts would provide play opportunities for every demographic in the community, as affordable, accessible programs are a priority for the Okanagan Tennis Association.

Tennis players of all ages from Kelowna represent our sport at the local, provincial, national and international level, with several players from the region travelling to represent BC at Junior Nationals and Canada at the World Seniors Games.

Tennis BC welcomes the opportunity to promote and provide an organized form of our sport at the community level, fulfil the demand for more courts, and in particular a covered facility for year round play.

Together as community partners we are continuing to promote tennis as a sport for life for all British Columbians.

Yours sincerely,

Joachim Nierfeld

To Mayor & Council

Urban Rec Okanagan is writing this letter to highlight the importance of parks investment and sports-field development in our community. We have been operating in this community for 14 years and have seen very few developments to allow for the recreational community room to grow alongside the population. The demands on our allocated resources is vast and unmatched unfortunately.

As an organization we serve a wide demographic of participants. As a coed organization we are fortunate to have 52% male/48% female participants. Their ages range widely from 19 years to no limit but see our highest demand from the 25 to 38 years of age range.

The demand increases annually as new developments are built and housing prices fluctuate to benefit the buyer or seller. There has been no lull in the demand to create consistent recreational sport league offerings to the tax payers of Kelowna. The biggest challenge we face is turning away participants due to our space crisis. Our beach courts are at capacity for over 20 weeks of the year, we are consistently requesting more sport field space but we are not alone. All the organizations in town are feeling the pressure. With few lit fields in town the youth programming has some access until dark but this leaves the more mature groups with little to no options.

Our recreational 2-pitch slo-pitch leagues have garnered huge demand but there are just not enough baseball diamonds for the demand of the baseball enthusiast nor those wanting to try the sport for the first time.

We closely follow the Canadian Sport for Life model and promote an Active for Life approach with our coed recreational offering that is the most diverse and largest offering between Vancouver and Calgary. Our leagues have proven to bring new residents of Kelowna into a community that allows them to grow their network and create relationships that enhance their experience while offering them more opportunities to grow and remain in Kelowna as a place they want to call home.

We truly believe that investing in parks and sport-field development is investing in the future of Kelowna. This investment is one that is multi-faceted in its results that not only includes a healthy population of parents that mirror their behaviour to their children but also demonstrates an awareness of the importance physical movement has on our community's health and well-being.

Thank you for your attention to this important matter.

Sincerely,

Jamie Taverner
Managing Partner
Urban Rec Okanagan

Attachment 3:

Letters from Individuals

From: [Terry Bridges](#)
To: [Melanie Steppuhn](#)
Subject: Kelowna Parks Plan
Date: Friday, August 02, 2019 8:00:57 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

I strongly support full implementation of the Parks Development Funding Strategy, as soon as possible. There's less area of parks per person, each year in Kelowna. I want to reverse that trend.
Terry Bridges

Kelowna

From: [Theresa D](#)
To: [Melanie Steppuhn](#)
Subject: Parks
Date: Friday, August 02, 2019 7:05:13 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

MSteppuhn@kelowna.ca

I strongly support full implementation of the Parks Development Funding Strategy, as soon as possible. There's less area of parks per person, each year in Kelowna. I want to reverse that trend. NOW.

Thank you. Theresa Dunnigan

Attention: Ms. Melanie Steppuhn, BES, BCLA

Parks & Landscape Planner, City of Kelowna (Via email)

Re: Proposed Park Development Funding Program

Dear Ms. Steppuhn.

I am writing this letter of support for the consideration by Council to identify new sources of funding for the development of park spaces in our City.

As a Fellow in the Canadian Society of Landscape Architects, a registered Landscape Architect in the Province of British Columbia, a professional Landscape Architect practitioner for over 35 years and a long term resident of the City I have travelled the Country working on many significant place making projects that have ultimately contributed to the overall well-being of the communities I have worked in. We are all aware of the core benefits that our park spaces provide in the health, resiliency and economic vitality of our City. These benefits are well researched and scholarly documented.

Kelowna itself has made significant strides in the preservation of key properties for public access and the long term enjoyment of its residents but is falling behind in the building of new park spaces (or updating old tired park spaces to current standards) in comparison to the rate of new growth within the City. The realization that parks are a significant element in the building of a smart, healthy and resilient City must move us all to act purposefully to ensure we allocate appropriate financial resources to the planning and construction of our community parks. Our park spaces are vital to ensure as we intensify our downtown, urban centres and neighbourhoods that we are also ensuring the healthy livability of this new growth with the provision of suitable park spaces.

Recognizing that Council has the critically important responsibility of balancing the multiple needs of the City, I will not suggest that I have the appropriate background to suggest the most balanced way to move forward with allocating sufficient resources, but know that the status quo is not good enough. I trust that Council will once again exhibit bold leadership and rise above special interest group pressures to choose the most sustainable go forward plan that will keep moving Kelowna towards the goal of being the most livable mid-size City in Canada.

Kind regards,

A handwritten signature in black ink, appearing to read 'R. Evans', with a stylized flourish at the end.

Robert Evans. FCSLA, MCIP, MBCSLA, MPIBC, Dip.UD, BLARCH.

From: [Sandra Hordowick](#)
To: [Melanie Steppuhn](#)
Subject: Parks Development Funding
Date: Friday, August 02, 2019 6:40:18 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

I strongly support full implementation of the Parks Development Funding Strategy, as soon as possible. There's less area of parks per person, each year in Kelowna. I want to reverse that trend.

Sandy Hordowick

From: [Alfons Janusas](#)
To: [Robert Parlane](#)
Cc: [Melanie Steppuhn](#)
Subject: Parks development funding strategy
Date: Friday, August 02, 2019 12:49:45 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

To Whom It May Concern;

PLANKelowna strongly supports full implementation of the Parks Development Funding Strategy.

Hundreds of Kelowna residents have shared their dismay with us regarding the large backlog of unbuilt parks. The city is encouraging accelerated population growth in Kelowna. There has not been a corresponding increase in infrastructure (including parks) to service those additional residents. Full implementation of the Strategy, as soon as possible, will help to ensure Kelowna remains a desirable place to live.

Sincerely,
Al Janusas
PLANKelowna

Robert.

I would appreciate a chance to get together and talk about some of the issues surrounding the future Parks operation.

I am director with (but not necessarily representing) the Friends of Mission Creek, the Central Okanagan Land Trust, Central Okanagan Heritage Society and the Mission Creek Restoration Initiative. All of these groups have contributed to the Park assets of the City of Kelowna.

Regarding the current proposal of increasing the DCC charges. I am very much in favour of the development community paying more of their share. I would also like to see more discussion with the development community as there have been in the past, been creative alternatives to an 'across the board policy'. An example is the allowance for density bonusing. If the developer is willing to provide an increased 'green space or park'. In the preparation of the SW Mission Sector Plan in the mid 90's, the developer (Kettle Valley) set aside a large portion of land into park for the trade to upgrade density from a straight single family, large lot development. This park also functions as a water retention 'bowl' in the event of a historic runoff occurrence.

The development community, although profit driven, is generally receptive to the creation of parks and Green Spaces as it makes their product more attractive. A good example of this is the development on the parcel between Gordon, Lequime Lakeshore and the Lexington development. There is a large linear buffer and pond network in the development that benefitted the existing development to the north and greatly enhanced the quality of the development on the table. (This was also a situation where the development included an increased density based on a benefit to the existing residents and the developers.)

The main concern that I have with the current proposal is that it does not involve what I believe needs to be a component of the future of Park Planning. This is the aspect of partnering with other groups to accomplish the goals of the City of Kelowna Parks Plan. I will give a few examples that I have personally been involve in.

- The first situation was the creation of the Mission Creek Greenway. Between the beginning of the project in the mid 1990's and present, the 'Friends' raised approximately \$2 500 000 and secured a 16 km linear park. We continue to work with the City through the RDCO.
- During this process the Central Okanagan Land Trust was able to secure a donation of property on the Greenway and a covenant to the another property. We also donated \$10 000 to phase 1. Beginning in the early 2000's, the Trust received the first portion of the donation 800 acres from the John's family to create the John's Family Conservancy in the upper Mission. This came with a donation to maintain the Park. In the past few years the COLT has secured over \$300 000 for the Mission Creek Restoration Initiative and approximately \$60 000 for the Munson Pond Park.
- I am also the President of the Central Okanagan Heritage Society. Our first Project was the Benvoulin Church and Gardens beginning in 1982. We restored the site and

maintain the park (approximately 2.5 acres) at no cost to the city. The site is a popular destination. The biggest project COHS undertook was the restoration of the Guisachan site. We took on the restoration of Guisachan House and restored and maintained the gardens up to approximately 2015. During this relationship it is estimated that the COHS secured well over \$500 000 in grants, donations and 'in kind work'. We moved, restored, and continue to maintain the McDougal House in Guisachan Park in proper heritage condition through an agreement with the city.

These are but a few examples of how the groups that I personally have have been part of, have been a benefit to the to the City of Kelowna Park's assets development. I believe that there exists, a major potential for the city to partner with different groups to attain their common goals.

I would welcome a chance to talk about the issues with you.

Don Knox

From: [Peter Kuehn](#)
To: [Melanie Steppuhn](#)
Cc: [Tara Godwin](#)
Subject: Parks matter to me!
Date: Wednesday, September 04, 2019 12:04:48 AM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

“The program is designed that development growth will pay for park growth (at a rate that follows development), without additional pressure on general taxation.”

The above is taken from a circular I received by E-mal as a resident of Clifton Road N. in Kelowna from our Association.

Every week I bless the foresight of previous Councils, for making sure we have a Park off Clifton Road. Compensating the previous Owner with a higher density zoning in exchange for the land he owned, now Blair Park, has done no harm to anyone. Another great example has to be Dilworth Mountain Park, which now is almost fully developed with beautiful Homes. The Park is a Jewel which my little Yorke and I visit all year round, several times each week. It is what every neighborhood shout have, and as a past Developer having given up much land for Park space, I can only say that this is an absolute necessity.

As a former Approvals Agent working with the City of Kelowna once stated to me; Developers must calculate the cost of donating the land, and providing certain amenities for the Neighborhoods in which they develop, in line with the size of the Development. If not enough Land is available, then a financial levy to develop Parks in other areas must be made. It should really be more, but we are getting too much opposition.

I agreed with him at that time, and even more so now.

Every time I spent an hour or so in the Parks, I see Adults and Children enjoying a bit of nature in peace and quiet. It is not only an essential in today's busy and louder world for Seniors like myself, but also for Children, their Parents and Animals to have a bit of Nature close to home.

As high-rises are popping up everywhere, it is an example of foresight by previous Councils to now have the extensive landscaped areas on the Waterfront, and the Estuary developed on the initiative and under the supervision of the Kelowna Rotary Club members. Kudos to them all!

Developers are pushing for ever higher density developments, permission which must

be given by City Council. This City Council should be following the lead of previous Councils and make sure, that we have neighborhood parks with easy access to every Citizens in every area where people need access to a quiet area in their particular neighborhood.

Previous developers, Individuals with a feeling of responsibility and love for their City, Service Clubs, have all worked hard to make Kelowna what it is today. Families like the Simpsons, (Stanley Simpson) the Knox Family, Jack & Jim Treadgold, Ernie Winters, and many other prominent Business Owners of Kelowna in the 1900's. They all were an active part in laying the foundation for Kelowna financial wellbeing. Great political leaders, like the Bennett family, did not only do good by British Columbia, but always by Kelowna and the Okanagan as well.

My praise goes to those in City-hall as well as all Kelownarites who raise their voices in support of the above referred to initiative.

Generations to come will talk in praise about the foresight shown by us all, at this crucial time, with major growth in progress and more for decades to come. Why should they not contribute to the degree they benefit from what was done and paid for by others, making it easier and faster to make millions now and in the future ?!

A Citizen of Kelowna since 1957

H.P.Kuehn

Kelowna BC.

From:
To: [Melanie Steppuhn](#)
Cc:
Subject: Parks - engagement opportunity
Date: Friday, September 06, 2019 3:45:49 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

Dear Melanie,

Thank you for the opportunity for community engagement with the discussion of future parks in Kelowna. I did read the report and sadly did not understand much of it, but your short note made mention of moneys available for park development to increase significantly from developers.

We absolutely support future development subsidizing parks to a greater extent. Kelowna is sorely lacking green space that can be utilized for recreational activities. Allowing developments to give steep hillsides as the "green space" for their developments, although extremely important to the maintenance of our planet, does not satisfy the needs of people to spend some time out of their walls.

For some reason if a green space is put aside for a development, it has benches, a tennis court for adults and a baby play station. It is rare to see anything for the 8-18 year olds to do. Why is there not a basket ball court in every development?

Thanks again,
Maureen Lisle
Lloyd Irwin
Kelowna

From:
To: [Melanie Steppuhn](#)
Subject: Parks Development Funding Strategy
Date: Tuesday, August 06, 2019 10:30:54 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

I strongly support full implementation of the Parks Development Funding Strategy, as soon as possible. Each year in Kelowna there's less park area per person. I want to reverse that trend.

Parks and other public spaces are essential for building healthy and vibrant communities that are people-focused.

Please make Kelowna a joyful city to live in.

From a student who is looking for a home city after university,

Alex Spice

From: [Ivy Thomas](#)
To: [Melanie Steppuhn](#)
Subject: Parks proposal
Date: Sunday, August 04, 2019 4:19:53 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

I have recently moved to Kelowna and love the beauty of this city. During the Fall-Spring it is great for hiking and finding quiet places with beautiful views. However, when summer arrives and the warm weather, the few lake side parks available be one overcrowded both in the beach and in the parking lots. Since Kelowna promotes itself through the beauty and enjoyment of this lake we have been blessed to use, I strongly support full implementation of the Parks Development Funding Strategy, as soon as possible. Each year in Kelowna there's less park area per person. I want to reverse that trend.

Respectfully,
Ivy Thomas

Kelowna

--

We may not live holy lives, but we live in a world alive with holy moments. ~ K Nerburn

From: [Darrell Uhearn](#)
To: [Melanie Steppuhn](#)
Subject: Kelowna Parks creation
Date: Sunday, August 04, 2019 9:23:59 AM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

I strongly support full implementation of the Parks Development Funding Strategy, as soon as possible. Each year in Kelowna there's less park area per person. I want to reverse that trend.

--

Cheers

D Uhearn

From: [Colin Wilson](#)
To: [Melanie Steppuhn](#)
Subject: DCC's for park development
Date: Monday, September 09, 2019 9:17:40 PM

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

I just wanted to send you a quick note. I have lived in Kelowna for 29 years, raised 4 kids here, and plan to continue to call Kelowna home for a long time. Kelowna is lacking in parks. I understand we have the capital to purchase the land but cannot develop the parks because of a lack of funds. Please have the courage to raise DCC's for park development.

Our developers in the city will not want this, yet they will gladly charge a premium for condos they build that have lake views, or are close to the lake, or to a park. In other words, they want their cake and want to eat it too. Please raise DCC's for parks. It is unbelievably embarrassing that our lakeshore belongs to the rich, whether they be individuals or developers. We all should have access to this jewel, not just those with deep pockets. Do the right thing.

Colin Wilson



Park Development Funding Program

September 16, 2019



Photo credit: brucekepphotography

Planning Process

May 2017

Park Development Report



Oct/Nov 2017

Workshops with Council



June 2018

Park Funding Strategy – 'Option 2'

Council
Direction



Jan 2019

2019 Budget Year – Consultants Retained



June 17, 2019

Park Development Funding Program

Council
Direction



Sept 16, 2019

Engagement Results

Council
Direction



Council Consideration

Council
Approval

Option 2

Table 1. Option 2 – Park Funding Report (2018)

Tool	Option 1	Option 2	Option 3	Option 4
Press forward				
Parks development DCC	\$3,422,000	\$3,422,000	\$3,422,000	\$3,422,000
Infrastructure Levy on General taxation (2% tax for Infrastructure)		\$426,000	\$426,000	\$426,000
Shift from acquisition to development		\$644,000	\$644,000	\$644,000
Commercial/Industrial parks development DCC	\$236,000	\$236,000	\$236,000	\$236,000
Potentially move forward				
Linear parks acquisition DCCs (linked to 'Shift from acquisition to development' above)		Included	Included	Included
Parcel taxation (for 5 years)			\$4,000,000	\$4,000,000
Consider and explore further				
Reduce parks acquisition and development DCC taxation assist from 8% to 1% (plus 3.3%)		\$284,000	\$284,000	\$284,000
Increase in Airport dividend				\$51,000
Community partnerships				\$25,000
Parks revenues		\$163,000	\$163,000	\$163,000
Total	\$3,658,000	\$5,145,000	\$9,195,000	\$9,316,000

	2019	A	B	C	D	2021
		Model A - Full implementation	Model B - With 5% parkland dedication	Model C - Staggered implementation	Model D - Staggered plus 5% dedication	2040 OCP DCC update (2021)
Parkland Acquisition						
Existing DCCs						
<i>Neighbourhood</i>		✓	✗	✓	✗	
<i>Community</i>		✓	✓	✓	✓	
<i>Recreation</i>		✓	✓	✓	✓	
<i>City-wide</i>		✓	✓	✓	✓	
New Linear Parkland Acquisition DCCs		✓	✓	✓	✓	
New Commercial/Industrial Acquisition DCCs		Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	✓
5% Parkland dedication		✗	✓	✗	✓	
Reduce taxation assist to 1% + 3.4%						✓
Total Acquisition DCCs (per residential unit)	\$7,142	\$7,346	\$5,455	\$7,346	\$5,455	\$7,897
Parkland Development						
New DCCs						
<i>Neighbourhood</i>		✓	✓	Yr 1 ✓	Yr 1 ✓	
<i>Community</i>		✓	✓	Yr 1 ✓	Yr 1 ✓	
<i>Recreation</i>		✓	✓	Yr 2 ✓	Yr 2 ✓	
<i>Linear</i>		✓	✓	Yr 2 ✓	Yr 2 ✓	
<i>City-wide</i>		✓	✓	Yr 3 ✓	Yr 3 ✓	
New Commercial/Industrial Development DCCs		✓	✓	✓	✓	
Reduce taxation assist to 1% + 3.4%						✓
Total Development DCCs (per residential unit)	\$0	\$7,180	\$7,180	Yr 1 \$3,956 Yr 2 \$5,553 Yr 3 \$7,180	Yr 1 \$3,956 Yr 2 \$5,553 Yr 3 \$7,180	\$7,748
Total Existing and New Parks DCCs (per unit)	\$7,142	\$14,526	\$12,635	Yr 1 \$11,384 Yr 2 \$12,899 Yr 3 \$14,526	Yr 1 \$9,411 Yr 2 \$11,008 Yr 3 \$12,635	\$15,645

Matching Revenue Sources						
Parks Program						
Total Parks DCC Revenues (per annum)	\$7,717,645	\$15,697,153	\$13,653,739	\$15,697,153	\$13,653,739	\$16,905,595
<i>Ineligible Parks Costs (per annum)</i>	\$0	\$3,296,189	\$3,296,189	\$3,296,189	\$3,296,189	\$3,296,189
<i>Taxation assist (per annum)</i>	\$993,015	\$2,097,847	\$1,834,297	\$2,097,847	\$1,834,297	\$809,695
Sub-total - Matching Municipal Contribution (per annum)	\$993,015	\$5,394,036	\$5,130,486	\$5,394,036	\$5,130,486	\$4,105,884
Total Parks Program (per annum)	\$8,710,660	\$21,091,189	\$18,784,225	\$21,091,189	\$18,784,225	\$21,011,480
Municipal Revenues						
Taxation/Gas Tax (10-year capital plan) (per annum)	\$994,518	\$3,550,173	\$3,550,173	\$3,550,173	\$3,550,173	\$3,550,173
Infrastructure Levy (27%) (per annum)	\$0	\$1,404,000	\$1,404,000	\$1,404,000	\$1,404,000	\$1,404,000
Parkland Revenues (per annum)	\$0	\$453,500	\$453,500	\$453,500	\$453,500	\$453,500
Municipal revenues surplus (or deficit) (per annum)	\$1,512	\$13,637	\$277,187	\$13,637	\$277,187	\$1,301,789



Engagement Process

June

Initial Stakeholder Meetings

Public Open House

GetInvolved web site

July – August

Follow up Stakeholder Meetings

Technical Review

August

Institutions

Policy Framework



Imagine Kelowna

- Create great public spaces
- Grow vibrant urban centres
- Build healthy neighbourhoods for all



2040 Official Community Plan

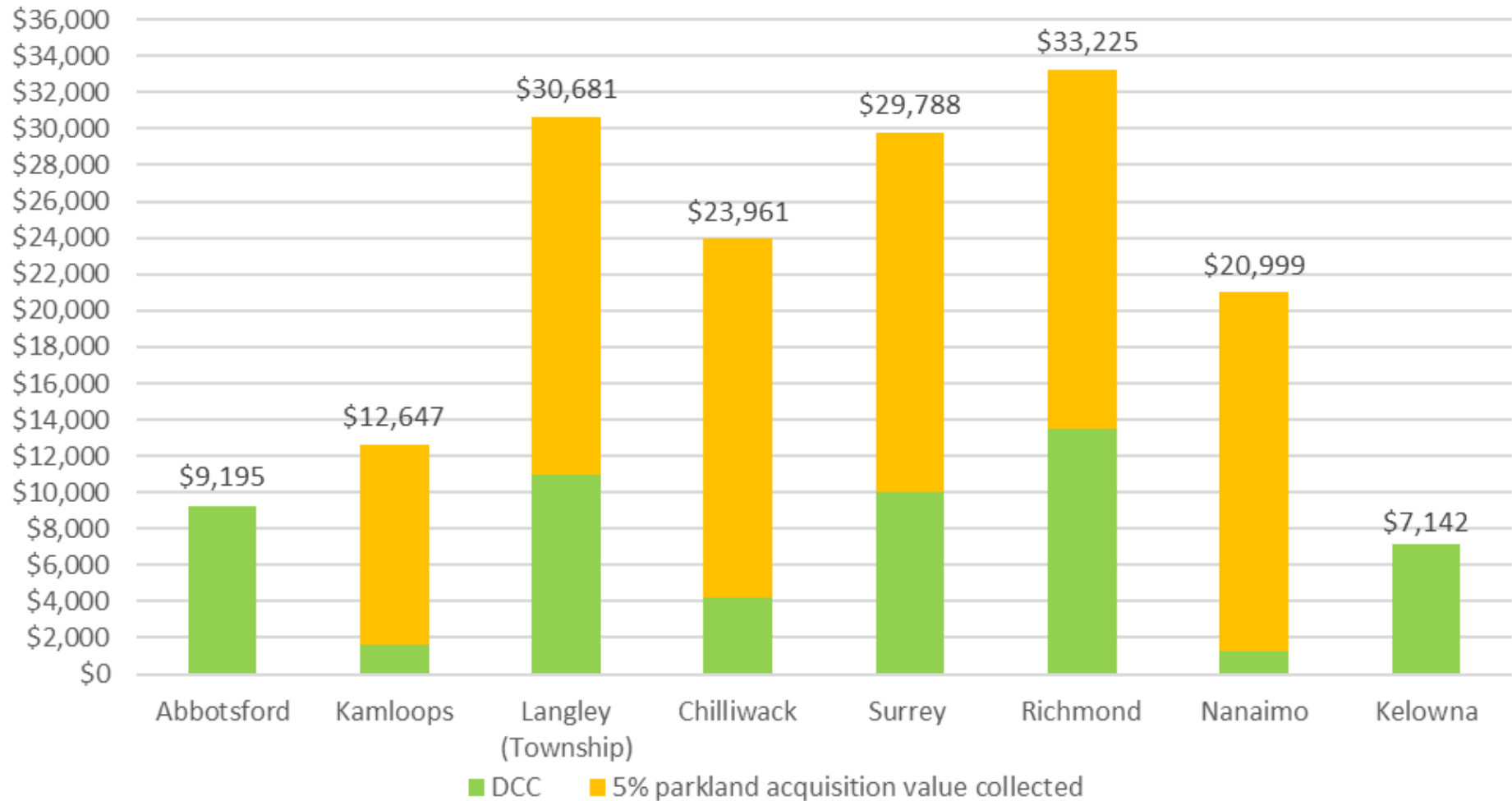
- Big moves :
 - Prioritizing parks and public spaces in the Core area



2019 Council Priorities

- Vibrant urban centres
- Animated parks & public spaces
- Accessible & multi-purpose amenities

Parks DCCs in Other BC Communities



Park Development Program



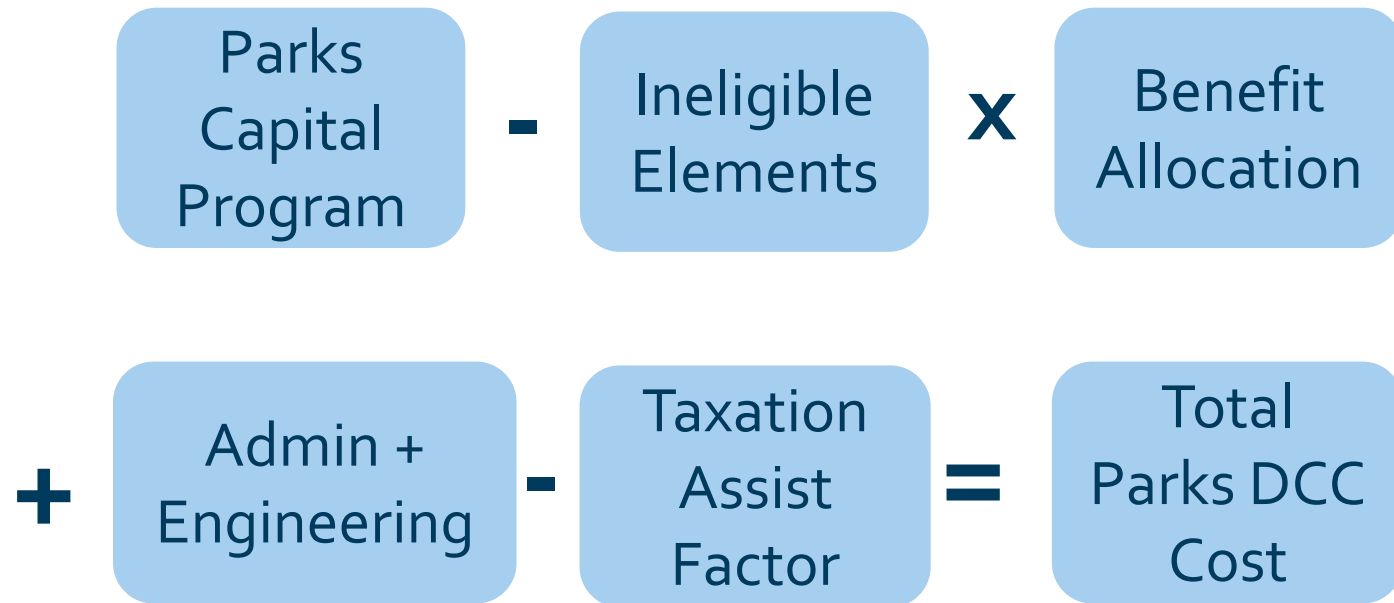
Deliver 2.2ha
Developed
Parks /1000
people growth

23,773 + People
to 2030

Parks
development in
Growth Areas

- Target to match acquisition rates

Parks Development DCC





Infrastructure Levy

- Report assumes 27% of levy funds: \$1,404,000 per annum
- Can be reduced over time as other funding increases



Park Revenues

Leases, Rental Revenues & Concessions

- \$219,000 per annum

Cell Tower Leases

- Currently \$5,000 per annum
- Could increase by \$20,000 per annum

Parking Revenues

- \$214,000 per annum

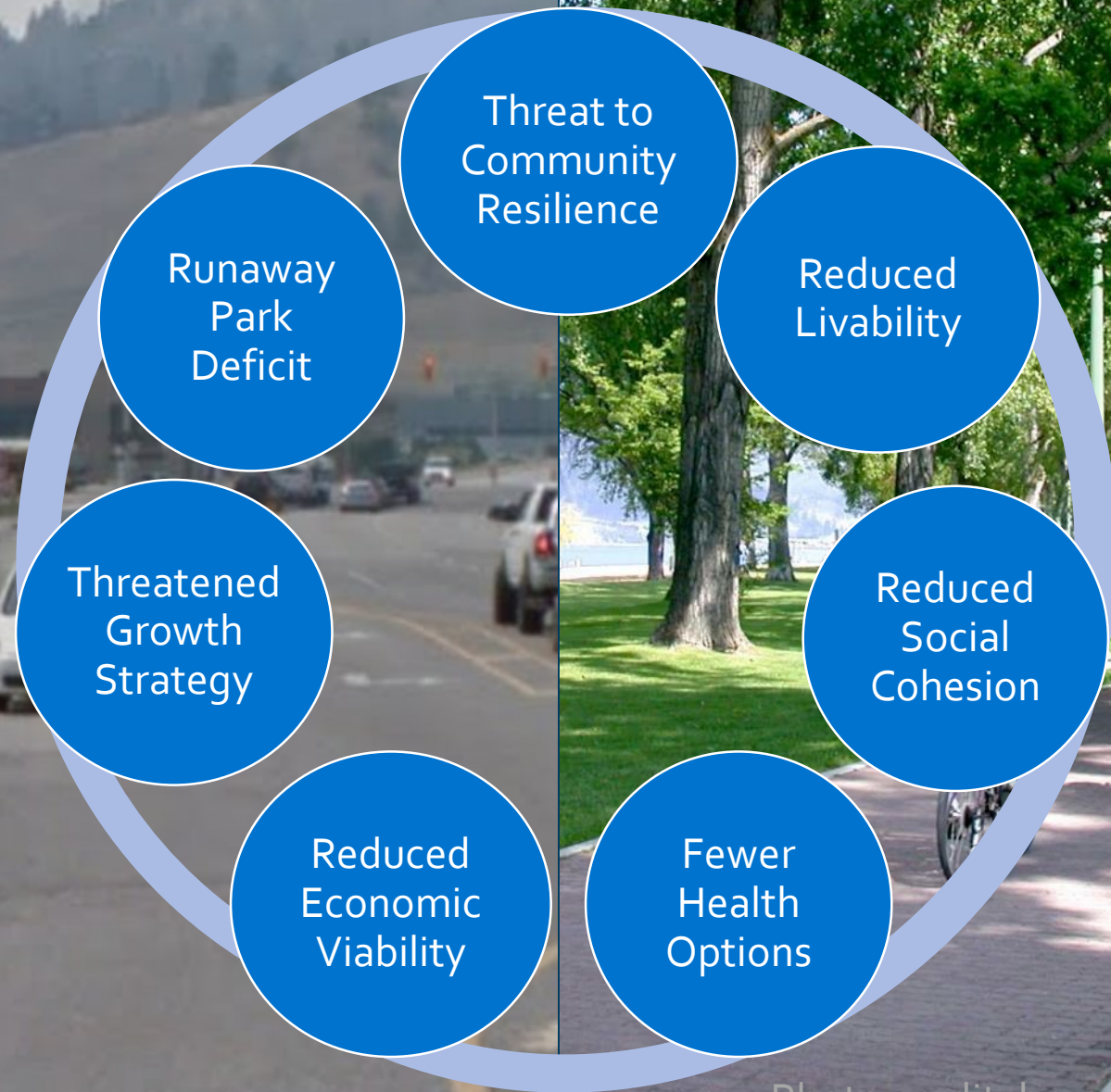


Photo credit: brucekeppphotography

Community Risks



Photo credit: brucekeppphotography

Community Building



Conclusion

+ Infrastructure Levy + Parks Revenues

Total Parks Program:

- \$211 million over ten years
- of which, \$107 million for development

Ten Year Capital Plan

	P1	P2
Park Development	\$ million	\$ million
Neighbourhood Park	\$2.60	\$13.31
Community	\$10.25	\$38.97
Recreation	\$4.75	\$35.42
City-wide	\$9.85	\$36.22
Linear	\$4.11	\$6.62
Total	\$31.56	\$130.54

66%

Engagement Feedback

Public Open House – June 25

- Approximately 40 people attendees
- Many different organisations represented
- Attendees were supportive overall of the funding proposal to improve the rate at which new parks are developed
- All attendees had an opportunity to share their views
- All survey results indicated that the information was clear and understandable

Engagement Feedback

Written responses

- Received 38 written responses:
22 organisations and 12 individuals
- Letters of concern: 3 organisations
- Letters in support: 19 organisations and 12 individuals



Letters of Concern

Professional Associations

Canadian Home Builders Association
Kelowna Chamber of Commerce
Urban Development Institute



Letters of Concern

Professional Associations

- The choice of parks reflects municipal deficiencies, and not attributable to growth.
- The City should track and attribute DCCs from core and non-core areas.
- These parks will be used by all, and hence funded through taxation or other tools such as a 5% land dedication, a Hotel Tax or an Airport Levy.
- Concern that the Parks Development DCC will be passed on and affect affordability. Kelowna must stay competitive.



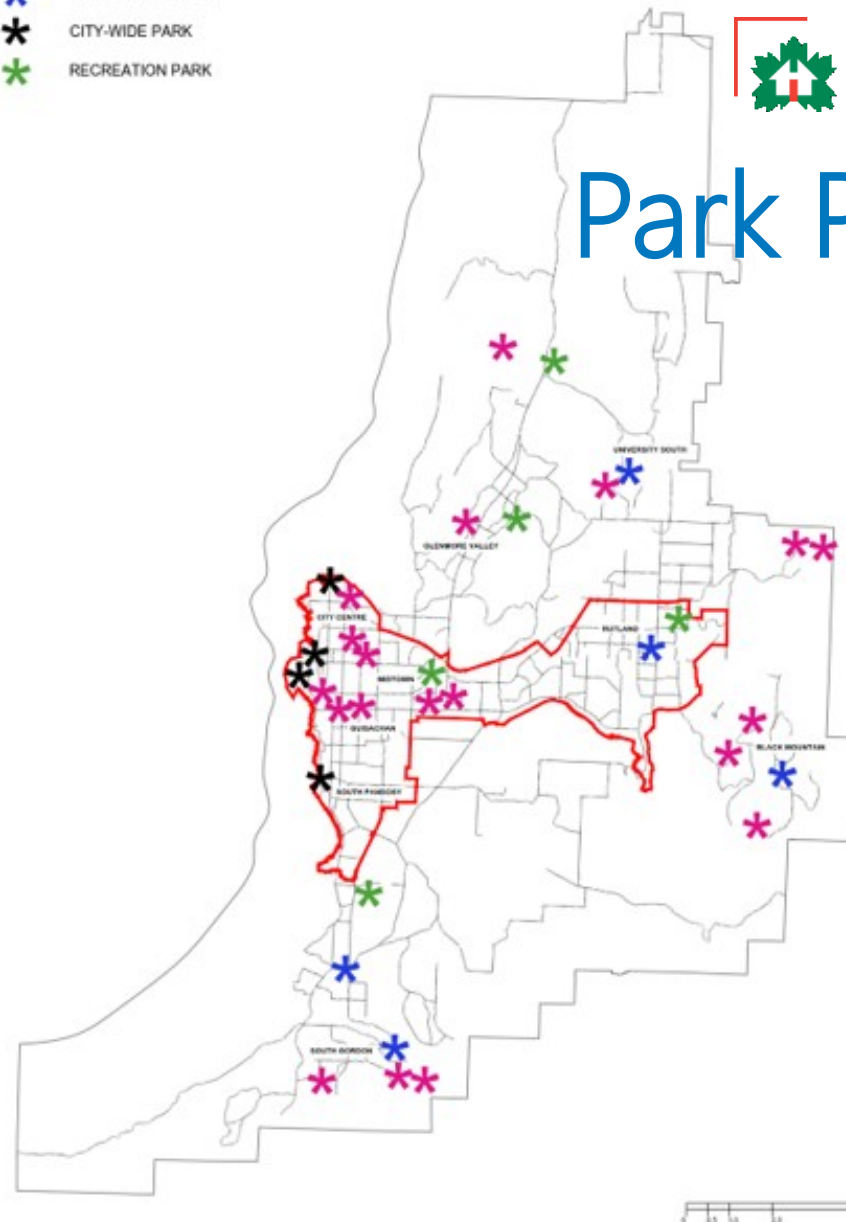
LEGEND

-  URBAN CORE BOUNDARY
-  NEIGHBOURHOOD PARK
-  COMMUNITY PARK
-  CITY-WIDE PARK
-  RECREATION PARK



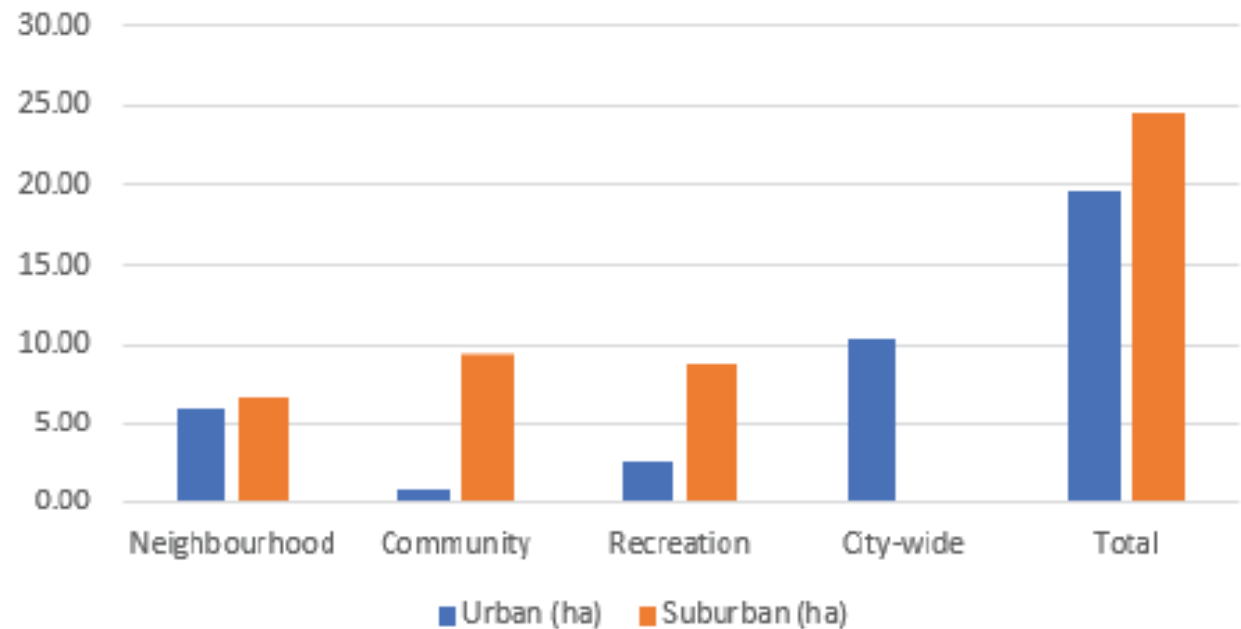
CENTRAL OKANAGAN

Park Program





Distribution of Proposed Parks in DCC Program



47% of Parks DCCs will be generated from Urban core areas

City-wide park amenities



Summary

- Program is design to match new growth: not considered a tool to 'catch up'.
- Provides new amenities to meet growth needs where best located.
- Distributed across the City to serve all new growth.
- Keep it simple.



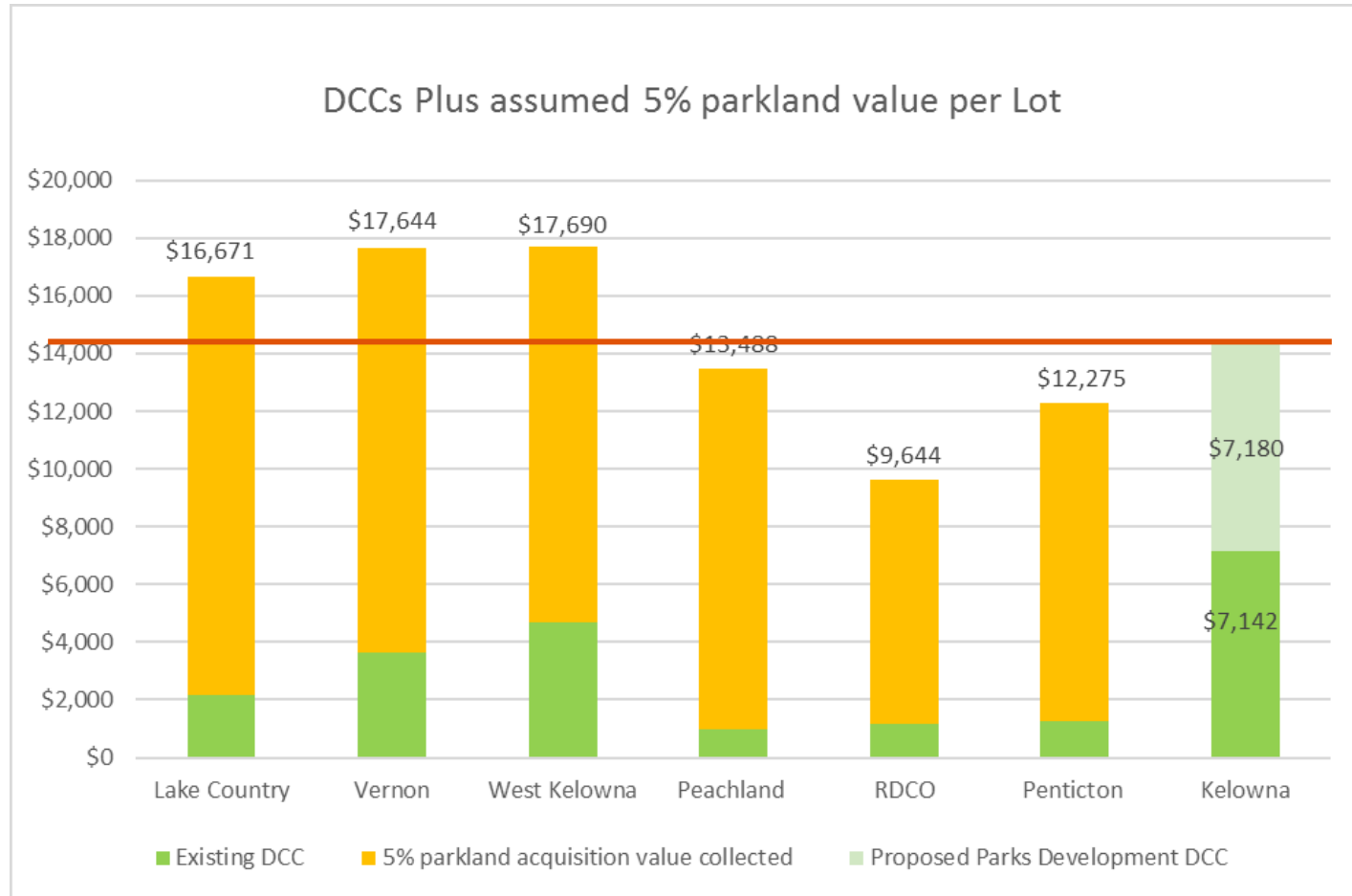
Summary

- Many of the alternate suggestions had already been considered by Council.
- Parks DCCs are one part of a range of funding tools.
- Parks DCCs seeks to match costs of growth with new development, as used in most other municipalities.

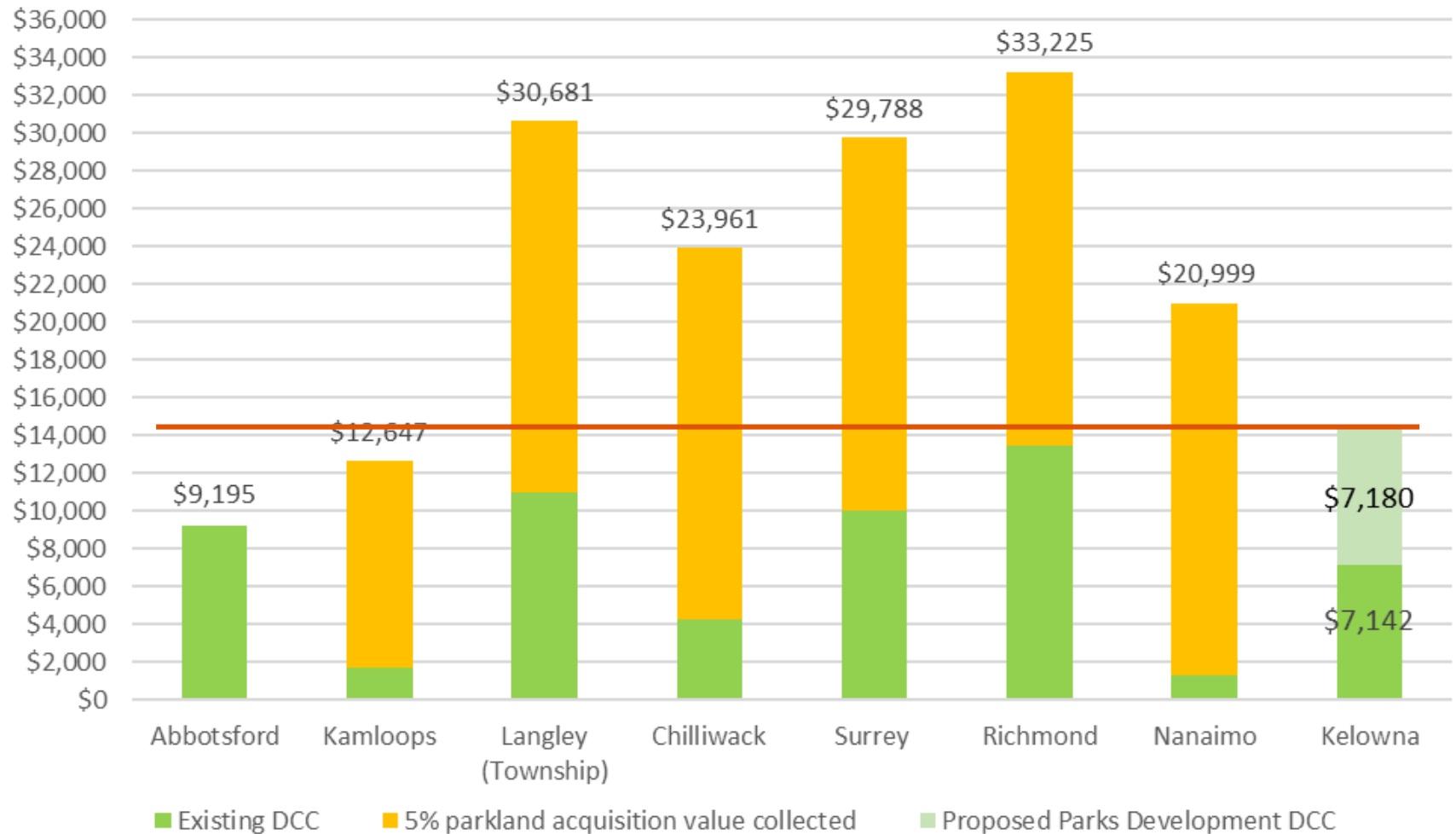


- If a true flow through, still less than 1% on the cost of an average new single family home, and 2% on the cost of an average condo.
- Construction costs have increased significantly more in recent years and hence a much greater factor on housing affordability.

Parks DCCs in Okanagan Communities

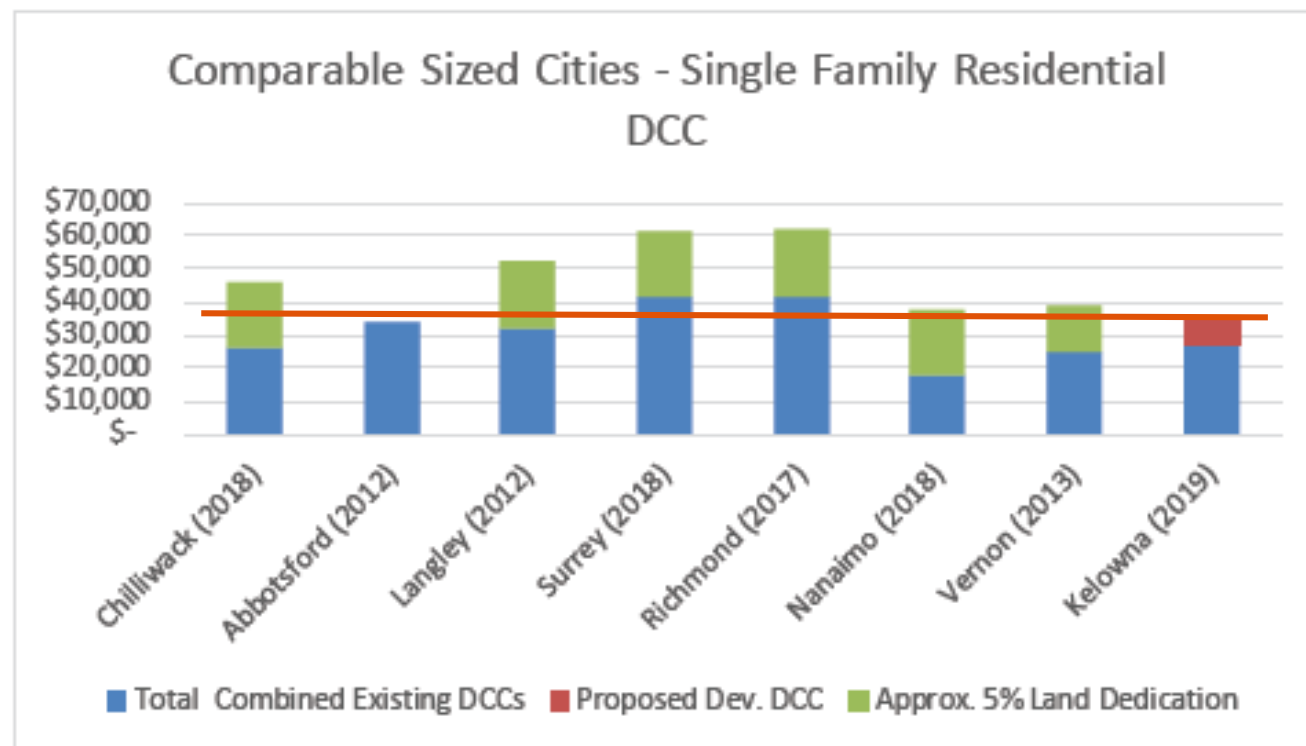


Parks DCCs in Other BC Communities





Comparison with other BC Municipalities



Summary

- Fair and comparable
- Up to 1% on average new single family home, and 2% on an average condo.
- Meets expectations for new residents.



Letters of Support

Neighbourhood Associations

Kettle Valley Neighbourhood Association

KLO Neighbourhood Association

Kelowna South Central Association of Neighbourhoods

Quail Ridge Resident's Association

Rutland Resident's Association



Letters of Support

Neighbourhood Associations

- Parks are key to providing 'quality of life' and a focal point for their communities.
- Supported the vision and noted future generations will praise forward thinking decisions.
- Each highlighted the needs in their community, but recognized other neighbourhoods face similar frustrations.
- The provision of parks becomes more crucial in the context of rapid growth.



Letters of Support



Community Organisations

Lost Creek Park Committee
Okanagan Xeriscape Association



Letters of Support

Community Organisations

- Access to animated park space is a key component of healthy active living and strong vibrant communities.
- Lost Creek pursued numerous funding alternatives and was ultimately realised through a fund-raising partnership. However it was a very difficult and exhausting process over four years.



Letters of Support

Institutions

Okanagan College
University of British Columbia Okanagan
Interior Health



Letters of Support

Institutions

- Parks provide substantial benefits for the quality of life, including active living, connection to nature, space for community and cultural activities, improving air quality and are part of a healthy city.
- Institutions provide many sports fields, playgrounds and public plazas that are all accessible by the public.
- They are also public amenities in themselves.
- They are reliant on public funding and therefore would not support Institutional parks DCCs.



Letters of Support

Sports Organisations

Central Okanagan Rugby Enthusiasts

Kelowna Ultimate Players Society

Okanagan College Coyotes Baseball Program

Okanagan Mainline Football Society (Okanagan Sun)

PacificSport Okanagan

Okanagan Youth Soccer

Pickleball Kelowna Club

Tennis BC

Urban Rec Okanagan



Letters of Support

Sports Organisations

- Participating in an active lifestyle is crucial to individual health and well-being, builds strong communities through teamwork and social interaction and fosters youth involvement.
- Many highlighted the large numbers of residents their organisations currently serve, and their rapid growth.
- All identified major challenges at inadequate facilities and lack of available field/court time, and the frustration of turning participants away.



Letters of Support

Individual Residents

Terry Bridges

Theresa Dunnigan

Bob Evans

Sandra Hordowick

Alfons Janusas

Don Knox

H.P. Kuehn

Maureen Lisle / Lloyd Irwin

Alex Spice

Ivy Thomas

Darrell Uhearn

Colin Wilson



Letters of Support

Individual Residents

- Gratitude for the existing parks developed from previous councils, individuals and service clubs
- Concern investment in parks is not keeping pace with growth, and the need to maintain Kelowna as a livable city.
- Specific concerns about access to the waterfront, overcrowded beaches and park space in urban centres.
- Benefits of parks providing health, resiliency and economic vitality to the City.



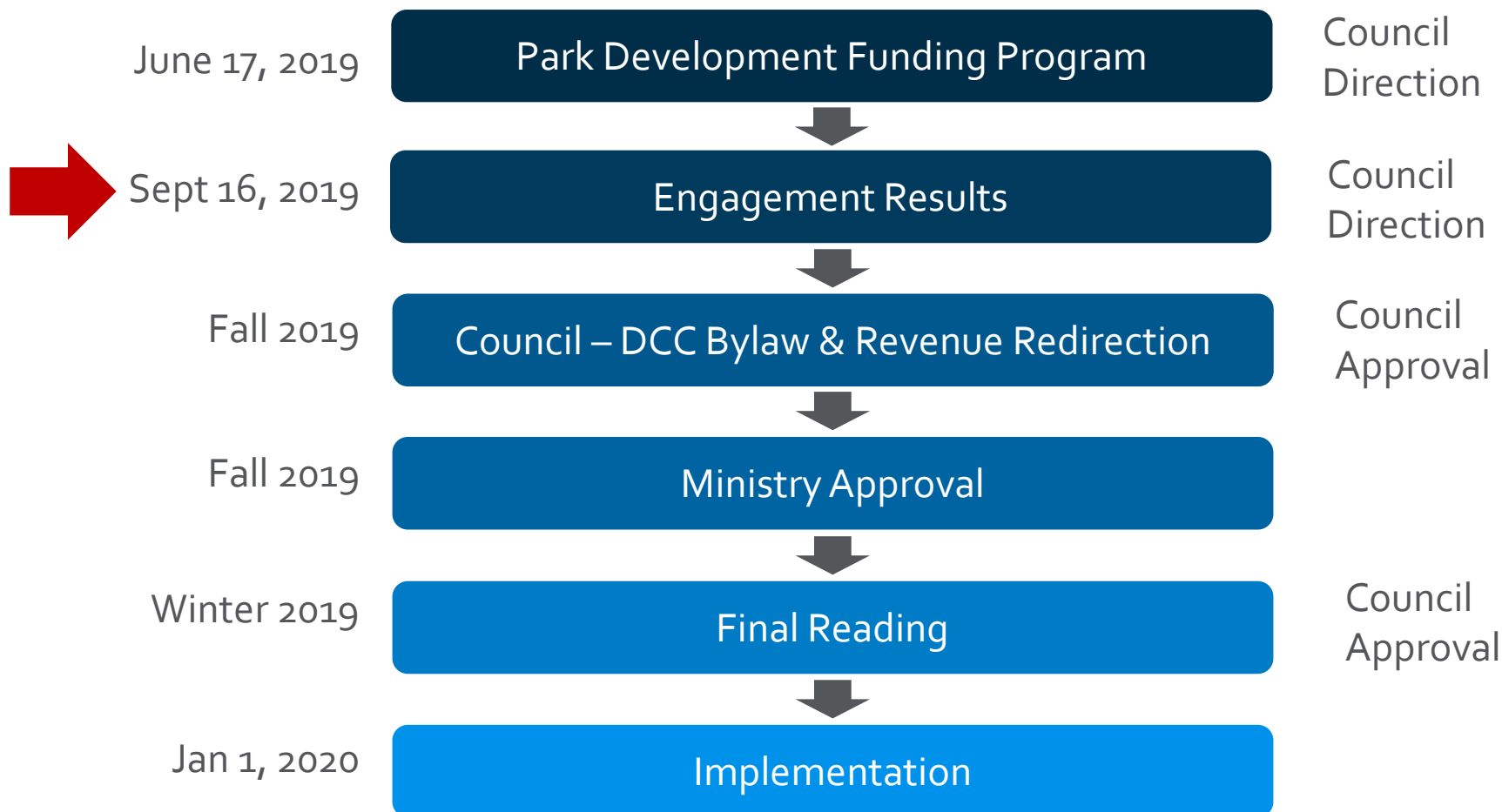
Proposed Amendments

- Add Casorso Park
 - Add Rowcliffe Park Washroom
 - Remove University South Park
 - Remove Ponds Neighbourhood Park #2
 - Remove Band Road Park
-
- Do not include Institutional Development in the Parks DCC Program.

Proposed Amendments

			Current Parks DCC	Model A - Full implementation	Model B - With 5% parkland dedication	Model C - Staggered implementation	Model D - Staggered Plus %5 Dedication	2040 OCP DCC update (2021)
Parkland Acquisition								
Existing DCCs	<i>Neighbourhood</i>		✓	✓	✗	✓	✗	
	<i>Community</i>		✓	✓	✓	✓	✓	
	<i>Recreation</i>		✓	✓	✓	✓	✓	
	<i>City-wide</i>		✓	✓	✓	✓	✓	
New Linear Parkland Acquisition DCCs				✓	✓	✓	✓	
New Commercial/Industrial Acquisition DCCs				Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	✓
5% Parkland dedication				✗	✓	✗	✓	
Reduce taxation assist to 1% + 3.4%								✓
Total Acquisition DCCs (per residential unit)			\$7,342	\$7,443	\$5,552	\$7,443	\$5,552	\$7,951
Parkland Development								
New DCCs	<i>Neighbourhood</i>			✓	✓	Yr 1 ✓	Yr 1 ✓	
	<i>Community</i>			✓	✓	Yr 1 ✓	Yr 1 ✓	
	<i>Recreation</i>			✓	✓	Yr 2 ✓	Yr 2 ✓	
	<i>Linear</i>			✓	✓	Yr 2 ✓	Yr 2 ✓	
	<i>City-wide</i>			✓	✓	Yr 3 ✓	Yr 3 ✓	
New Commercial/Industrial Development DCCs				✓	✓	✓	✓	
Reduce taxation assist to 1% + 3.4%								✓
Total Development DCCs (per residential unit)			\$0	\$7,058	\$7,058	Yr 1 \$3,791 Yr 2 \$5,410 Yr 3 \$7,058	Yr 1 \$3,791 Yr 2 \$5,410 Yr 3 \$7,058	\$7,616
Total Existing and New Parks DCCs (per unit)			\$7,342	\$14,501	\$12,610	Yr 1 \$11,235 Yr 2 \$12,853 Yr 3 \$14,501	Yr 1 \$9,344 Yr 2 \$10,962 Yr 3 \$12,610	\$15,566

Next Steps





Conclusion

Imagine Kelowna

2040 Official Community Plan

2019 Council Priorities



Conclusion

Balanced Funding Model

Drivers

Comparators

Infrastructure Deficit



Conclusion

Deliverables

- 17 Neighbourhood Parks
- Rutland Centennial, De Hart, Gallagher, & Casorso
- Improvements at all four Rec Parks
- Kerry Park, City Park & South Pandosy Waterfront

Council Resolution

THAT Council receives for information, the report from the Parks & Buildings Planning Manager dated September 16, 2019 with respect to the Parks Development Funding Program – Engagement Summary;

AND THAT Council directs staff to make the amendments to the Parks Development Funding Program as set out in this report in response to the engagement;

AND FURTHER THAT Council directs staff to return to Council with a bylaw amendment based on Model A – Full Implementation, for Council's consideration



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: September 16, 2019
To: Council
From: City Manager
Subject: Rescindment of Chauffeur Permit Regulatory Regime
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the City Clerk dated September 16, 2019 regarding the rescindment of the Chauffeur Permit regulatory regime;

AND THAT Bylaw No. 11917, being "Kelowna Passenger Vehicles for Hire By-Law No. 6466-89 Rescinding Bylaw" be given reading considerations

Purpose:

To rescind Kelowna Passenger Vehicles for Hire By-Law No. 6466-89

Background:

The Provincial Government introduced Ride-Share regulations that come into force 16 September 2019. The regulations remove municipal authority to issue Chauffeur Permits, and require drivers covered by the regulation to obtain appropriate licenses from the Passenger Transportation Branch.

Discussion:

Chauffeur Permits were administered by the RCMP Traffic Section, on behalf of the City of Kelowna, under the provisions of the Kelowna Passenger Vehicles for Hire By-Law No. 6466-89. The authority for a municipality to adopt such a bylaw no longer exists and the City no longer has a role in issuing Chauffeur Permits. Details on the new Regulations and the role of the Passenger Transportation Branch and Registrar, Passenger Transportation Branch may be found at <http://www.th.gov.bc.ca/ptb/index.htm>

Internal Circulation:

Deputy City Manager
NCO in-charge RCMP Kelowna Detachment
Integrated Transportation Department
Business License Department

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Stephen Fleming, City Clerk

CITY OF KELOWNA

BYLAW NO. 11917

Rescinding Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89

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

1. THAT City of Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89, and all amendments thereto, be rescinded.
2. This bylaw may be cited for all purposes as "Bylaw No. 11917, being Rescinding Kelowna Passenger Vehicles for Hire Bylaw No. 6466-89."
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

Report to Council



Date: September 16, 2019
To: Council
From: City Manager
Subject: Rescindment of Licensing of Commercial Vehicles Bylaw
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the City Clerk dated September 16, 2019 regarding rescindment of the Commercial Vehicle Licensing Bylaw No 5869-87;

AND THAT Bylaw No 11935, being "Commercial Vehicle Licensing Bylaw No 5869-87 Rescinding Bylaw" be given reading considerations

Purpose:

To rescind Commercial Vehicle Licensing Bylaw No. 5869-87

Background:

UBCM announced earlier this summer that the Commercial Vehicle Licensing program, which they administer, will be ending December 31, 2019. The City is a participant in the UBCM Commercial Vehicle Licensing program and will need to rescind our Commercial Vehicle Licensing Bylaw by the end of the year.

Discussion:

A review of the program by UBCM concluded the original intent of the program, to provide a source of revenue for participating municipalities to offset the road expenses, was no longer being met. In addition, UBCM concluded the resources to administer the program were better allocated elsewhere. It is anticipated the Local Government Act will be amended later this year to remove the sections that enabled the program. The City's Bylaw will remain valid until the end of the year.

Internal Circulation:

Financial Services
Business License Department

Financial/Budgetary Considerations:

The 2020 Financial Plan will need to be adjusted to reflect the loss in ongoing Commercial Vehicle Licensing revenue amounting to \$37,000.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Stephen Fleming, City Clerk

CITY OF KELOWNA

BYLAW NO. 11935

Rescinding Commercial Vehicle Licensing Bylaw No 5869-87

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

1. THAT City of Kelowna Commercial Vehicle Licensing Bylaw No. 5869-87, and all amendments thereto, be rescinded.
2. This bylaw may be cited for all purposes as "Bylaw No 11935, being Rescinding Commercial Vehicle Licensing Bylaw No 5869-87."
3. This bylaw shall come into full force and effect and is binding on all persons as and from January 1, 2020.

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