

City of Kelowna

Regular Council Meeting

AGENDA



Monday, February 24, 2020

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes

5 - 10

PM Meeting - February 10, 2020

3. Development Application Reports & Related Bylaws

3.1 Hwy 33 W 590, TA20-0006 and Z19-0124 - 0838239 B.C. Ltd., Inc. No. BCo838239

11 - 21

Mayor to invite the Applicants, or Applicant Representative, to come forward.

To consider a Staff recommendation to NOT support a site-specific text amendment to allow for a retail cannabis sales establishment within 500 m of another establishment and to rezone the subject property from C4rls - Urban Centre Commercial (Retail Liquor Sales) zone to the C4rls/rcs- Urban Centre Commercial (Retail Liquor Sales and Retail Cannabis Sales).

3.2 Yates Rd 538, Z19-0140 - Carolco Developments Ltd., Inc. No. BCo291464

22 - 31

To rezone the subject property from C2 - Neighbourhood Commercial to C2rcs - Neighbourhood Commercial (Retail Cannabis Sales) to allow for a Retail Cannabis Sales Establishment.

3.3 Yates Rd 538, BL11991 (Z19-0140) - Carolco Developments Ltd. Inc. No. Bo291464

32 - 32

To give Bylaw No. 11991 first reading in order to rezone the subject property.

3.4	Fenwick Rd 2840, Z19-0061 (BL11992) - Odermatt Otto, Odermatt Paul	33 - 40
	To rezone the subject property from the A1 – Agriculture 1 zone to the I2 – General Industrial zone to facilitate the use of the property for an industrial development and to the P3 – Parks and Open Space zone for the linear park.	
3.5	Fenwick Rd 2840, BL11992 (Z19-0061) - Odermatt Otto, Odermatt Paul	41 - 42
	To give Bylaw No. 11992 first reading to rezone the subject property.	
3.6	Clement Ave 816, TA19-0022 (BL11993) - PC Urban Clement Holdings LTD., Inc. No. BC1100007	43 - 52
	To amend the Zoning Bylaw to allow select commercial uses in the I4 – Central Industrial zone at 816 Clement Avenue.	
3.7	Clement Ave 816, BL11993 (TA19-0022) - PC Urban Clement Holdings Ltd. Inc. No. BC110007	53 - 54
	To give Bylaw No. 11993 first reading in order to advance the text amendment.	
3.8	McCurdy Rd 925-929, LUC20-0001 (BL11994) and Z19-0132 (BL11995) - NT Properties Ltd.	55 - 63
	To terminate the Land Use Contract (LUC77-1045) on the subject property and to rezone the property from A1 – Agriculture 1 to I2 – General Industrial.	
3.9	McCurdy Rd 925-929, BL11994 (LUC20-0001) - NT Properties Ltd.	64 - 64
	To give Bylaw No. 11994 first reading in order to discharge LUC77-1045 from the subject property.	
3.10	McCurdy Rd 925-929, BL11995 (Z19-0132) - NT Properties Ltd.	65 - 65
	To give Bylaw No. 11995 first reading in order to rezone the subject property.	
3.11	Alsgard St, McCurdy Rd, Leathead Rd - LUCT20-0001 (BL11996), Z20-0004 (BL11997) - City of Kelowna	66 - 72
	To consider the early termination of Land Use Contract LUC77-1045 and rezone the parcels to I2 – General Industrial as identified in 'Schedule A' and 'Schedule B'.	
3.12	Alsgard St, McCurdy Rd, Leathead Rd - BL11996 (LUCT20-0001) - City of Kelowna	73 - 74
	To give Bylaw No. 11996 first reading in order to terminate Land Use Contract LUC77-1045 from the subject property.	
3.13	Alsgard St, McCurdy Rd, Leathead Rd - BL11997 (Z20-0004) - City of Kelowna	75 - 76
	To give Bylaw No. 11997 first reading in order to rezone the subject property..	

3.14	Primrose Rd 435, Z19-0142 (BL11998) - Shaida Langley	77 - 84
	To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate an additional single-family dwelling.	
3.15	Primrose Rd 435, BL11998 (Z19-0142) - Shaida Langley	85 - 85
	To give Bylaw No. 11998 first reading in order to rezone the subject property.	
3.16	Francis Ave 460, Z19-0138 (BL11999) - John Hodges	86 - 93
	To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate two new detached dwellings.	
3.17	Francis Ave 460, BL11999 (Z19-0138) - John Hodges	94 - 94
	To give Bylaw No. 11999 first reading in order to rezone the subject property.	
3.18	Cedar Ave 414-420, (Z18-0021) - Zoning Bylaw Extension	95 - 96
	To extend the deadline for adoption of Rezoning Bylaw No. 11644.	

4. Non-Development Reports & Related Bylaws

4.1	Heritage Register Removal Request - 409 Park Avenue	97 - 127
	To consider a request to remove the property at 409 Park Avenue from the Kelowna Heritage Register.	
4.2	Introduction to the ModelCity	128 - 163
	To inform Council about the work on the ModelCity Data and to provide a summary of the ways the tool has been and can be applied.	
4.3	Central Okanagan Wellness Analysis and Poverty Strategy Grant Application	164 - 241
	To present Council with information on the Central Okanagan Wellness Analysis and the next steps towards the development of a regional Poverty Reduction Strategy including a collaborative partnership and application for UBCM funding.	
4.4	Community Inclusion Team Update and McIntosh Strategy	242 - 255
	To provide Council with information on, and an opportunity to provide input to, the ongoing implementation of the Community Inclusion Model focused on the successful integration of supportive housing, particularly Samuel Place (McIntosh) in March 2020.	

4.5 Purchase of the DeMontreuil Water System 256 - 289

To obtain Council authorization to execute an agreement reached with the owner of the DeMontreuil Water System to convert all assets and liabilities over to the City of Kelowna.

5. Bylaws for Adoption (Non-Development Related)

5.1 BL11981 - Amendment No. 10 to the Development Application Fees Bylaw No. 10560 290 - 296

To adopt Bylaw No. 11981 to update the Development Application Fees Bylaw.

5.2 BL11976 - Amendment No. 8 to the Revitalization Tax Exemption Bylaw No. 9561 297 - 302

To adopt Bylaw No. 11976 to update the Revitalization Tax Exemption Bylaw.

5.3 BL11985 - Amendment No. 36 to Traffic Bylaw No. 8120 303 - 304

To adopt Bylaw No. 11985 to update the Traffic Bylaw.

6. Mayor and Councillor Items

7. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 10, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Absent Councillor Mohini Singh

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Director, Planning & Development Services, Ryan Smith*; Planner Specialist, Jocelyn Black*; Planner Specialist, Ross Soward*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Traffic Operations & Technical Support Supervisor, Laurens Campbell*; Infrastructure Operations Department Manager, Ian Wilson*; Traffic Signals & System, Brian Cairney*; Divisional Director, Infrastructure, Alan Newcombe*; Integrated Transportation Department Manager, Rafael Villarreal*; Transportation Planner, Cameron Noonan*; Mobility Specialist, Matt Worona*; Utility Planning Manager, Rod MacLean*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

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

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

Ro114/20/02/10 THAT the Minutes of the Regular Meetings of February 3, 2030 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Cadder Ave 338, Z19-0120 (BL11987) - Daniel Konrad

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Given

R0115/20/02/10 THAT Rezoning Application No. Z19-0120 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 14, Osoyoos Division Yale District Plan 3514, located at 338 Cadder Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to 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

3.2 Cadder Ave 338, BL11987 (Z19-0120) - Daniel Konrad

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0116/20/02/10 THAT Bylaw No. 11987 be read a first time.

Carried

4. Non-Development Reports & Related Bylaws

4.1 Development Application Fees Bylaw No. 10560 Amendment

Staff:

- Provided an overview of the amendment to the Development Application Fees Bylaw and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0117/20/02/10 THAT the City of Kelowna Development Application Fees Bylaw No. 10560 be amended as outlined in the report from the Development Planning Department dated February 10, 2020 be considered by Council;

AND THAT Council give reading consideration to Bylaw No. 11981 being Amendment No. 10 to the Development Application Fees Bylaw No. 10560.

Carried

4.2 BL11981 - Amendment No. 10 to the Development Application Fees Bylaw No. 10560

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0118/20/02/10 THAT Bylaw No. 11981 be read a first, second and third time.

Carried

4.3 Revitalization Tax Exemption Bylaw - 2020 Update

Councillor Stack declared a perceived conflict of interest for items 4.3 and 4.4. as his employer often applies for these types of grants and departed the meeting at 1:40 p.m.

Staff:

- Provided an overview of the amendment to the Revitalization Tax Bylaw.

Moved By Councillor Hodge/Seconded By Councillor Given

R0119/20/02/10 THAT Council receives, for information, the Report from the Planner Specialist dated February 10, 2020 with respect to the bylaw updates to reaffirm the City's objectives for the Revitalization Tax Exemption Program Bylaw 9561;

AND THAT Council endorses the updates to the Revitalization Tax Exemption Bylaw 9561.

Carried

4.4 BL11976 - Amendment No. 8 to the Revitalization Tax Exemption Bylaw No. 9561

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0120/20/02/10 THAT Bylaw No. 11976 be read a first, second and third time.

Carried

Councillor Stack rejoined the meeting at 1:44 p.m.

4.5 Traffic Bylaw 8120 Update

Staff:

- Provided an overview of the amendment to the Traffic Bylaw and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0121/20/02/10 THAT Council receives the report from the Traffic Operations and Technical Support Services Department, dated February 10, 2020 and adopt changes to the Traffic Bylaw 8120 regarding Road Usage and Hoarding Permit fees and general housekeeping updates.

Carried

4.6 BL11985 - Amendment No. 36 to Traffic Bylaw No. 8120

Moved By Councillor Stack/Seconded By Councillor DeHart

R0122/20/02/10 THAT Bylaw No. 11985 be read a first, second and third time.

Carried

4.7 Decorative and Post-top Streetlight Retrofit to LED

Staff:

- Provided an overview of the next phase of the LED Streetlight conversation project and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Sieben

R0123/20/02/10 THAT Council receives, for information, the Report from the Traffic Signals and Systems Department dated Feb 10, 2020 with respect to the completion of the conversion of decorative streetlights to LED;

AND THAT the 2020 Financial Plan be amended to include funding for the four-year project in the amount of \$1,157,470 from the energy reserve;

AND FURTHER THAT energy savings from this upgrade project be used to re-pay the initial funding and be re-invested back into the City's energy reserve to help fund future energy upgrades.

Carried

4.8 2020 Westside Gravel pit

Staff:

- Displayed a site map of the Westside Gravel pit on the ELMO and provided an overview of the proposed partnership with Westlake Paving & Aggregates and responded to questions from Council.

Moved By Councillor Stackt/Seconded By Councillor Given

R0124/20/02/10 THAT Council receives, for information, the report from the Public Works Department dated February 10, 2020;

AND THAT Council authorizes the Public Works Department to enter into an Excavation Agreement with Lafarge Canada Inc.

Carried

4.9 2019 Transportation Citizen Survey

Staff:

- Displayed a PowerPoint Presentation outlining the 2019 Transportation Citizen Survey results and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Hodge

R0125/20/02/10 THAT Council receives, for information, the report from the Integrated Transportation Department dated February 10, 2020, with respect to the 2019 Transportation Citizen Survey;

AND THAT Council directs staff to pursue further Transportation Citizen Surveys on a biennial basis.

Carried

4.10 2020 B.C. Active Transportation Infrastructure Grant Applications

Staff:

- Provided an overview of the Active Transportation Infrastructure Grant Program.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0126/20/02/10 THAT Council receives for information, the report from the Integrated Transportation Department dated February 10, 2020, with respect to the 2020 BC Active Transportation Grant Applications;

AND THAT Council authorizes the Integrated Transportation department to apply for BC Active Transportation Infrastructure grant funding and provide overall grant management, if successful;

AND FURTHER THAT the 2020 Financial Plan be amended to include the grant funding for the BC Active Transportation Infrastructure grant program if the application is successful.

Carried

4.11 UBCM-CEPF - Flood Risk Assessment, Mapping and Planning Program Grant

Staff:

- Provided an overview of the Flood Risk Assessment Mapping & Planning Program Grant and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Woolrdige

R0127/20/02/10 THAT Council receives, for information, the report from the Utility Planning Department dated February 10, 2020, with respect to the UBCM-CEPF - Flood Risk Assessment, Mapping & Planning Program Grant;

AND THAT Council authorizes staff to apply for a UBCM CEPF Flood Risk Assessment, Mapping & Planning Program grant as outlined in this report;

AND THAT Council authorizes the Mayor and City Clerk to execute the UBCM CEPF Flood Risk Assessment, Mapping & Planning Program grant, if the application is successful;

AND FURTHER THAT the 2020 Financial Plan be amended to include the grant funding for the Kelowna Flood Risk Assessment, if the application is successful.

Carried

5. Bylaws for Adoption (Non-Development Related)

5.1 BL11971 - Property Tax Penalty Bylaw

Moved By Councillor DeHart/Seconded By Councillor Stack

R0128/20/02/10 THAT Bylaw No. 11971 be adopted.

Carried

5.2 BL11948 - Amendment No. 5 to the Development Cost Charge Bylaw No. 10515

Moved By Councillor Donn/Seconded By Councillor Stack

R0129/20/02/10 THAT Bylaw No. 11948 be adopted.

Carried

Councillor Sieben - Opposed

6. Mayor and Councillor Items

Councillor DeHart

- Spoke to their attendance at a Fundraising Event for East Kelowna Hall.
- Spoke to the Knights of Columbus 46th Annual Service Club event at the Centennial Hall on February 12th.
- Spoke to the BC Dragoons Canada Wide Project sending Valentines to Veterans.

Councillor Donn:

- Presented to a UBCO Sustainability Class last week regarding local government and climate change; many students are in the gallery this afternoon.

Councillor Sieben:

- Spoke to their attendance along with Councillor Wooldridge at the Air Cadet Speaking Competition and served as judges.

Councillor Wooldridge

- Spoke their attendance at the Spring Lantern Festival event at Parkinson Recreation Centre on February 8th to celebrate Chinese New Year.
- Will be judging the Lady of Lake Leadership Excellence Program this evening.

Councillor Given:

- Encouraged the community to consider attending an event regarding Resilience in the Changing Climate being hosted at UBCO on February 26th.

7. Termination

This meeting was declared terminated at 3:02 p.m.

Mayor Basran

/acm



City Clerk

REPORT TO COUNCIL



Date: February 24, 2020

To: Council

From: City Manager

Department: Development Planning

Application: TA20-0006 and Z19-0124 **Owner:** 0838239 B.C. Ltd., Inc. No. BCo838239

Address: 590 Hwy 33 W **Applicant:** BC Liquor Distribution Branch

Subject: Text Amendment and Rezoning Applications

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)
MRL – Multiple Unit Residential (Low Density)

Existing Zone: C4rls – Urban Centre Commercial (Retail Liquor Sales)

Proposed Zone: C4rls/rcs - Urban Centre Commercial (Retail Liquor Sales and Retail Cannabis Sales)

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0006 to amend City of Kelowna Zoning Bylaw No.8000 as outlined in the Report from the Development Planning Department dated February 24, 2020 for Lot B, Sections 26 and 27, Township 26, Osoyoos Division Yale District Plan 30302, located at 590 Hwy 33 W, Kelowna, BC, NOT be considered by Council;

AND THAT Rezoning Application No. Z19-0124 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Sections 26 and 27, Township 26, Osoyoos Division Yale District Plan 30302, located at 590 Hwy 33 W, Kelowna, BC from the C4rls - Urban Centre Commercial (Retail Liquor Sales) zone to the C4lrscs- Urban Centre Commercial (Retail Liquor Sales and Retail Cannabis Sales) NOT be considered by Council.

2.0 Purpose

To consider a site-specific text amendment to allow for a retail cannabis sales establishment within 500 m of another establishment and to consider an application to rezone the subject property from C4rls - Urban Centre Commercial (Retail Liquor Sales) zone to the C4rls/rcs- Urban Centre Commercial (Retail Liquor Sales and Retail Cannabis Sales).

3.0 Development Planning

Staff recommend non-support for the proposed site-specific text amendment and rezoning applications to allow for a retail cannabis sales establishment. The proposal requires a text amendment to the specific use regulations for cannabis retail sales in Section 9.16.1 of the Zoning Bylaw:

Section 9.16.1 - Any retail cannabis sales establishment must be set back a minimum distance of 500 metres from another Retail Cannabis Sales Establishment, measured from closest lot line to closest lot line.

The proposal is located approximately 110 m from closest lot-line to closest lot-line from an approved retail cannabis sales establishment located at 150 Hollywood St N., diagonally across Highway 33 (Figure 1). The minimum distance of 500 metres is intended to avoid clustering of multiple stores, particularly in urban areas. The application to reduce the distance between cannabis stores by more than half does not meet the intent to limit clustering of this use. This minimum proximity distance is similar to the provincial government requirement for a minimum of 1 km between new retail liquor stores.

With the exception of Section 9.16.1 of the Zoning Bylaw, the proposal complies with the City's current cannabis retail policies including: compliance with the proximity restriction on retail cannabis stores regarding minimal distance from schools and parks; and proposed location within a C4 zone which currently permits retail liquor and cannabis sales.

4.0 Proposal

4.1 Project Description

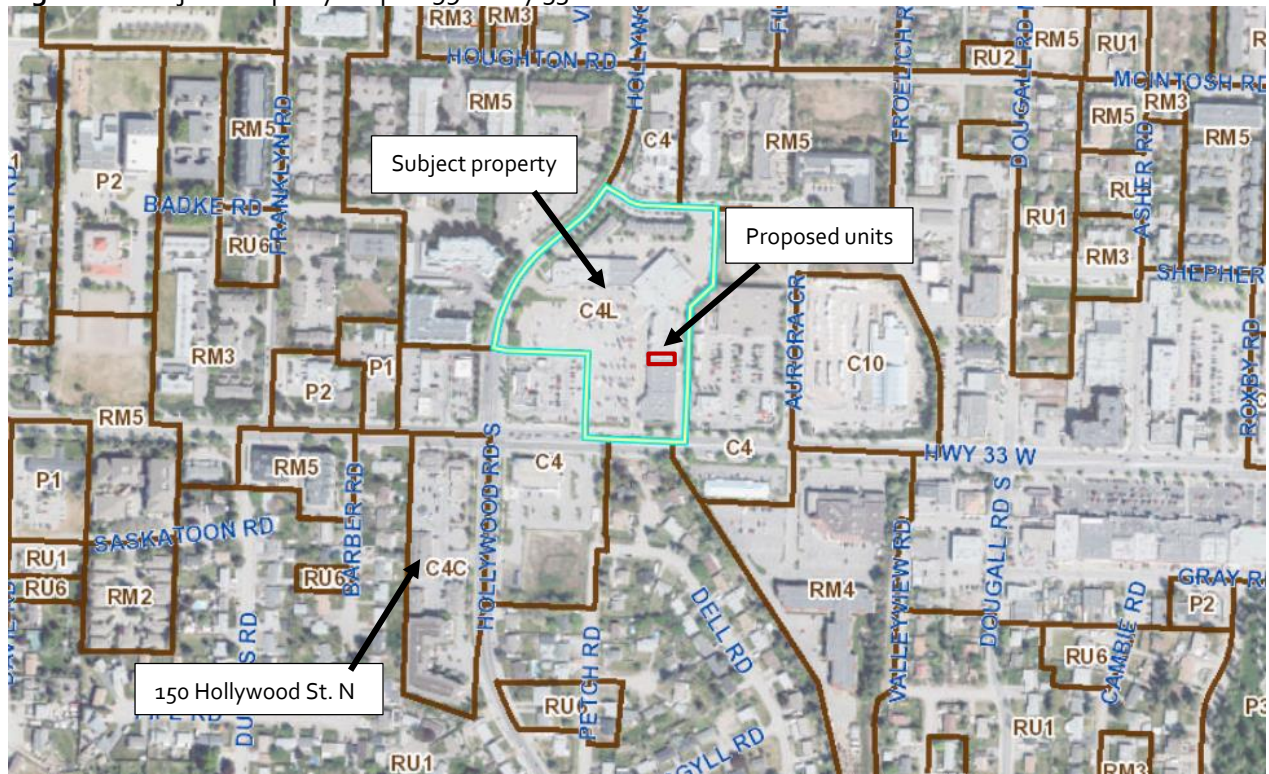
A retail cannabis sales establishment is proposed within two existing ground-floor commercial retail units in the Willow Park Mall, located in the Rutland Urban Centre. The size of the proposed non-medical cannabis retail store is approximately 325 m² (3,500 ft²). Proposed store hours are Monday to Sunday, 10:00 AM to 10:00 PM, with approximately 15 staff employed at the store.

4.2 Site Context

The property is located in the Rutland Urban Centre and has a Future Land Use Designation of MRL - Multiple Unit Residential (Low Density) to the north and MXR- Mixed Use (Residential/Commercial) to the south of the property. The surrounding area is comprised of commercial and service commercial uses along the Hwy 33 W corridor, and low and medium density multiple housing residences to the north and east. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial RM5 – Medium Density Multiple Housing	Food primary, retail stores, general commercial Multiple housing residential
East	Hollywood Rd RM5 - Medium Density Multiple Housing	Multiple housing residential
South	Hwy 33 C4 – Urban Centre Commercial C4rcs - Urban Centre Commercial (Cannabis Retail) RU1 – Large Lot Housing	Food primary, retail stores, general commercial Single Dwelling Housing
West	C4 - Urban Centre Commercial	Food primary, retail stores, general commercial

Figure 1 - Subject Property Map of 590 Hwy 33 W



5.0 Application Chronology

Date of Rezoning Application Received:	September 5, 2019
Date of Text Amendment Application Received:	January 6, 2020
Date Public Consultation Completed:	January 27, 2020

6.0 Alternate Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0006 to amend City of Kelowna Zoning Bylaw No.8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated February 24, 2020 for Lot B, Sections 26 and 27, Township 26, Osoyoos Division Yale District Plan 30302, located at 590 Hwy 33 W, Kelowna, BC, be considered by Council;

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

AND THAT Rezoning Application No. Z19-0124 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Sections 26 and 27, Township 26, Osoyoos Division Yale District Plan 30302, located at 590 Hwy 33 W, Kelowna, BC from the C4rls - Urban Centre Commercial (Retail Liquor Sales) zone to the C4rls/rcs- Urban Centre Commercial (Retail Liquor Sales and Retail Cannabis Sales) be considered by Council;

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

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

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

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Director of Planning & Development Services

Attachments:

Attachment A: Applicant's Rationale Letter and Site Plan

Schedule A: Site Specific Amendment to City of Kelowna Zoning Bylaw No. 8000



LIQUOR DISTRIBUTION BRANCH

BC CANNABIS STORES

ATTACHMENT		A
This forms part of application		
# TA20-0006 and Z19-0124		
Planner Initials		BC
		 City of Kelowna <small>DEVELOPMENT PLANNING</small>

August 29, 2019

City of Kelowna
Planning Department
1435 Water Street
Kelowna, British Columbia
V1Y 1J4

Dear Mayor and Councillors:

Re: Non-medical cannabis retail store application

Please accept the Liquor Distribution Branch's (LDB) application to locate a publicly-owned and government operated non-medical cannabis retail store at **Units 21 & 22, 590 Highway 33 West**. As indicated in the attached authorization letter and supporting materials, we have received support from the property owner to proceed with this application.

About the LDB

The LDB is responsible for the wholesale distribution of beverage alcohol industry in British Columbia, as provided in the *Liquor Distribution Act*. Currently operating 197 stores under the *BC Liquor Stores* brand, we are also the government retailer in the province's mixed public-private regime of retail liquor sales.

Under the [Cannabis Distribution Act](#), the LDB is designated as the sole wholesale distributor of non-medical cannabis in British Columbia—and together with private licensed stores—is authorized to compete in the retail cannabis market as *BC Cannabis Stores*, including online sales through bccannabisstores.com. Since legalization, we have opened four BC Cannabis Stores retail locations in three communities, and we are eagerly working to open more stores across the province.

LDB applies a 15% mark-up on the price it paid to cannabis producers when it sells cannabis to both government-owned and private stores. All cannabis retailers, including bccannabisstores.com, purchase cannabis at the same wholesale price. In addition, stores are required to pay the cost of shipping product from the wholesale cannabis warehouse to their retail location. No retailer—government or private—may sell any cannabis product at a price lower than its wholesale cost.

Revenue generated through both our wholesale and retail operations in liquor and cannabis is remitted to the Government of British Columbia, contributing to essential public services such as health care and education.

Location of proposed BC Cannabis Store

The LDB is proposing to open a Kelowna BC Cannabis Stores retail location at **Willow Park Shopping Centre** for a number of reasons, including that the site is:

- Located in an existing retail centre;
- Easily accessible to customers with ample parking;
- Not expected to adversely impact traffic in the surrounding area, given its location in an already established retail complex, and;
- Complies with the current cannabis sales policy of the City of Kelowna, in that it is:
 - located within a permitted area for non-medical retail cannabis sales;
 - in a zone (C4)) which currently permits the sale of liquor, and;
 - in compliance with the proximity restrictions on retail cannabis stores regarding minimal distance from schools, parks, and other cannabis stores.

The size of the proposed non-medical cannabis retail store is approximately 3,500 square feet.

Our commitment to community engagement and social responsibility

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB), the Ministry of Public Safety and Solicitor General, and the Ministry of Attorney General to encourage the safe and responsible consumption of alcohol and non-medical cannabis in BC.

We are committed to working in partnership with local governments to ensure a smooth introduction of government non-medical retail cannabis stores in BC communities. While BC Cannabis Stores do not require a licence from the LCRB^[1], we are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as cooperating with local law enforcement.

Social responsibility is integral to the LDB and has been part of our corporate culture for decades. BC Liquor Stores has a well-established history of both undertaking initiatives encouraging the responsible use of our products and fundraising campaigns to give back to the local community.

Since 2010, we have have raised nearly half a million dollars from staff and customers at our Kelowna BC Liquor Stores locations, with most of the funds being allocated to programs in the local community.

Our current BC *Liquor* Stores social responsibility programs will serve as examples as we refine our BC *Cannabis* Stores social responsibility ventures. Our current efforts in the cannabis field include:

- Delivering products that meet strict safety and quality requirements. All cannabis products purchased through the LDB's wholesale operations and sold through BC Cannabis Stores are purchased from federally licensed producers.

^[1] As a branch of the Ministry of Attorney General, the LDB does not require a formal license from the LCRB to operate a retail cannabis store - written confirmation from the LCRB is attached.

- Promoting the safe and responsible use of non-medical cannabis through campaigns aimed at keeping cannabis out of the hands of minors, preventing driving under the influence, and informing the public about potential health risks of consuming cannabis.
- Actively discouraging customers from engaging in high-risk behavior such as driving under the influence, consuming cannabis during pregnancy and participating in sporting activities while under the influence of cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behavior through various [in-store campaigns](#) with strategically placed messaging, and;
- Incorporating environmental sustainability into all facets of our business, with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

Keeping cannabis out of the hands of minors.

Unlike liquor stores, minors will not be permitted inside BC Cannabis Stores, even if they are accompanied by a parent or guardian. Our ID-check policy at store entrances prevents minors from entering our stores. All of our staff receive comprehensive training in verifying ID, and will request confirmation of age from all customers appearing under the age of 30.

Odour Mitigation

Product must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of production, there is little-to-no odor emitted from the store.

There will also be a ventilation system to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concerns in this regard, the LDB will respond to these requests immediately. To date, we have received no complaints regarding odours from any of our stores currently in operation.

Cannabis store operations

BC Cannabis Stores retail locations are bright, clean, welcoming and professional, providing our customers with a safe and favourable alternative to purchasing non-medical cannabis from the illicit market. Storefronts have frosted windows to comply with federal and provincial legislation requiring that cannabis not be visible from outside the store.

All BC Cannabis Stores employ unionized staff. This particular location will have approximately 15 employees, including a Store Manager, at least one Assistant Store Manager, and staff comprised of full and part-time Cannabis Consultants. Wages start at \$21.00 per hour. All prospective employees must undertake an Enhanced Security Screening (ESS) as mandated by provincial law.

Most stores will be open from Monday to Sunday, 10 am to 10 pm., though store hours may vary by location, following consultation with local government.

Our neighbourhood strategy includes:

- *Keep It Safe*, a mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of

violence, theft or nuisance. Additional topics covered include understanding cannabis related laws, and developing strategies for maintaining a safe environment for employees and customers.

- Implementation of procedures on how to deal with uncooperative customers, store safety, loitering, and consumption outside the premises.
- Ensuring there are at least two employees working at all times and that stores are alarmed and locked outside business hours. For events that occur outside of the store, staff are trained to contact mall security, if applicable, or to call 911.
- Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.
- Transporting expired or defective product off-premises for destruction. There will be no disposal of cannabis at any store, further reducing the risk that cannabis will fall into the hands of minors or the illicit market

Security

Customer, employee, and community safety is paramount. The LDB brings over 40 years of experience working with local government, enforcement agencies, and security experts in establishing and operating secure retail liquor stores, and nearly 100 years of retailing regulated products. We employ Crime Prevention through Environmental Design (CPTED) principles when designing our retail stores.

BC Cannabis Stores are assisted by our Corporate Loss Prevention department, and contracted security personnel are available to work in conjunction with store staff to ensure security practices and protocols are followed.

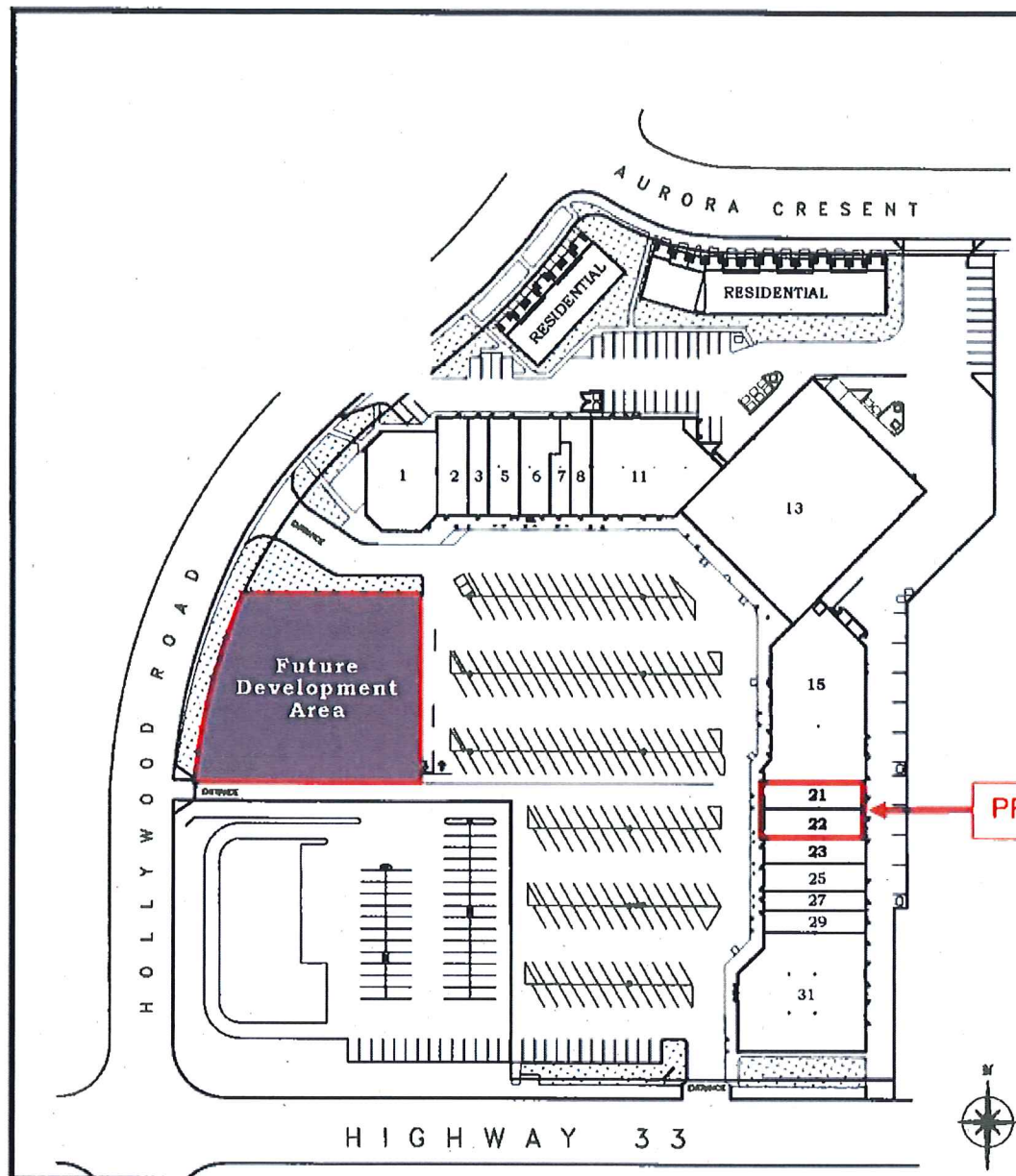
All BC Cannabis Stores have:

- Centrally-monitored province-wide intruder and fire monitoring systems;
- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room for product storage;
- Durable and reliable commercial-grade doors and locks;
- Security shutters and smash-resistant windows.

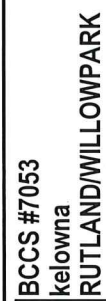
Further details regarding BC Cannabis Stores and the LDB's social responsibility efforts are included in the attached presentation. If you require additional materials or have any questions we would be very happy to provide it. We thank you in advance for your consideration of our application.

Sincerely,

Rory Mandryk
Executive Director, Corporate Operations, Real Estate & Corporate Loss Prevention
BC Liquor Distribution Branch



Site Plan



PROPOSED CONCEPT

PROJECT TITLE

ID1

DATE _____

SCALE

Q&A

LIQUOR
DISTRIBUTION
BRANCH

This forms part of application
TA20-0006 and Z19-0124

Planner Initials BC

City of
Kelowna
DEVELOPMENT PLANNING

SCHEDULE "A" – Site Specific Amendment to City of Kelowna Zoning

Bylaw No. 8000 TAz0-0006

Section	Existing Text	Proposed Text			Rationale
Section 9.16- Specific Use Regulations- Retail Cannabis Sales Establishments	9.16.1 Any Retail Cannabis Sales Establishments must be set back a minimum distance of 500 metres from another Retail Cannabis Sales Establishment , measured from closest lot line to closest lot line.	9.16.8 Site Specific Uses and Regulations Uses and regulations apply to the C4rlc/rcs -Urban Centre Commercial (Retail Liquor Sales and Retail Cannabis Sales) on a site-specific basis as follows:			To allow for a retail cannabis sales establishment within 500m of another approved retail cannabis sales establishment located at 150 Hollywood St North.
			Legal Description	Civic Address	
		1	Lot B, Sections 26 and 27, Township 26, Osoyoos Division Yale District Plan 30302	590 Hwy 33 West	

REPORT TO COUNCIL



Date: February 24, 2020

To: Council

From: City Manager

Department: Development Planning – Urban (HR)

Application: Z19-0140

Owner: Carolco Developments Ltd.,
Inc. No. BC0291464

Address: 532-538 Yates Rd

Applicant: Mojo Cannabis

Subject: Rezoning Application

Existing Zone: C2 - Neighbourhood Commercial

Proposed Zone: C2rcs - Neighbourhood Commercial (Retail Cannabis Sales)

1.0 Recommendation

THAT Rezoning Application No. Z19-0140 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 32 Township 26 ODYD Plan KAP77456, located at 532-538 Yates Rd, Kelowna, BC from the C2 - Neighbourhood Commercial zone to the C2rcs - Neighbourhood Commercial (Retail Cannabis Sales) zone be considered by Council;

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

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

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

2.0 Purpose

To rezone the subject property from C2 - Neighbourhood Commercial to C2rcs - Neighbourhood Commercial (Retail Cannabis Sales) to allow for a Retail Cannabis Sales Establishment.

3.0 Development Planning

Development Planning Staff recommend support for the rezoning application to allow for a Retail Cannabis Sales Establishment on the subject property. Should Council adopt the proposed Rezoning Bylaw, the property would be rezoned to a Retail Cannabis Sales subzone. Staff would send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch indicating support for issuance of a non-medical cannabis retail store license for this property.

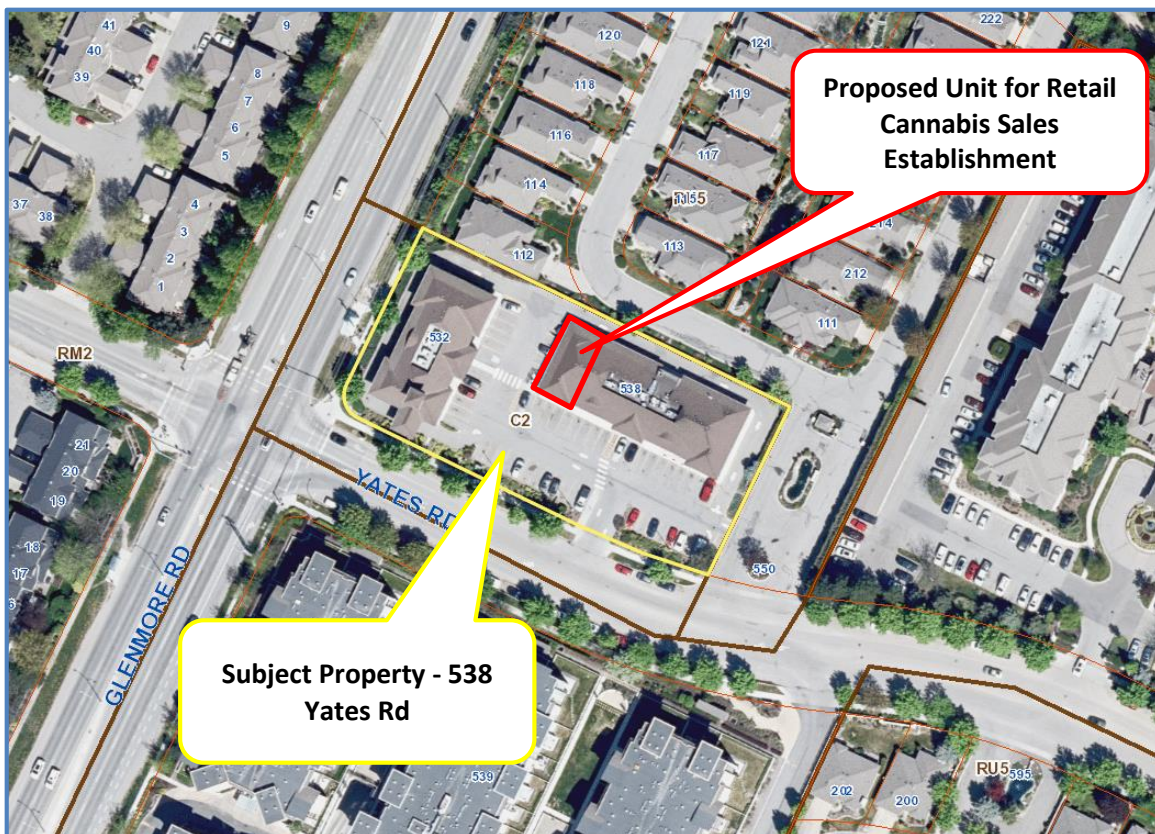
The proposed rezoning meets the regulations for Retail Cannabis Sales Establishments in Zoning Bylaw No. 8000 and there are no variances being requested.

4.0 Proposal

4.1 Project Description

A Retail Cannabis Sales Establishment is proposed in an existing ground-floor commercial retail unit on the subject property.

Subject Property Map:



4.2 Site Context

The subject property is located at the corner of Glenmore Rd and Yates Rd. There are two existing commercial buildings with multiple commercial units and associated parking and landscaping on the subject property. The property is located in the Glenmore – Clifton – Dilworth City Sector and has a Future Land Use Designation of COMM – Commercial. The surrounding area is predominantly comprised of residential uses along the Glenmore Rd corridor.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 - Bareland Strata Housing	Single Dwelling Housing
East	RU5 - Bareland Strata Housing	Single Dwelling Housing
	RM5 - Medium Density Multiple Housing	Multiple Dwelling Housing
South	RM5 - Medium Density Multiple Housing	Apartment Housing
West	RM2 - Low Density Row Housing	Apartment Housing

5.0 **Application Chronology**

Date of Application Received: December 6, 2019

Date Public Consultation Completed: January 28, 2020

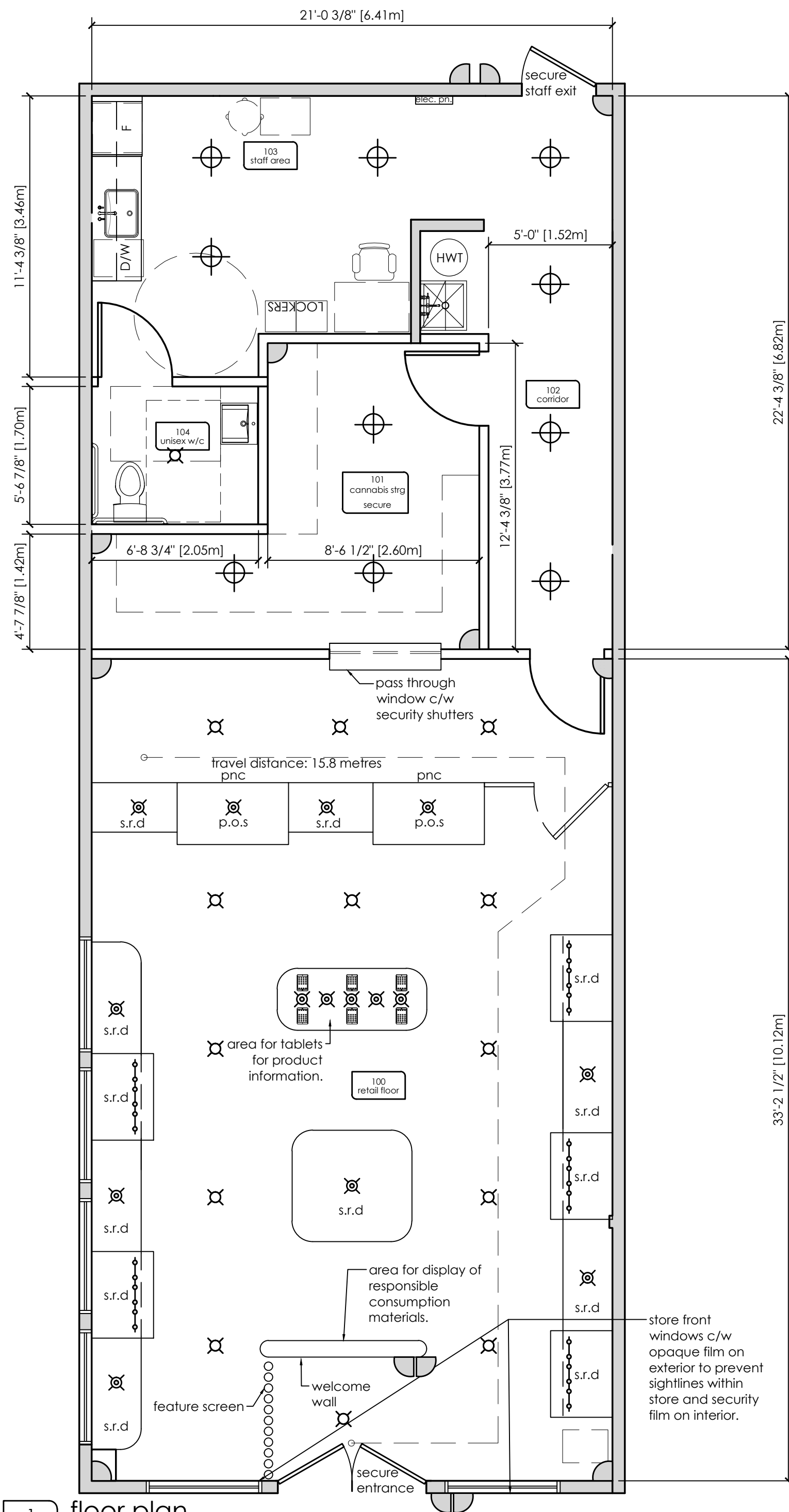
Report prepared by: Hailey Rilkoff, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Floor and Site Plans



general notes	
1.	total area of the space is 1177 sq.ft.
2.	maximum allowed travel distance is 30m; 15.8 m maximum travel achieved.

legend	
	new door
	existing base building wall to remain
	existing base building door to remain
	downlight
	feature pendant light fixture
	general LED suspended light fixture
	security camera - system professionally designed and installed
	LED strip lighting
s.r.d	secure retail display
p.o.s	point of sales
pnc	24 hour panic button

1 floor plan
id 1.1 scale: 1/4" = 1'-0"

ATTACHMENT
A

This forms part of application
Z19-0140

Planner
Initials

HR

City of
Kelowna
DEVELOPMENT PLANNING

p: 778.484.4466
w: hatchdesign.ca
e: info@hatchdesign.ca

hatch
INTERIOR DESIGN

because good design
is good business

mojo

#101 583 yates rd
kelowna, bc

provincial application
floor plan

date nov. 25, 2019
scale 1/4" = 1'-0"
drawn by aj

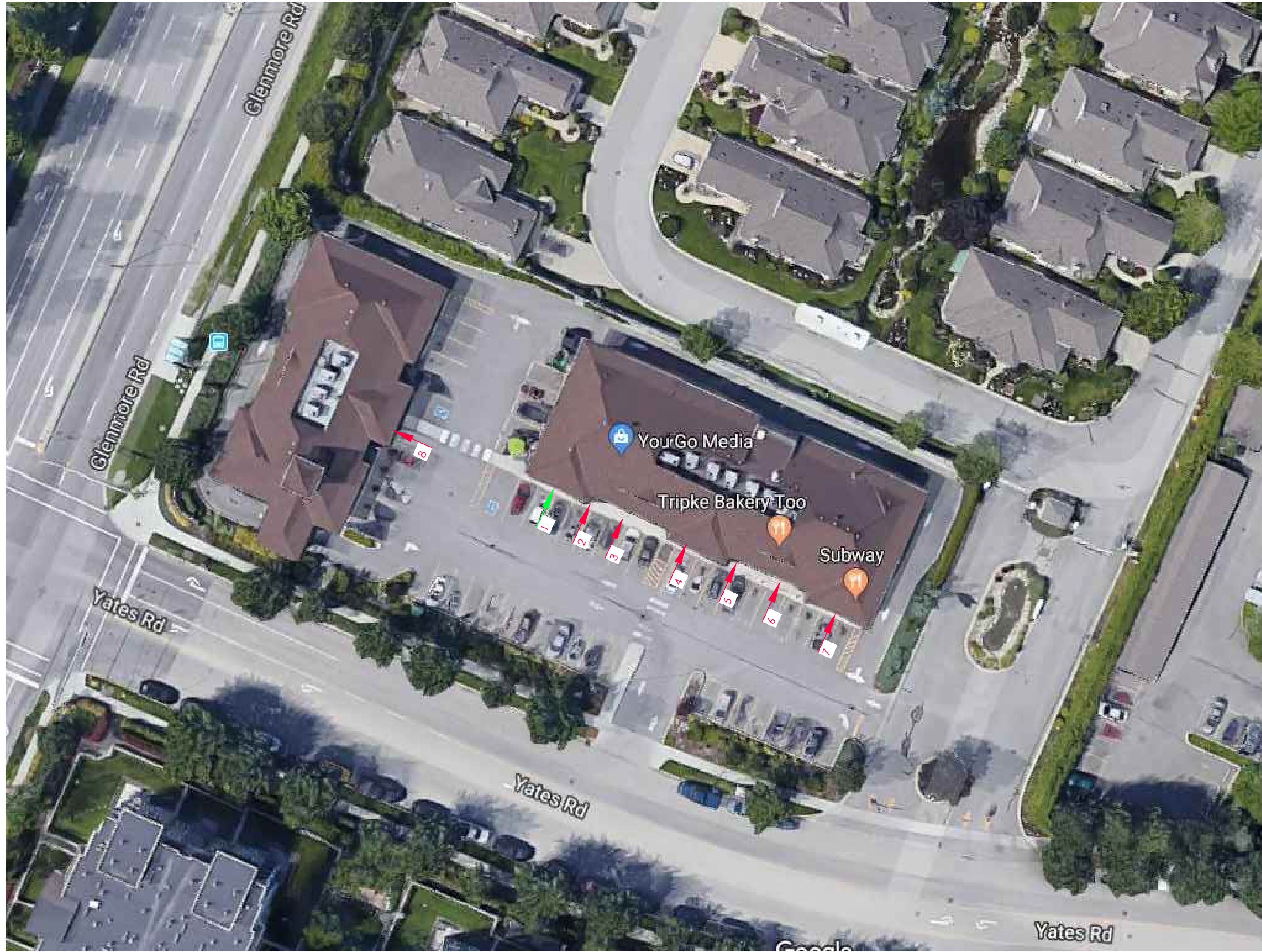
2. issued for provincial application nov. 26, 2019
1. issued for client review nov. 05, 2019

• do not scale from drawings
• site verify all dimensions and information
• report any errors or discrepancies
• all work to conform to applicable codes & regulations
• drawings are published by hatch interior design - all rights reserved including rights of reproduction

id 1.1

sheet no.

25



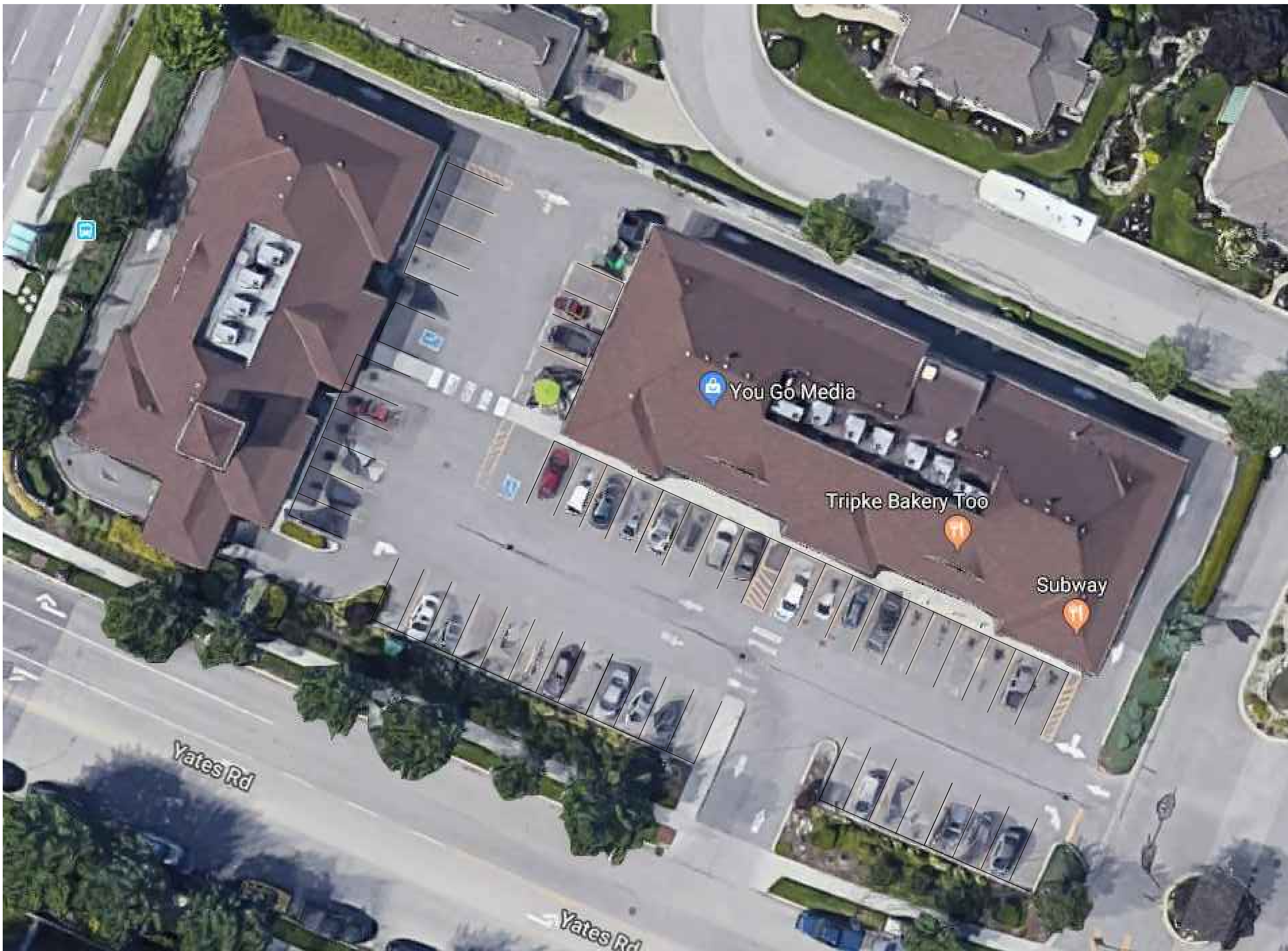
legend

	proposed entrance to 'Flora Recreational Cannabis'
	entrances to surrounding businesses
#	reference to neighbouring business' name

neighbouring business names:

1. Mojo
2. The Parlour Beauty + Shave
3. Highlands Dentistry
4. Pakwaan Restaurant
5. Glenmore Optometry
6. Tripke Bakery Too
7. Subway
8. Vacant

1 site plan
id 2.1 scale: nts



building area = 109.35 sq.m.
 parking = 2.2 spaces / 100 sq.m = 109.35/ 100 * 2.2 = 3 spaces
 53 parking spaces provided, shared among surrounding businesses.

1 parking plan
 id 3.1 scale: nts



mojo
 #101 583 yates rd
 kelowna, bc

provincial application
 parking plan

date nov. 25, 2019
 scale nts
 drawn by aj

2. issued for provincial application nov. 26, 2019
 1. issued for client review nov. 05, 2019

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- site verify all dimensions and information
- report any errors or discrepancies
- all work to conform to applicable codes & regulations
- drawings are published by hatch interior design - all rights reserved including rights of reproduction

id 3.1
 sheet no. 27



can sign with black background.

MOJO name and address printed in contrasting colour on front for public view.

opaque white window vinyl

MOJO logo and age restriction.

no smoking sign

visible hours of operation

1 signage view
id 4.1 scale: nts



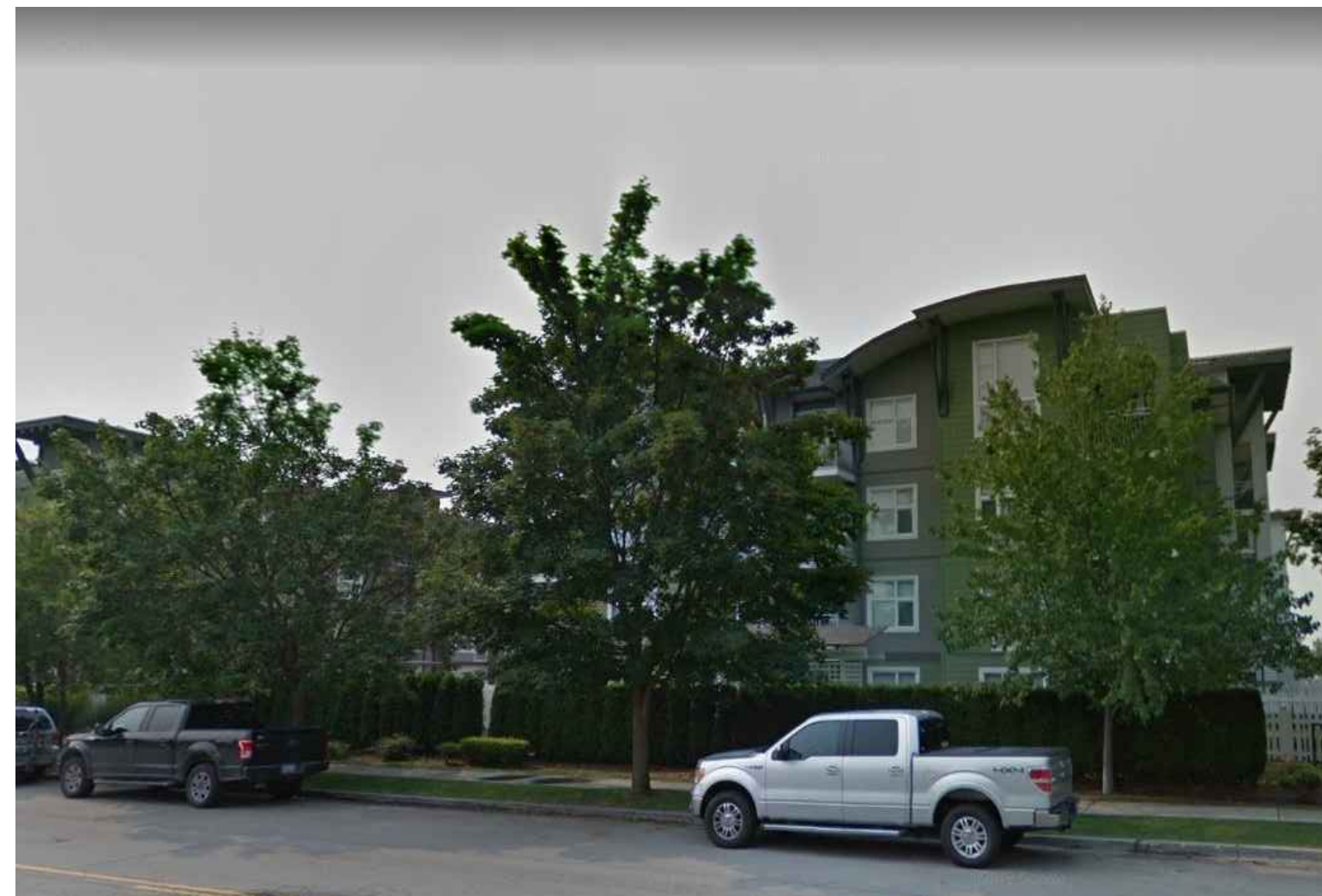
1 front facade
id 5.1 scale: nts



2 view to north west
id 5.1 scale: nts



3 back facade
id 5.1 scale: nts



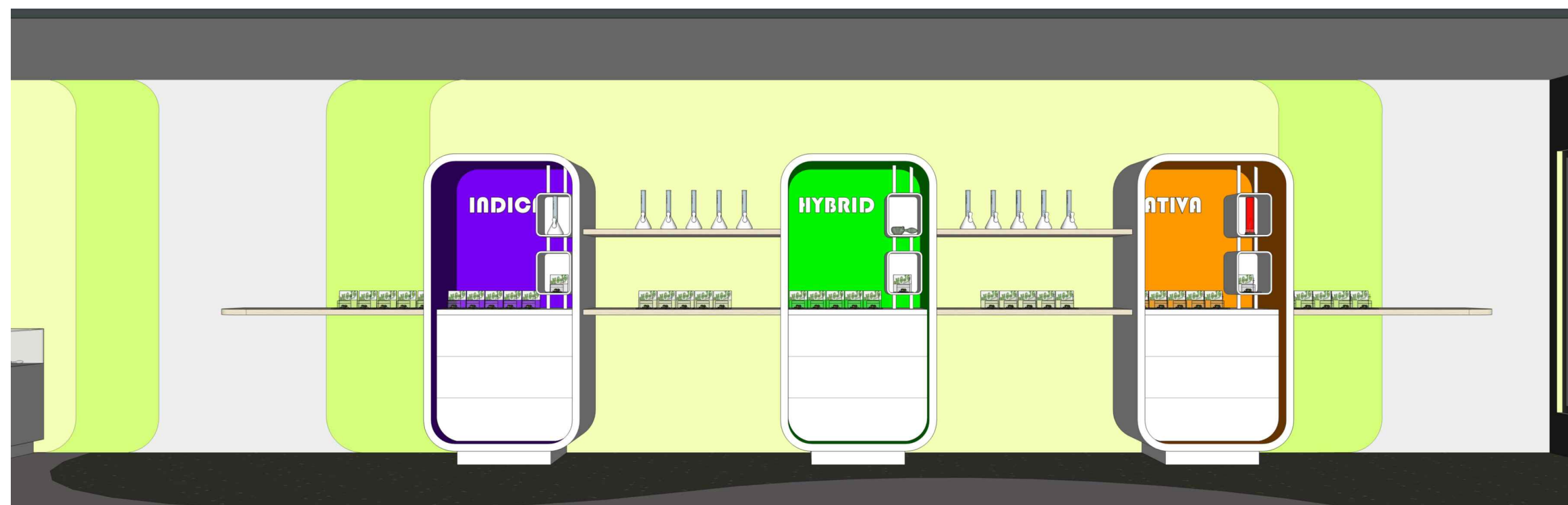
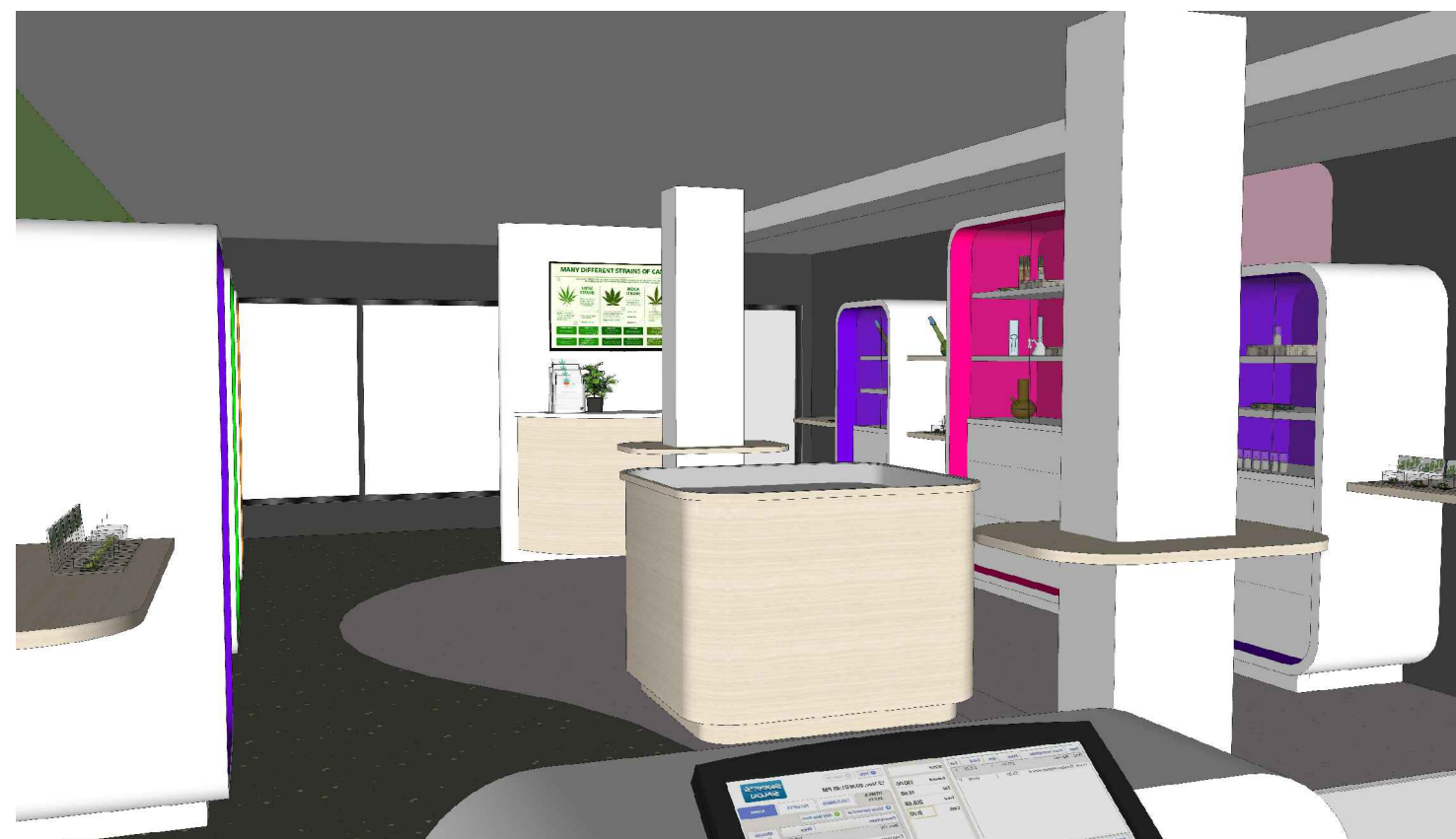
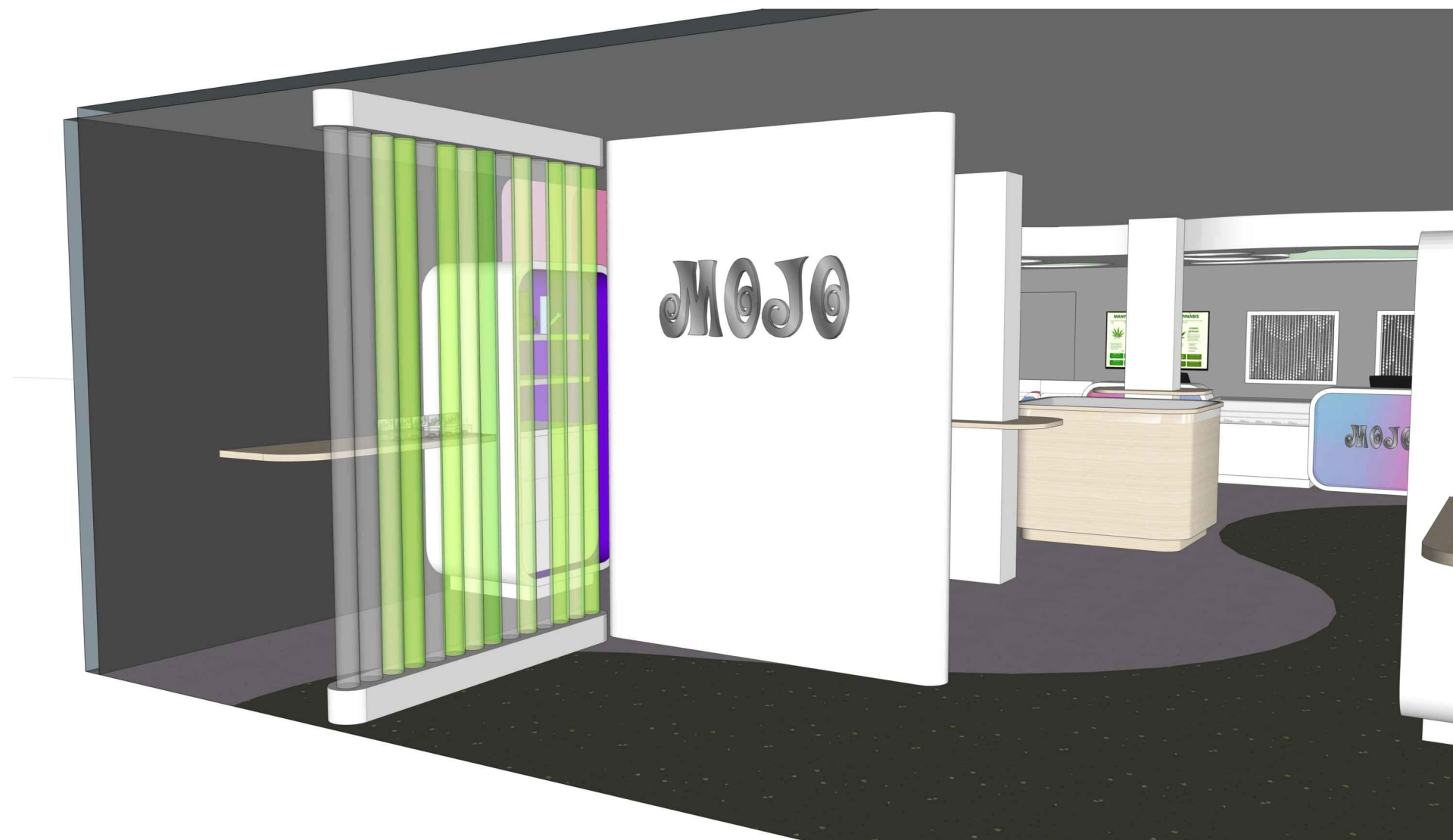
4 view to south
id 5.1 scale: nts



1 view to the west
id 6.1 scale: nts



2 view to east
id 6.1 scale: nts



NOTE:

renderings depict design concept,
however may not reflect exact location.



mojo
#101 583 yates rd
kelowna, bc

provincial application
3D renderings

date nov. 25, 2019
scale nts
drawn by aj

2. issued for provincial application nov. 26, 2019
1. issued for client review nov. 05, 2019

- do not scale from drawings
- site verify all dimensions and information
- report any errors or discrepancies
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id 7.1
sheet no. 31

CITY OF KELOWNA
BYLAW NO. 11991
Z19-0140 – 532-538 Yates 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 of Lot 1 Section 32 Township 26 Osoyoos Division Yale District Plan KAP77456, located on Yates Road, Kelowna, BC from the C2 – Neighbourhood Commercial zone to the C2rcs – Neighbourhood Commercial (Retail Cannabis Sales) zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 24, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: Z19-0061

Owner: Otto Odermatt and Paul Odermatt

Address: 2840 Fenwick Rd

Applicant: MJI Contracting Inc.

Subject: Rezoning Application

Existing OCP Designation: IND – Industrial/ PARK - Park

Existing Zone: A1 – Agriculture 1

Proposed Zone: I2 – General Industrial and P3 – Parks and Open Space

1.0 Recommendation

THAT Rezoning Application No. Z19-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Section 34, Township 26, ODYD Plan 22142 located at 2840 Fenwick Rd, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone and to P3 – Parks and Open Space as shown on Map "A" attached to the Report from the Planning & Development Services Department dated February 24th, 2020 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 approval of the Ministry of Transportation and Infrastructure;

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 February 24th, 2020;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to a technical subdivision for the registration of a right of way for the linear park and riparian management area along Mill Creek.

2.0 Purpose

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I2 – General Industrial zone to facilitate the use of the property for an industrial development and to the P3 – Parks and Open Space zone for the linear park.

3.0 Development Planning

Staff are supportive of the proposed rezoning of the subject property to I2 – General Industrial zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and policies. The property is located within the Permanent Growth Boundary and is located adjacent to and near other industrially zoned properties. The I2 – General Industrial zone allows general industrial uses on the property similar to other properties in the immediate area.

Mill Creek meanders through the south side of the property. Per OCP Policy 5.14.2, a 10-meter-wide linear park must be allocated in addition to the riparian management area requirements. This is a requirement of the rezoning and will require an Environmental Development Permit to establish the area. In addition, the area will be rezoned to P3 – Parks and Open Space.

4.0 Proposal

4.1 Project Description

The subject property currently has a residential dwelling on the north east corner and Mill Creek flowing through the south end of the property and borders the Agricultural Land Reserve (ALR) along the north property line. The applicant would like to use the property for industrial purposes. Staff are not tracking any variances associated with the proposal. While it is not part of this application, there are future plans to construct up to five industrial buildings on the site. This application does trigger two Development Permits (DP); a Farm Protection DP and a Natural Environmental DP. Should Council support the Rezoning bylaw, Staff will process the Natural Environmental DP and Farm Protection DP prior to development of the property.

4.2 Site Context

The subject property is in the Highway 97 Sector of the city. Adjacent land uses are as follows:

Orientation	Zoning	Land Use	Size	FLU	Access
North	A1 - Agriculture	Vacant	28.1 acres	Park/REP	via 2810
East	C9 – Tourist Commercial	Amusement Park/ Miniature Golf Course	3.89 acres	Comm/Park	Fenwick Rd
South	A1 – Agriculture (LUC77-1004)	Warehousing/Manufacture	3.18 acres	Ind/Park	Fenwick Rd
West	A1 - Agriculture	Residential	2.4 acres	Ind/Park	Fenwick Rd

Subject Property Map: 2840 Fenwick Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 Development Process

Objective 5.14.2 Provide parks for diversity of people and a variety of uses.

Industrial Land Use Policies

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

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A.

6.2 Application Chronology

Date of Application Received: May 7, 2019
Date Public Consultation Completed: September 12, 2019

Report prepared by: Sergio Sartori, Development Technician
Reviewed by: Wesley Miles, Acting Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum
Attachment A: Map A – Proposed Zoning Amendment Plan

CITY OF KELOWNA

MEMORANDUM

SCHEDULE	A
This forms part of application # Z19-0061	
Planner Initials	SS
 City of Kelowna DEVELOPMENT PLANNING	

Date: May 23, 2019
File No.: Z19-0061
To: Planning & Development Services Department (SS)
From: Development Engineer Manager (JK)
Subject: 2840 Fenwick Rd., Lots B, Plan 22142 A1 – I2

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A1 to I2 are as follows:

1. General

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

2. Geotechnical Study

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of 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.
- b. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
- c. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- d. Site suitability for development.

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

3. Sanitary Sewer System

- a) This property is currently not serviced. 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 each lot. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.
- b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any downstream impacts to the sewer system, from this development to the sewage waste water treatment plant, triggered by this development.
- c) Developers Civil engineer will have to design Sanitary service crossing Mill Creek.

4. Domestic Water and Fire Protection

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

5. Storm 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 Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

b) Provide the following drawings:

- i. A detailed Storm water Management Plan for this development; and,
- ii. An Erosion and Sediment Control Plan.

6. Road Improvements

- a.) Fenwick Rd frontage will be required completing Cul-de-sac up to rail trail corridor with Curb, Gutter and asphalt with let-downs.
- b.) Fenwick driveway is to be constructed to commercial Lane standard with SS-R2 standard detail.
 - i) Proposed new Bridge must be design and constructed to latest Engineering best practices and Section 11 Permits must be approved with MOE.
 - ii) A new bridge or multiplate culvert at the creek crossing.
 - iii) Minimum 3.5m driving lanes with 1 no-post barriers and 0.6m shoulders.
 - iv) If the development remains as strata the internal road system and design standards is subject to the approval of the Approving Officer. All maintenance of roads and utilities becomes the responsibility of the strata including Bridge structure.

7. Road Dedication and Subdivision Requirements

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

8. Power and Telecommunication Services

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

9. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

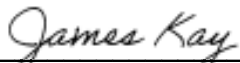
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. Servicing Agreements for Works and Services

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

11. Charges and Fees

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



James Kay, P. Eng.
Development Engineering Manager
RO



2920

3010

2840

2898

2810

(W OF)

2821

FENWICK RD

HWY 97 N

ATTACHMENT A




This forms part of application
Z19-0061

Planner Initials **SS**

City of Kelowna
DEVELOPMENT PLANNING

2850

MAP "A" PROPOSED ZONING File Z19-0061

-  Subject Property
-  A1 - Agriculture to I2 - General Industrial
-  A1 - Agriculture to P3 - Parks and Open Space

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

0 15 30 Metres

CITY OF KELOWNA

BYLAW NO. 11992

Z19-0061 – 2840 Fenwick Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, Section 34, Township 26, ODYD Plan 22142 located on Fenwick Rd, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone and the P3 – Parks and Open Space zone as shown on Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Read a second and third time by the Municipal Council this

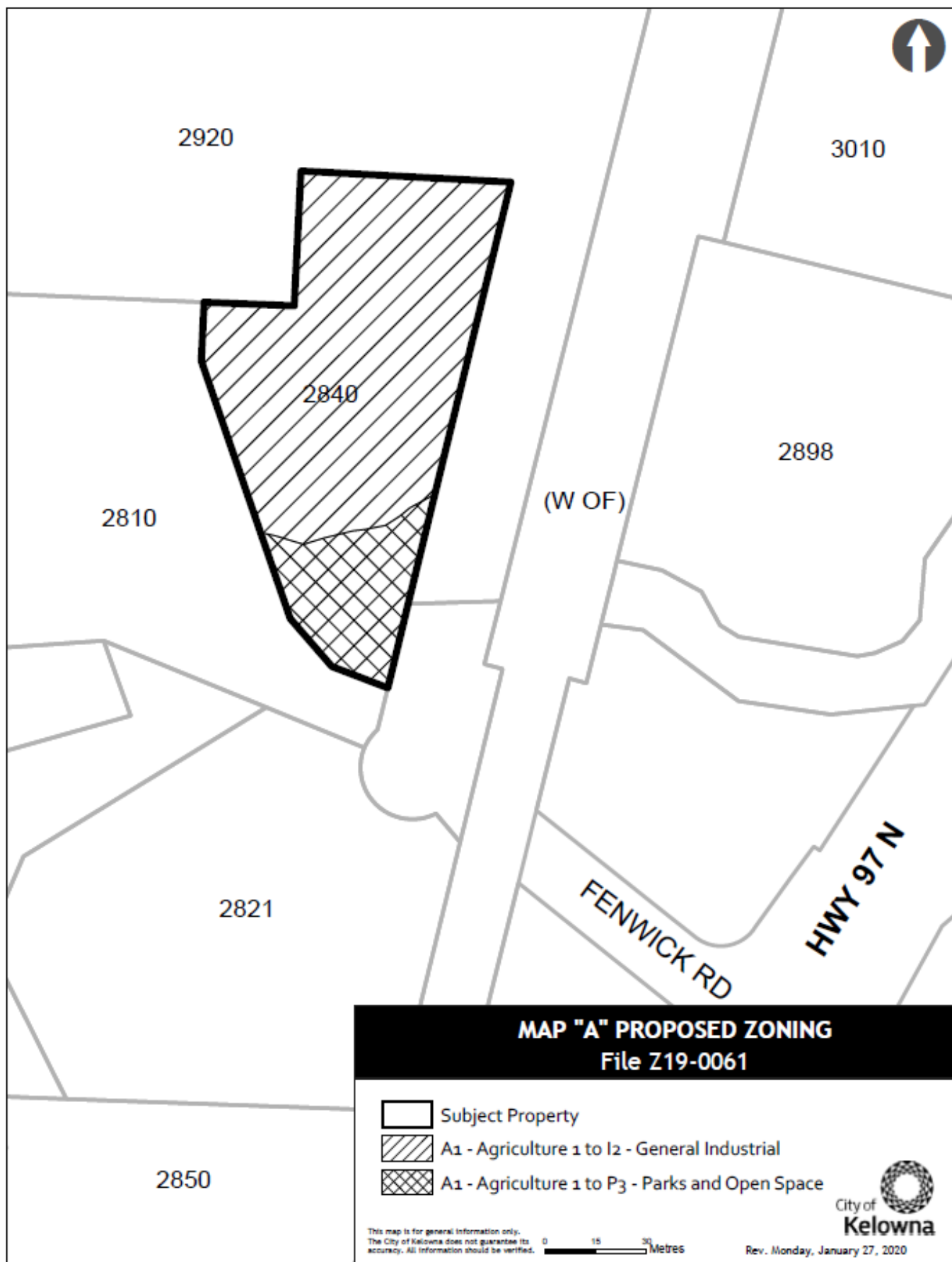
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: February 24, 2020

To: Council

From: City Manager

Department: Development Planning

Application: TA19-0022 **Owner:** PC Urban 816 Clement Holdings Ltd., Inc. No. BC1100007

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

Subject: Text Amendment

Existing OCP Designation: IND – Industrial

Existing Zone: I4 – Central Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA19-0022 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the report from the Development Planning Department dated February 24, 2020 for Lot B Section 30 Township 26 Osoyoos Division Yale District Plan EPP83554 located at 816 Clement Avenue, Kelowna, BC be considered by Council;

AND FURTHER that the Zoning Bylaw Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Zoning Bylaw to allow select commercial uses in the I4 – Central Industrial zone at 816 Clement Avenue.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Text Amendment to allow the requested uses in the I4 – Central Industrial zone for the property located at 816 Clement Avenue. The subject property is located in the industrial district north of downtown Kelowna and is one block east of the Downtown Urban Centre. Staff recognize that this area of the City is experiencing change and that it is necessary to protect the core of the north end industrial area while allowing for compatible uses that provide an effective transition to the Downtown Urban Centre.

The I₄ zone comprises a majority of the north end industrial area and currently permits breweries and distilleries, food primary establishments, industrial high technology research and product design, minor liquor primary establishments, and indoor participant recreation services, among other uses. Several of the proposed uses are similar to service commercial and light industrial uses.

Additionally, the applicant is proposing limited retail uses, and the retail uses proposed complement the mix of industrial uses surrounding the subject property. Staff are recommending that office and retail uses be permitted as secondary uses to help ensure that most of the site is used for more industrial uses. Residential uses are not being proposed as part of this application and would not be supported on the subject property.

4.0 Proposal

4.1 Background

In 2018, 740 Clement Avenue, the property west of 816 Clement Avenue, underwent an OCP amendment and rezoning to allow for residential and commercial uses (OCP17-0021 / Z17-0093). A Development Permit has been approved for 740 Clement Ave that includes approximately 150 residential units and 9,400 sqft of ground floor commercial space.

Additionally, a site-specific text amendment was approved for the subject property in 2018 (TA18-0006) to allow additional commercial uses to Building 1 only which will be located at the south property line fronting Clement Avenue, once it is constructed. The proposed site-specific text amendment being considered are for Building 2, in order to provide commercial land use consistency across the site.

4.2 Project Description

The subject property is currently sitting vacant in preparation for future construction works that are expected to commence soon. A building permit application has been received for both light industrial buildings (Buildings 1 and 2) proposed for the site.

The applicant is requesting the following uses to allow for more tenant flexibility than is permitted under the I₄ zone, specifically for Building 2 only fronting Vaughan Avenue and located at the north boundary of the site.

The applicant is requesting the following land uses in the I₄ zone in addition to the uses already permitted for Building 2 only:

- Business Support Services
- High Technology Research and Product Design
- Liquor Primary Establishment, Major
- Offices
- Offices, Construction and Development Industry
- Retail Stores, Convenience
- Retail Stores, Service Commercial
- Personal Service Establishments
- Commercial Schools

4.3 Site Context

The subject property is located midblock on the south side of Vaughan Avenue between Richter Street to the west and Ethel Street to the east. The site is surrounded by other I₄ zoned industrial properties to the north and east, mixed use commercial / residential to the west and residential to the south on the south side of

Clement Avenue. The surrounding Future Land Use designations include industrial to the north and east, mixed use to the west and multiple unit residential (medium density) to the south. The subject property is just east of the Downtown Urban Centre, which ends at Richter Street, and the rail trail is in close proximity. Land uses of the properties adjacent to the subject property are listed below:

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I ₄ – Central Industrial	Warehouse Storage and Sales
East	I ₄ – Central Industrial	General Industrial Uses
South	RU6 – Two Dwelling Housing	Residential
West	C ₄ – Urban Centre Commercial	Apartment Housing, Retail Stores, General General Industrial Uses

Subject Property Map: 816 Clement Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB

for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.19 Ensure development is compatible with surrounding land uses

Policy .6 North End Industrial (High Tech and Incubator). Encourage the redevelopment of industrially designated lands north of the Downtown Urban centre for high-tech projects and buildings, including the potential for "incubator space" for smaller businesses.

Objective 5.29 Ensure efficient use of industrial land supply.

Policy .1 Industrial Land Use Intensification. Encourage more intensive industrial uses of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

6.o Application Chronology

Date of Application Received: December 2, 2019

Date Public Consultation Completed: December 9, 2019

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Adam Cseke, Urban Planning Specialist

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule "A": Summary Table of Proposed Text Amendments to Zoning Bylaw No. 8000.

Attachment A: Applicants Rationale Letter


Schedule A – Zoning Bylaw No. 8000 Text Amendment

SCHEDULE
A

This forms part of application
TA19-0022

Planner
Initials

AF


City of
Kelowna
DEVELOPMENT PLANNING

No.	Section	Existing Text	Proposed Text	Explanation of Change
2.	15.4 I4 – Central Industrial 15.4.2 Principal Uses	Yes	<p>15.4.2 Principal Uses</p> <p>Remove subsection (kk) under 15.4.2 – Principal Uses</p> <p>(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</p> <ul style="list-style-type: none"> - offices - business support services - financial services - government services - health services - retail liquor sales establishment - retail stores, service commercial - retail stores, general - commercial schools 	<p><i>Subsection (kk) is being removed as the previously approved Text Amendment application (TA18-0006) and the uses approved through the application will continue to be permitted and will be captured in the Zoning Bylaw in Section 15.4.7 – Site Specific Uses and Regulations.</i></p>

2.	15.4 I4 – Central Industrial	N/A	15.4.7 Site Specific Uses and Regulations Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows:				<i>The new section will facilitate the addition of a site-specific text amendment for 816 Clement Avenue. This application (TA19-0022) would allow for various commercial land uses in addition to the uses already permitted under the I4 zone and clarify the existing land uses on the subject site. The site-specific text amendment will allow various Principal and Secondary Uses on the subject property.</i>
	15.4.7 Site Specific Uses and Regulations			Legal Description	Civic Address	Regulation	
			1.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	816 Clement Ave, Kelowna, BC	To allow: <ul style="list-style-type: none">• offices;• business support services;• financial services;• government services;• health services;• retail liquor sales establishment;• retail stores, service commercial;• retail stores, general;• liquor primary establishment, major;• personal service establishment• commercial schools as Principal Uses in addition to those permitted in section 15.4.2 as per Area A.	
			2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	816 Clement Ave, Kelowna, BC	To allow: <ul style="list-style-type: none">• business support services;• high technology research and product design and;• liquor primary establishment, major as permitted Principal Uses in addition to those permitted in section 15.4.2 as per Area B.	


					<div> <div>To allow:</div> <ul style="list-style-type: none"> • offices; • offices, construction and development industry; • retail stores, convenience; • retail stores, service commercial; • personal service establishments and; • commercial schools <div>as permitted Secondary Uses in addition to those permitted in section 15.4.3 as per Area B.</div> </div>	

760

SCHEDULE A

This forms part of application
TA19-0022

Planner
Initials **AF**

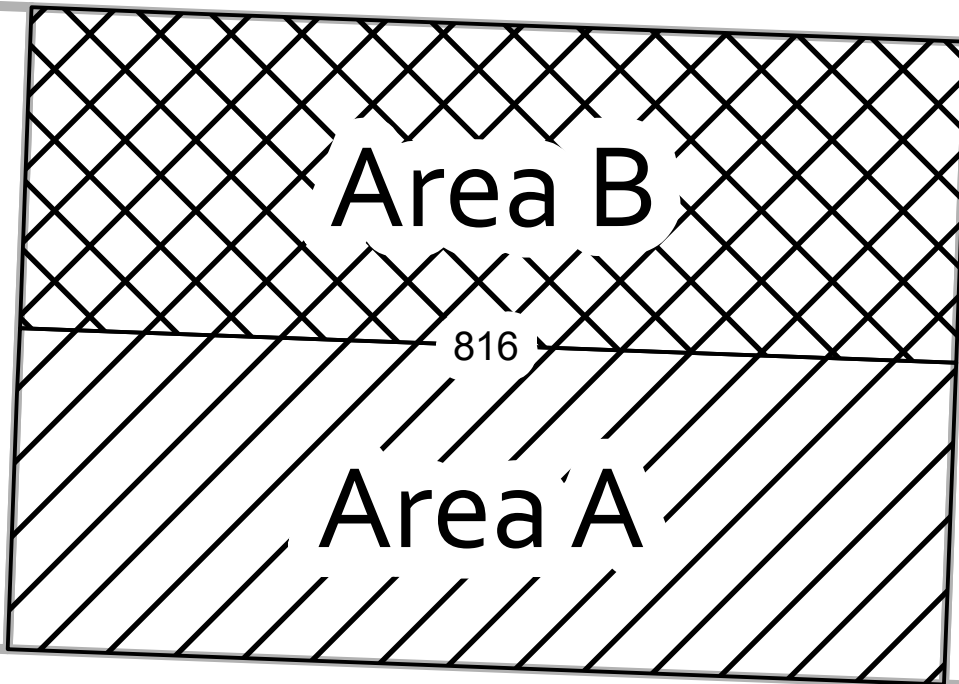

City of
Kelowna
DEVELOPMENT PLANNING

826-880



VAUGHAN AVE 1969

740



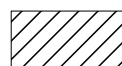
889

CLEMENT AVE

779 785 793 803 809 815 819 825 831 837 841 847

780 786 794 800 806 818

File TA19-0022



Area A



Area B

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

0 10 20 Metres



Rev. Tuesday, January 28, 2020

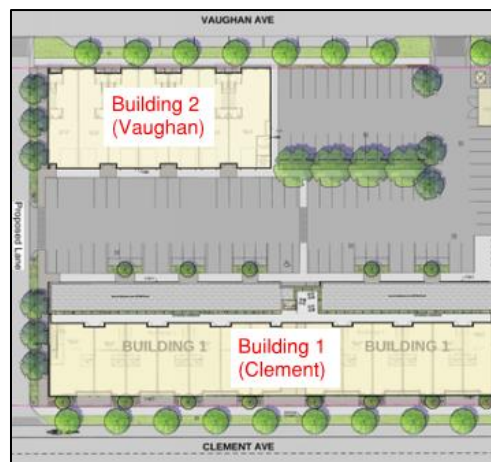
December 16, 2019

Mr. Andrew Ferguson, Planner II
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC V1Y 1J4

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

Dear Andrew:

This application is submitted to formally request text amendments for Building 2 facing Vaughan Avenue. Since public hearing took place for development permit application in June 2019, our project marketing efforts have made it clear that many purchasers desire units with more diversified allowed uses which are also differentiated from Clement building. Purchasers for the Vaughan building are imagining businesses such as tailors, bakeries, pharmacies, or salon/spas that require a quieter yet accessible environment particularly by taking advantage of street parking on Vaughan Avenue that will not exist on Clement Avenue.



Currently the surrounding area is host to a long list of industrial businesses that have been and will continue to operate as they have done so historically, and this is a significant factor attracting light industrial tenants to our project. Our buildings are designed to a standard that is industrial focused with high-strength concrete floors, high clearance ceiling height, and drive-in loading bays that industrial users will take advantage of. We are confident that industrial users will operate successfully from both Clement and Vaughan buildings as it is evident from the strong demand we are seeing at our other industrial project on 1655 Dilworth Drive.

However the purchasers, whom often rely on long-term outlook before risking significant start-up costs, are repeatedly seeking ways to secure success of their business for the future. They see the activity

occurring on Clement Corridor and understand that future environment will significantly change once City's vision in 2030 Official Community Plan is fully realized. They see that the new demographic will have an appetite for demands that currently do not exist and want to guarantee their space can adapt to those changes in the future.

Hence following is the text amendment that we seek to apply on Vaughan building:

- Business support services
- High Technology Research and Product Design
- Liquor primary establishment, major
- Offices
- Offices, Construction and Development Industry
- Retail stores, convenience
- Retail stores, service commercial
- Personal service establishments
- Commercial schools

We believe these text amendments will not only ensure the success of the project on short term basis but also long after our interests have been transferred to the new business owners by making sure we do our utmost to create an environment where they can thrive for many operational years. As the designation "Revitalization Area" implies in OCP, we strive for the development to be a key element in facilitating continued positive change in Clement Corridor and to see it functioning well within the dynamic context City envisions for the new neighbourhood.

Based on success of our previous urban Industrial projects, we are confident that the form of development is balanced and compliments the existing adjacent industrial and residential neighborhood, provides employment generating opportunities for small and medium sized businesses within the City, and establishes a strong platform for the future. We look forward to advancing this application through the approval process and invite you to please contact us should you require any additional information.

Thank you for your consideration.

Best regards,



Shawn Oh
 Development Manager
 PC Urban Clement Holdings Ltd.

CITY OF KELOWNA

BYLAW NO. 11993

TA19-0022 – 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:

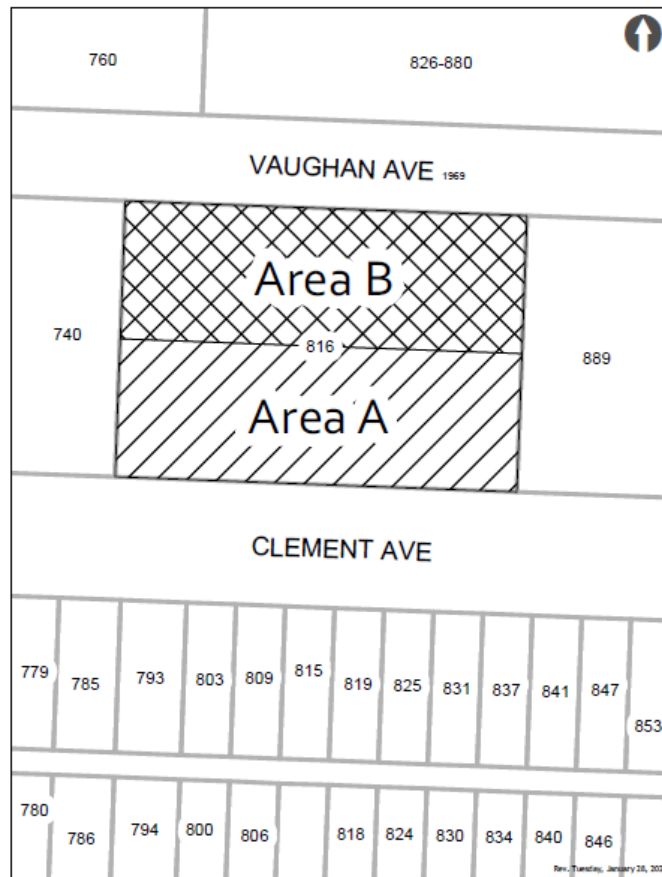
1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 15.4 – I4 Central Industrial, 15.4.2 Principal Uses, 15.4.2(kk)** be deleted;
2. AND THAT **Section 15.4, I4 – Central Industrial** be amended, by adding in its appropriate location the following:

15.4.7 Site Specific Uses and Regulations

Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows:

	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	816 Clement Ave, Kelowna, BC	<p>To allow:</p> <ul style="list-style-type: none"> • offices; • business support services; • financial services; • government services; • health services; • retail liquor sales establishment; • retail stores, service commercial; • retail stores, general; • liquor primary establishment, major; • personal service establishment • commercial schools <p>as Principal Uses in addition to those permitted in section 15.4.2 as per Area A in Diagram A.</p>
	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	816 Clement Ave, Kelowna, BC	<p>To allow:</p> <ul style="list-style-type: none"> • business support services; • high technology research and product design and; • liquor primary establishment, major <p>as permitted Principal Uses in addition to those permitted in section 15.4.2 as per Area B in Diagram A.</p> <p>To allow:</p> <ul style="list-style-type: none"> • offices; • offices, construction and development industry; • retail stores, convenience; • retail stores, service commercial; • personal service establishments and; • commercial schools <p>as permitted Secondary Uses in addition to those permitted in section 15.4.3 as per Area B in Diagram A.</p>

Diagram A – 816 Clement Ave



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

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 24th, 2020

To: Council

From: City Manager

Department: Development Planning (TC)

Application: LUC20-0001 & Z19-0132

Owner: N&T Properties Ltd., No.
BCog63818

Address: 925-929 McCurdy Road

Applicant: Grant Maddock – Protech
Consulting 2012

Subject: Land Use Contract Discharge (LUC77-1045) and Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: A1 – Agriculture 1

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Application No. LUC20-0001 to discharge LUC77-1045 from Lot A, District Lot 143, ODYD, Plan KAP66598 located at 925-929 McCurdy Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0132 to amend City of Kelowna Zoning Bylaw No. 8000 by changing classification of Lot A, District Lot 143, ODYD, Plan KAP66598 located at 925-929 McCurdy Road, Kelowna, BC from A1 – Agriculture 1 to I2 – General Industrial be considered by Council;

AND THAT the Land Use Contract Discharge and Zoning Amending Bylaws be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent the outstanding conditions of approval as set out in Schedule A to the Report from the Development Planning Department dated February 24th, 2020;

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 terminate the Land Use Contract (LUC77-1045) on the subject property and to rezone the property from A1 – Agriculture 1 to I2 – General Industrial.

3.0 Development Planning

Development Planning Staff support the Land Use Contract (LUC) discharge and proposed Rezoning to allow for a Big Box Storage Depot. The proposed land use is compatible with surrounding land uses and meets the intent of the Official Community Plan. The Rezoning and LUC Discharge would also remove a Heavy Industrial use that is currently in close proximity to a residential neighbourhood.

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

4.0 Proposal

Project Description

The current LUC affects thirteen parcels in the McCurdy Road and Leathead Road area and has varying restrictions based on the specific property. The LUC allows the subject property to operate under the previous Zoning Bylaw No. 4500's I3 – Heavy Industrial zone. Since the LUC was first signed, a concrete plant has been operating on the subject property. The applicant has applied to rezone the property from A1 – Agriculture 1 to I2 – General Industrial to accommodate a new site for Big Steel Box storage. The underlying A1 -Agriculture zone is not appropriate for the current or proposed land use.



Site Context

The subject property is located at 925-929 McCurdy Road, is in the Rutland OCP Sector and has a Future Land Use designation of IND - Industrial. The property is east of Hwy 97 N and McCurdy Road intersection.

Most of the surrounding area is under the same Land-Use Contract, operating industrial uses, but zoned A1 – Agriculture 1, while the rest of the surrounding area is C3 – Community Commercial, C10 – Service Commercial, RU1 – Large Lot Housing and RU6 – Two Dwelling Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3lp – Commercial (Liquor Primary) & C10 – Service Commercial	Commercial
East	A1 – Agriculture 1	Industrial Material Suppliers
South	A1 – Agriculture 1	Auto Repair & Industrial Manufacturing
West	A1 – Agriculture 1	Auto Repair, Sheet Metal Contractor & Lumber Yard

Subject Property Map: 925-929 McCurdy Rd



Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4000m ²	15,904m ²
Min. Lot Width	40m	53.3m
Min. Lot Depth	35m	297.5m
Development Regulations		
Max. Floor Area Ratio	1.5	0.11
Max. Site Coverage (buildings)	60%	10%
Min. Front Yard	7.5m	9.5m
Min. Side Yard (West)	0.0m	0.0m
Min. Side Yard (East)	4.5m	34.8m
Min. Rear Yard	6.0m	169m

Other Regulations		
Min. Parking Requirements	23	30

5.0 Current Development Policies

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

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

Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.28- Policy .2: *Location of Heavy Industry*: Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and that natural environment.

Objective 5.31- Policy .2: *Impact of Neighbourhood / Roads*: Discourage aggregate extraction that creates undue impact to neighbourhood residential uses or excessive truck traffic, safety and road conditions.

6.0 Technical Comments

Development Engineering Department

See Schedule A: Development Engineering Memo dated December 17th, 2019.

Ministry of Transportation and Infrastructure

Preliminary approval granted.

7.0 Application Chronology

Date of Application Received: November 26th, 2019

Date Public Consultation Completed: January 12th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Wesley Miles, Acting Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: December 17, 2019
File No.: Z19-0132
To: Suburban and Rural Planning (TC)
From: Development Engineer Manager (JK)
Subject: 925-929 McCurdy Rd

SCHEDULE	A
This forms part of application # LUC20-0001/Z19-0132	
Planner Initials	<div>TC</div>
 City of Kelowna DEVELOPMENT PLANNING	

A1 – I2

Development Engineering has the following comments and requirements associated with this application rezone the subject property from A1 to I2 are as follows:

1. General

These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation & Infrastructure (MOTI)

2. Geotechnical Study

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

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

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.

- (vi) Any items required in other sections of this document.
- (vii) Recommendations for erosion and sedimentation controls for water and wind.
- (viii) Recommendations for roof drains and perimeter drains.
- (ix) Recommendations for construction of detention or infiltration ponds if applicable.

3. **Sanitary Sewer System**

This property is currently serviced with a 100mm sanitary services off of McCurdy Rd. Only one service will be permitted for this development. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at their cost, will arrange for the removal and disconnection of the existing services at the main and the installation of one new larger service if necessary. Any service improvement and decommissioning works may be included in an offsite servicing design package submission including an estimate for bonding purposes.

4. **Domestic Water and Fire Protection**

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with BMID for these items. All charges for service connection and upgrading costs, as well as any costs to decommission existing services are to be paid directly to BMID.

5. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

6. **Road Improvements**

- a) Whereas the City of Kelowna typically identifies and requires frontage improvements in conjunction with a rezoning or development application, the City of Kelowna will defer frontage improvements on all properties in a Land Use Contract area that are being rezoned consistent with the current use of that property, and what was originally intended by the LUC. Frontage improvements will apply at the next application stage, Building or Development Permit. If a property within a LUC area is being rezoning to a use either not current, or not intended by the LUC, full frontage improvements and fees will be applied at rezoning.
- b) McCurdy Rd. fronting this development must be upgraded to a 4 Lane Arterial urban standard including barrier curb and gutter, drainage system including catch basins and manholes, irrigated landscaped boulevard, and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. This construction/cash-in-lieu payment will be deferred till the next permit application (development, building, subdivision, etc..).
- c) Existing two driveway letdowns on McCurdy Rd must be removed at the next permit application and must comply with bylaw 7900.

- d) Dalton Rd fronting this development must be upgraded to a Major Collector standard including irrigated landscaped boulevard. Existing driveways along Dalton Rd must follow bylaw 7900. Any unused driveway letdowns must be removed.
- e) South road upgrades fronting this development has been addressed in servicing agreement and LOC paid in the amount of **\$119,764.50**.

7. **Road Dedication and Subdivision Requirements**

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

8. **Power and Telecommunication Services**

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

9. **Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

10. **Servicing Agreements for Works and Services**

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

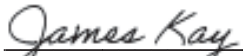
11. **Other Engineering Comments**

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

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

12. **Charges and Fees**

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
- i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - ii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).


James Kay, P. Eng.
Development Engineering Manager
AS

SCHEDULE		A
This forms part of application		
# LUC20-0001/Z19-0132		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

This forms part of application

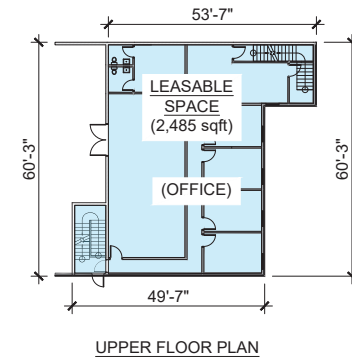
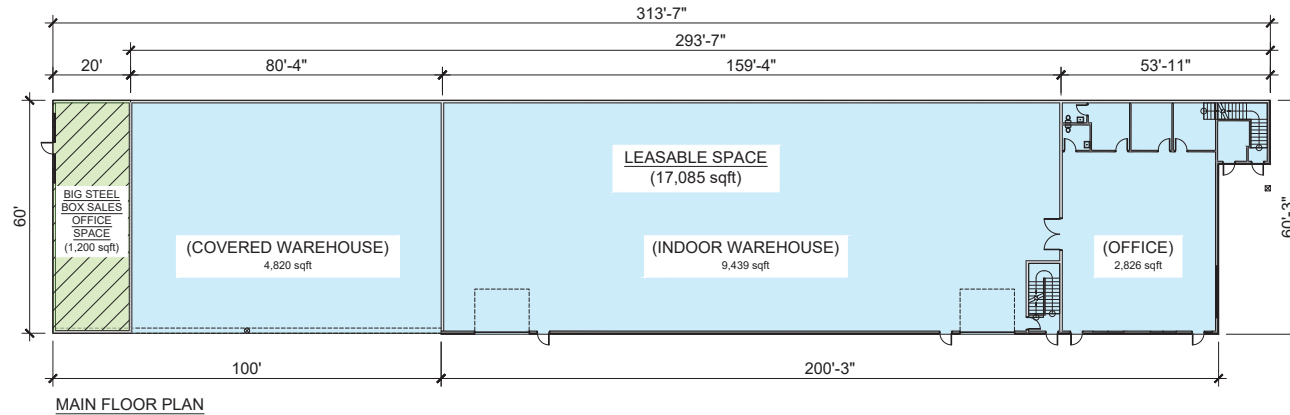
LUC20-0001/Z19-0132

Planner
Initials TC

BUILDING AREAS

BIG STEEL BOX (BSB) SALES OFFICE SPACE: 1,200 sqft

LEASABLE SPACE (MAIN FLOOR): 17,085 sqft
 LEASABLE SPACE (UPPER FLOOR): 2,485 sqft
 TOTAL LEASABLE SPACE: 19,570 sqft



SITE DATA

MUNICIPAL ADDRESS:
925/929 MCCURDY RD
KELOWNA, BC

ZONING: PROPOSED I2
 TOTAL SITE AREA: 3.9 AC

LEGEND

PROPERTY LINE
 MUNICIPAL SETBACKS
 PARKING SETBACKS

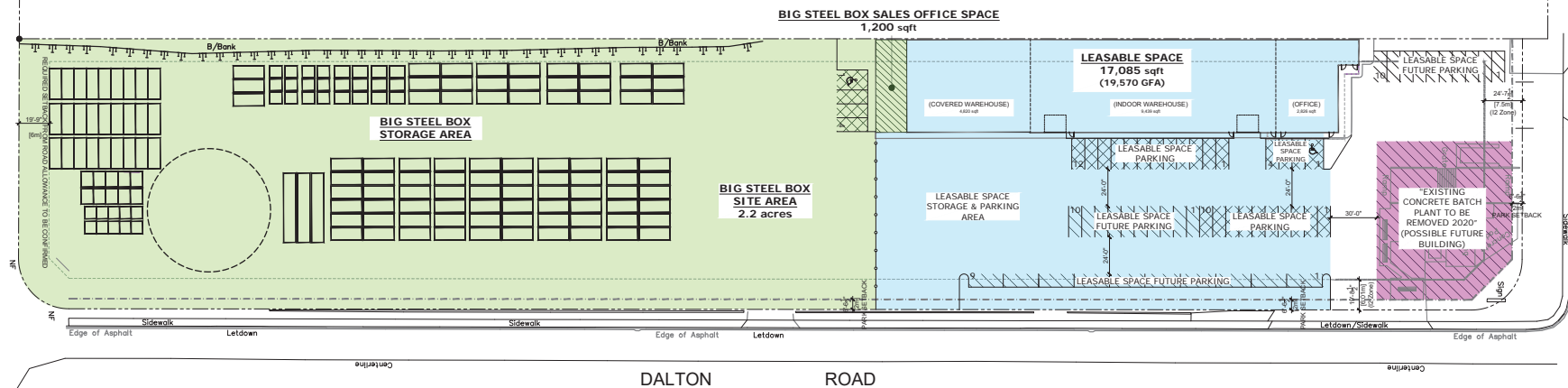
BUILDING AREAS

BSB SALES OFFICE SPACE: 1,200 sqft
 LEASABLE SPACE (Main Floor): 17,085 sqft
 LEASABLE SPACE (Upper Floor): 2,485 sqft
 TOTAL LEASABLE SPACE: 19,570 sqft

PARKING CALCULATIONS

BSB SALES OFFICE: $1,200 / 1,076 = 1.1 \times 2.5 (\text{office}) = 3 \text{ Stalls} \times 125\% \text{ max} = 4 \text{ stalls}$
 LEASABLE (OFFICE) SPACE: $5,311 / 1,076 = 4.9 \times 2.5 (\text{office}) = 13 \text{ Stalls} \times 125\% \text{ max} = 17 \text{ stalls}$
 LEASABLE (WAREHOUSE) SPACE: $14,259 / 1,076 = 13.3 \times 0.5 (\text{warehouse}) = 7 \text{ Stalls} \times 125\% \text{ max} = 9 \text{ stalls}$
 LEASABLE (FUTURE) SPACE: 29 stalls *Allowable parking will be dependant on 'Use' classification*

FUTURE ROAD



DATE	
ISSUE	
PROJECT TITLE	

925/929 MCCURDY RD
 KELOWNA, BC

DRAWING TITLE

MCCURDY ROAD

DATE: 2019-10-01

SCALE: 1/32"=1'-0"

APPROVED BY:

DRAWN BY: JS

DRAWING:

01

01 OF 03

CITY OF KELOWNA

BYLAW NO. 11994

Discharge of Land Use Contract

LUC77-1045 (P1218)

925-929 McCurdy Road

WHEREAS a land use (the "Land Use Contract") is registered at the Kamloops Land Title Office under number P1218 against lands in the City of Kelowna particularly known and described as Lot A, District Lot 143, Osoyoos Division Yale District Plan KAP66598 located at 925-929 McCurdy Road, Kelowna, B.C.;

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

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

1. This Bylaw may be cited for all purposes as "Land Use Contract LUC77-1045 Discharge Bylaw".
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11995
Z19-0132 - 925-929 McCurdy 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 143, ODYD, Plan KAP66598 located on McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: February 24th, 2020

To: Council

From: City Manager

Department: Development Planning (TC)

Application: LUCT20-0001/Z20-0004 **Owner:** Multiple Owners

Address: Multiple Properties **Applicant:** City of Kelowna

Affected Street: McCurdy Road, Alsgard Street and
Leathead Road

Subject: Land Use Contract Termination & Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: A1 – Agriculture 1

Proposed Zone: I2 – General Industrial

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time of the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract 77-1045 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT20-0001 to terminate LUC77-1045 from properties identified in 'Schedule A', located on McCurdy Road, Alsgard Street and Leathead Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application Z20-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule B' located on McCurdy Road, Alsgard Street and Leathead Road, Kelowna, BC from A1 – Agriculture 1 zone to I2 – General Industrial be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Rezoning Application Z20-0004 for Rezoning Bylaw no. 11997;

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 consider an application for the early termination of Land Use Contract LUC77-1045 and rezone the parcels to I2 – General Industrial as identified in 'Schedule A' and 'Schedule B'.

3.0 Development Planning

Development Planning Staff are bringing forth and recommending this Land Use Contract (LUC 77-1045) be terminated and for the subject properties to be rezoned. The underlying zoning (A1 – Agriculture 1) does not fit within the industrial neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the I2 – General Industrial to the subject properties identified in 'Schedule A' shown below:



The existing Land Use Contract (LUC) affects 13 parcels on McCurdy Road. 925-929 McCurdy has applied for a Rezoning application and a LUC discharge, leaving 12 parcels affected by this LUC Termination. The Land Use Contract uses, and regulations fit within the I2 – General Industrial and I3 – Heavy Industrial. However, with the Land Use Contract discharge occurring at 925-929 McCurdy Road, Development Planning Staff believe that I3 isn't appropriate, due to the close proximity to residential neighbourhoods.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th, 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development. Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th, 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th, 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties. This required notice was mailed to all property owners on January 22nd, 2020, with a two-week period for comments, concerns and an opportunity to apply for a Land Use Discharge and a Rezoning application, to avoid the one-year grace period.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties are located on McCurdy Road, Alsgard Street and Leathead Road. The properties are designated IND – Industrial in the Official Community Plan and the surrounding area is a mix of commercial, industrial and residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 – Community Commercial, C10 – Service Commercial & I2 – General Industrial	McCurdy Corner Shopping Centre and General Industrial
East	C10 – Service Commercial, P4 – Utilities, I2 – General Industrial, RM2 – Low Density Row Housing	School District no. 23, Service Commercial and General Industrial Warehouse/Office
South	RU1 – Large Lot Housing & P3 – Parks and Open Space	Single Dwelling Housing & Ben Lee Park
West	RU1 – Large Lot Housing & RU6 – Two Dwelling Housing	Single & Two Dwelling Housing

Subject Property Map: McCurdy Road, Alsgard Street & Leathead Road



5.0 Current Development Policies

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

Council Policy No. 282. Includes the following statement:

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

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Wesley Miles, Acting Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Schedule A: Properties affected by LUC77-1045 termination

Schedule B: Proposed zone for subject properties

Schedule A: LUC77-1045						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Charge Number
1	Lot 2 District Lot 143 ODYD Plan KAP45330	960 Alsgard Street	017-397-511	LUC77-1045	A1 – Agriculture 1	P1218/R54107
2	Lot 3 District Lot 143 ODYD Plan KAP45330	950 Alsgard Street	017-397-529	LUC77-1045	A1 – Agriculture 1	P1218/R54107
3	Lot 4 District Lot 143 ODYD Plan KAP45330	940 Alsgard Street	017-397-537	LUC77-1045	A1 – Agriculture 1	P1218/R54107
4	Lot 5 District Lot 143 ODYD Plan KAP45330	904 Alsgard Street	017-397-545	LUC77-1045	A1 – Agriculture 1	P1218/R54107
5	Lot 1 District Lot 143 ODYD Plan KAP45330	1049 McCurdy Road	017-397-502	LUC77-1045	A1 – Agriculture 1	P1218/R54107
6	Lot A District Lot 143 ODYD Plan 40065	1015 McCurdy Road	011-820-951	LUC77-1045	A1 – Agriculture 1	P1218/R54107
7	Lot B District Lot 14 ODYD Plan 40065	965-975 McCurdy Road	011-820-969	LUC77-1045	A1 – Agriculture 1	P1218/R54107
8	Lot A District Lot 143 ODYD Plan KAP67912	865 McCurdy Road	024-904-392	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ KL84710
9	Lot A District Lot 143 and of Section 27 Township 26 ODYD Plan KAP50295	856-880 Leathead Road	018-353-720	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ KL84711
10	Lot E District Lot 143 and of Section 27 Township 26 ODYD District Plan 40065	920 Leathead Road	011-820-993	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ KL84709
11	Lot 1 District Lot 143 ODYD Plan 43896	990 Leathead Road	016-554-582	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ KD80046
12	Lot D District Lot 143 and of Section 27 Township 26 ODYD Plan 40065	990 Leathead Road	011-820-977	LUC77-1045	A1 – Agriculture 1	P1218/R54107

Schedule B: Proposed I2 Zone						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 2 District Lot 143 ODYD Plan KAP45330	960 Alsgard Street	017-397-511	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
2	Lot 3 District Lot 143 ODYD Plan KAP45330	950 Alsgard Street	017-397-529	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
3	Lot 4 District Lot 143 ODYD Plan KAP45330	940 Alsgard Street	017-397-537	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
4	Lot 5 District Lot 143 ODYD Plan KAP45330	904 Alsgard Street	017-397-545	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
5	Lot 1 District Lot 143 ODYD Plan KAP45330	1049 McCurdy Road	017-397-502	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
6	Lot A District Lot 143 ODYD Plan 40065	1015 McCurdy Road	011-820-951	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
7	Lot B District Lot 14 ODYD Plan 40065	965-975 McCurdy Road	011-820-969	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
8	Lot A District Lot 143 ODYD Plan KAP67912	865 McCurdy Road	024-904-392	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
9	Lot A District Lot 143 and of Section 27 Township 26 ODYD Plan KAP50295	856-880 Leathead Road	018-353-720	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
10	Lot E District Lot 143 and of Section 27 Township 26 ODYD District Plan 40065	920 Leathead Road	011-820-993	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
11	Lot 1 District Lot 143 ODYD Plan 43896	990 Leathead Road	016-554-582	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
12	Lot D District Lot 143 and of Section 27 Township 26 ODYD Plan 40065	990 Leathead Road	011-820-977	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial



CITY OF KELOWNA

BYLAW NO. 11996

LUCT20-0001

Early Termination of Land Use Contract – LUC77-1045 Alsgard Street, Leathead Road and McCurdy Road

WHEREAS a land use contract (the "Land Use Contract LUC77-1045") is registered at the Kamloops Land Title Office under the charge numbers P1218, R54107, KD80046, KL84709, KL84710 and KL84711 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Alsgard Street, Leathead Road and McCurdy Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

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

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1045";
2. Bylaw No. 4679-78 establishing Land Use Contract LUC77-1045 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1045						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Charge Number
1	Lot 2 District Lot 143 ODYD Plan KAP45330	960 Alsgard Street	017-397-511	LUC77-1045	A1 – Agriculture 1	P1218/R54107
2	Lot 3 District Lot 143 ODYD Plan KAP45330	950 Alsgard Street	017-397-529	LUC77-1045	A1 – Agriculture 1	P1218/R54107
3	Lot 4 District Lot 143 ODYD Plan KAP45330	940 Alsgard Street	017-397-537	LUC77-1045	A1 – Agriculture 1	P1218/R54107
4	Lot 5 District Lot 143 ODYD Plan KAP45330	904 Alsgard Street	017-397-545	LUC77-1045	A1 – Agriculture 1	P1218/R54107
5	Lot 1 District Lot 143 ODYD Plan KAP45330	1049 McCurdy Road	017-397-502	LUC77-1045	A1 – Agriculture 1	P1218/R54107
6	Lot A District Lot 143 ODYD Plan 40065	1015 McCurdy Road	011-820-951	LUC77-1045	A1 – Agriculture 1	P1218/R54107
7	Lot B District Lot 14 ODYD Plan 40065	965-975 McCurdy Road	011-820-969	LUC77-1045	A1 – Agriculture 1	P1218/R54107
8	Lot A District Lot 143 ODYD Plan KAP67912	865 McCurdy Road	024-904-392	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ KL84710
9	Lot A District Lot 143 and of Section 27 Township 26 ODYD Plan KAP50295	856-880 Leathead Road	018-353-720	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ KL84711
10	Lot E District Lot 143 and of Section 27 Township 26 ODYD District Plan 40065	920 Leathead Road	011-820-993	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ /KL84709
11	Lot 1 District Lot 143 ODYD Plan 43896	990 Leathead Road	016-554-582	LUC77-1045	A1 – Agriculture 1	P1218/R54107/ /KD80046
12	Lot D District Lot 143 and of Section 27 Township 26 ODYD Plan 40065	990 Leathead Road	011-820-977	LUC77-1045	A1 – Agriculture 1	P1218/R54107

CITY OF KELOWNA

BYLAW NO. 11997

Z20-0004

Alsgard Street, Leathead Road and McCurdy 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 parcels outlined in Schedule "B" attached and forming part of this bylaw located on Alsgard Street, Leathead Road and McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed I2 Zone						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 2 District Lot 143 ODYD Plan KAP45330	960 Alsgard Street	017-397-511	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
2	Lot 3 District Lot 143 ODYD Plan KAP45330	950 Alsgard Street	017-397-529	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
3	Lot 4 District Lot 143 ODYD Plan KAP45330	940 Alsgard Street	017-397-537	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
4	Lot 5 District Lot 143 ODYD Plan KAP45330	904 Alsgard Street	017-397-545	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
5	Lot 1 District Lot 143 ODYD Plan KAP45330	1049 McCurdy Road	017-397-502	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
6	Lot A District Lot 143 ODYD Plan 40065	1015 McCurdy Road	011-820-951	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
7	Lot B District Lot 14 ODYD Plan 40065	965-975 McCurdy Road	011-820-969	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
8	Lot A District Lot 143 ODYD Plan KAP67912	865 McCurdy Road	024-904-392	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
9	Lot A District Lot 143 and of Section 27 Township 26 ODYD Plan KAP50295	856-880 Leathead Road	018-353-720	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
10	Lot E District Lot 143 and of Section 27 Township 26 ODYD District Plan 40065	920 Leathead Road	011-820-993	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
11	Lot 1 District Lot 143 ODYD Plan 43896	990 Leathead Road	016-554-582	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial
12	Lot D District Lot 143 and of Section 27 Township 26 ODYD Plan 40065	990 Leathead Road	011-820-977	LUC77-1045	A1 – Agriculture 1	I2 – General Industrial

REPORT TO COUNCIL



Date: February 24th, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0142

Owner: Shaida Langley

Address: 435 Primrose Road

Applicant: Shaida Langley & Gary Lupul

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Units Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0142 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 26 Township 26 ODYD Plan 17525, located at 435 Primrose Road, 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 February 24, 2020;

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 rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate an additional single-family dwelling.

3.0 Development Planning

Development Planning staff support the proposed rezoning from RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone as the subject property is within the Permanent Growth Boundary and the plans

align with the Official Community Plan (OCP) Future Land Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP policy related to Compact Urban Form as the proposal would result in a modest increase in density and allow for infill development in an existing neighbourhood close to many amenities. The property is near several schools including Rutland Senior Secondary, Rutland Middle School and Rutland Elementary School. It is also close to parks and activity centres such as Mugford Park, Rutland Activity Centre, Rutland Twin Arena, The YMCA, and Rutland Sports Fields. Finally, the property is also within a short walking distance to several transit stops and bus routes.

The proposed second single-family dwelling on the property represents a modest increase in density and the proposal should sensitively integrate with the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU6 will facilitate the development of a second single-family dwelling on the subject property. The proposed new dwelling has been designed in a similar late 1960s bungalow style to match the existing house and surrounding neighbourhood.

The primary dwelling will have the existing attached garage and patio along the East side removed to facilitate a new drive aisle. This drive aisle will be created to fulfill the required 4 parking stalls. This drive aisle is beside an existing pedestrian walkway. A new fence will be created along the property to improve the public realm for pedestrians.

4.2 Site Context

The subject property is in the Rutland OCP Sector along Primrose Road near the intersection of Laurel Road and Mugford Road. It is near transit routes on Hardie Road and Merrifield Road. The surrounding area is largely comprised of RU1 – Large Lot Housing, RU6 – Two Dwelling Housing and RM3 – Low Density Multiple Housing. The surrounding Future Land Use Designations include S2RES – Single/Two Unit Residential and MRL – Multiple Unit Residential (Low Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing & RU1 – Large Lot Housing	Semi-Detached Dwelling & Single Unit Dwelling
East	RU1 – Large Lot Housing	Single Unit Dwelling
South	RU1 – Large Lot Housing	Single Unit Dwelling
West	RU1 – Large Lot Housing	Single Unit Dwelling

Subject Property Map: 435 Primrose Road**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700m ²	835m ²
Min. Lot Width	18m	18.94m
Min. Lot Depth	30m	44m
Development Regulations		
Max. Site Coverage (buildings)	40%	23%
Max. Site Coverage (buildings, parking, driveways)	50%	48%
Max. Height	9.5m	4.172m
Min. Front Yard	4.5m	8.8m
Min. Side Yard (West)	2.0m	2.1m
Min. Side Yard (East)	2.0m	3.0m
Min. Rear Yard	7.5m	7.5m
Other Regulations		
Min. Parking Requirements	4	4
Min. Private Open Space	30m ²	39.1m ² / 40.2m ²
Drive Aisle Width	3.0m	3.0m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 *Compact Urban Form*. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1

Objective 5.22 Ensure context sensitive housing development

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

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached memorandum dated January 10th, 2020

7.0 Application Chronology

Date of Application Received: December 9th, 2019

Date Public Consultation Completed: January 14th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: January 10, 2020
File No.: Z19-0142
To: Suburban and Rural Planning (TC)
From: Development Engineering Manager (JK)
Subject: 435 Primrose Ave

SCHEDULE		A
<small>This forms part of application</small>		
# Z19-0142		
<small>Planner Initials</small>	<div style="border: 1px solid black; padding: 2px 10px;">TC</div>	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

RU1 to RU6

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Jim Hager.

1. General

- a) The provided drawings (A1 by Willow CADD Services) show a 5.5-m distance between the existing building and the eastern property line. This distance is to be confirmed, as the City's records indicate that the building is much closer the property line. The existing pedestrian walkway on the east side of the property is within the City's right of way. The pedestrian walkway cannot be relied upon for vehicular egress and ingress.
- b) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch.

2. Domestic Water and Fire Protection

- a) The subject lot is within the Rutland Waterworks District (RWD) water service area. The developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- c) The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.

3. Sanitary Sewer

- a) This property is currently serviced with a 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service (c/w with inspection chamber) will be permitted for this

development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary. The applicant will be required to sign a Third-Party Work Order for the cost of the sanitary service upgrades. For estimate inquiry's please contact Jim Hager, by email at jhager@kelowna.ca.

4. Electric Power and Telecommunication Services

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

5. Road Improvements

- a) Primrose Rd is to be upgraded to a local standard along the full frontage of this proposed development. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$25,527.00** (not including utility service costs).

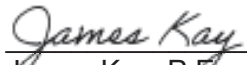
6. Geotechnical Report

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

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

7. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Cash-in-lieu payment for frontage upgrades: **\$25,527.00**
- c) Service upgrades: **To be determined**

A handwritten signature in cursive script that reads "James Kay".

James Kay, P.Eng.

Development Engineering Manager

JKH



No.	REVISIONS	DATE

JOB TITLE
 REZONING
 PROPOSAL FOR
 435 PRIMROSE
 ROAD

DRAWING TITLE
 SITE PLAN AND
 SITE COVERAGE

DATE
 NOV. 14, 2019
 DRAW BY
 D.P.

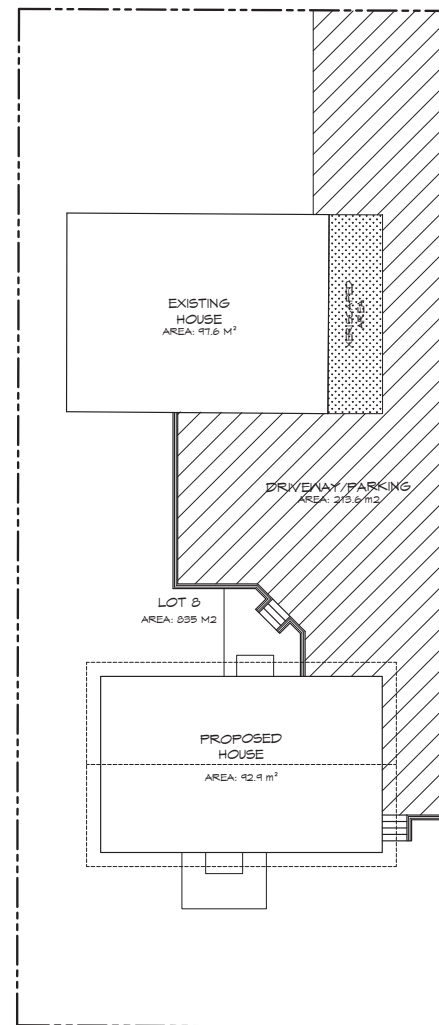
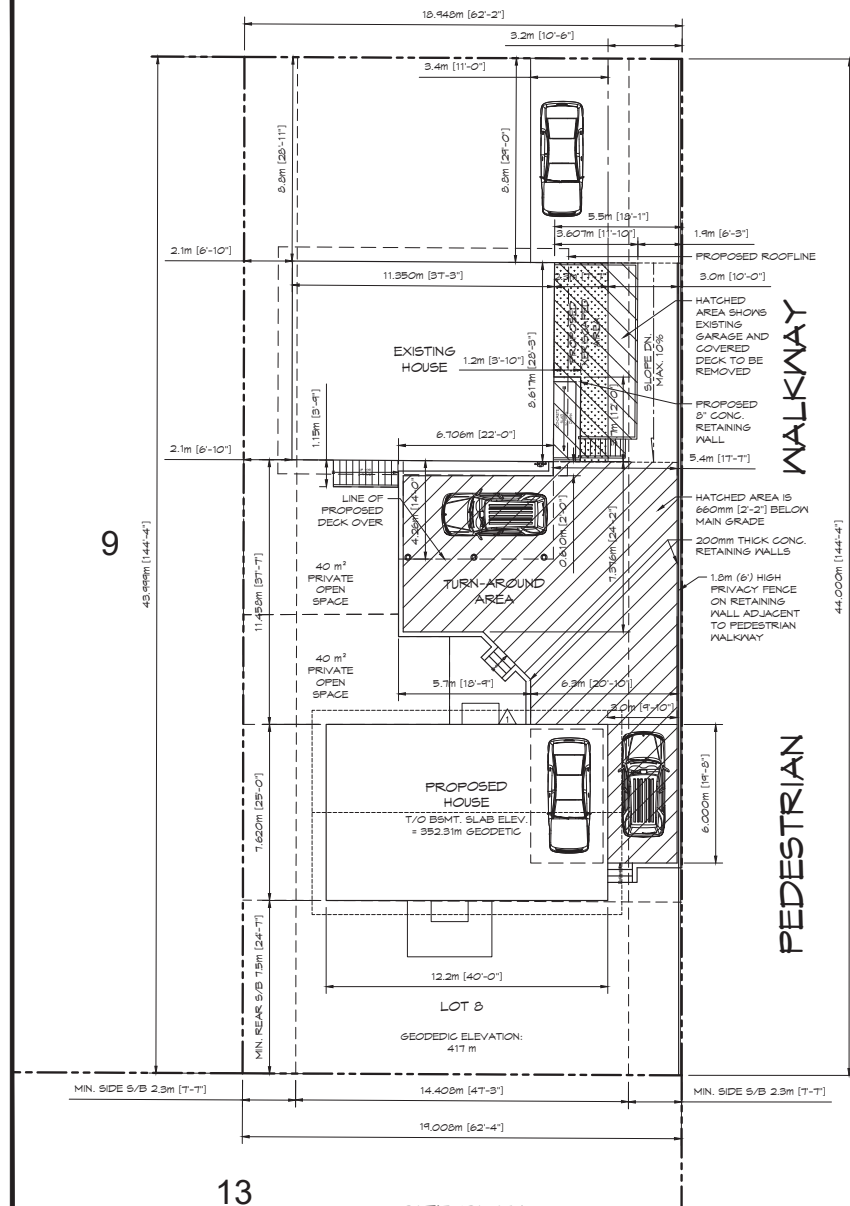
JOB No.
 WC5 10-19
 SCALE
 1:100
 DRAWING No.

A1

PRIMROSE ROAD



PRIMROSE ROAD



SITE AREA: 835 m²
 TOTAL SITE COVERAGE (BLDG.): 190.5 m² (23%)
 ALLOWABLE SITE COVERAGE (BLDG.): 40%
 SITE COVERAGE W/ PARKING: 404 m² (48.4%)
 TOTAL ALLOWABLE SITE COVERAGE: 50%

SITE COVERAGE
 SCALE: 1:100

LEGAL DESCRIPTION
 435 PRIMROSE
 ROAD
 LOT 8, SEC.26
 TWP.26, ODYD
 PLAN 17525.

CITY OF KELOWNA
BYLAW NO. 11998
Z19-0142 - 435 Primrose 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 8, Section 26, Township 26, ODYD, Plan 17525 located on Primrose Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

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: February 24th, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0138

Owner: John Hodges

Address: 460 Francis Ave

Applicant: John Hodges

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0142 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 District Lot 14 ODYD Plan 7336, located at 460 Francis Avenue, 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 February 24, 2020;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate two new detached dwellings.

3.0 Development Planning

Development Planning staff support the proposed rezoning from RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone as the subject property is within the Permanent Growth Boundary and the plans

align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP policy related to compact urban form as the proposal would result in an increase in density and allow for infill development in an existing neighbourhood close to many amenities. The subject property is near the South Pandosy – KLO area, Kelowna General Hospital and several City parks. The property is also in close proximity to several bus routes that link to Downtown, UBCO and Okanagan College, as well as easily accesses the North-South bike lanes along Abbott Street. The two new detached dwellings represent a modest increase in density and the proposal is considered to sensitively integrate with the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU6 will facilitate two new detached dwellings on the subject property. The proposed dwellings will be two storeys in height. The dwellings will be designed to be best incorporated into the existing neighbourhood with a natural colour palate. There will be two double garages accessed off the lane, with an additional two uncovered spots parallel to the garages. The applicant will also try to keep as many mature trees as possible, and plant numerous low maintenance and non-invasive trees.

Development Planning staff are currently tracking a Development Variance Permit Application to the required minimum distance between the two detached dwellings that would come forth for Council consideration should the land use be supported.

4.2 Site Context

The subject property is in the South Pandosy – KLO OCP Sector near the Pandosy Street and Francis Ave intersection. The surrounding area is primarily RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing. The surrounding area primarily also has a Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Dwelling	Single Unit Dwelling
East	RU1 – Large Lot Housing	Single Unit Dwelling
South	RU1 – Large Lot Housing	Single Unit Dwelling
West	RU6 – Two Dwelling Housing	Two Detached Dwellings

Subject Property Map: 460 Francis Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 *Compact Urban Form*. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1

Objective 5.22 Ensure context sensitive housing development

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

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached memorandum dated December 19th, 2019

7.0 Application Chronology

Date of Application Received: December 3rd, 2019

Date Public Consultation Completed: January 6th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:


Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: December 19, 2019
File No.: Z19-0138
To: Suburban and Rural Planning (TC)
From: Development Engineering Manager (JK)
Subject: 460 Francis Ave

SCHEDULE		A
<small>This forms part of application</small>		
# Z19-0138		
<small>Planner Initials</small>	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU6. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician 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.

2. Domestic Water and Fire Protection

- a) The subject property is currently serviced with a 19mm water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger service is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you chose to have it completed by City forces, you will be required to sign a Third-Party Work Order and pre-pay for the cost of the water service upgrades. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

3. Sanitary Sewer

- a) This property is currently serviced with a 100-mm sanitary service. 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 their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.

4. Storm 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 Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or

recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

b) Provide the following drawings:

- i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
- ii. A detailed Stormwater Management Plan; and
- iii. An Erosion and Sediment Control Plan.

SCHEDULE		A
This forms part of application # Z19-0138		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

5. **Subdivision Requirements**

a) Grant statutory rights-of-way if required for utility services.

6. **Electric Power and Telecommunication Services**

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

7. **Road Improvements**

- a) Francis Ave must be upgraded to a local standard along the full frontage of this proposed development, curb and gutter, drainage system, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R7. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$15,004.63**. not including utility service cost.
- b) The lane must be upgraded to a SS-R2. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$10,368.00**.

8. **Geotechnical Report**

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

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Recommendations for items that should be included in a Restrictive Covenant.
- (vi) Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- (vii) Any items required in other sections of this document.


9. Design and Construction

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

12. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.

SCHEDULE		A
This forms part of application # Z19-0138		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



James Kay, P.Eng.
Development Engineering Manager

AS

ATTACHMENT A

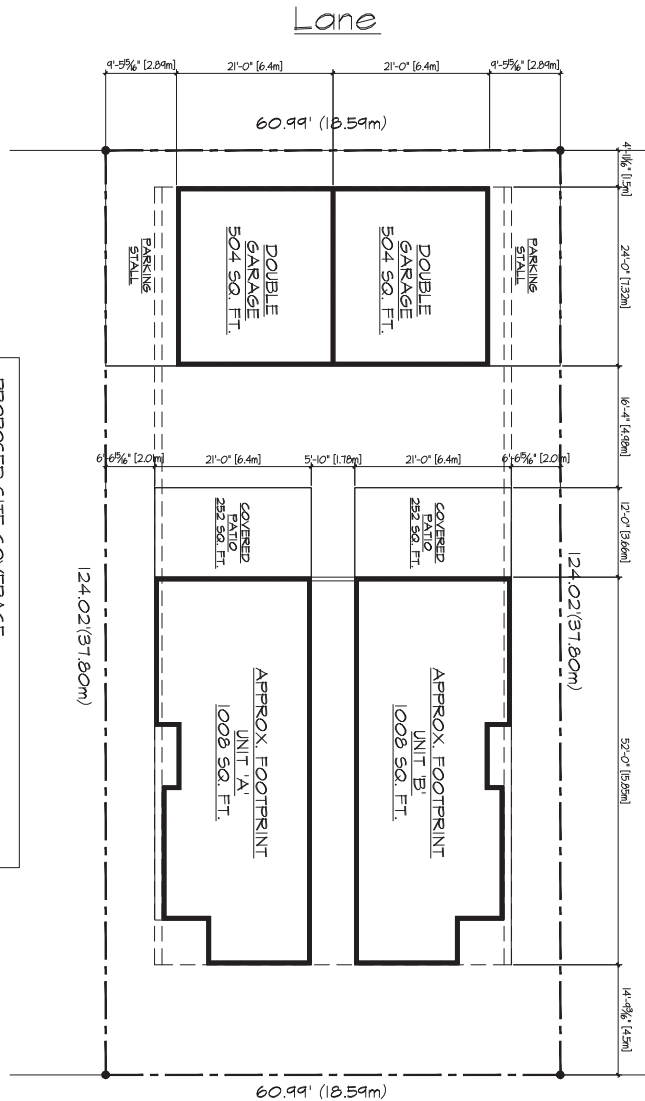
This forms part of application

Z19-0138

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



Civic Address: 460 Francis Ave. V1Y5G2
Legal description: 009-999-515 lot8 district lot 14 odyd
Applicant: John Hodges 250-469-1957

PROPOSED SITE COVERAGE
LOT SIZE..... 7565 SQ.FT. (702.6m²)
BLDG. COVERAGE..... 40% = 3024 SQ.FT. (281m²)
D.M. & PARKING..... 10% = 755 SQ.FT. (70.2m²)

BAXTER
ENGINEERING
INC.

PROPOSED REZONING FOR:
460 FRANCIS AVE.
Kelowna, B.C.

Drawing Scale: 1/200
Date: Nov 21, 2019
Rev. Date:

Dim. By: SHB

REZONING APPLICATION

1/1

CITY OF KELOWNA
BYLAW NO. 11999
Z19-0138 – 460 Francis 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 8, District Lot 14, ODYD, Plan 7336 located on Francis Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: February 24, 2020
To: Council
From: City Manager
Subject: Rezone Extension for Z18-0021 414-420
Department: Development Planning Department

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11644, for Lot A, Plan EPP86528 for 414-420 Cedar Avenue, be extended from July 31, 2019 to July 31, 2020;

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

Purpose:

To extend the deadline for adoption of Rezoning Bylaw No. 11644 to July 31, 2020

Community Planning

Rezoning Bylaw No. 11644 received second and third readings at a Regular meeting of Council held on July 31, 2018. Final adoption of the zone amendment bylaw is subject to the applicant meeting the requirements for the Development Engineering Department. The applicant has made progress on the rezoning application and is confident the conditions for the Development Engineering Department will be met prior to July 31, 2020. Staff are recommending that Council supports extending the deadline for adoption for the Rezoning Bylaw No. 11644 to July 31, 2020.

1.0 Subject Property Map: 414-420 Cedar Avenue



Submitted by: Heather Benmore

Approved for inclusion:



Terry Barton, Development Planning Department Manager

CC: ac

REPORT TO COUNCIL



Date: February 24, 2020

To: Council

From: City Manager

Department: Policy and Planning

Application: N/A

Owner: Brenda Rusnak

Address: 409 Park Avenue

Applicant: Datum Consulting Ltd. /
Brian Anderson

Subject: Heritage Register Removal Request – 409 Park Avenue

Existing OCP Designation: S2RES

Existing Zone: RU1

Heritage Conservation Area: Abbott Street Heritage Conservation Area

Heritage Register: Included

1.0 Recommendation

THAT Council receives, for information, the report from the Policy and Planning Department dated February 10, 2020, with respect to the Heritage Register Removal Request of 409 Park Avenue;

AND THAT Council endorse the removal of 409 Park Avenue from the Kelowna Heritage Register.

2.0 Purpose

To consider a request to remove the property at 409 Park Avenue from the Kelowna Heritage Register.

3.0 Proposal

3.1 Background

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. In the case of buildings, heritage value is assessed by considering a building's architecture, cultural meaning and historical associations, context within the historical landscape, and the extent to which its exterior has been altered over the years. Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing

development potential of a property is not restricted, and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished. A building is only legally protected from demolition/alteration if the property has been formally designated by bylaw or has had a legal agreement such as a covenant executed and placed on title. The City can place an order for temporary protection for up to 60 days to enable Council and staff to explore other development options with the property owner prior to demolition.

Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building's architectural, cultural and contextual qualities to determine a recommendation. Following the HAC's evaluation, the Policy & Planning Department forwards a recommendation to Council for a final decision.

Over 200 buildings are currently listed on the Kelowna Heritage Register, of which 33 are legally protected. Buildings can be added voluntarily or involuntarily to the Kelowna Heritage Register. Each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics. Properties listed on the Kelowna Heritage Register may be eligible for the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of \$7,500 every three years.

3.2 Subject Property

The F.W. Groves House is a one and one-half storey stucco-clad vernacular wood-frame cottage with a hipped roof and gabled and hipped dormers. It is situated on the south side of Park Avenue at the corner of Park and Long Streets in Kelowna's historic Abbott Street neighbourhood. The property is landscaped with mature cedar and chestnut trees and a garage sits at the rear of the property.

This house is significant for its association with prominent civil engineer and surveyor Francis William Groves, who lived here from 1909 until his death in 1948. Born in Ireland in 1867, Groves studied civil engineering at the Royal College of Science in Dublin and immigrated to Canada in 1893. He worked at various jobs throughout the Interior of B.C. including railway surveys and the design of drainage and irrigation systems. Groves was invited to Kelowna in 1909 to design and install an irrigation system for the South Kelowna Land Co. on an 800 hectare site. Throughout the 1920s and 1930s he worked on irrigation engineering and domestic water projects, and remained active as a land surveyor, including work on the Kelowna Golf Course in 1925 and the Casorso subdivision in 1947. A plaque in his honour was installed in Kelowna's city park in 1959 jointly by the Association of Professional Engineers of B.C. and the Engineering Institute of Canada.

Additionally, the F.W. Groves House is of heritage value for its early twentieth century vernacular architecture and contribution to the streetscape. Although larger than many of its neighbours, its massing

is compatible with others on this section of Park Avenue where the houses are of a similar style, scale and era, and all built to approximately the same setback from the street.

The F.W. Groves House, which is located within the Abbott Street Heritage Conservation Area, was first added to the Kelowna Heritage Resource Inventory¹ in 1983 and was classified as Class C (over 25 points), and then to the Heritage Register in 1997. The Heritage Register includes many buildings along Park Ave.

In 2017, and under the names of the previous owners, the subject property received a \$7,500 grant from Kelowna's Heritage Grant Program for a new roof for the F.W. Groves House and the garage. At this time there is no repayment clause written into the Heritage Grants Program. City staff are currently exploring adding a repayment clause into the Heritage Grants Program. Any proposed changes to the Program will be brought to Council for consideration.

The request for removal was brought to the Heritage Advisory Committee on January 24, 2020. An evaluation was done using the City of Kelowna Heritage Evaluation Criteria, in which the property scored 71/100 suggesting that the property still has heritage value and should remain on the Heritage Register. The Committee members voted in favour of keeping the property on the Kelowna Heritage Register.

3.3 Site Context

The subject property and surrounding neighbourhood are shown below:



¹ The Heritage Register replaces the 1983 Kelowna Heritage Resources Inventory.



3.4 Current Applications

There are no current development applications. A Heritage Alteration Permit (HAP) was approved in March 2019; however, it became apparent there were far more structural deficiencies than were originally envisioned with the proposed. Moreover, it became clear that reconstruction and renovation of the existing house would not be viable (see attached Structural Engineering Report). With that said, the HAP was not pursued by the applicant. The applicant is now requesting that 409 Park Avenue be removed from the Heritage Register in order to demolish the F.W. Groves House and design a new house in keeping with the integrity of the neighbourhood. A new HAP will be required for the design of a new house in which staff will work with the applicant to ensure the new development is compatible with the form and character of the Abbott Street Heritage Conservation Area.

3.5 Staff Recommendation

Whilst the F.W. Groves House does still identify as having heritage value as per the evaluation conducted by the Heritage Advisory Committee on January 24, 2020, staff support the request to remove 409 Park Avenue from the Kelowna Heritage Register. This decision was determined for the following reasons:

- The inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection.
- The existing development potential of 409 Park Avenue is not restricted, and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning.
- The Structural Engineering Report and Datum Consulting-Heritage Assessment Letter (attached) confirms that the building has been extensively modified since its original construction, ultimately impacting the "heritage value". Moreover, the structural deficiencies that were identified in the reports impedes the long-term functionality of the house.

4.0 Legal/Statutory Authority:

Local Government Act, section 954

5.0 Legal/Statutory Procedural Requirements:

Heritage Procedures Bylaw, section 9.10 Kelowna Heritage Register

9.1 The registered **owner** of real property within the City of Kelowna, or an agent authorized in writing, may submit a written request to add a building(s) to or remove a building(s) from the Kelowna **Heritage Register** pursuant to Section 598 of the *Local Government Act*.

9.2 Written requests will be reviewed by the Policy & Planning Department on an annual basis, unless special circumstances require otherwise at the discretion of the **Policy & Planning Department Manager**.

9.3 The Policy & Planning Department will compile background information on the subject building(s) and the request and information will be forwarded to the **Heritage Advisory Committee** for review.

9.4 The **Heritage Advisory Committee** will evaluate the historical, architectural and contextual qualities of the subject building(s) and prepare a recommendation regarding the request.

9.5 The recommendation of the **Heritage Advisory Committee** will be forwarded to **Council** for consideration.

6.0 Current Development Policies

Kelowna Official Community Plan (OCP)

Objective 9.2 Identify and conserve heritage resources.

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

Heritage Strategy

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

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

7.0 Application Chronology

Heritage Advisory Committee January 24, 2020

The above noted application was reviewed by the Heritage Advisory Committee at the meeting held on January 24, 2020 and the following recommendations were passed:

3.3) Park Ave 409, Heritage Register Removal Request – Brenda Rusnak

Moved By Stoke Tonne/Seconded By Amanda Snyder

THAT the HAC recommend to Council that the subject property remain on the Kelowna Heritage Register.

CARRIED

Doug Joorisity -
Opposed

Report prepared by: Lauren Sanbrooks, Planner II, Policy and Planning Department

Approved for Inclusion: Danielle Noble-Brandt, Policy and Planning Department Manager

Cc:

R. Smith, Planning & Development Services Divisional Director

T. Barton, Development Planning Department Manager

J. Black, Planner Specialist – Urban Planning Management

Attachments:

Statement of Significance

Heritage Register Removal Application Letter

Structural Engineering Report

Datum Consulting-Heritage Assessment Letter

Statement of Significance

Groves laid out many of the local irrigation systems. He was Acting District Water Rights Branch Engineer from 1915-20. In 1925 he surveyed the Kelowna Golf Course.

Place Description

The F.W. Groves House is a one and one-half storey stucco-clad vernacular wood-frame cottage with a hipped roof and gabled and hipped dormers. It is situated on the south side of Park Avenue at the corner of Park and Long Streets in Kelowna's historic Abbott Street neighbourhood. The property is landscaped with mature cedar and chestnut trees and an early garage sits at the rear of the property.

Heritage Value

This house is significant for its association with prominent civil engineer and surveyor Francis William Groves, who lived here from 1909 until his death in 1948. Born in Ireland in 1867, Groves studied civil engineering at the Royal College of Science in Dublin and immigrated to Canada in 1893. He worked at various jobs throughout the Interior of B.C. including railway surveys and the design of drainage and irrigation systems. Groves was invited to Kelowna in 1909 to design and install an irrigation system for the South Kelowna Land Co. on an 800 hectare site. Throughout the 1920s and 1930s he worked on irrigation engineering and domestic water projects, and remained active as a land surveyor, including work on the Kelowna Golf Course in 1925 and the Casorso subdivision in 1947. A plaque in his honour was installed in Kelowna's city park in 1959 jointly by the Association of Professional Engineers of B.C. and the Engineering Institute of Canada.

Additionally, the F.W. Groves House is of heritage value for its early twentieth century vernacular architecture and contribution to the streetscape. Although larger than many of its neighbours, its massing is compatible with others on this section of Park Avenue where the houses are of a similar style, scale and era, and all built to approximately the same setback from the street.

Character Defining Elements

Key elements that define the heritage character of the F.W. Groves House include its:

- corner location, set close to the property lines;
- residential form, scale and massing as expressed by its one and one-half storey height and rectangular plan, with substantial early rectangular side extension creating an overall 'T' shaped plan;
- hipped roof with cross-gabled dormers on the side elevations, hipped-roof dormers on the front and rear elevations, and closed eaves;

Statement of Significance – 409 Park Avenue

- concrete foundation, wood-frame construction, stucco cladding and cedar shingle roof;
- exterior elements such as its enclosed front entrance porch with hipped roof; enclosed rear porch with gabled roof and plain window surround trim with cornice and sill;
- regular fenestration including 6-pane single sash porch windows, single, double and triple assembly double-hung wooden-sash windows, bay window on the Long Street elevation, piano window, fixed square and side elevation windows with diamond pattern leaded lights;
- interior elements such as brick fireplace with Roman arch opening;
- early associated garage with clapboard siding, saltbox roof and hinged outward opening double doors with adjacent exterior door;
- landscaped elements such as the grassed yard and mature trees.

409 Park Avenue

Application for Removal from the City of Kelowna - Heritage Register

As per Bylaw 11185 Heritage Procedures Bylaw; Section 9.0 Kelowna Heritage Register; Item 9.1, I Brenda Rusnak and my partner Dave Cullen are submitting a written request to remove a building (409 Park Avenue) from the Kelowna Heritage Register pursuant to Section 589 of the local Government Act.

In support of the request to remove 409 Park Avenue from the Heritage Register, I provide the following information;

- I am the registered owner of 409 Park Avenue;
- I purchased the house in December of 2018;
- A pre-renovation survey was completed in December by Apex EHS Services (report attached);
- Fox Architecture was retained to prepare detailed remodeling plan for a major redevelopment and addition of the existing building in January of 2019.
- An HAP application was submitted on my behalf by Fox Architecture in February of 2019;
- Grey Hawk Industries completed the remediation / abatement on the interior of the house in March of 2018 (confirmation attached). The abatement required the removal of the lath and plaster from 80% of the interior of the home (as shown in the photo below), with only the east wing addition (completed in 1980) remaining largely intact.



Interior after removal of Lath and Plaster

- HAP approval was granted in March 2019 (HAP 19-004). The plans submitted with the approved HAP were based on the following:
 - removal of the front porch addition in 1939 (as shown in the photo below);
 - removal of the fireplace and chimney (due to very poor structural condition). The chimney has separated from the house and would not survive the lifting of the existing house to facilitate construction of the concrete foundation.
 - removal of the east wing addition completed in 1995 (including roof) as shown in the photo below);



East Wing, Fireplace and Front porch to be removed as per approved HAP

- removal of the south wing addition (completed in 1948);
- removal of the southern portion of the roof (completed in 1939);
- removal of the west dormer and to construct a new dormer to be centered over the bay windows;
- removal of the kitchen chimney due to poor structural condition and inadequate support (would not survive the lifting of the house, as shown in the photo below);



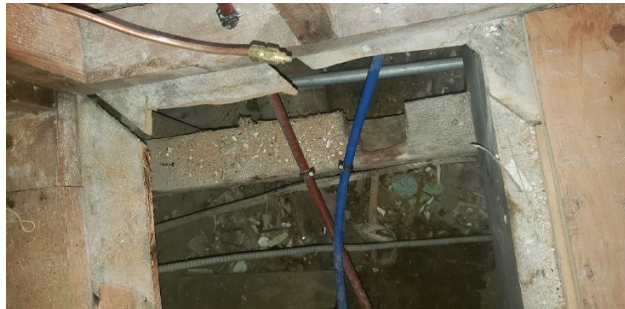
Kitchen Chimney

- raise the central portion of the house in order to construct a concrete foundation, to replace the current wooden foundation (as shown in the photo below);



Existing wood foundation

- add a two-car garage to the south of the existing building;
- add a new room to the east of the existing building;
- extend the front the existing house by 15 feet;
- replace all electrical (existing knob and tube throughout), replace all plumbing, replace all heating and mechanical;
- reconstruct all remaining exterior walls with 2 x 6 construction. Only 20% of the existing exterior walls to remain;
- replace all windows (single pain) in the remaining exterior walls with new energy efficient windows;
- Brian Anderson, P.Eng. of Datum Consulting was retained to provide structural engineering in support of the house design in March of 2019;
- Beacon Geotechnical completed a geotechnical report in May of 2019;
- As part of the structural design for the proposed redevelopment of the house, it was becoming apparent there were far more structural deficiencies than were originally envisioned with the proposed approved HAP plans, such as:
 - replace all load bearing walls within the building;
 - replace the existing second floor (due to structural inadequacy);
 - replace the majority of the existing first floor (due to structural inadequacy, as per the photo below showing condition of existing floor stringer);



Existing Floor Stringer with cut out of 75% of the wood

- replace the entire roof due to structural inadequacy (as shown on the photo below);



Existing roof assembly

- Datum Consulting completed a Structural review in September of 2019 (attached), with the final summary as follows:

The existing foundation system is structurally inadequate and in contravention of the Building Code. The foundation system could not be upgraded to satisfy the code and will therefore need to be completely replaced.

The load-bearing walls within the building do not have the capacity to satisfy the Building Code. Similarly the 2nd floor structure is not compliant with the Code.

The roof structure has been heavily compromised during previous modifications to the building to the extent that it would be impractical to consider anything other than complete replacement.

Although it is technically possible to structurally upgrade the load-bearing walls and 2nd floor structure, it is advised that this is considered impractical in the context that both the foundation system and roof structure need to be replaced in their entireties.

- Datum Consulting provided a letter of recommendation for the removal of 409 Park Avenue from the heritage Registry in November of 2019.

Attached please find the following documents:

- 1) Apex EHS Service - Pre-renovation Hazardous Materials Survey Report (December, 2018)
- 2) Grey Hawk Industries - Remediation / Abatement Completion (March, 2019)
- 3) Datum Consulting Structural Review (September, 2019)
- 4) Datum Consulting - Heritage Assessment Letter (November, 2019)

In summary, when we purchased the property, we understood the complexities of dealing with a heritage property and did our best to follow the guidelines outlined by the City of Kelowna. This included hiring professionals and consultants to assist us. One year later from when we purchased the property, it has become clear that reconstruction and renovation of the existing house is not viable.

Due to the amount of time, energy and finances invested, we trust the City of Kelowna will support our request to remove the property from the Heritage Registry. We are looking forward to designing our new home in keeping with the integrity of the neighborhood.

Regards,



Brenda Rusnak

cc: Dave Cullen, Brian Anderson

409 Park Avenue,
Kelowna, B.C.

Structural Engineering Report
on Existing Building

Prepared for:

Brenda Rusnak &
Dave Cullen,

Submitted by:

Brian Anderson, P.Eng

Datum Consulting Ltd

1264 Pettman Road,
West Kelowna, B.C.
V1Z 2R7

Phone: 250-575-6136

Email: be.anderson@shaw.ca

September 6, 2019



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1 Introduction

Datum Consulting Ltd were retained by Brenda Rusnak and Dave Cullen to provide structural engineering services for the remodeling of and additions to, the existing residence at 409 Park Avenue.

The initial task of this assignment was to evaluate the structural condition of the existing building. This document reports on the findings of that evaluation. Note that as it is intended to demolish the later addition on the east side, that area of the building was excluded from the evaluation.



Figure 1.1
Park Avenue Elevation



Figure 1.2
Long Street Elevation

2 Building Inspection

2.1 General Description

Inspections of the building were carried out on the 5th and 19th of June 2019.

Prior to the inspections the building had undergone environmental remediation to remove asbestos and other hazardous materials. That process had involved the removal of all plaster from the interior walls within the original building (i.e. excluding the east wing) so that all timber framing was exposed.

The timber framing appeared to be generally in good condition, albeit that key elements were undersized by today's standards.

2.2 Main Floor Framing and Foundation System

The main floor is constructed as a platform comprised of 1"x6" floorboards spanning between 2"x8" joists spaced at 2'-0" on centre, which in turn are supported by a non-uniform arrangement of 6"x8" fir beams. The fir beams bear on short posts or stacked pieces of 6"x8" which are underlain by an assortment of concrete blocks.



Both the exterior and interior walls are built off the main floor platform and do not have foundations in themselves. A sketch layout of the main floor framing system is shown in Figure 2.1 below. What is notable about this floor framing is that the primary beams (6"x8') are discontinuous and unconnected at the locations where one ends and another starts. There also do not appear to be any mechanical connections between the primary beams and their supporting columns or between the supporting columns and the concrete blocks beneath.

The floor exhibits sloping areas, localized depressions, and raised areas, all of which are indicative of differential settlement of the foundation system supporting the floor.

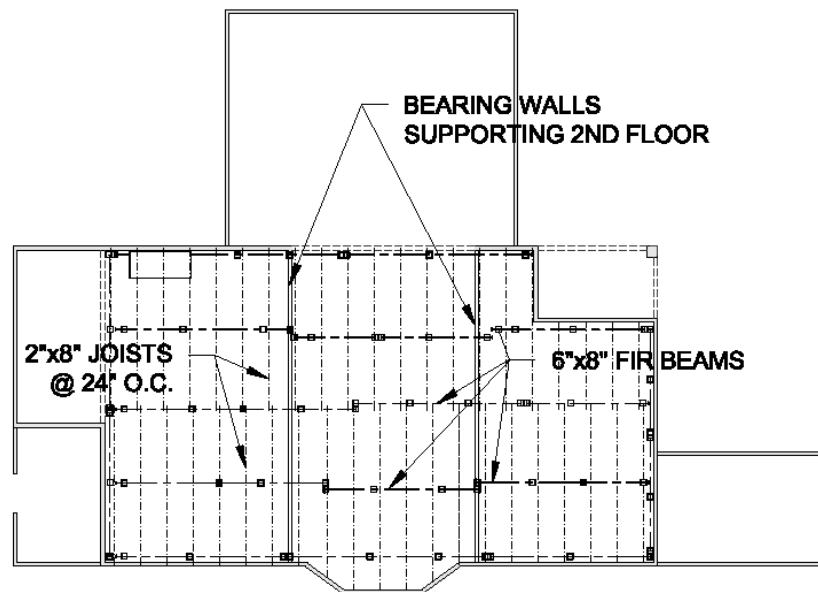


Figure 2.1

Figures 2.2 to 2.7 overleaf are photographs of the main floor framing and foundations taken during the inspection.

Fig. 2.2 is at the base of the west exterior wall showing the absence of a foundation.

Figs. 2.3 & 2.4 showing typical supports of the primary beams around the building perimeter; these are stacked pieces of 6"x8" fir.

Fig. 2.5 shows a typical post support of a primary beam with a concrete block beneath.

Figs. 2.6 & 2.7 show typical discontinuities of the primary beams and post supports. Note the significant out of vertical of the posts in Fig. 2.6



Figure 2.2



Figure 2.3



Figure 2.4



Figure 2.5



Figure 2.6



Figure 2.7



2.3 Wall and Second Floor Framing

The framing of both exterior and interior walls is comprised of 2"x4" studs at 16" on centre. The studs are balloon framed off the main floor platform, i.e. continuous studs from main floor to roof level. However the stud walls on the east and west sides are not connected to the 2nd floor framing. The effective length of the studs is therefore in excess of 12ft and they will need to be reviewed for adequacy under both gravity and wind loads.

There is a bay window on the west side of the house. Based on the review of the framing of this wall, this bay window was not part of the original building but is a later addition.

The second floor is constructed of 5/8" thick x 5"-7" wide shiplap on 2"x8" joists at 16" on centre. The 2nd floor joists run in a north-south direction, bearing on the south exterior wall, the two east-west main floor interior walls, and the beam which was installed when the original north wall was removed. It is noted that the two interior walls supporting the 2nd floor are framed off the main floor but are not directly above either a joist or beam or supporting post. i.e. the load from these walls bears directly on the floorboards of the main floor.

There is no effective 2nd floor diaphragm as the floor sheathing does not extend to the exterior walls in many places.

Part of the original north wall of the house has been removed at some time in the past and replaced with a built-up beam to carry the loads from the floor, exterior wall, and roof above. The fabrication of this built-up beam is flawed and will not have the capacity necessary to satisfy the Building Code.

The 2nd floor and roof framing in the area of the stair has been significantly modified at some point in the building's history, evidenced by various structural members having been trimmed back, intercepted, or removed altogether. It is thought that these modifications were probably made to accommodate the stair in its current location. Certainly the original building did not have a stair at that location.

2.4 Roof Framing

The house has a hipped roof framed from 2"x4" rough sawn lumber. The rafters are spaced at 16" on centre connected by collar ties at approximately the 1/3rd span point, there is no ridge beam. The rafters are supported by stud walls located just outside the midspan point and then bear on the outside walls. The interior stud walls also support the hip rafters. These stud walls are not aligned directly above beams or built up floor joists but bear solely on the floor sheathing. The original roof sheathing (still in place) is 1/2" thick x 6" wide rough sawn lumber spaced at about 10" on centre. This original sheathing has been overlaid with OSB in recent years. Figure 2.8 shows a cross section of the building clarifying the above descriptions.



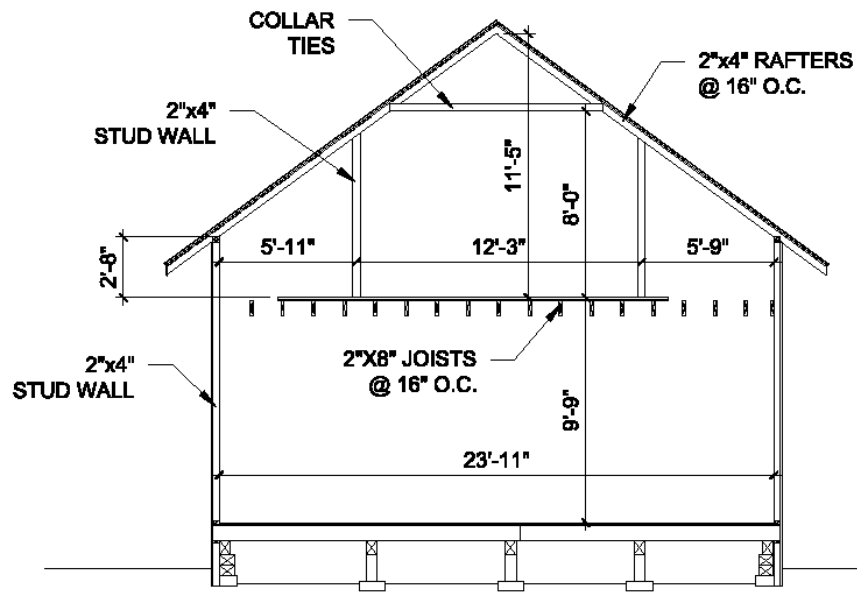


Figure 2.8

The roof contains dormer windows in the north and south ends and a gable on the west side. It is considered likely that the dormer windows are not original but were added later.

The gable on the west side is unquestionably a modification of the original roof construction. The roof framing of this gable is quite crudely done, its structural integrity being entirely reliant on an added interior stud wall on the 2nd floor. However, even if it were to be accepted that this additional stud wall is in itself competent, the modified and added to roof structure supported is unacceptably configured containing serious flaws. On one side the valley rafter is discontinuous and on the other side the valley rafter does not exist at all. The end of the gable ridge beam appears unsupported altogether.

In my opinion this roof structure is unsafe and would be vulnerable to serious deformation, or even collapse, under full snow load.

Figures 2.9 to 2.16 show various views of the second floor and roof framing.



Figure 2.9



Figure 2.10



Figure 2.11



Figure 2.12



Figure 2.13



Figure 2.14



Figure 2.15



Figure 2.16



3 Opinion

3.1 Structural Analysis

The structural frame of the building was analyzed for competency under the design snow load and residential occupancy loads, as mandated by Part 9 of the B.C. Building Code. The analysis excluded the non-compliant roof framing of the west gable addition as from visual inspection alone this is clearly structurally inadequate.

The analysis determined that the exterior stud walls and the roof rafters would be extremely overstressed under full snow load. As the roof framing is such as to also take support from the second floor, the second floor joists are also considerably overstressed under snow load. When occupancy load of the 2nd floor is added into the analysis the situation is exacerbated, such that under full loading conditions collapse is predicted by the analysis.

3.2 Structural Evaluation

The nature of the foundation system beneath this building is not unusual for the period but by today's standards it is considered not only in contravention of the Code but actually dangerous. The various elements of the foundation system are predominantly unconnected mechanically; they rely purely on the weight of the structure supported, and friction, to hold everything in place. The configuration of the foundation system results in point loads being applied to the subsoils, in comparison with today's foundations which distribute the load along strip or pad footings. Consequently this type of foundation system is very prone to differential settlement; this has in fact taken place in this house, as evidenced by the slopes and unevenness of the main floor.

The geotechnical investigation conducted on this property revealed that the house is founded on a combination of fill material, loose sands, and soft silts. These geotechnical conditions contribute further to the inadequacy of the foundation system.

The main floor platform, on which the entire house is founded, is not a single competent grillage but is an assembly of essentially unconnected components. This makes it extremely difficult, if not completely impractical, to construct a new foundation system beneath the house.

Analysis has demonstrated that the stud walls, the second floor joists, and the roof structure are incapable of sustaining the loads required under the Building Code.

The roof structure was so significantly compromised when the west side gable was cut into it that the entire roof in that area of the building would need to be removed and replaced with new framing. The northern end of the roof was also modified when the front of the house was extended. To be added into this equation is the need to develop usable 2nd floor space, which precludes the presence of the interior stud walls which currently provide the primary support to the rafters. Consequently, any approach other than complete removal and replacement of the entire roof framing would be impractical.



The span of the second floor joists exceeds the allowable span as defined in Part 9 of the Building Code. Additionally the 2nd floor diaphragm is incomplete and not physically connected to the exterior walls on the east and west sides. This makes the building laterally unstable.

Although the Building Code does make provision for heritage buildings to access alternative compliance methods it does not make any concessions when it comes to safety measures. Consequently the structural requirements of the code must be met in full.

4 Summary

The existing foundation system is structurally inadequate and in contravention of the Building Code. The foundation system could not be upgraded to satisfy the code and will therefore need to be completely replaced.

The load-bearing walls within the building do not have the capacity to satisfy the Building Code. Similarly the 2nd floor structure is not compliant with the Code.

The roof structure has been heavily compromised during previous modifications to the building to the extent that it would be impractical to consider anything other than complete replacement.

Although it is technically possible to structurally upgrade the load-bearing walls and 2nd floor structure, it is advised that this is considered impractical in the context that both the foundation system and roof structure need to be replaced in their entireties.

I trust you will find this report self-explanatory but please free to contact me if you need any further information.

End of Report



Brian Anderson, P.Eng.

Datum Consulting Ltd

Ph: (250) 575-6136

Email; be.anderson@shaw.ca





28th November 2019

File: 19003

Planning Department,
City of Kelowna,
City Hall,
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

Attention: Lauren Sanbrooks, M.A., Planner II

Dear Lauren :

Reference: 409 Park Avenue, Kelowna _ Removal of Property from the Heritage Register

As I think you're aware, the owners of 409 Park Avenue (Brenda Rusnak & Dave Cullen) retained me to provide structural engineering services for the remodelling of the existing house at this address. The initial task of those services was to perform a structural inspection and evaluation of the building. The evaluation unfortunately revealed that there are significant structural defects in the building with respect to its lack of a competent foundation system, under-capacity structural framing, and a seriously compromised roof structure. Rectification of these defects is neither practical nor fiscally viable.

Consequently the owners have decided that they want to demolish the existing house and rebuild to a design compliant with the conservation area development guidelines, which will of course require re-application for an HAP. In preparation for this, the owners wish to apply to have the property removed from the heritage register.

With my own background in heritage buildings I always consider demolition as a last resort, so in this case I have carried out a quite detailed investigation of the building's heritage attributes, together with its current condition.

During the course of the structural inspection I found that the building had been extensively modified since its original construction. The gable/dormer on the west side of the roof was clearly not part of the original building and is quite crudely constructed. The bay window at main floor level on the west elevation is also not original. The extension of the main floor at the north end is very obviously a later addition. There is a small extended area on the south side which is not original and the entire east wing is clearly a modern addition. So the building that exists today bears no resemblance to the building originally built for F.W. Groves in the early 20th century.

In reviewing the SoS I noted several inconsistencies between what is described and what actually exists. The character defining elements include the descriptions:

1. *"....with substantial rectangular side extension creating an overall 'T' shaped plan;"*

Structural review has shown the side extension to be of modern origin and it is understood that the City Building Department's records date this extension at 1995.



2. *"-concrete foundation,"*

The building does not have a concrete foundation.

Also included in the character defining elements are the descriptions:

- *Cross-gabled dormers on the side elevations;*
- *Enclosed rear porch with gabled roof;*
- *Bay window on the Long St elevation.*

From inspection of the building structure it can be seen that all of these elements are additions and modifications to the original early 20th century building. It is believed that these elements were added at a remodelling that took place in 1939.

Consequently the SoS is somewhat misleading, it portrays the building as a 1909 construction, but actually describes a building that really only came into existence during an extensive remodelling in 1939, with a small addition to the south in 1948, and a further major addition to the east in 1995. Architecturally, the building style as it currently exists appears to be a combination of Arts & Crafts (Late) and Vernacular Cottage (Early) having characteristics of both but not truly fitting into either style.

At the time this building was added to the heritage register, the evaluation system used to determine eligibility for heritage status was far less objective than the current system and consequently was open to inconsistency.

I felt that an objective way to assess the heritage importance of this house was to rate it again using the current evaluation system. Attached to this letter is the evaluation I carried out, I've included a column for the rationale behind each rating. Although there is still some subjectivity in this evaluation system, I'm experienced enough with it to know that my findings are reasonably representative of an independent assessment of this building. While others may rate slightly differently I think it unlikely that the score would be raised sufficiently to definitively qualify it for inclusion on the register.

Having completed this exercise I have to conclude that this house is not an important heritage asset that must be saved and I feel more comfortable in supporting the application for removal of the house from the heritage register.

Sincerely,

Brian Anderson, P.Eng.

Datum Consulting Ltd

Structural Engineers

Ph: (250) 575-6136

Email: be.anderson@telus.net

KELOWNA HERITAGE REGISTER EVALUATION CRITERIA

409 Park Avenue, Kelowna			
CATEGORY	Rating	Rationale	Score
A. Architectural History			
1. Style and/or Type	G	As an amalgam of styles resulting from the major 1939 remodelling, it could be considered to be no more than an average example (being neither one style nor the other) but given the history of the building and its early 20th century origins a 'G' rating seems conservatively appropriate	12
2. Design	F/P	Neither the original building nor the remodelled one (i.e. current condition) incorporate any special attributes and the existing building does actually contain a number of design flaws	0
3. Construction	G	The main floor support/foundation system is historically early but typical of the period and commonly found in the HCA	5
4. Designer / Builder	F/P	Unknown	0
Subtotal			17
B. Cultural History			
1. Historical Association	VG	The house is closely connected with F.W. Groves who is recognized as a person of importance	18
2. Historical Pattern	G	In the context of F.W. Groves contribution to the community (irrigation and water system engineering) the building could be considered to be associated with a historical pattern (although not actually what this criteria was intended to mean this is a conservative approach to this item)	10
Subtotal			28
C. Context			
1. Landscape /Site	F/P	Although there is one mature tree on the property there is no intact historical landscape, nor any features of significance	0
2. Neighbourhood	G	This building is non-conforming with respect to style. There are also a variety of styles on this block. Consequently there is no contiguous group of similar style, but it is in an area of compatible use	6
3. Visual / Symbolic Importance	F/P	The building is not a landmark and not of symbolic significance	0
Subtotal			6
D. Integrity & Condition			
1. Integrity & Condition	F/P	The building has a modern extension to the east and is completely remodelled since its original construction in 1909. It is in very poor structural condition, mostly due to the poor quality of construction of the modified roof framing and the lack of a competent foundation system	-15
Total			36
Evaluation Group C - A score of less than 40 indicates that the building does not qualify for inclusion on the register			



Heritage Register Removal Request

409 Park Avenue



Kelowna Heritage Register

- ▶ Listing of properties with heritage value
- ▶ Statement of Significance
- ▶ Incentives for heritage conservation
- ▶ Not long-term protection

409 Park Avenue



1918 House - Facing Park Ave



Current House - Facing Park Ave
Additions/changes: front of house was extended/remodeled from original

Staff recommendation



Current House - Facing Long Street

Additions/changes: side of house, bay window, top gable



Questions?

Report to Council



Date: February 24, 2020

To: Council

From: City Manager

Subject: Introduction to the ModelCity Data analytics tool

Department: Policy and Planning

Recommendation:

THAT Council receives for information the report from the Policy & Planning Department, dated February 24, 2020, with respect to the award given to the ModelCity data analytics tool.

Purpose:

To inform Council about the work on the ModelCity data analytics tool and to provide a summary of the ways the tool has been and can be applied.

Background:

A GIS is a framework for capturing, managing, analyzing and displaying all forms of spatial information. It allows staff to question, interpret and understand data through revealed relationships, patterns and trends. It enables staff to quickly see on a map what otherwise might not be immediately visible or understood in a multipage report or complex spreadsheet.¹

Applications of Model City

Developed over several years by City staff, ModelCity is a powerful digital model of the city that connects all of the data available to the City in one place. ModelCity opens up new analysis for the City as it is today, giving the City a much clearer sense of what is happening across our community. However, ModelCity's true potential is its ability to provide new ways to see the impacts of City decisions in the short-term and the long-term as staff and Council consider the implications of decisions about the future of the city.

With these new data analysis options at the City's fingertips, staff will be able to bring new evidence to bear in decision-making. A good example of this was the Pick Your Path process used during initial public consultation for the 2040 OCP update. This process used new ModelCity functionality to help the public to weigh the pros and cons of several different future growth scenarios, informed by high-quality

¹ ESRI, *What is GIS* [website], <https://www.esri.com/en-us/what-is-gis/overview>, ((accessed 18 February 2020).

data. Beyond this high-level work, ModelCity is also being used to drive the infrastructure planning and analysis in the OCP update process. The ModelCity tool can even help us visualize city growth with 3D graphics and video capability. This range allows the tool to help us communicate at various levels and with different audiences.

Furthermore, staff can now leverage ModelCity's spatial capabilities to map things such as: quantities and densities, find out where things are located, map what's inside specific areas, see what's occurring within a given distance, anticipate future conditions, measure the impact of a specific action, and so much more. In summary, ModelCity will help staff see the patterns, connections and relationships others can't.

This kind of work is strongly aligned with *Council Priorities 2019-2022: Imagine Kelowna, Vision Into Action* by empowering evidence-based decisions and driving improved predictive modeling and forecasting. Corporately, the tool will also help the City measure the impacts of its efforts and to adjust as needed.

ModelCity Development: A Collaborative Approach

The ModelCity tool was built through diligent and deliberate collaboration across the organization. The execution of this project involved coordination of staff across Policy and Planning, Information Services and Integrated Transportation Departments, among others. ModelCity already touches almost all business units across the City, but it's potential is much greater. Staff across the organization will continue to push ModelCity into new areas, providing new ways to understand the implications of the decisions and recommendations staff and Council make.

Awards and Recognition

ModelCity is an example of the collaboration, drive and innovation of staff at the City of Kelowna. In 2019, staff from the City of Kelowna were officially recognized by ESRI Canada with the Award of Excellence for Innovation & Collaboration for their work in the development of the ModelCity data analysis tool. This is one of only 15 awards given out across Canada, highlighting the high caliber of work being supported at the City of Kelowna. With the recognition of the ESRI award, its application is likely to spread to communities across the country.

Internal Circulation:

R. Entwistle, Information Services Department Manager

L. Smith, Application Systems Manager

R. Villarreal Pacheco, Integrated Transportation Department Manager

Submitted by:

Graham March, MCIP, RPP
Planner Specialist

Approved for inclusion:



D. Noble-Brandt, Policy & Planning Department Manager

cc:

R. Entwistle, Information Services Department Manager

L. Smith, Application Systems Manager

R. Villarreal Pacheco, Integrated Transportation Department Manager

ModelCity Leveraging the Power of Kelowna's Digital Twin

February 24, 2020

Why ModelCity

- ▶ Prior to ModelCity, it was very difficult to answer questions about the composition of the city
- ▶ Goal of being more innovative, accountable and productive
- ▶ Leverage data to drive evidence-based decisions

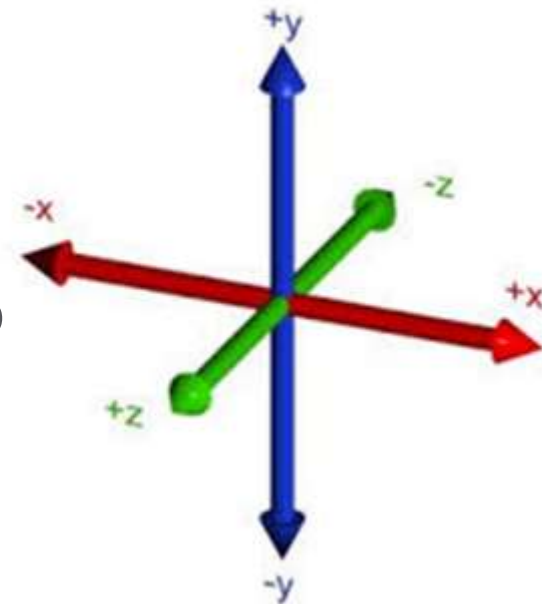




267 housing units
~370 people ¹³³

What is ModelCity

- ▶ ModelCity is a parcel-based, digital twin, that was built to better understand the city, both now and into the future.
- ▶ By leveraging the power of ArcGIS, data analytics and predictive modelling, we have a unique ability to understand Kelowna.



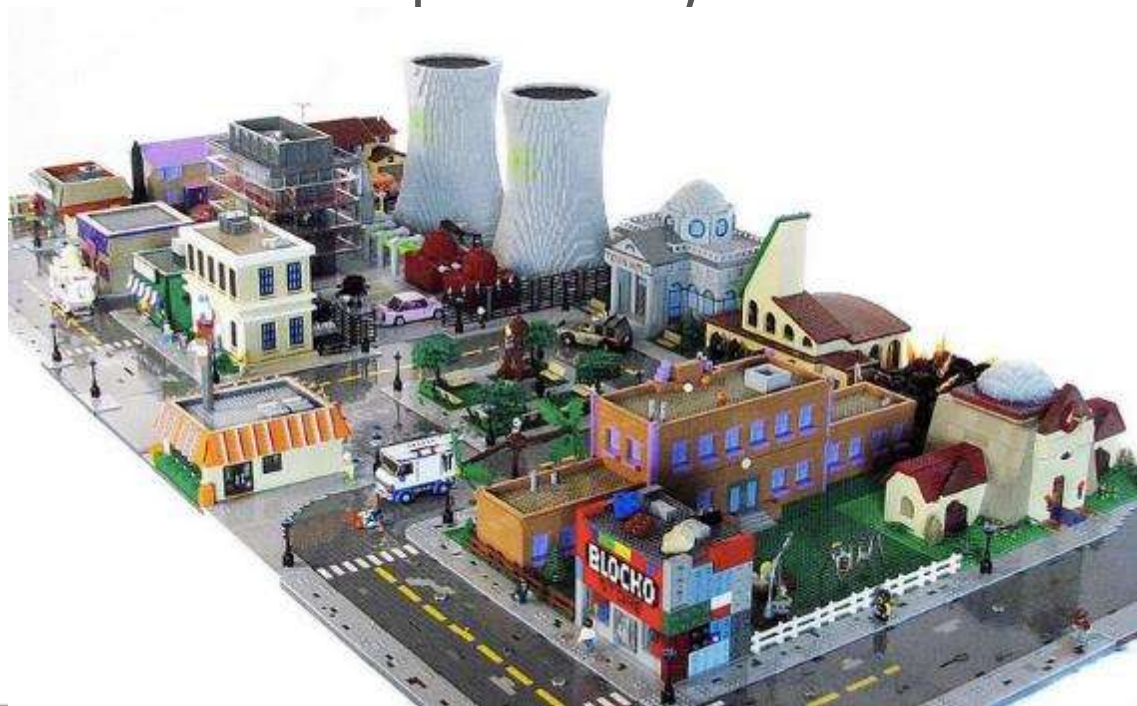
How ModelCity Works

- ▶ City is a repository of data:
 - Utility
 - Business License
 - Assessments
 - Building Permits
 - Development Apps
 - Etc...
- ▶ Much of the data is disconnected based on data ownership



ModelCity Purpose

- ▶ Created a system that integrates disconnected data to drive stronger evidence-based decisions.
- ▶ Allows us to answer three main questions; what does Kelowna look
 - ▶ Today
 - ▶ Tomorrow
 - ▶ Future



ModelCity System

- ▶ ***ModelCity Now – Kelowna today***
- ▶ ModelCity Next – Kelowna tomorrow
- ▶ ModelCity Future – Kelowna in the future?

ModelCity Now

- ▶ First piece of the system
- ▶ Parcel based “real-time” digital twin
- ▶ Comprehensive picture of Kelowna today
- ▶ Allows for a level of understanding and analysis that we did not previously have access to



ModelCity Now Example





Actual_Use_Classes	RESIDENTIAL
Actual_Use_Description	Strata-Lot Residence (Condominium)
Planning_Classes	
Property_Memo	
Nbr_of_res_units	45
Nbr_of_com_units	2
Nbr_of_ind_units	0
Nbr_of_inst_units	0
Nbr_of_other_units	0
Total_StrataUnitArea_sqf	57198
Total_Strata_Res_UnitArea_sqf	55552
Total_Strata_Comm_UnitArea_sqf	1646
Oldest_Building_Year	2006
Newest_Building_Year	2006
Total_Gross_Land	\$11,508,300.00
Total_Gross_Building	\$15,064,000.00
Total_Gross_Values	\$26,572,300.00
Home_Owner_Grant	Y67%
BL_Numbers	Number of Bussiness: 3
BL_Type_Codes	9000
BL_Description	Online Trading
BL_Employees	1
BL_Vehides	0
BL_Area_Sqf	0
Zoning_Codes	C7
FutureLandUse_Codes	MXR
Res_House_Total_Area	04
Res_House_Stories	1
Res_House_Bedrooms	74
Res_House_Bathrooms	94
Total_Building_Area_sqf	57198
T_Pop	51
San	Y
SFE	32.83308

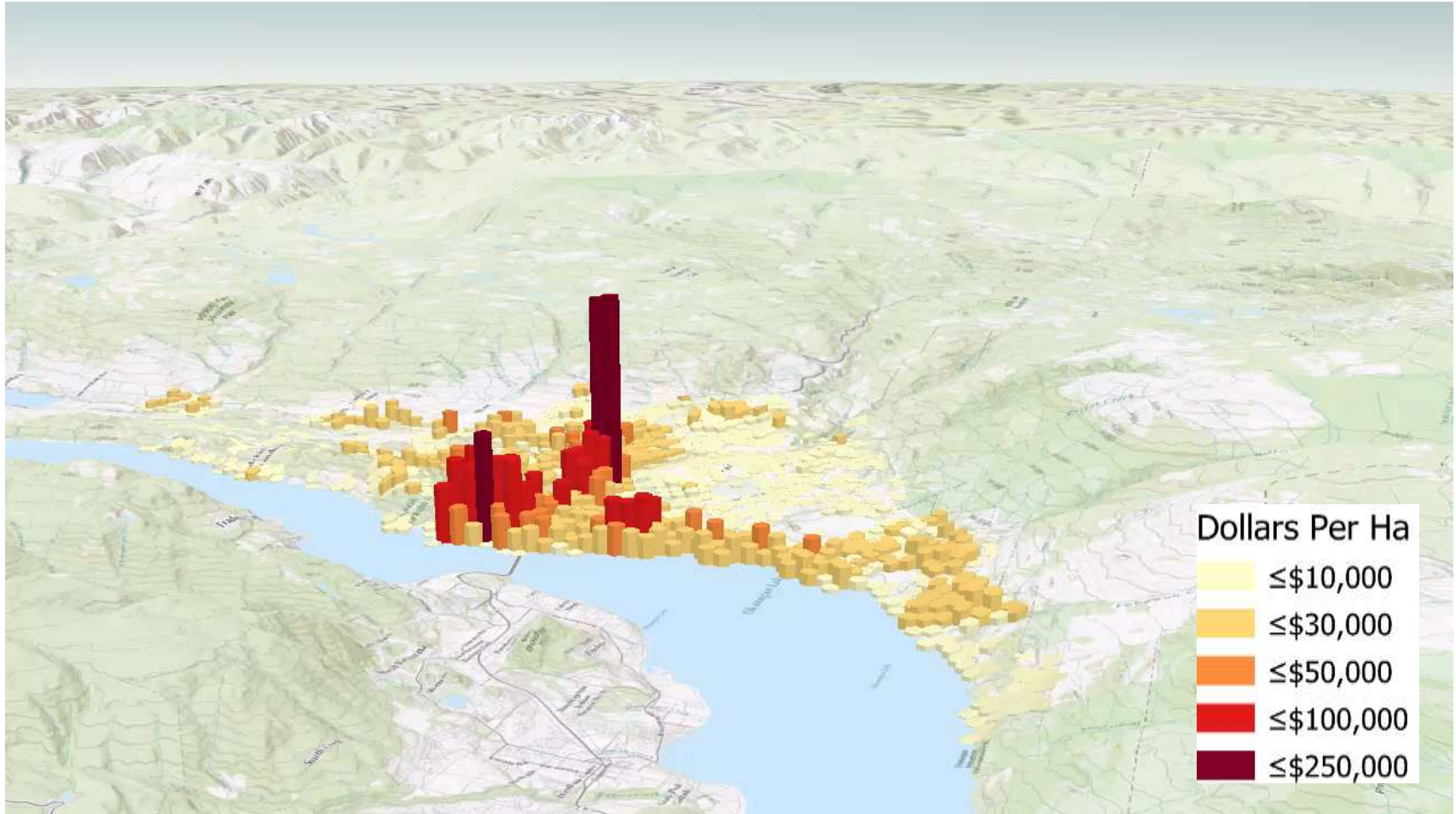
ModelCity Now Scalability

- ▶ Developed for maximum flexibility and scalability
- ▶ Analyze at parcel, neighborhood or city level



Municipal tax revenue per Acre

ModelCity Scalability



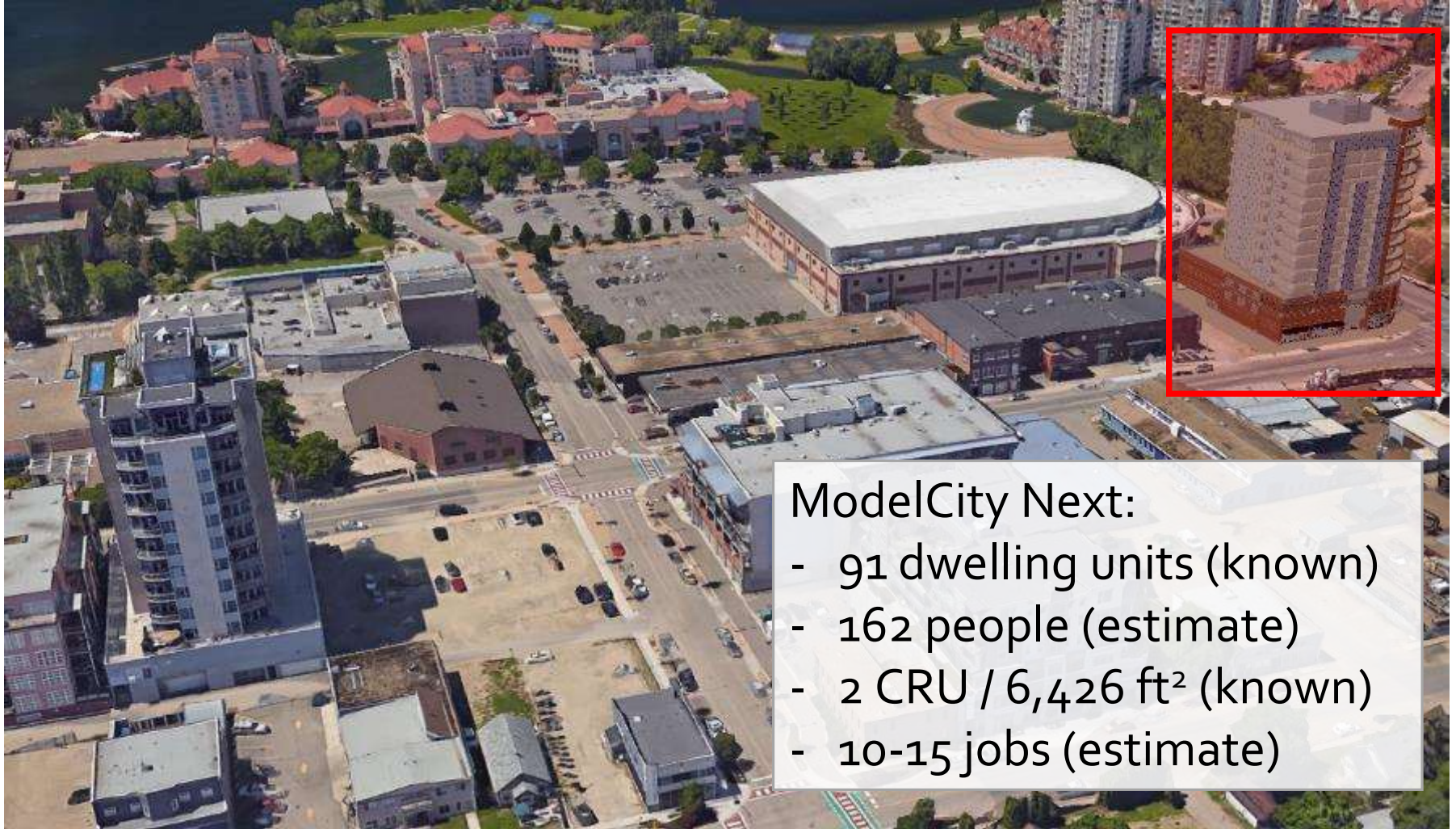
ModelCity System

- ▶ ModelCity Now – Kelowna today
- ▶ ***ModelCity Next – Kelowna tomorrow***
- ▶ ModelCity Future – Kelowna in the future?

ModelCity Next

- ▶ Second piece of the system
- ▶ Parcel based “real-time” digital twin
- ▶ Comprehensive picture of “tomorrow” (3-5 years)
- ▶ Integrates current Development Applications and Building Permit data into ModelCity Now
- ▶ Allows us to support decision making based on developments in-stream

ModelCity Next - Example



ModelCity Next:

- 91 dwelling units (known)
- 162 people (estimate)
- 2 CRU / 6,426 ft² (known)
- 10-15 jobs (estimate)

ModelCity Next (3-5 years)

- ▶ Current estimated population 350
- ▶ Future estimated population 1,675



Visualizing ModelCity Next



ModelCity System

- ▶ ModelCity Now – Kelowna today
- ▶ ModelCity Next – Kelowna tomorrow
- ▶ ***ModelCity Future – Kelowna in the future?***

ModelCity Future

- ▶ Third piece of the system
- ▶ Parcel based “what-if” scenario driven model (5-20 years)
- ▶ Calculates development capacity using zoning regulations
- ▶ Identifies likelihood of redevelopment by parcel
- ▶ Used to anticipate and evaluate potential long-term growth

ModelCity Future – Development Capacity



ModelCity Future – Likelihood

- ▶ Likelihood of development:
 - ▶ Improvement ratio - BCAA
 - ▶ Provincial home owner grant
 - ▶ Parcel consolidation



ModelCity Review



Official Community Plan 2040

- ▶ 25,000 new units by 2040 (50,000 people)
- ▶ Needed to create multiple future growth scenarios in order to understand tradeoffs of growth options
- ▶ Dashboard to visualize and evaluate growth scenarios
- ▶ Educational tool to understand the tradeoffs between growth patterns

Growth Scenarios Visuals

Comparing Growth Scenarios

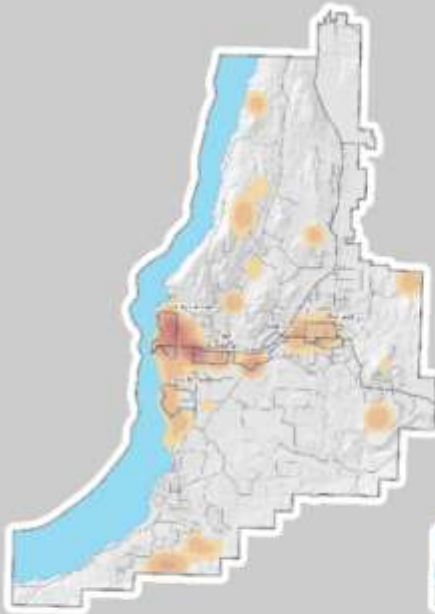


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Landing Page](#)



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Visualizations](#)

Scenario 1



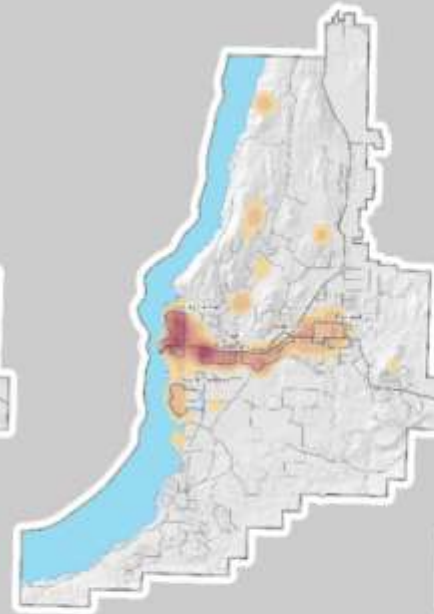
Slow Shift / Dispersed

Scenario 2



**Gradual Shift / Dispersed
with Urban Centres**

Scenario 3



**Progressive Shift /
Focused Urban Core**

Scenario 4



**Rapid Shift / Focused
Urban Centres**

Growth Scenarios Metrics

Livable Communities

This indicator provides a picture of how each scenario contributes to the creation of amenity-rich complete communities with a range of housing options.

Desired Trend / Target

The Healthy Housing Strategy sets the goal of 75% of all new units in the form of Multi-family housing as well as the goal of having 90% of residents within walking distance of parks and neighbourhood amenities. The scenario with the highest percentage of new units in the form of multi-family along with proximity to park and neighbourhood services will be ranked highest.

New Growth within 400m of a Park (%)

Slow Shift / Dispersed

86%
Within 400m of Park scenario

Gradual Shift / Dispersed with Urban ...

86%
Within 400m of Park scenario

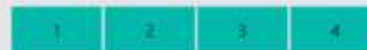
Progressive Shift / Focused Urban Core

89%
Within 400m of Park scenario

Rapid Shift / Focused Urban Centres

90%
Within 400m of Park scenario

Scenario



New Growth by Housing Split (%)

Single-detached Units Multi Units



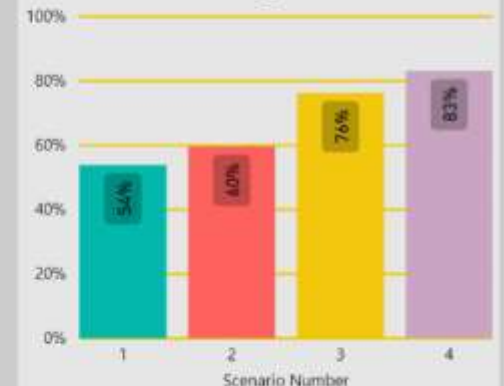
Account Scorecard (Relative Ranking)

Scenario	Housing Split	Neighbourhood Services	Proximity to Park	Total
Slow Shift / Dispersed	3	1	2	2
Gradual Shift / Dispersed with Urban Centres	4	2	2	3
Progressive Shift / Focused Urban Core	2	3	3	3
Rapid Shift / Focused Urban Centres	1	4	4	3

Sub Account Details

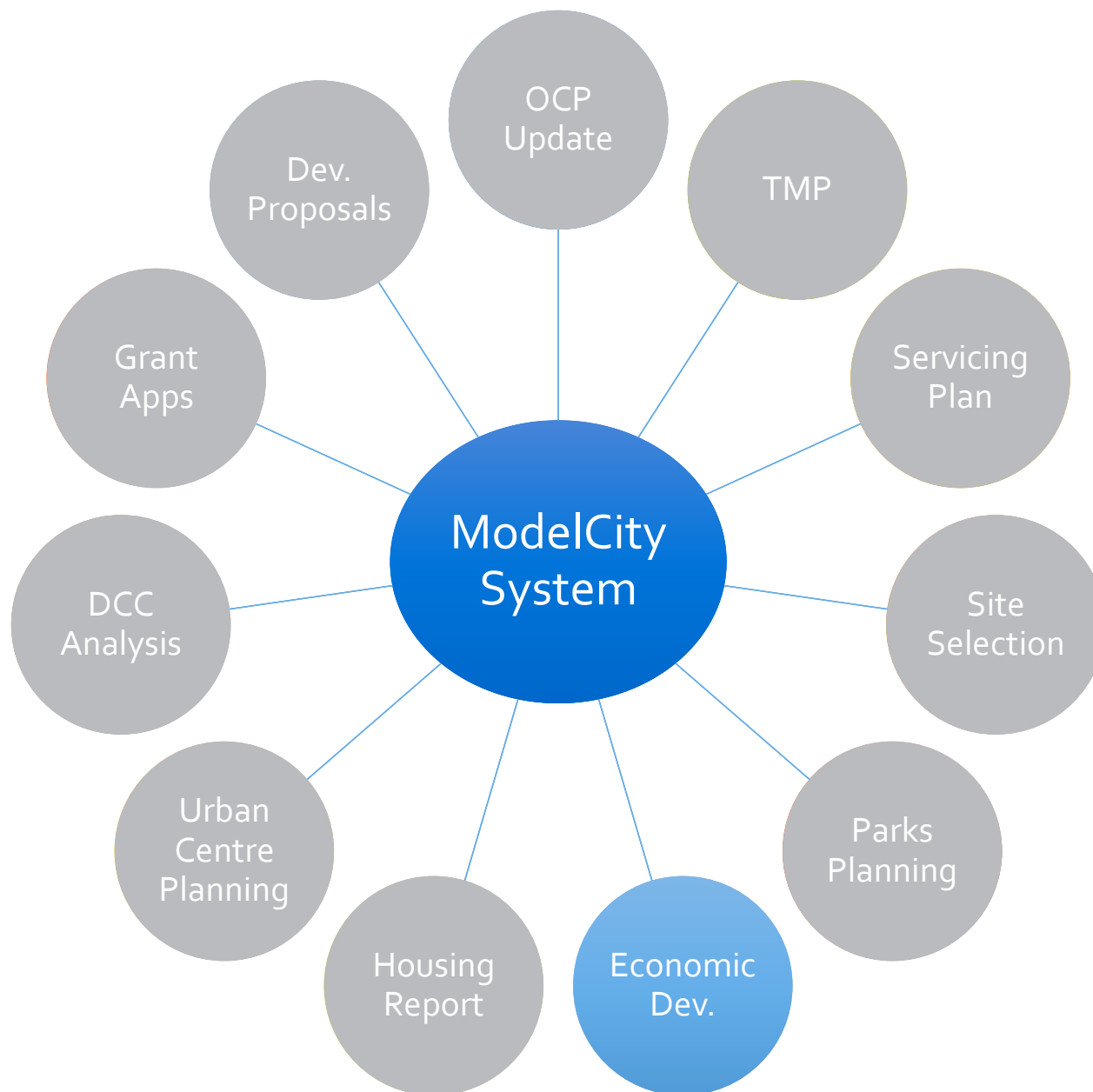
Scenario Number	ScenarioName	New Single-detached Units	New Multi Units	New Units Close to Park	New Growth within 400m of services (%)
1	Slow Shift / Dispersed	8,738	15,435	18,222	54%
2	Gradual Shift / Dispersed with Urban Centres	7,081	15,905	18,488	60%
3	Progressive Shift / Focused Urban Core	4,724	19,952	19,259	76%
4	Rapid Shift / Focused Urban Centres	2,502	20,989	19,324	83%

Growth within 400m of Neighbourhood Services (%)



Growth Scenario in 3D





Economic Development



Estimate of Existing Conditions	5km buffer
Estimated Number of Residential Dwelling Units	36,200
Estimated Current Population	66,500

Estimates of Near-term Future Growth	
Estimated Number of Residential Dwelling Units in Planning Process	3,900
Estimated Future Population	7,700

OCP 2040 Implementation

- ▶ Use ModelCity to measure OCP 2040 implementation in real-time
- ▶ Hit the ground running
- ▶ Timely and consistent information



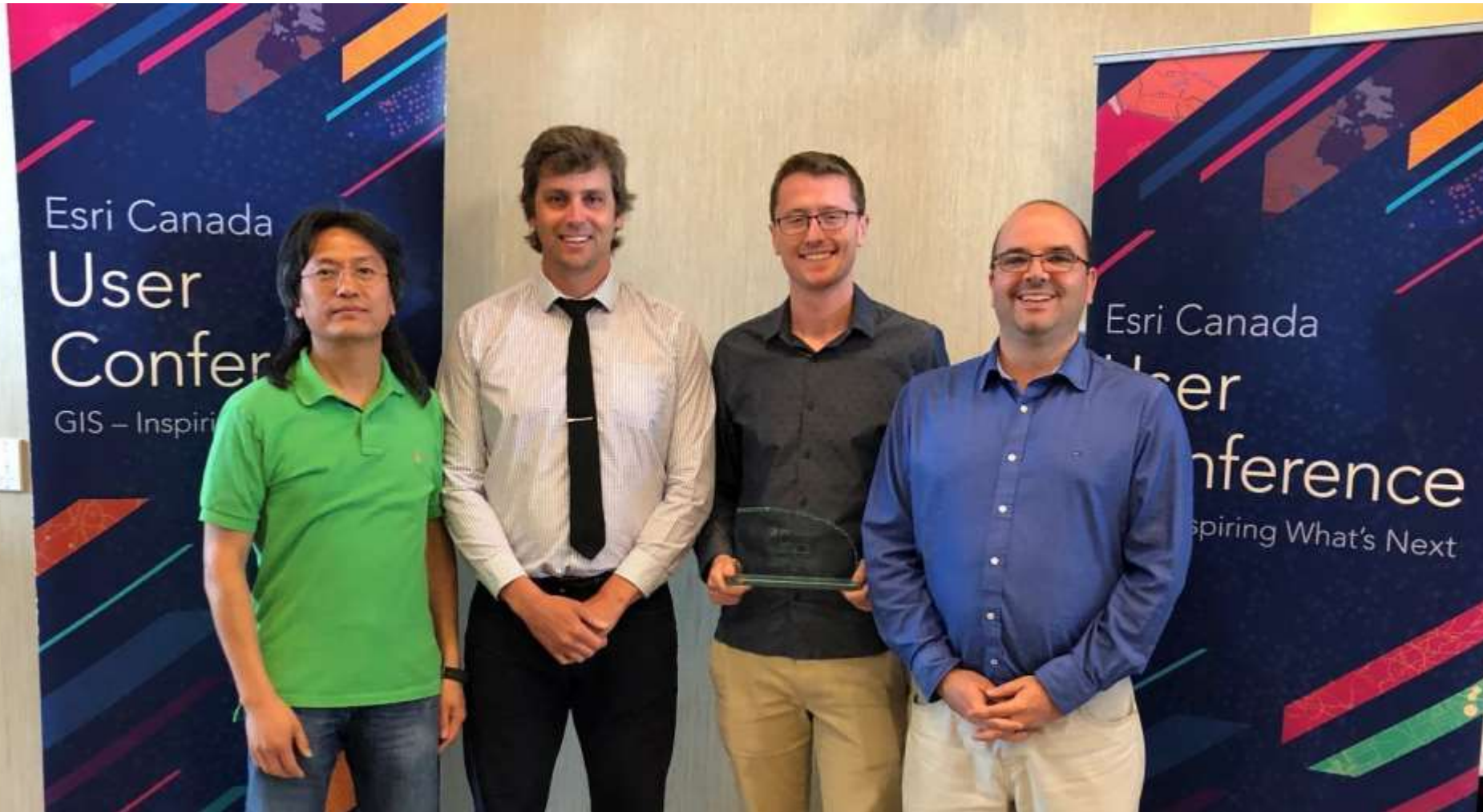
ModelCity Summary



ESRI Canada Award of Excellence 2019

*Presented to City of Kelowna for
Innovation & Collaboration using GIS*

ModelCity Team



ModelCity Summary





Date: February 24, 2020
To: Council
From: City Manager
Subject: Central Okanagan Wellness Analysis and Poverty Reduction Strategy Application
Department: Active Living and Culture

Recommendation:

THAT Council receives, for information, the report from Active Living & Culture, dated February 24, 2020, that outlines the Central Okanagan Community Wellness Analysis and Poverty Reduction Strategy application.

AND THAT Council endorse the collaborative partnership with the District of Lake Country, City of West Kelowna, District of Peachland, the Regional District of the Central Okanagan, and the Southern Interior BC United Way, to develop a Central Okanagan Wellness and Poverty Strategy.

AND THAT Council endorse the collaborative application to the Union of B.C. Municipalities' Poverty Reduction Planning and Action Grant for \$149,000 for the development of a Central Okanagan Wellness and Poverty Strategy with the Regional District of the Central Okanagan being the primary applicant to apply and manage the funding on behalf of the partnering communities.

Purpose:

To present Council with information on the Central Okanagan Wellness Analysis and the next steps towards the development of a regional Poverty Reduction Strategy including a collaborative partnership and application for UBCM funding.

Background:

In 2017, the Central Okanagan Poverty Reduction Committee (COPRC) was established with the goal of developing a regional poverty reduction strategy with an upstream focus. The City of Kelowna has had staff representation on COPRC since its inception.

Supported by funding from the Vancouver Foundation and the Central Okanagan Early Years Partnership, COPRC set the stage for a community-driven, regional approach to addressing poverty. Key activities included gathering insights from families with lived experience of poverty, providing a systems-planning workshop and developing a work plan to guide strategy development. Through this work COPRC determined that there were specific requirements needed to build the foundation prior to moving forward with a strategy development including a poverty analysis, significant community

engagement, further involvement of those with lived and living experience of poverty, governance structure design, and sufficient resources to plan and execute a strategy.

With additional grant funding in 2019, COPRC contracted Urban Matters CCC in a consultant role to create a regional community poverty analysis (Attachment 1: Central Okanagan Community Wellness Analysis) informed by Lived Experience and key engagement from stakeholders including Interior Health, municipal governments, local First Nations and the Regional District of the Central Okanagan.

The analysis provides baseline data and insights to better understand wellness and poverty in the Central Okanagan while recognizing the unique differences in each community. The Wellness Analysis highlights opportunities, including the alignment with the BCTogether: British Columbia's Poverty Reduction Strategy, and identifies eight key priorities for the Central Okanagan. These priorities will help shape the next phase of this project, the development of a Central Okanagan Wellness and Poverty Strategy. Key stakeholders involved in the analysis reconvened in January 2020 for the presentation of the report and endorsed a partnership approach to the pursuit of a regional strategy.

A regional focus provides considerable benefits to Central Okanagan communities including efficiencies in resources, engagement processes and advocacy. Through the City of Kelowna's Journey Home Strategy development process, the community identified the need for a regional approach to complex social issues, recognizing that people move throughout the region for services, employment, childcare and housing. A regional strategy can create an action plan on policies and structures at the regional level, while building capacity within each community to address their unique needs and priorities.

At the provincial level, BC's Poverty Reduction Strategy *TogetherBC* identifies six priority action areas: housing; families, children and youth; education and training; employment; income supports; and social supports. To support poverty reduction at the local level, The Province has provided \$5 million over three years. The Regional District of the Central Okanagan has agreed to submit a collaborative application to UBCM for a Poverty Reduction Planning & Action program grant of \$149,000 to support the strategy development process.

As the primary applicant, the Regional District of the Central Okanagan (RDCO) will accept responsibility to apply for, receive and manage the grant funding on behalf of the regional partners. They will assume responsibility for the completion of the project, reporting requirements and maintaining proper fiscal management.

United Way, Southern Interior BC (UWSIBC), has been acting as the convener and chair of the COPRC and will continue in this role. In addition, UWSIBC will act as the convener of the collaborative partners and through a Memorandum of Understanding with the RDCO, will oversee and supervise the work related to the development of the Wellness and Poverty Reduction Strategy.

If the funding application is approved in May 2020, a Regional Partnership Committee on Poverty will be formed based on a formal application process to work in partnership with the Regional District of the Central Okanagan and the COPRC to provide community direction, oversight and feedback throughout the strategy development process.

Discussion:

Addressing poverty is critical for building a healthy community for all. And focusing on addressing poverty has never been more critical or timely for our region as it is now. As all levels of government are recognizing the growing numbers of people facing poverty in our communities all across Canada, and across our province, strategies have been developed at the national and provincial levels.

Canada's first Poverty Reduction Strategy, Opportunity for All (2017), has the bold vision of a Canada without poverty, because we all suffer when our fellow citizens are left behind. British Columbia's first ever poverty reduction strategy, TogetherBC, recognizes the power of collective action to make life better for people. It honours the commitment of British Columbians who, for years, have been advocating for government to take action on a challenge that the strategy boldly suggests is solvable.

The Central Okanagan Wellness Analysis provides insight to help understand poverty and its impacts across the Central Okanagan, and within our individual communities. It also provides a foundation for the development of a regional poverty reduction focus. It highlights the opportunity for collective action to work towards making life better for everyone in our communities, with eight key priorities identified for collective action:

- Upstream focus
- Community activation during strategy development
- Reconciliation
- Youth poverty and wellness
- Regional housing and homelessness
- Transportation
- Isolation and inclusion
- Child development and care

Conclusion:

As all layers of government are recognizing the critical need to address poverty, the timing for the development of a Central Okanagan strategy to address poverty could not be more timely. As the Central Okanagan Wellness Analysis indicated, poverty is growing in all of our communities. The Journey Home process demonstrated the need for, and the power of, working collaboratively across the region. With all the municipalities at the table, the development of the strategy will provide opportunity to build additional partnerships, and through a lens of lived experience develop a regional strategy focused on reducing poverty and creating healthier communities for all our citizens.

Internal Circulation:

Divisional Director, Active Living and Culture
Divisional Director, Financial Services
Communications Manager
Communications Advisor
Policy and Planning Manager
Sustainability Coordinator

Considerations applicable to this report:

Financial/Budgetary Considerations:

A grant application in the amount of \$149,000 will be submitted to the UBCM Poverty Reduction Planning and Action Grant by the Regional District of the Central Okanagan on behalf of the partner municipalities. Matching funding is not a requirement of the grant; however, individual partnering communities are being asked to provide in-kind contributions through assignment of staff resources to participate in the planning and development of the strategy. In addition, municipalities may choose to contribute small funding amounts through existing funding programs to leverage additional funding, but this is not a requirement.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

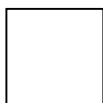
Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: S. Wheeler, Social Development Manager

Approved for inclusion:



J. Gabriel, Divisional Director, Active Living and Culture.

ATTACHMENTS:

Central Okanagan Community Wellness Analysis

Central Okanagan Community Wellness and Poverty Reduction PowerPoint



Central Okanagan Community Wellness Analysis

Prepared by:

Urban Matters CCC
304- 1353 Ellis Street
Kelowna, BC, V1Y 1Z9
P: (250) 215-5193

January 2020

urban
matters 168

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Poverty Indicators

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ACKNOWLEDGEMENTS

The following communities and organizations supported the development of this analysis and are gratefully acknowledged for their time and commitment to the Central Okanagan.

BC Poverty Reduction Coalition

Central Okanagan Foundation

City of Kelowna

City of West Kelowna

District of Lake Country

Interior Health

Okanagan Indian Band

United Way Southern Interior BC

Westbank First Nation

District of Peachland

Suxkenxitelx kl cecamala

Central Okanagan Wellness Analysis

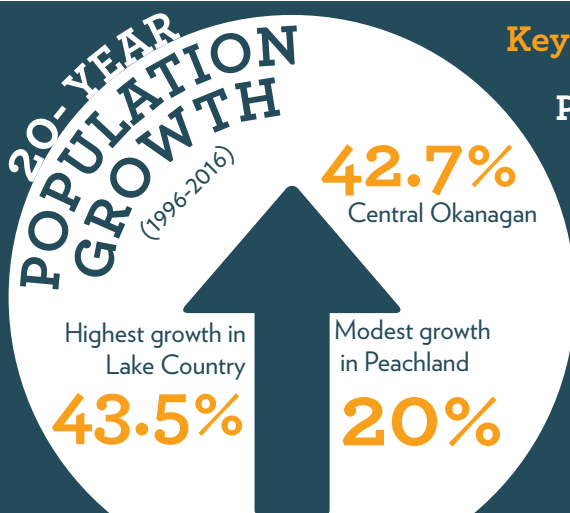
EXECUTIVE SUMMARY

Central Okanagan communities and organizations are preparing to develop a regionally focused wellness strategy to better facilitate and coordinate planning throughout the region. As part of the necessary steps to developing a strategy baseline data was needed to better understand wellness in the Central Okanagan while recognizing there are unique differences in each community. This Wellness Analysis captures important data and community insights to support the next step of developing a robust strategy that emphasises wellness for all.

Wellness Focus – TogetherBC's Guiding Principles for Poverty Reduction in BC

AFFORDABILITY – OPPORTUNITY – RECONCILIATION – SOCIAL INCLUSION

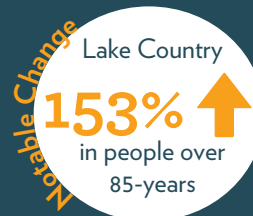
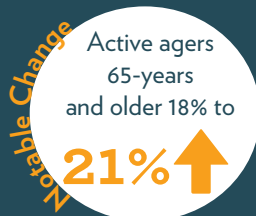
Communities In Focus



Key Highlights Include:

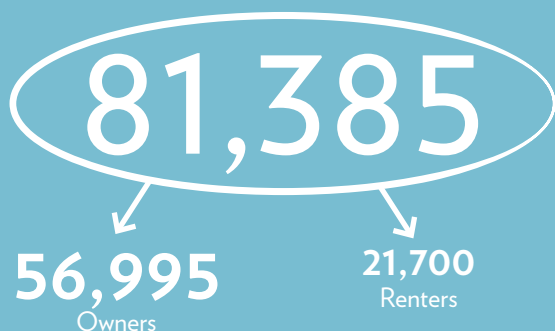
Population

2001-2006 Age Group Changes in the Central Okanagan



Affordability

Total Households in Central Okanagan



Proportion of households in core housing need



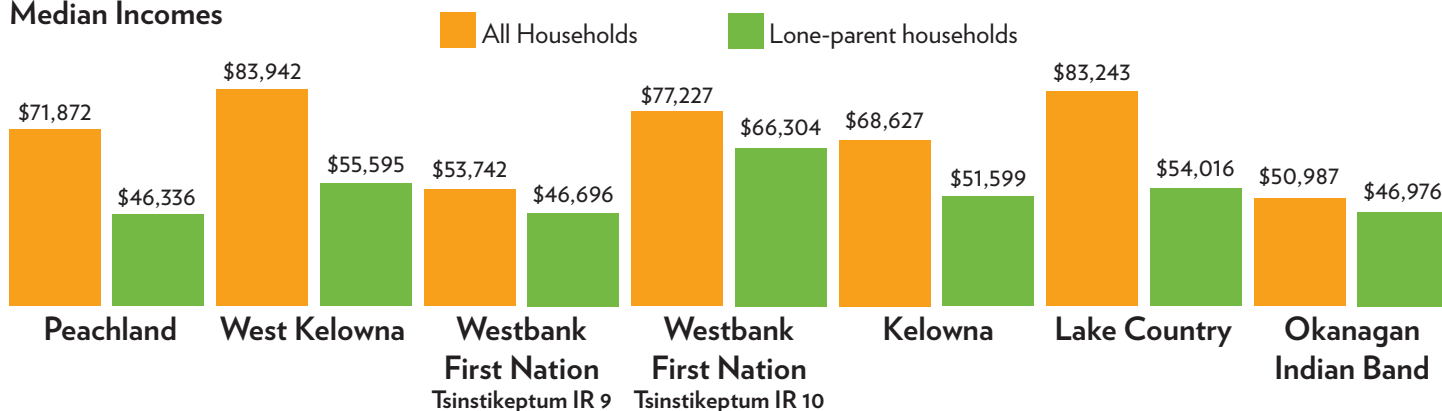
Core Housing Need of Renters by Community



**Okanagan Indian Band and Westbank First Nation do not have available data

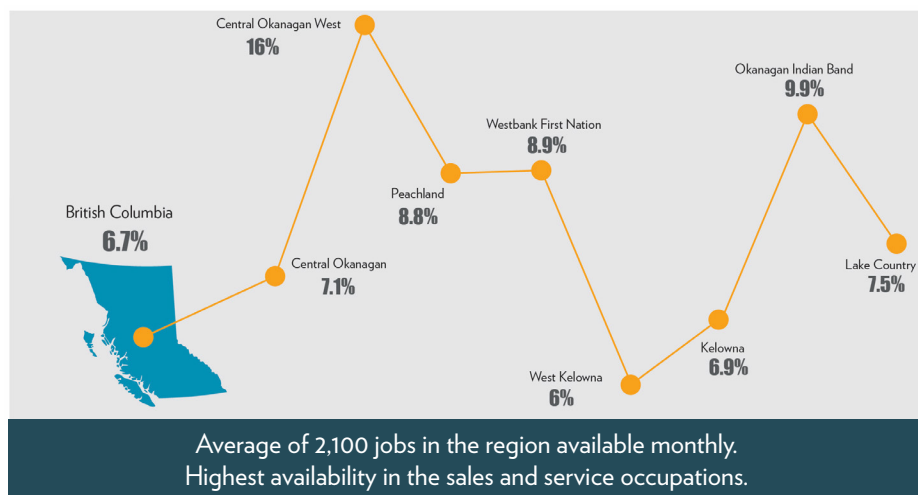
Availability and access to safe, secure, affordable housing most important indicators here. Housing is affordable when a household spends no more than 30% of their income toward housing.

Median Incomes



Unemployment Rates

Opportunity



Central Okanagan

Tech Start-Up Hub that generates

\$1.7 Billion

annually in economic impact

The four **industries** in which the largest shares of the Central Okanagan's workforce are employed include:



13.1%

Health Care and Social Assistance



13.0%

Retail Trade



10.9%

Construction



9.4%

Accommodation and Food Service

The four main **occupational categories** for the Central Okanagan workforce include:



26.2%

Sales and Service



16.2%

Trades, transport, and equipment operators and related



14.5%

Business, finance, and administration



11.7%

Management

Reconciliation

The adoption of the Declaration on the Rights of Indigenous Peoples Act in November 2019 by the BC provincial government is a step forward in making a commitment to implement the United Nations Declaration on the Rights of Indigenous Peoples as an accepted framework toward truth and reconciliation in Canada.



Westbank First Nation experienced 28% growth in population between 2011 and 2016.

Youth have been the fastest growing population.

Okanagan Indian Band experienced a significant population decline of 13.2%

between 2011 and 2016.

5.5% of Kelowna's population identify as Indigenous.

Social Inclusion

Discrimination, isolation and lack of opportunity are considered biggest barriers to people feeling included and supported in the Central Okanagan.

“We don’t want your sympathy, just your empathy”

“We are brothers, sisters, sons and daughters”

“People in poverty are just like everybody else”

- Individuals with lived experience in poverty

Next Step – Develop a Central Okanagan Wellness Strategy

Key opportunities

1. The Strategy can become a catalyst for action instead of a drain on resources and energy.
2. Wellness Strategy can support an integrated, systems lens to wellness that reflects Indigenous world views and meaningfully embeds reconciliation.
3. Ensure the Wellness Strategy process meaningfully engages youth in the process supporting their knowledge and understanding to the issues they face.
4. Align priorities and actions on housing affordability, accessibility and homelessness within the region and share learning and resources across the region to effectively leverage and build on the assets that already exist.
5. Establish partnerships with transportation planning groups to align priorities and share knowledge related to the possibilities of alleviating poverty through access to public transportation options throughout the region.
6. Investigate the causes of social isolation in the region through community engagement to better understand the actions that can be taken to reduce the causes and support reducing stigma and discrimination experienced by people.
7. Align child development and care actions with the work of the Central Okanagan Child Care Action Planning Committee and strength the partnership to leverage regional funding to support the growth of child care in the region.

1. INTRODUCTION

Community well-being encompasses a broad range of health, social, and economic factors that contribute to all citizens living a high quality of life. These include but are not limited to:

- physical and mental health;
- culture and social connectivity;
- a healthy natural environment;
- food availability and security;
- affordable and accessible housing;
- transportation;
- education;
- meaningful employment; and
- early childhood development.

These indicators are often related to the analysis on the levels and rates of poverty rather than focused on wellness. This report explores the various factors that influence a person's wellness as it is a reflection on everyone in the community and places emphasis on a positive vision for both citizens and community.

As a launching point to explore wellness in the Central Okanagan, a Poverty Reduction Committee, facilitated by the United Way Southern Interior BC, made up of a diverse range of partners identified the need for a regionally-focused strategy to address community wellness (See Acknowledgments on page i for list of members). The Community Wellness Analysis is the first phase in the development of a Wellness Strategy as it provides an opportunity to highlight the common threads around wellness and poverty in the Central Okanagan while recognizing there are unique differences between the communities. In order to launch the analysis, a variety of partners contributed seed funding that helped to successfully leverage grant funding to support this report. The analysis is designed to provide a detailed, local snapshot of wellness (and poverty) across the Central Okanagan and within each community. Collaborating on a regional analysis helps to align individual efforts and investments and allows a combined voice to senior levels of government.




ABOUT THE COMMUNITY WELLNESS ANALYSIS

The Community Wellness Analysis builds an evidence base as a foundation to the development of a regional Wellness Strategy. The objectives for the analysis included:

- Provide an overall context to various interrelated systems, including housing, income, employment, food security, transportation, and access to education;
- Define affordability and other terms common within the community wellness and poverty reduction sphere;
- Provide as much comprehensive data as possible regarding the state of poverty in the Central Okanagan – including within Peachland, West Kelowna, Westbank First Nation, Kelowna, Lake Country, Okanagan Indian Band, and Regional District of the Central Okanagan. As much as possible, the analysis will include trends and characteristics of wellness unique to each community;
- Tease out factors contributing to poverty (root causes); and
- Prioritise areas for evidence-based action.

DATA ACCESSED AND LIMITATIONS

A wide range of data was accessed at the national, provincial, regional and local levels (where possible) to put together this analysis. The key data sets included the following:

-  Statistics Canada Census Data from 1996 through to 2016 - <https://www12.statcan.gc.ca/census-recensement/index-eng.cfm>
-  BC Stats - <https://www2.gov.bc.ca/gov/content/data/about-data-management/bc-stats>
-  Central Okanagan Economic Development Commission - <https://www.investkelowna.com/>
-  Canadian Rental Housing Index - <http://rentalhousingindex.ca/en/#intro>

It is important to note that the quantitative data only captures part of the wellness picture and can sometimes be incomplete for communities due to low participation rates in the census and/or number rounding to help anonymize populations. Provided these potential limitations this analysis was complimented with interviews and meetings to gather perspectives to help better understand the local context of wellness experiences.

ENGAGEMENT

In addition to the quantitative data available, there were various engagements to gather qualitative perspectives related to wellness experiences in the region. This type of an approach is important as the data only represents a snapshot in time and does not always illustrate the system level challenges experienced by people who are accessing or providing those services.

Scoping Analysis

As a launch point into understanding wellness in the region and what information would be important to understand, two workshops were held to gather insights and direction for the analysis.

1. Workshop with early childhood educators from Westbank First Nation to understand perspectives about poverty. Gathered insights critical to the scope of the analysis, and in particular reframing poverty to wellness to reflect an Indigenous worldview.
2. Stakeholder Workshop with members of:
 - United Way Southern Interior of BC
 - BC Poverty Reduction Strategy
 - Interior Health – Health Communities
 - Aboriginal Early Childhood Table
 - District of Lake Country – Health and Sustainability
 - City of Kelowna – Social Planning
 - City of West Kelowna – Long Range Planning

Participants provided perspectives about the components of poverty and wellness that should be investigated during the analysis, as well as ideas and sources of data.

Service Provider Interviews

Service provider interviews were conducted with members of the following organizations to understand experiences of both clients and the systems of service offered for wellness in the region:

- Peachland Wellness Centre
- West Kelowna Shelter Society
- Kelowna Community Resources
- Lake Country Health Planning Society

Additionally, a list of over 100 service providers were emailed about the Wellness Analysis to request data to support the project. A number of organizations followed up with information to support the analysis.

Empathy Interviews

Six individuals with lived experience of poverty contributed their stories anonymously to help inform the data collected about wellness and poverty. Key themes from these interviews are highlighted through quotes and perspectives in the analysis. Much of the insight focuses on experiences of social exclusion as a result of poverty.

Stakeholder Workshop

A second workshop was held with the same attendees from the first scoping analysis workshop, to understand and reflect on the data and analysis collected. Participants were asked to consider what the data means in their local and regional contexts and set priorities for subsequent collaborative work. Section 4 identifies the key priorities resulting from this workshop and follow up conversations with community representatives.

1.1. POVERTY IN CONTEXT

In August 2018, the Government of Canada released *Opportunity for All: Canada's First Poverty Reduction Strategy*. The strategy includes an 'Official Poverty Line' and dashboard of indicators to track poverty reduction progress in Canadian households. Canada's official poverty rate has decreased from 12.1% in 2015 to 9.5% in 2017.¹ Actions to achieve poverty reduction targets of 20% by 2020 and 50% by 2030 (relative to 2015 levels) relate to the pillars of dignity; opportunity and inclusion; and resilience and security.²

POVERTY IN BRITISH COLUMBIA

Of the 557,000 people estimated to be living in poverty in British Columbia, about 99,000 are children. This is the highest rate of child poverty in the nation (for over a decade). In 2018, the Government of BC introduced ambitious targets in the Poverty Reduction Strategy Act: a 25% reduction in B.C.'s overall poverty rate and a 50% reduction in the child poverty rate by 2024. In order to set the framework for achieving these targets, in 2018, the province released TogetherBC Poverty Reduction Strategy.³

Acting on these ambitious goals is not only the right thing to do, but also the most cost effective. According to the BC Poverty Reduction Coalition, the cost to the Provincial Government for not addressing issues of poverty is estimated at

¹ <https://www.canada.ca/en/employment-social-development/campaigns/poverty-reduction.html>

² <https://www.canada.ca/en/employment-social-development/campaigns/poverty-reduction.html>

³ TogetherBC Poverty Reduction Strategy, <https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/initiatives-plans-strategies/poverty-reduction-strategy/togetherbc.pdf>

Acting on these ambitious goals is not only the right thing to do, but also the most cost effective. According to the BC Poverty Reduction Coalition, the cost to the Provincial Government for not addressing issues of poverty is estimated at \$8-9 billion annually. In contrast, the cost of a comprehensive Provincial poverty reduction plan is estimated at \$3-4 billion annually.⁴

POVERTY INDICATORS

The Official Poverty Line for Canada encompasses 12 indicators used to track progress towards poverty reduction in Canadian households. While data is not available at the local level for all of these indicators, they provide an important snapshot of areas to consider. Appendix A provides more detail about each indicator.⁵

Table 1.1: Poverty Indicators

Dignity	Opportunity & Inclusion	Resilience & Security
1. Deep Income Poverty*	5. Relative low income*	9. Median hourly wage
2. Unmet housing needs and chronic homelessness*	6. Bottom 40% income share	10. Average poverty gap
3. Unmet health needs	7. Youth engagement	11. Asset resilience
4. Food insecurity	8. Literacy and numeracy	12. Poverty entrance and exit rates
* Local Central Okanagan data is available for these 3 indicators		

⁴ <https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Emerging-Social-Issues-in-West-Kelowna-Final.pdf>
⁵ <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019053-eng.htm>

2. SNAPSHOT OF POVERTY & WELLNESS IN THE CENTRAL OKANAGAN

The following series of data and analysis provides a snapshot of wellness and poverty indicators available for the Central Okanagan region. In general, the snapshot pulls together data for the region as a whole, while the subsequent Community Profile section and Appendix B offers detailed data about each community in the region relative to the data available in those communities.

The wellness and poverty snapshot are organised according to Together BC's 4 guiding principles for poverty reduction in British Columbia. Taken together, the principles intend to lift people up and out of poverty and create an environment that allows people to learn, work, support their family and create the future they want for themselves and their kids. It is useful to organise the data in the Central Okanagan around these 4 principles as they offer a starting point to imagining a community rooted in wellness.⁶

4 Guiding Principles for Poverty Reduction in British Columbia

Affordability

Establishing financial security starts with addressing affordability. Key components of affordability include the cost of living, housing affordability, and access to income

Opportunity

Opportunity is critical to breaking the cycle of poverty. It means giving people access to education and skills training, focusing on regional economic development, and ensuring workers of all kinds have fair wages and working conditions.

Reconciliation

Government policies that worked to suppress Indigenous culture, language, economies, and systems of governance have had lasting effects on the health, well-being, and wealth of Indigenous peoples in B.C. Despite these inequities, Indigenous communities remain strong and resilient. Ongoing systemic racism continues to be a barrier to opportunity and economic security, and need to be tackled collectively.

Social Inclusion

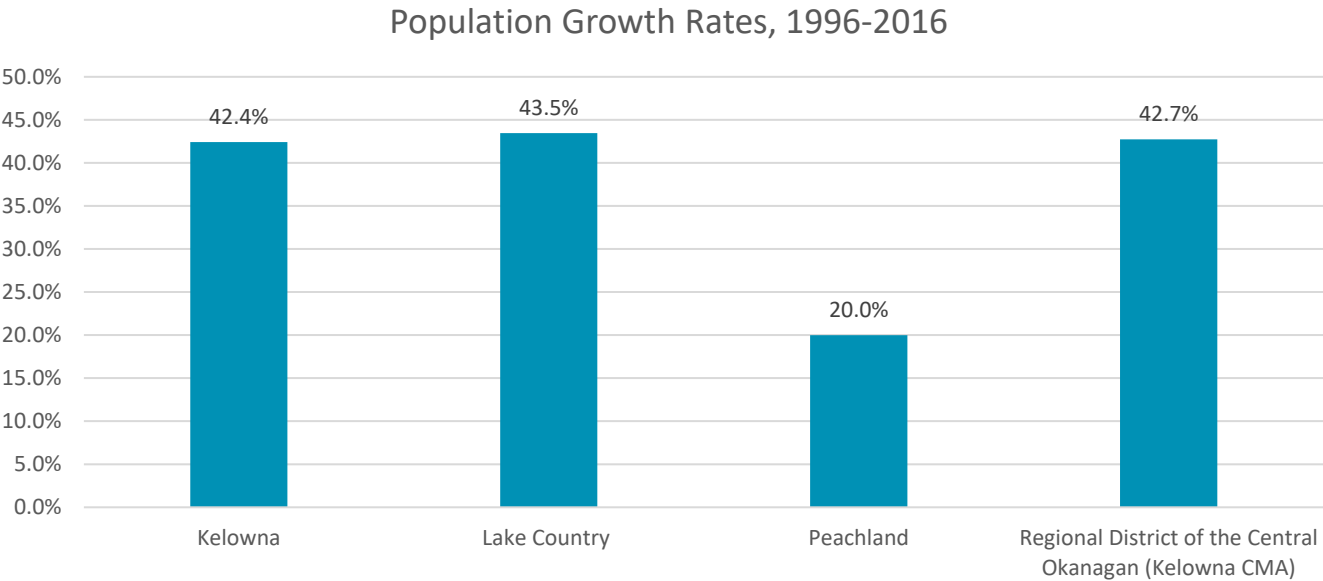
A large part of community wellness is about belonging. People living in poverty indicate they feel cut off from their communities, and stigma makes it harder for them to thrive. Inclusion is a fundamental principle – it starts with creating a culture where people who find themselves in need of supports feel welcome.

⁶ Together BC: British Columbia's Poverty Reduction Strategy. <https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/initiatives-plans-strategies/poverty-reduction-strategy/togetherbc.pdf>

POPULATION AND AGE MIX

The Central Okanagan has experienced significant growth from 1996 to 2016, with the region seeing a 43% increase in population. The growth has been evenly distributed throughout the region except in Peachland, where growth occurred at 20% growth during the same time period.

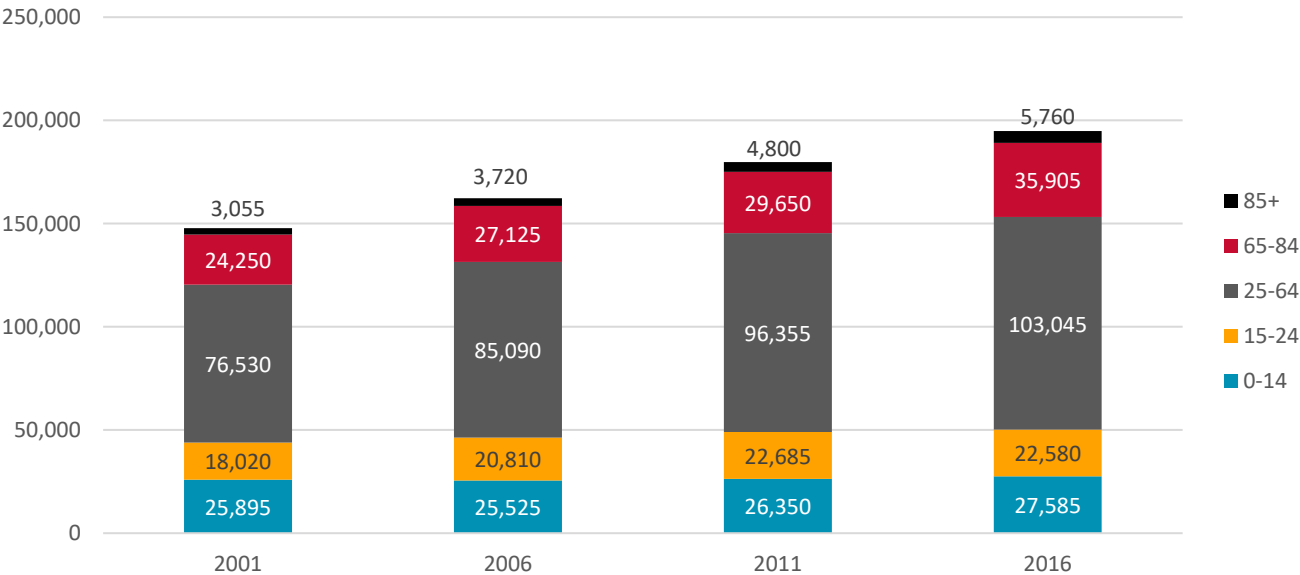
Table 2.1: Population Growth Rates from 1996 - 2016



Source: Statistics Canada, 2016 Census.

Between 2001 and 2016, the share of the population ages 65 and older has increased slightly from 18 to 21% of the total population. The proportion of youth under age 25 has decreased somewhat from 30 to 26% of the total population.

Table 2.2: Age Group Share of Central Okanagan Population (2001-2016)



Source: Statistics Canada, 2016 Census

2.1. AFFORDABILITY

Establishing financial security starts with addressing affordability. Key indicators of affordability in the region include the cost of living, housing affordability and measures of core housing need, and overall income.

Cost of Living

A household of four in the Central Okanagan must earn between about \$35,000 and \$39,000 annually to meet the minimum income thresholds to be able to afford a basic basket of goods that could be considered affordable.⁷

HOUSING

Housing is a significant affordability challenge in the Central Okanagan. The tables below indicate the cost to income required (to be at or below 30% of monthly income) for both ownership and rental categories. The table is colour coded to indicate critical areas of need (in red) according to the household income groups.



Table 2.3: Cost of Income Thresholds for Housing at or Below 30% Monthly Income (Ownership Category)

HOUSEHOLD INCOME GROUP	HOUSEHOLDS	30% OF MONTHLY INCOME (MIDPOINT)	OWNERSHIP			
			NO-MORTGAGE SHELTER COST		MORTGAGE SHELTER COST	
			Median	Average	Median	Average
		Monthly Cost:	\$458	\$514	\$1,801	\$1,915
		Income Required:	\$18,320	\$20,560	\$72,040	\$76,600
Under \$10,000	1,980	\$125	-\$333	-\$389	-\$1,676	-\$1,790
\$10,000 to \$19,999	4,785	\$375	-\$83	-\$139	-\$1,426	-\$1,540
\$20,000 to \$29,999	6,635	\$625	\$167	\$111	-\$1,176	-\$1,290
\$30,000 to \$39,999	7,095	\$875	\$417	\$361	-\$926	-\$1,040
\$40,000 to \$49,999	7,035	\$1,125	\$667	\$611	-\$676	-\$790
\$50,000 to \$59,999	6,425	\$1,375	\$917	\$861	-\$426	-\$540
\$60,000 to \$79,999	11,640	\$1,750	\$1,292	\$1,236	-\$51	-\$165
\$80,000 to \$99,999	9,540	\$2,250	\$1,792	\$1,736	\$449	\$335
\$100,000 and over	26,250	\$3,750	\$3,292	\$3,236	\$1,949	\$1,835

Source: Statistics Canada, 2016 Census.

⁷ Based on Market Basket Measure (MBM), which are a measure of overall affordability, scaled by community size. For more information, see Appendix B. Note that MBM is a relatively minimum threshold, and it is currently being reworked by Statistics Canada.

Table 2.4: Cost of Income Thresholds for Housing at or Below 30% Monthly Income (Rental Category) – Central Okanagan

HOUSEHOLD INCOME GROUPS	HOUSEHOLDS	30% OF MONTHLY INCOME (MIDPOINT)	RENTER								
			UNSUBSIDIZED RENTER SHELTER COST		SUBSIDIZED RENTER SHELTER COST		MEDIAN RENTS				
			Median	Average	Median	Average	Total	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
		Cost:	\$1,150	\$1,223	\$758	\$825	\$1,075	\$934	\$950	\$1,195	\$1,345
		Income Required:	\$46,000	\$48,920	\$30,320	\$33,000	\$43,000	\$37,360	\$38,000	\$47,800	\$53,800
Under \$10,000	1,980	\$125	-\$1,025	-\$1,098	-\$633	-\$700	-\$950	-\$809	-\$825	-\$1,070	-\$1,220
\$10,000 to \$19,999	4,785	\$375	-\$775	-\$848	-\$383	-\$450	-\$700	-\$559	-\$575	-\$820	-\$970
\$20,000 to \$29,999	6,635	\$625	-\$525	-\$598	-\$133	-\$200	-\$450	-\$309	-\$325	-\$570	-\$720
\$30,000 to \$39,999	7,095	\$875	-\$275	-\$348	\$117	\$50	-\$200	-\$59	-\$75	-\$320	-\$470
\$40,000 to \$49,999	7,035	\$1,125	-\$25	-\$98	\$367	\$300	\$50	\$191	\$175	-\$70	-\$220
\$50,000 to \$59,999	6,425	\$1,375	\$225	\$152	\$617	\$550	\$300	\$441	\$425	\$180	\$30
\$60,000 to \$79,999	11,640	\$1,750	\$600	\$527	\$992	\$925	\$675	\$816	\$800	\$555	\$405
\$80,000 to \$99,999	9,540	\$2,250	\$1,100	\$1,027	\$1,492	\$1,425	\$1,175	\$1,316	\$1,300	\$1,055	\$905
\$100,000 and over	26,250	\$3,750	\$2,600	\$2,527	\$2,992	\$2,925	\$2,675	\$2,816	\$2,800	\$2,555	\$2,405

Source: Statistics Canada, 2016 Census.

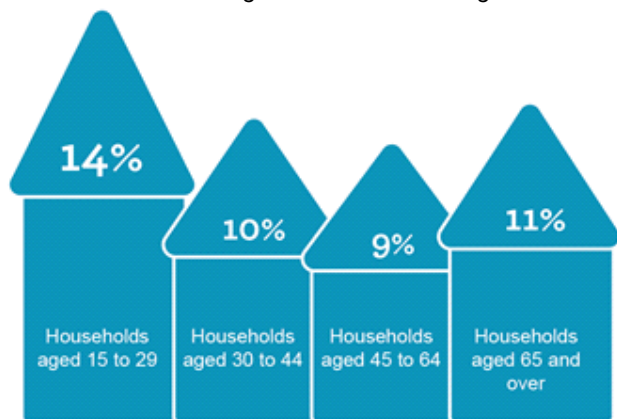
CORE HOUSING NEED

In the Central Okanagan, there are 81,385 households with 56,995 owner households and 21,700 renter households. Renter households are more likely to be in core housing need than owner households and as a result there are 4,795 renters and 2,640 owners in core housing need in the Central Okanagan.⁸ This is slightly lower than the province as a whole, where 14.9% of households in British Columbia are in core housing need while 10.2% of households in the Central Okanagan experience core housing need.

The two segments of the population highest in core housing need are youth aged 15 to 29 and seniors 65 and older.

Core Housing Need by Age Segment

Figure 2.1: Core Housing Need



It is also worth noting that “elderly poverty is both a social and a fiscal problem that will be exacerbated as higher percentages of populations in developed countries move into the over 65 demographics. Poverty rates among the elderly tend to be highest among women, particularly widows over the age of 75. This is largely due to pension allowances that have traditionally been linked to employment history.”⁹

Table 2.5: Core Housing Need, Rental and Ownership

	Renters	Proportion of Renters	Owners	Proportion of Owners
British Columbia	162,870	29.9%	97,350	8.1%
RDCO	4,795	24.5%	2,640	4.9%

Households Aged 15-29 in Core Housing Needs	Renters	Proportion of Renters	Owners	Proportion of Owners
British Columbia	22,605	22.5%	3,525	8.3%
RDCO	855	18.1%	90	4.1%

Households Aged 65+ in Core Housing Need	Renters	Proportion of Renters	Owners	Proportion of Owners
British Columbia	39,390	42.9%	31,890	8.4%
RDCO	1,345	41.9%	1,055	5.7%

Source: Canadian Rental Housing Index

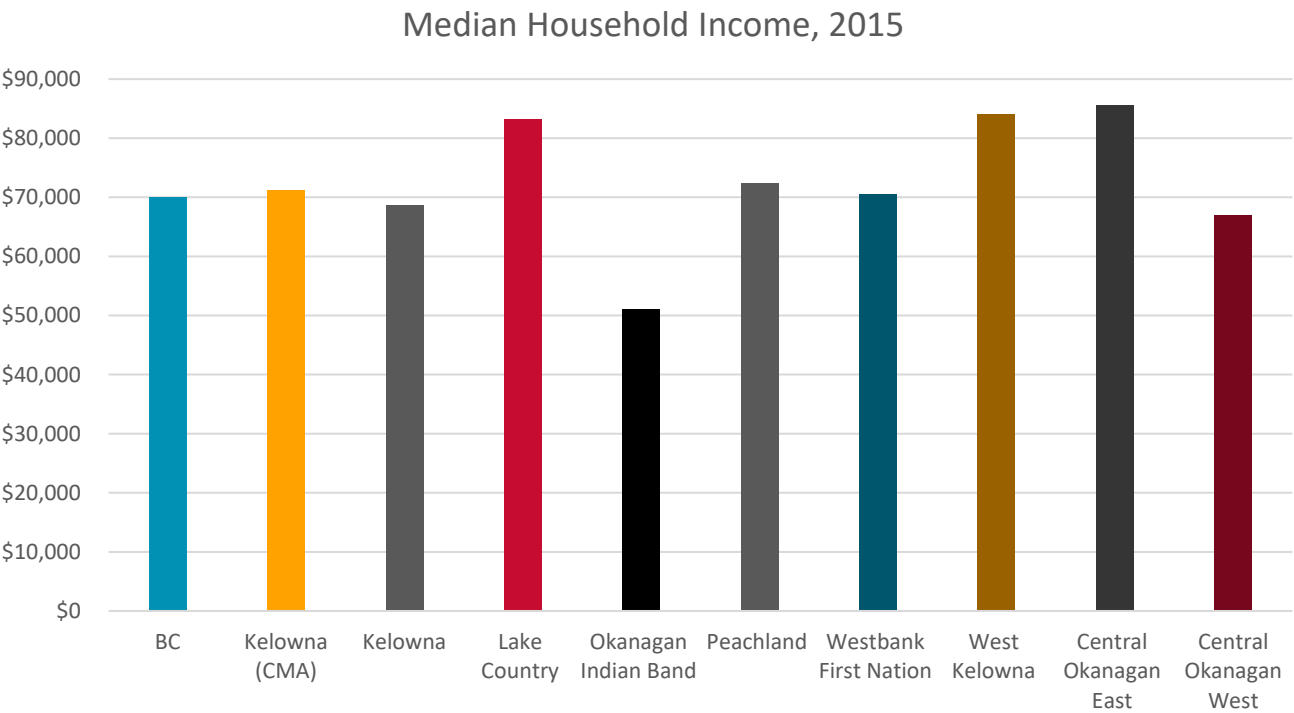
⁸ A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability, standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable. CMHC

⁹ <http://betterathome.ca/wp-content/uploads/Central%20Okanagan%20Better%20at%20Home%20Community%20Developer%20report%20Dec2013.pdf>

INCOME

Understanding income in relation to wellness is an important factor to consider as it relates to a person’s ability to access basic needs outlined in the Market Basket Measure. Median income is the standard measure as it represents exactly the middle income for the cohort in question versus average that divides the total aggregate income of a group by the number of units in that group.

Table 2.6: Median Household Income, 2015



Source: Statistics Canada, 2016 Census.

INCOME SUPPORTS

A number of supports exist in British Columbia designed to provide individuals with income and benefits to help with certain costs. These include: income assistance, persons with a disability assistance, employment insurance, medical leave, maternity and parental leaves. One individual interviewed for this project indicated that accessing financial assistance was one of the toughest things about his experience with poverty. Because he had previously worked for 12 years (and subsequently struggled with addiction) it was difficult to access financial support. He was not eligible for income assistance because he needed to access Employment Insurance. When he tried to access Employment Insurance he was declined. After much frustration and bouncing to and from different agencies, he gave up trying to access those supports.

2.2. OPPORTUNITY

Opportunity is critical to breaking the cycle of poverty. Indicators of opportunity include workforce participation, access to education and skills training, economic development measures, and fair wages and working conditions.

WORKFORCE

The unemployment rate in the Central Okanagan is 7.1%, slightly higher than within BC as a whole at 6.7%. The unemployment rate ranges widely in different parts of the region: lowest in West Kelowna at just over 6% and highest in the Okanagan Indian Band and Central Okanagan West regions at 10% and 16% respectively.

The labour force participation rate¹⁰ is 64% in the Central Okanagan, and ranges from 51% in Peachland to 68% in Lake Country.

Figure 2.2: Unemployment Rates in Central Okanagan

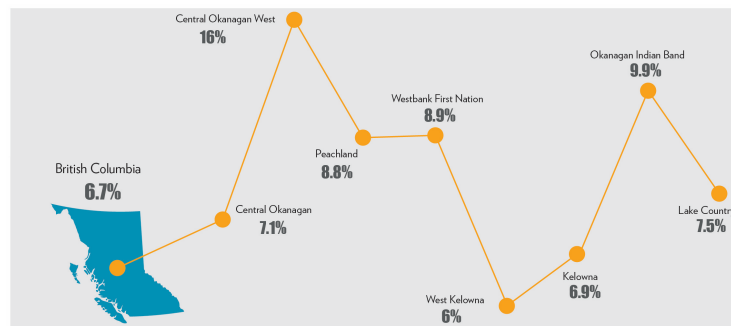
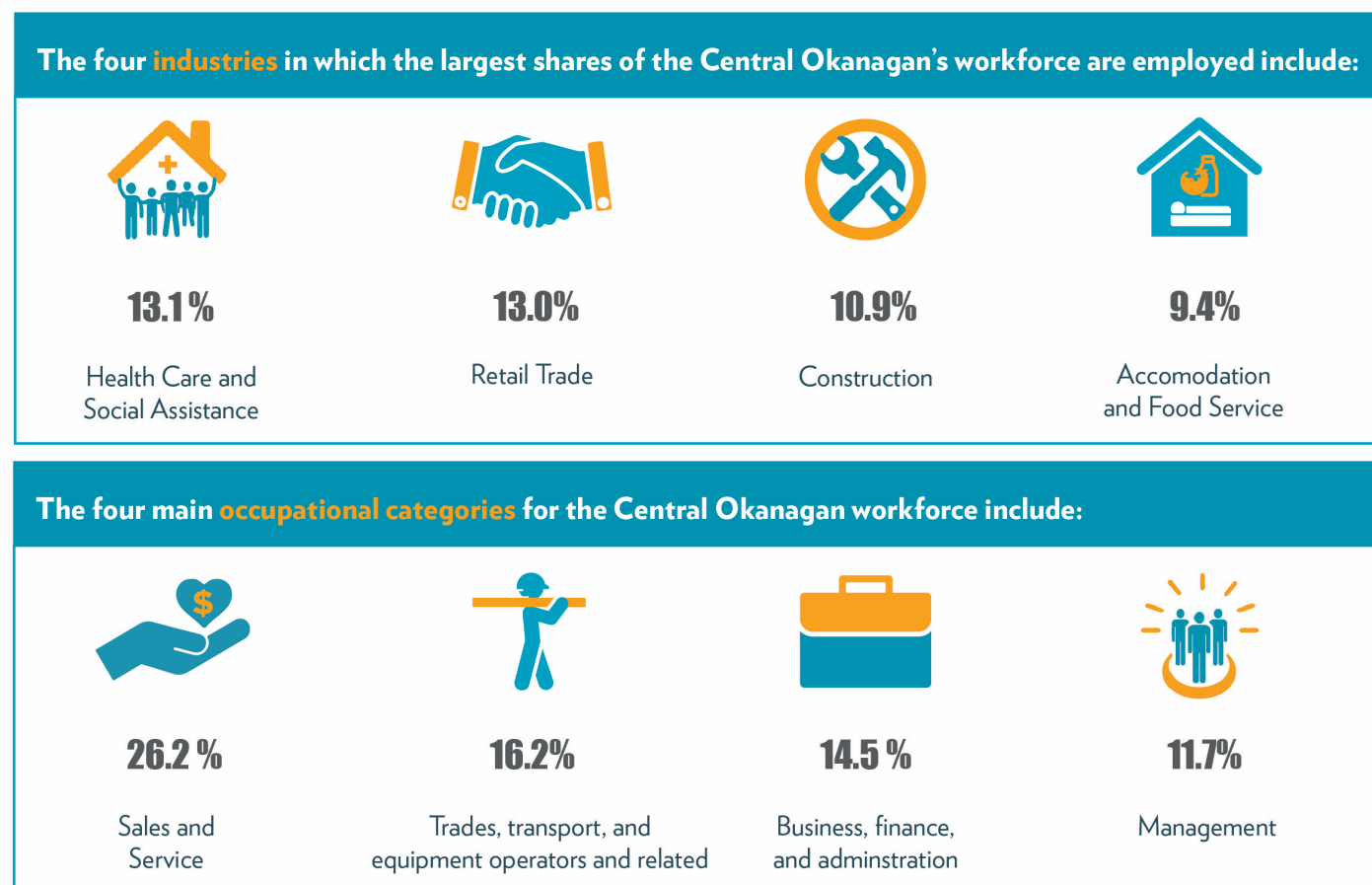


Figure 2.3: Central Okanagan Workforce Industries and Occupational Categories



¹⁰ Labour force participation is the proportion of working age individuals in a community that are employed or actively seeking work but unemployed.
https://www.investkelowna.com/application/files/7715/3815/6564/2018_Central_Okanagan_Economic_Profile_-_RSPDF.pdf

¹¹ https://www.investkelowna.com/application/files/7715/3815/6564/2018_Central_Okanagan_Economic_Profile_-_RSPDF.pdf

EDUCATION

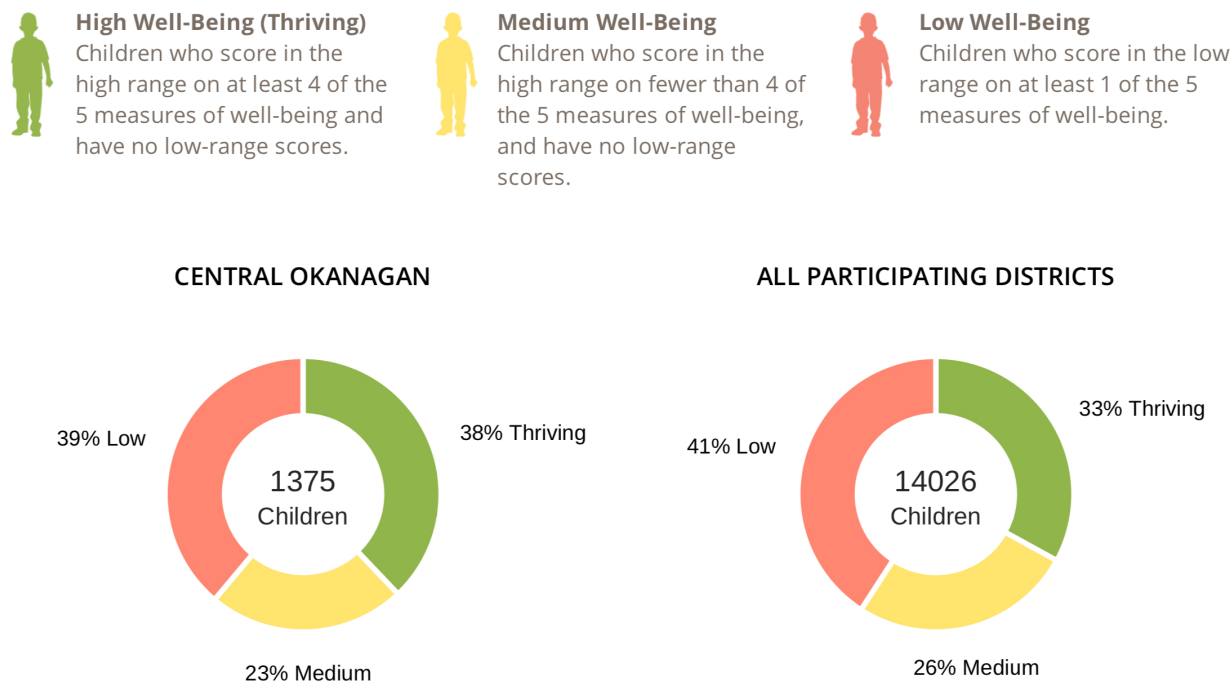
The Central Okanagan has an educated workforce – a higher proportion of residents hold a higher certificate, diploma or degree compared to the rest of British Columbia. The region has two post-secondary institutions – the University of British Columbia’s Okanagan Campus and Okanagan College – which together accommodate more than 16,000 students.

Individuals living in poverty recognise the value of education. One interview participant summed it up by saying: “if only I had an education, I wouldn’t be in this situation”. However, for many experiencing poverty, education is out of reach because of time, money or anxiety. Another interview participant saw no other way out of poverty than accessing education, despite the stress of increased debt: “trying to get out of poverty and doing the right thing, feels like a punishment. If education is out of reach, you will have to fight in different ways, as wages will be lower.” 12

The overall health and well-being of children in their middle years (6 to 12 years) affects their ability to concentrate and learn, develop and maintain friendships, and make thoughtful decisions. It is an important indicator of community wellness and opportunity today, and a predictor of future trends.

The Well-Being Index combines measures that relate to children’s physical, health, social and emotional development. They are: optimism, happiness, self-esteem, absence of sadness, and general health. The Central Okanagan School District is faring better than all of the Districts assessed by the Middle Years Development Instrument, with 38% of the population thriving compared to 33% in other districts. 13

Figure 2.4: Well-Being Index for Central Okanagan School District¹⁴



¹² Summary document from interviews conducted by CO-EYP for the poverty reduction initiative. Compiled by Menno Salverda. September 2018.

¹³ MDI Grade 7, School District 23, Central Okanagan. School District Report 2018-2019. Human Early Learning Partnership UBC. <http://earlylearning.ubc.ca/maps/mdi/nh/sd23/>

¹⁴ MDI Grade 7, School District 23, Central Okanagan. School District Report 2018-2019. Human Early Learning Partnership UBC. <http://earlylearning.ubc.ca/maps/mdi/nh/sd23/>

ECONOMIC DEVELOPMENT

As the third largest census metropolitan area (CMA) in BC, Kelowna and region contribute to the province's overall growth significantly. As one of the top tech and start-up hubs in Canada, it is estimated that annually there is a \$1.7B economic impact generated in the region. As noted in the Central Okanagan Business Walk 2019 report published by the Central Okanagan Economic Development Commission 78% of businesses in the region are growing, however, with that growth 40.2% of surveyed businesses were experiencing difficulties finding and recruiting staff. Opportunities ranged from entry level (highest need) to skilled or professional positions. Pair this with the number of job postings available in the first half of 2019 and there was an average of 2,100 jobs available in the region each month with the highest availability in sales and service occupations.

The Central Okanagan Economic Development Commission's Moving Forward to 2025 Strategic Plan recognized the existing vibrant economic sectors of manufacturing, agriculture (including viticulture), tourism (including agritourism), animation/film/digital media, health, retail trade and information and communication technology and positioning themselves and the region to support the retention, growth, and attraction of these industries to support economic growth. The Central Okanagan economy demonstrates strong growth, driven in part by an entrepreneurial culture: over 11,000 new businesses have started since 2010.¹⁵

YOUTH

Understanding the experiences and opportunities afforded to youth are critical to understanding the overall picture of wellness in a community. Our youth today grow up to be our future workers, parents, community stewards and caretakers. Very little local data is available about youth in the Central Okanagan, so this section draws from national trends, data and reports.

Youth 0-14 make up about 14.2% of the Central Okanagan population and have been steadily increasing over the past decade. However, about 13% of youth aged 24 to 34 are considered low income, with that figure rising to 24% for Aboriginal youth living off reserve, and 29% for youth with a disability.¹⁶ Key challenges faced by youth in Canada include:

- finding a full-time job;
- social exclusion;
- cyberbullying;
- mental health challenges and addiction; and
- higher risk of being obese.¹⁷

In addition, youth are also disproportionately represented in the homeless population in Canada. About 20% of the homeless population in Canada is comprised of youth between the ages of 13-24. In any given year there are at least 35,000 to 40,000 youth experiencing homelessness.^{18 19} While the 0-14 population is expected to continue to grow

¹⁵ 2018 Central Okanagan Economic Profile.

https://www.investkelowna.com/application/files/7715/3815/6564/2018_Central_Okanagan_Economic_Profile_-_RSPDF.pdfhttps://www.investkelowna.com/application/files/7715/3815/6564/2018_Central_Okanagan_Economic_Profile_-_RSPDF.pdf

¹⁶ Statistics Canada, 2016 Census.

¹⁷ A Portrait of Canadian Youth. <https://www150.statcan.gc.ca/n1/pub/11-631-x/11-631-x2018001-eng.htm>

¹⁸ Note youth may be temporarily living in hostels, staying with friends, living in 'squats,' renting cheap rooms in boarding houses or hotels, or actually living on the streets. They may also be living with parents or relatives, while at imminent risk of losing their shelter.

¹⁹ Homeless Hub: <https://www.homelesshub.ca/about-homelessness/population-specific/youth>

over the next six years the 15-24-year-old population is expected to decline. This demonstrates a significant opportunity in the Central Okanagan to invest in programs/initiatives to work and collaborate with youth to appropriately address their needs.²⁰

2.3. RECONCILIATION

Government policies have suppressed Indigenous culture, language, economies, and systems of governance have had lasting effects on the health, well-being, and wealth of Indigenous peoples in British Columbia and the Central Okanagan. Ongoing systemic racism continues to be a barrier to opportunity and economic security and need to be tackled collectively.

In the Central Okanagan, the Indigenous population (including First Nations, Metis, and Inuit peoples of Canada) is made up of Westbank First Nation (WFN), Okanagan Indian Band (OKIB) and the urban Indigenous population. Interview participants indicated that being Indigenous is a strike against opportunity. Housing becomes more difficult, they feel judged in the community, and experiences accessing some social services are humiliating because of institutional racism. Children continue to be over-represented in the Ministry of Children and Family Development system, and the Okanagan language remains threatened.

WESTBANK FIRST NATION

WFN has experienced significant growth between 2011 and 2016 (28%), which is more than triple the regional growth in the same time period. There has also been a significant growth in young children. As well, the median total income of all households is significantly lower in WFN (Tsinstikeptum IR9) than for the Central Okanagan as a whole: under \$54,000 compared to just over \$71,000. Urbanisation has negatively impacted community connections – community members are disconnected from friends and family.

OKANAGAN INDIAN BAND

OKIB is the only community in the region that saw a decline of 254 people, or -13.2% between 2011 and 2016. All household types (all households, lone parent households, and one person households) in OKIB fall well below the median total income compared to the region.

Table 2.7: OKIB Median Income

	Median Total Income of Households	Median Total Income of Lone-Parent Household	Median Total Income of One Person Household
Okanagan Indian Band	\$50,987	\$46,976	\$32,480
Regional District of the Central Okanagan (Kelowna CMA)	\$71,127	\$51,824	\$34,955

Source: Statistics Canada, 2016 Census.

URBAN INDIGENOUS POPULATION

²⁰ Statistics Canada, 2016 Census.

While not all the urban Indigenous population experiences poverty, there are several indicators that point to Indigenous people living off reserve as being significantly overrepresented in complex social challenges within the community. People who identify as Indigenous or having Indigenous ancestry account for 5.5 per cent of Kelowna's population, but 26 per cent of people living without homes (or 1 in 4) identified as Indigenous or as having Indigenous ancestry.²¹ Although there is not specific data to identify overdose incidents and deaths in the urban Indigenous population who are non-status, Metis or Inuit peoples, anecdotal evidence from service providers suggests Indigenous people are overrepresented compared to non-Indigenous people in both overdose incidents and deaths in Kelowna.

INDIGENOUS RESILIENCE

Despite inequities arising from ongoing systemic racism, Indigenous communities remain strong and resilient the culture and people of the Okanagan Nations continue and is a testimony of their ongoing resilience.

The adoption of the Declaration on the Rights of Indigenous Peoples Act in November 2019 by the BC provincial government is a step forward in making a commitment to implement the United Nations Declaration on the Rights of Indigenous Peoples as an accepted framework toward truth and reconciliation in Canada. This commitment by the BC provincial government acknowledges the importance of creating a path forward that “emphasizes Indigenous peoples’ rights to live in dignity, to maintain and strengthen Indigenous institutions, cultures, and traditions and to pursue self-determined development, in keeping with Indigenous needs and aspirations.”^{22,23}

2.4. SOCIAL INCLUSION

“We don’t want your sympathy, just your empathy”

“We are brothers, sisters, sons and daughters”

“People in poverty are just like everybody else”

- Individuals with lived experience in poverty

DISCRIMINATION AND STIGMA

Discriminatory attitudes about people experiencing poverty are commonly expressed by those with lived experience in poverty. Stigma leaves them feeling unwelcome in their own community, and over time it erodes confidence, and impacts motivation and belief in their ability to meaningfully contribute to the community.

An individual with lived experience in poverty interviewed for this analysis suggested that it was not very acceptable to be accessing income assistance or disability supports in this community. This person coped by trying not to say anything about his financial or living circumstances unless absolutely necessary to avoid the typical discrimination and stigma. In addition, “receiving supports comes with guilt, shame, stigma and a sense of inferiority. The shame and stigma that

²¹ 2018 Point In Time Count,

https://www.centralokanaganfoundation.org/application/files/9915/2884/5444/COF_PIT_Report_2018_FINAL.pdf

²² BC Declaration on the Rights of Indigenous Peoples Act, 2019. <https://www2.gov.bc.ca/gov/content/governments/indigenous-people/new-relationship/united-nations-declaration-on-the-rights-of-indigenous-peoples>

²³ UN Declaration on the Rights of Indigenous Peoples, 2007. https://www.un.org/esa/socdev/unpfii/documents/DRIPS_en.pdf

come from being dependent on ‘help’ often results in people not asking for help at all and avoiding the programs and services aimed to offer support.”

Another individual with lived experience in poverty and homelessness suggested he was not able to get a job in his community (West Kelowna) because he was labelled as a result of living at the shelter. Despite being proactive about finding work, the label attached to him is a significant barrier.

ISOLATION

People with lived experience in poverty experience significant isolation – not only from the community but also from their friends and family. This is consistently a theme that arises during engagement with people with lived experience, and one that has terrible ongoing impacts on the lives of these individuals. People with lived experience often feel like they are alone in their struggles – one individual stated that as a result of experiencing marginalized circumstances, “we tend to isolate and don’t want to be a burden, this thinking tends to leave us alone and feeling alone”. It contributes to people avoiding asking for help and support as a result of their label. Although professionals, providers and funders have the best intentions, they may not always be aware of the impacts of isolation on the individuals seeking supports.²⁴

Another individual shared that once he became homeless, he lost contact with friends and family, which made the experiences of discrimination and stigma in the community much more challenging to deal with.

CONTRIBUTING TO COMMUNITY

Everyone wants to feel like they belong and contribute to their community. Often this is not the case for individuals experiencing poverty. An individual with lived experience of poverty and homelessness indicated their discomfort with accessing emergency and transitional housing and other services. This person indicated that it made them feel useless, as if they weren’t contributing to the community. They said this feeling perpetuated ongoing low self-esteem.

One individual with lived experience of poverty shared he just wanted to be treated like anyone else. He asked that others hear his experiences with an open mind and try to understand.

2.5. OTHER KEY INDICATORS OF WELLNESS AND POVERTY

In addition to the four guiding principles from the TogetherBC strategy described in the previous section, there are a number of other indicators of poverty that offer clues to the state of wellness in the Central Okanagan. Data specific to these indicators for the region is limited and requires further discussion with community partners such as with the Central Okanagan Food Bank, BC Transit, local governments, Interior Health, Ministry of Children and Family Development, and Childhood Connections: Okanagan Family and Childcare Society.

FOOD SECURITY

Food Security is a complex term without a single definition. The BC Centre for Disease Control outlines the goals of food security as follows: increasing the physical, social and economic access to nutritious, safe, personally and culturally acceptable food with a focus on increasing availability of healthy food produced in a sustainable manner.²⁵ Food Security encompasses two different elements:

²⁴ Summary document from interviews conducted by CO-EYP for the poverty reduction initiative. Compiled by Menno Salverda. September 2018.

²⁵ BC Centre for Disease Control Food Access and Security - <http://www.bccdc.ca/health-info/prevention-public-health/food-access-security>

Household Food Insecurity - The primary cause of household food insecurity is due to the inadequate or insecure access to food due to financial constraints.

Food System - A food system is understood as the production, harvesting, processing, distribution, consumption and waste management of food

The challenges identified related to wellness and poverty in this analysis primarily relate to household food insecurity:

Individuals with lived experience in poverty have indicated that accessing supports for food is one of the least challenging basic necessities to acquire. However, one participant shared that accessing food was difficult in the winter because it required a trip to the food bank, whereas in the summer there is food growing outside that can be accessed.

Those on social assistance, those living with a disability and the working poor represent the three main populations that regularly access the food banks in the region.

The Central Okanagan Food Bank shared that as more people access housing with supports, there is an associated increase in demand for their services. Before people have secure housing, there are often significant meal programs (sometimes 3 meals a day) that people with homes access. This changes once individuals or families access housing and creates knock on demand for affordable groceries.

TRANSPORTATION

Transportation is a critical service for the seniors population. In smaller centres like Lake Country and Peachland, access to services is challenging because of limited public transit and limited capacity of social serving organisations in offering rides and transport. Many people experiencing poverty do not have a car, and daily tasks become more challenging and can take longer as a result. For those who work odd and irregular hours, there are often long travel times due to limited transit schedules. One participant shared: "I have to ride the bus to drop my child off at daycare, then ride the bus back to my job, and this is repeated after work; I spend 13 hours on the bus a week for preschool for three hours of child care a day." For individuals with complex health needs requiring access to mental health, addiction or other services in Kelowna, transportation is a key barrier, particularly for those living outside of Kelowna.

HEALTH

When it comes to chronic disease prevalence, the three main illnesses in the Central Okanagan are mood and anxiety disorders (34%), depression (30%), and asthma (13%).

CHILD AND YOUTH DEVELOPMENT

"Economically, children in the Interior Health Area are more vulnerable than the provincial average; a higher proportion of young children are in low income families (20.3 % vs 18.5%) and a higher proportion of children access food banks (4.6% vs 3.8%). Economic stress is one of the most significant negative factors in healthy childhood development."²⁶ About 27% of kindergarten aged children in the Central Okanagan are vulnerable in one or more domain(s) according to the Early Development Instrument (EDI).²⁷

²⁶ <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

²⁷ <https://www.interiorhealth.ca/AboutUs/QuickFacts/PopulationLocalAreaProfiles/Documents/Central%20Okanagan%20LHA.pdf>

“Youth in IH [Interior Health] are more likely than the provincial average to report the presence of a caring adult in their lives and regular engagement in vigorous physical activity. IH youth are equally likely to report good/excellent mental health but are slightly less likely to report a healthy weight compared to their provincial counterparts.”²⁸

CHILD CARE

Access to, and the cost of child care negatively impact individuals experiencing poverty. Aligning work schedules with regular child care hours is difficult, especially for those working in retail or customer service roles. Single mothers are disproportionately impacted by these challenges. Many people cannot rely on professional child care as it lacks flexibility, and therefore must draw on their social network. Work is underway to develop an understanding of the needs for child care in the Central Okanagan and will be complete by Spring 2020.

²⁸ <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

3. COMMUNITY PROFILES

This section offers a snapshot of the different communities in the Central Okanagan and explores changes in population growth, low-income rates, indicators of housing affordability and other insights gleaned from interviews with service providers and people with lived experience in poverty. Each community is unique and may require different approaches or focus areas to fostering wellness. The data is intended to support such decision making.

3.1. PEACHLAND

The District of Peachland is a community of about 4,698 people.²⁹ It is located on eleven kilometres of Okanagan lakefront between Kelowna and Penticton. While located at the centre of the Okanagan Valley, Peachland is near agri-tourism activities, hiking, cross-country skiing, and wineries.³⁰ Proximity to nature and having access to outdoor activities is characteristic of communities throughout the region.

KEY HIGHLIGHTS

- Peachland has experienced a lower population growth than other municipalities in the region (20%) between 1996 and 2016.
- It has experienced 130% increase in 85+ age group between 2001 and 2016, 52% increase in 65-84 age group over the same period, a 17% decrease in 0-14 age group, and only a 4% increase in 15-24 age group (2001-2016).
- Rapidly increasing median age (49.1-57.3 from 2001-2016).
- 5% of individuals in Peachland (for whom the relevant low-income concepts are applicable) are low income (LICO-AT). Low-income rates (LICO-AT) are lower in Peachland than in either the RDCO generally or BC for all age groups.
- The unemployment rate in Peachland is 8.8%, higher than the Central Okanagan (at 7.1%).
- Housing affordability for renters in the community is a challenge; about 49% of renters spend 30% or more of pre-tax income on rent plus utilities.
- 114 households receive support from BC Housing to live in Independent Social Housing and 45 households receive rental assistance but rent within the private market.
- Seniors living on fixed incomes (OPP, CPP) are most affected by housing costs; many are spending at least 50% of their fixed income on shelter which does not leave very much for food, transportation and other basic necessities.³¹
- Services most in need for seniors in Peachland are transportation and light housekeeping. For many seniors who struggle with basic necessities, they lack access to these important services.³²

²⁹ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=POPC&Code1=1563&Geo2=PR&Code2=59&SearchText=Peachland&SearchType=Beqins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=1563&TABID=1&type=0>

³⁰ <https://www.peachland.ca/>

³¹ Service provider interview.

³² Service provider interview.

Table 3.1: Peachland Median Income, Housing Affordability and Housing Continuum Data

	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
Peachland	\$71,872	\$46,336	\$36,224

Source: Statistics Canada, 2016 Census.

Housing affordability for renter	Total tenant household in non-farm, non-reserve private dwellings - 25% of sample data	30% or More	Proportion of households spending over 50% of income on rent plus utilities (All income groups)
Peachland	345	48.50%	N/A

Source: Statistics Canada, 2016 Census.

	Emergency Shelter & Housing for the Homeless	Transitional Supportive & Assisted Living	Independent Social Housing	Rent Assistance in the Private Market	Homeownership
Peachland	N/A	N/A	114	45	1,850

Source: Housing Continuum, Central Okanagan Regional District & Communities by BC Housing (as of 31 March 2019)

3.2. WEST KELOWNA

As the fourth most populous municipality in the Okanagan Valley, West Kelowna is a community of about 32,655 people. It is located on the western hillsides of Okanagan Lake in the Southern Interior region. West Kelowna also serves as a gateway to the Okanagan from Vancouver Island, Fraser Valley, the US Pacific Northwest, and the Lower Mainland.

KEY HIGHLIGHTS

- Population growth unavailable between 1996 and 2016, but saw 5.7% growth between 2011 and 2016, lower than Kelowna's (8.6%) and the Regional District's (8.4%) in the same timeframe.
- Over the period for which data is available (2011-2016) median age increased from 43.5 to 45.2.
- 6% of individuals in West Kelowna (for whom the relevant low-income concepts are applicable) are low income (LICO-AT).
- Low-income rates (LICO-AT) are lower in West Kelowna than in either the RDCO generally or BC for all age groups.
- The unemployment rate is lower than the region at 6.4%.
- 42% of renters spend 30% or more of pre-tax income on rent plus utilities, while 18% of renters spend 50% or more of pre-tax income on rent plus utilities.
- BC Housing is supporting a total of 343 households with shelter costs across the housing continuum.
- Individuals experiencing poverty who have complex health needs struggle to access health services, many of which require transportation into Kelowna. This is identified as a barrier for accessing addictions treatments and supports (methadone or suboxone, for example).³³

³³ Interview with individual with lived experience in poverty.

Table 3.2: West Kelowna Median Income, Housing Affordability and Housing Continuum Data

	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
West Kelowna	\$83,942	\$55,595	\$37,094

Source: Statistics Canada, 2016 Census.

	Emergency Shelter & Housing for the Homeless	Transitional Supportive & Assisted Living	Independent Social Housing	Rent Assistance in the Private Market	Homeownership
West Kelowna		64	123	154	32

Source: Housing Continuum, Central Okanagan Regional District & Communities by BC Housing (as of 31 March 2019)

	Total tenant household in non-farm, non-reserve private dwellings - 25% of sample data	30% or More	Proportion of households spending over 50% of income on rent plus utilities (All income groups)
West Kelowna	2,005	41.90%	18%

Source: Statistics Canada, 2016 Census. Canadian Rental Housing Index Community Profiles.

3.3. WESTBANK FIRST NATION

Westbank First Nation is home to more than 9,000 people. It is a community of approximately 850 Members, most of whom reside on reserve along with more than 9,000 non-Member residents. Westbank First Nation is made up of five reserves that total an approximate 5,340 acres. Tsinstikeptum 9 and 10 are in close proximity to the City of Kelowna. It is worth noting that “all persons residing or conducting business on reserve are subject to Westbank First Nation Laws.”³⁴

KEY HIGHLIGHTS

- Significant growth between 2011 and 2016 at 27.9%, more than triple regional growth in the same time period
- Highest growth in older age groups (especially 85+ in Tsinstikeptum 9, and 65-84 in Tsinstikeptum 10) (2001-2016).
- Relatively low growth in younger age groups, compared to overall community growth. Rapidly increasing median ages (2001-2016).
- Information is unavailable for Tsinstikeptum IR9 and IR10 for low-income measures (LICO-AT).
- The unemployment rate is 8.9% which is higher than both the regional and provincial rates.
- Information is unavailable for the percentage of renters who spend 30% or 50% of pre-tax income on rent plus utilities.

³⁴ <https://www.wfn.ca/our-community/about-westbank-first-nation.htm>

Table 3.3: WFN Median Income and Housing Continuum Data

	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
Westbank First Nation (Tsinstikeptum IR9)	\$53,742	\$45,696	\$33,301
Westbank First Nation (Tsinstikeptum IR10)	\$77,227	\$66,304	\$33,536

	Emergency Shelter & Housing for the Homeless	Transitional Supportive & Assisted Living	Independent Social Housing	Rent Assistance in the Private Market	Homeownership
Westbank First Nation	N/A	N/A	N/A	28	5

Source: Housing Continuum, Central Okanagan Regional District & Communities by BC Housing (as of 31 March 2019)

3.4. KELOWNA

The City of Kelowna is in the south-central region of British Columbia along Okanagan Lake in the Okanagan Valley. It is a community of about 127,380.³⁵ As the largest community in the Valley, it is also the business, transportation, and service hub of the area.³⁶

KEY HIGHLIGHTS

- Considerable growth between 1996 and 2016 (42.4%), with 8.6% growth between 2011 and 2016.
- Highest growth in 85+ age group, low growth in youngest age group, relatively balance otherwise (2001-2016). Median age increased from 40.6 to 43.8 from 2001 to 2016.
- Kelowna has slightly higher rates of low-income (LICO-AT) at 9% (for whom the relevant low-income concepts are applicable) than the RDCO, though lower than those of the Province.
- The unemployment rate is 6.9% which is just slightly lower than the region as a whole.
- 47% of renters spend 30% or more of pre-tax income on rent plus utilities, while 21% of renters spend 50% or more of pre-tax income on rent plus utilities.
- BC Housing is supporting a total of 3,614 households with shelter costs across the housing continuum.
- In 2018, the City of Kelowna released a comprehensive analysis of housing affordability in the community.³⁷
 - Income is not keeping pace with housing costs, and this trend is set to continue. Between 2001 and 2016 there was an 83% increase in income and a 180% increase in housing house price.
 - There is a limited supply and high demand for purpose built rental housing (0.6% rental housing vacancy rate).
 - 506 people experience homelessness.

³⁵ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5935010&Geo2=PR&Code2=59&SearchText=Kelowna&SearchType=Begin&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=5935010&TABID=1&type=0>

³⁶ <https://www.tourismkelowna.com/plan/about-kelowna/>

³⁷ City of Kelowna, Housing Needs Assessment (October 2017). <https://kelownapublishing.escrimemeetings.com/filestream.ashx?DocumentId=9446>

Table 3.4: Kelowna Median Income, Housing Affordability and Housing Continuum Data

	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
Kelowna	\$68,627	\$51,599	\$34,836

Source: Statistics Canada, 2016 Census.

	Total tenant household in non-farm, non-reserve private dwellings - 25% of sample data	30% or More	Proportion of households spending over 50% of income on rent plus utilities (All income groups)
Kelowna	17,155	46.95%	21%

Source: Statistics Canada, 2016 Census.

	Emergency Shelter & Housing for the Homeless	Transitional Supportive & Assisted Living	Independent Social Housing	Rent Assistance in the Private Market	Homeownership
Kelowna	620	356	1,220	1,308	110

Source: Housing Continuum, Central Okanagan Regional District & Communities by BC Housing (as of 31 March 2019)

3.5. LAKE COUNTRY

Lake Country is a community of approximately 12,922 people.³⁸ It is located in the Okanagan Valley between Kelowna and Vernon. It was the fastest growing municipality in BC in 2014 and was awarded the Small Business Roundtable's Open for Business Award in 2016. As with other communities in the Valley, Lake Country is in close proximity to outdoor activities.³⁹

KEY HIGHLIGHTS

- Growth rate comparable to regional growth between 1996 and 2016 (43.5%), and a higher growth rate between 2011 and 2016 (10.4%).
- Extremely high growth in oldest age group (85+) through the 2001-2016 period; this age group grew by 153%. Relatively high growth also in 65-84 age group (2001-2016). Despite this, relatively slight change in median age (40.5-44.7, 2001-2016).
- 5% of individuals in Lake Country (for whom the relevant low-income concepts are applicable) are low income (LICO-AT). Low-income rates (LICO-AT) are lower in Lake Country than in either the RDCO generally or BC for all age groups. Lake Country has the lowest low-income (LICO-AT) rates of any of the CSDs for which information is available in the RDCO.
- The unemployment rate 7.5%, slightly higher than the region as a whole.
- 39% of renters spend 30% or more of pre-tax income on rent plus utilities, while 14% of renters spend 50% or more of pre-tax income on rent plus utilities.
- BC Housing is supporting a total of 192 households with shelter costs across the housing continuum.

³⁸ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5935016&Geo2=PR&Code2=59&SearchText=Lake%20Country&SearchType=Begin&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=5935016&TABID=1&type=0>

³⁹ <https://www.lakecountry.bc.ca/en/living-in-our-community/about-lake-country.aspx>

Table 3.5: Lake Country Median Income, Housing Affordability and Housing Continuum Data

	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
Lake Country	\$83,243	\$54,016	\$36,122

Source: Statistics Canada, 2016 Census.

	Total tenant household in non-farm, non-reserve private dwellings - 25% of sample data	30% or More	Proportion of households spending over 50% of income on rent plus utilities (All income groups)
Lake Country	1,105	38.90%	14%

Source: Statistics Canada, 2016 Census.

	Emergency Shelter & Housing for the Homeless	Transitional Supportive & Assisted Living	Independent Social Housing	Rent Assistance in the Private Market	Homeownership
Lake Country	N/A	30	92	55	15

Source: Housing Continuum, Central Okanagan Regional District & Communities by BC Housing (as of 31 March 2019)

3.6. OKANAGAN INDIAN BAND

The Okanagan Indian Band is a community located in the northern Okanagan Valley. It is a member of the Okanagan Nation Alliance. The Okanagan Nation Alliance has eight-member Band communities, which also include Westbank First Nation, Lower Similkameen Indian Band, Upper Similkameen Indian Band, Osoyoos Indian Band, Upper Nicola Band, Penticton Indian Band and the Colville Confederated Tribes.

KEY HIGHLIGHTS

- This is the only community that saw a decline of 253 people, or -13.2% between 2011 and 2016.
- The unemployment rate is 9.9%, which is quite a bit higher than the region as a whole.
- Information is unavailable for low-income measures (LICO-AT).
- Information is unavailable for the percentage of renters who spend 30% or 50% of pre-tax income on rent plus utilities.
- Information is unavailable for the number of households supported across the housing continuum by BC Housing.

Table 3.6: OKIB Median Income and Housing Continuum Data

	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
Okanagan Indian Band	\$50,987	\$46,976	\$32,480

	Total tenant household in non-farm, non-reserve private dwellings - 25% of sample data	30% or More	Proportion of households spending over 50% of income on rent plus utilities (All income groups)
Okanagan Indian Band (Duck Lake 7)	0	0	

Source: Statistics Canada, 2016 Census.





4. PRIORITY AREAS FOR STRATEGY AND ACTION

One of the outcomes of the Community Wellness Analysis is to utilize a data and evidence-based approach to formulate priority areas that guide the focus of a Regional Strategy and associated action. It is important that data is not an end point; rather it should be the first step in a process that seeks to mobilize and activate broad community participation in creating meaningful action and outcomes for community wellness.

Central Okanagan local governments, Indigenous, and community partners began to make sense of the data, identify priorities, and generate buy in to complete a regional Wellness Strategy in 2020.

4.1. KEY PRIORITIES

The following are key priorities were identified to help inform the scope and process used to develop the Regional Wellness Analysis:

	Upstream Focus	Focus on root causes and upstream measures in addition to acute issues/solutions.
	Community Activation During Strategy Development	<p>Undertake a Regional Wellness Strategy process that activates community from the start. Partners are less interested in starting a 20+ month strategy process, and instead in starting a strategy process that begins to build capacity and interest with community partners, lived experience and citizens at the outset.</p> <p>Opportunity: The Strategy can become a catalyst for action instead of a drain on resources and energy.</p>
	Reconciliation	<p>Systemic and ongoing racism is present in all of the areas of analysis undertaken for this Wellness Analysis. For this reason, it is critical that the subsequent Regional Wellness Strategy prioritize understanding and activate meaningful reconciliation priorities to support Indigenous people and communities to thrive.</p> <p>Opportunity: Wellness Strategy can support an integrated, systems lens to wellness that reflects Indigenous world views and meaningfully embeds reconciliation.</p>
	Youth Poverty and Wellness	<p>Gaining a clearer regional understanding of key issues impacting youth is seen as a priority as there is a critical data gap about youth in the region. At a systems level, there is a lack of understanding of how the various youth service systems interact to support or detract from wellness. Additionally, there has been a gap in engaging with youth on these issues</p> <p>Opportunity: Ensure the Wellness Strategy process meaningfully engages youth in the process supporting their knowledge and understanding to the issues they face.</p>



Regional Housing and Homelessness

Building on the work of the RDCO Regional Housing Needs Assessment, City of Kelowna Healthy Housing Strategy, Journey Home and the work of other local government and Indigenous partners, there is an opportunity to align priorities and actions on housing affordability, accessibility and homelessness within the regional context. This is important when individual jurisdictions advocate to senior levels of government. It is also important to share learning and resources across the region to effectively leverage and build on the assets that exist already. Key priority areas from a regional context include Indigenous homelessness and housing, youth, and seniors.

Opportunity: Align priorities and actions on housing affordability, accessibility and homelessness within the region and share learning and resources across the region to effectively leverage and build on the assets that already exist



Transportation

Getting around the Central Okanagan is can be challenging for all populations, however, it plays an important role in supporting solutions for other poverty indicators, including youth, housing and isolation. There is significant transportation work occurring in the region through the Regional Transportation Master Plan, the Sustainable Transportation Partnership of the Central Okanagan, and others. Through these initiatives, however, there has been little focus on how transportation contributes to supporting or detracting from wellness, particularly for those experiencing vulnerable circumstances.

Opportunity: Establish partnerships with transportation planning groups to align priorities and share knowledge related to the possibilities of alleviating poverty through access to public transportation options throughout the region.



Isolation and Inclusion

Isolation is a significant barrier to wellness for all populations. It is consistently one of the top barriers for people with lived experience – whether they are trying to access help and supports, move into employment, or move forward in their healing journey. Affecting change in isolation and improving inclusion has much to do with stigma and discrimination – how individuals in marginalized and challenging circumstances are viewed and treated by their community.

Opportunity: Investigate the causes of social isolation in the region through community engagement to better understand the actions that can be taken to reduce the causes and support reducing stigma and discrimination experienced by people.



Child Development and Care

Many of the upstream tactics to impact the priority areas above might relate back to our system of care and development in children. For these reasons it is a critical priority area for the region. There is work ongoing to understand the needs of child care in the Central Okanagan; subsequent work in a Regional Wellness Strategy can build on the collaborative work underway.

Opportunity: Align child development and care actions with the work of the Central Okanagan Child Care Action Planning Committee and strength the partnership to leverage regional funding to support the growth of child care in the region.

4.2. NEXT STEPS

The next steps to move from the data and analysis phase to the development of a Strategy are as follows:

1. Begin to scope the process for the development of a Central Okanagan Community Wellness Strategy.
2. Finalise Wellness Analysis and arrange to present the findings to each of the partner local governments, Westbank First Nation, and Okanagan Indian Band leadership/Council.
3. Clearly outline the involvement terms for each partner organisation, the resources required from each, and the expectations for the process going forward.
4. Prepare final report for the Vancouver Foundation Grant, to set the stage for the next round of funding.
5. Apply for funding to complete the Regional Wellness Strategy:
 - a. Vancouver Foundation
 - b. BC Government Poverty Reduction Strategy Development Grant for local governments (grants due early February 2020).

APPENDIX A

Poverty Indicators

The Official Poverty Line for Canada encompasses 12 indicators used to track progress towards poverty reduction in Canadian households.⁴⁰

Dignity

1. Deep Income Poverty (persons with income below 75% of Canada's Official Poverty Line)
2. Unmet housing needs and chronic homelessness
3. Unmet health needs (persons reporting 12 years and older reporting not receiving health care when they felt they needed it)
4. Food insecurity

Opportunity & Inclusion

5. Relative low income (households who had less than half the the median after tax income)
6. Bottom 40% income share (percentage of total after tax income that went to the bottom 40% of the income distribution)
7. Youth engagement (persons aged 15-24 who were not in employment education or training)
8. Literacy and numeracy

Resilience & Security

9. Median hourly wage
10. Average poverty gap (for those living below the poverty line, the poverty gap ratio is the amount that the person's family disposable income is below the poverty line, expressed as a percentage of the poverty line)
11. Asset resilience (persons who had enough savings to maintain well-being for three months)
12. Poverty entrance and exit rates

SNAPSHOT OF POVERTY AT THE NATIONAL LEVEL

'Canada's Poverty Reduction Strategy' introduced the Official Poverty Line for Canada along with the Dashboard of 12 Indicators to track poverty reduction progress in Canadian households.⁴¹

Data shows that Canada's official poverty rate has decreased from 12.1% in 2015 to 9.5% in 2017.

In 2016, 12.7% of Canadian households experienced housing need.⁴²

From 2011 to 2012, 8.35% of households were food insecure.

In 2017, 9% of Canadian youth (15-24) were not in employment, education or training.⁴³

⁴⁰ <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019053-eng.htm>

⁴¹ <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019053-eng.htm>

⁴² <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019053-eng.htm>

⁴³ <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019053-eng.htm>

In 2015-2016, approximately 840,000 or 3.9% of Canadians, entered poverty. Conversely, approximately 1.1 million, or 27.6% of low-income Canadians, left poverty.⁴⁴

When the Human Development Index (HDI) was applied to Indigenous peoples only, Canada placed 63rd out of 185 countries, a significant drop from its eighth-place ranking, where it had placed (2016).⁴⁵

Canadians visited food banks 1.1 million times in March 2018.⁴⁶

Children represent 35.2% of those using food banks, even though they only represent 20% of the population.⁴⁷

Single adult households represent 45.1% of those accessing food banks.⁴⁸

59% of people accessing food banks are on social assistance or disability-related supports.⁴⁹

SNAPSHOT OF POVERTY AT THE PROVINCIAL LEVEL

According to the BC Poverty Reduction Coalition, the cost to the Provincial Government for not addressing issues of poverty is estimated at \$8-9 billion annually. In contrast, the cost of a comprehensive Provincial poverty reduction plan is estimated at \$3-4 billion annually.⁵⁰

14.8% of the Provincial population (678,000 British Columbians), live in poverty according to the Market Basket Measure.⁵¹

BC has maintained the highest rate of child poverty in the nation for over a decade and its current child poverty rate is 1 in 5.⁵²

The poverty rate for children in single mother-led households in BC is 49%.⁵³

Those on social assistance, those living with a disability and the working poor represent the three main populations that regularly access the food banks in the region.⁵⁴

SNAPSHOT OF POVERTY AT THE REGIONAL LEVEL

Based on the data available for the Central Okanagan, an attempt was made to compare the Central Okanagan to the Canadian data used to calculate the Official Poverty Line. Data was available for three indicators that allow a reasonable direct comparison:

Deep Income Poverty (persons with income below 75% of Canada's Official Poverty Line)

Unmet housing needs and homelessness

⁴⁴ <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019052-eng.htm>

⁴⁵ https://www.bcaafc.com/images/PDF/BCAAFC_Poverty_Reduction_Consultation_2018.pdf

⁴⁶ https://hungercount.foodbankscanada.ca/wp-content/uploads/2019/02/HungerCount2018_p.pdf

⁴⁷ https://hungercount.foodbankscanada.ca/wp-content/uploads/2019/02/HungerCount2018_p.pdf

⁴⁸ https://hungercount.foodbankscanada.ca/wp-content/uploads/2019/02/HungerCount2018_p.pdf

⁴⁹ https://hungercount.foodbankscanada.ca/wp-content/uploads/2019/02/HungerCount2018_p.pdf

⁵⁰ <https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Emerging-Social-Issues-in-West-Kelowna-Final.pdf>

⁵¹ <https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Emerging-Social-Issues-in-West-Kelowna-Final.pdf>

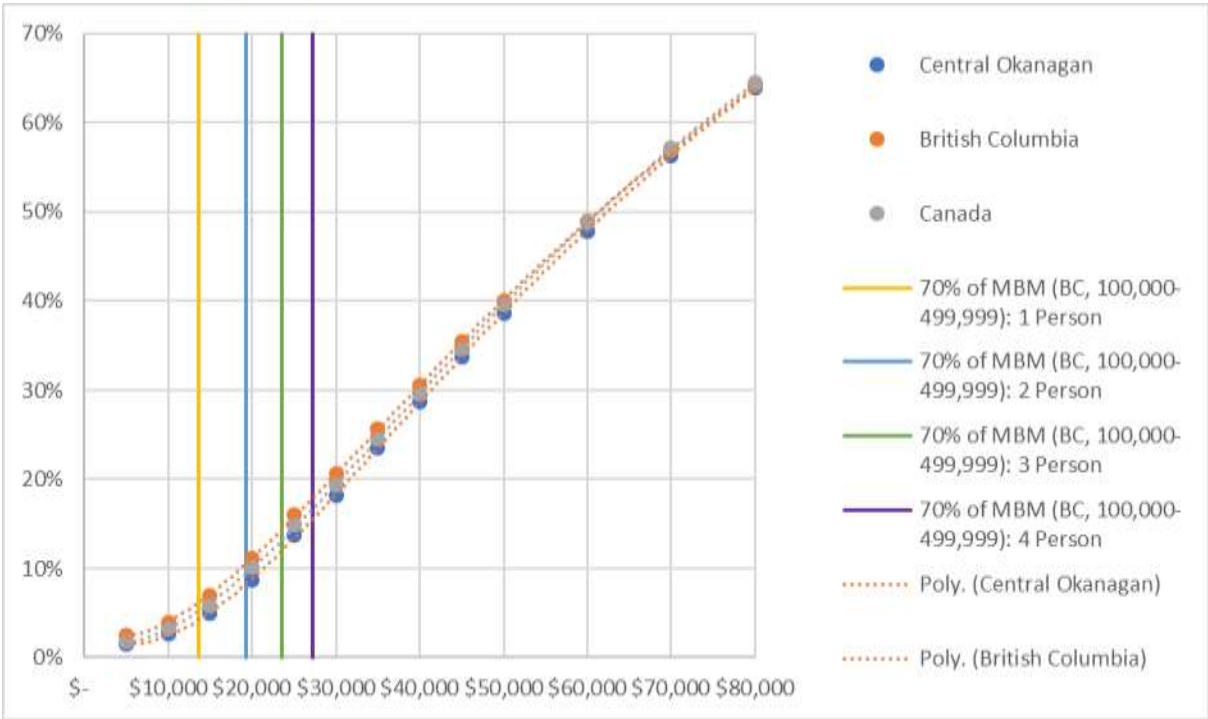
⁵² <https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Emerging-Social-Issues-in-West-Kelowna-Final.pdf>

⁵³ https://www.bcaafc.com/images/PDF/BCAAFC_Poverty_Reduction_Consultation_2018.pdf

⁵⁴ Central Okanagan Food Bank. <https://cofoodbank.com/client-services/client-services-westside/>. Retrieved January 3rd, 2018

Relative low income (households who had less than half the the median after tax income)

Figure A.1: Deep Income Poverty



Source: Statistics Canada, 2016 Census.

- The Central Okanagan generally has a lower proportion of households below any of the given poverty thresholds (for various family sizes), as compared to BC and Canada. However, the income thresholds in relatively urban areas (like the Central Okanagan) may be higher than other income thresholds which would apply to various communities in BC and Canada. Finally, this analysis also does not include a comparison on the types or sizes of households/families and how they correspond to incomes in the various regions. It is difficult to say overall how the Central Okanagan would compare against the BC and Canada numbers, however it is likely that the proportion of families with incomes below 70% of the poverty line is similar in the Central Okanagan to BC and Canada.⁵⁵⁵⁶

10.2% of households in the Central Okanagan were in Core Housing Need in 2016.⁵⁷

At least 18.3% of households in the Central Okanagan have an after-tax income less than half the median after tax household income.⁵⁸

⁵⁵ Due to limitations in the available data, households and economic families are treated as broadly interchangeable in this analysis. Strictly speaking, the MBM thresholds pertain to economic families, as defined in the Census Dictionary.

⁵⁶ This figure is derived from data on household income distributions after tax, and MBM threshold data.

⁵⁷ <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/chn-biml/index-eng.cfm>

⁵⁸ Census Community Profile 2016

Appendix B

Data and Analysis of Poverty in the Central Okanagan

GEOGRAPHY AND DATA WITHIN CENTRAL OKANAGAN

There are several different types of geographies that are considered in this analysis. The Regional District of the Central Okanagan (RDCO) encompasses the region, and its boundaries are synonymous of the Kelowna CMA. Where either RDCO or Kelowna Census Metropolitan Area (CMA) is referenced in the data it is inclusive of all communities in the region.



DEMOGRAPHIC PROFILE

Population and demographic indicators in the Central Okanagan region, include population growth, gender, and the age and ethnic characteristics of the community. These indicators are foundational to developing an understanding of people's quality of life in the region, housing need, and access to resources, as different age groups and ethnic or cultural backgrounds may have different needs. This section outlines information available about Kelowna, Lake Country, Okanagan Indian Band (Duck Lake 7), Peachland, Regional District of the Central Okanagan (Kelowna CMA), Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10), and West Kelowna.

Population

For the most part, the region has experienced steady population growth since 2011. Kelowna, Lake Country, Peachland, Westbank First Nation, and West Kelowna have experienced population growth.

Table B.1: Population Growth

Population						
	1996	2001	2006	2011	2016	% change
Kelowna CMA	136,541	147,739	162,276	179,839	194,882	42.7%
Kelowna	89,442	96,288	107,312	117,312	127,380	42.4%
Lake Country	9,007	9,267	9,606	11,708	12,922	43.5%
Peachland	4,524	4,654	4,883	5,200	5,428	20.0%
West Kelowna	N/A	N/A	N/A	30,902	32,655	N/A
Okanagan Indian Band (Duck Lake 7)	N/A	N/A	N/A	1,917	1,664	N/A
Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10)	N/A	N/A	N/A	7,058	9,028	N/A

Source: Statistics Canada, 2016 Census.

Age Group

Throughout the region, the largest age groups are 65+ years, 55 to 64, 45 to 54, and 0 to 14 years of age. At the same time, the age groups between 15 and 24, 25 and 34, 35 and 44 were smaller throughout the region.

Table B.2: Age Groups

Age Groups 2016							
	0-14	15-24	25-34	35-44	45-54	55-64	65+
Kelowna CMA	27,590	22,580	23,870	22,220	27,045	29,910	41,670
Kelowna	17,735	16,015	17,020	14,735	17,345	18,090	26,435
Lake Country	2,020	1,385	1,505	1,600	2,020	2,240	2,145
Peachland	465	300	345	375	590	1,090	1,535
West Kelowna	5,405	3,500	3,435	3,885	4,735	5,040	6,660
Okanagan Indian Band (Duck Lake 7)	160	115	125	120	215	345	585
Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10)	1,005	685	855	785	1,210	1,685	2,870

Source: Statistics Canada, 2016 Census.

Table B.3 below shows age groups as a proportion of the total population of each community. The three age groups are youth (under 25), working adults (25-64), and seniors (65+). An increasing proportion of the population are seniors and decreasing proportion of the population are children/youth (uniform direction of change).

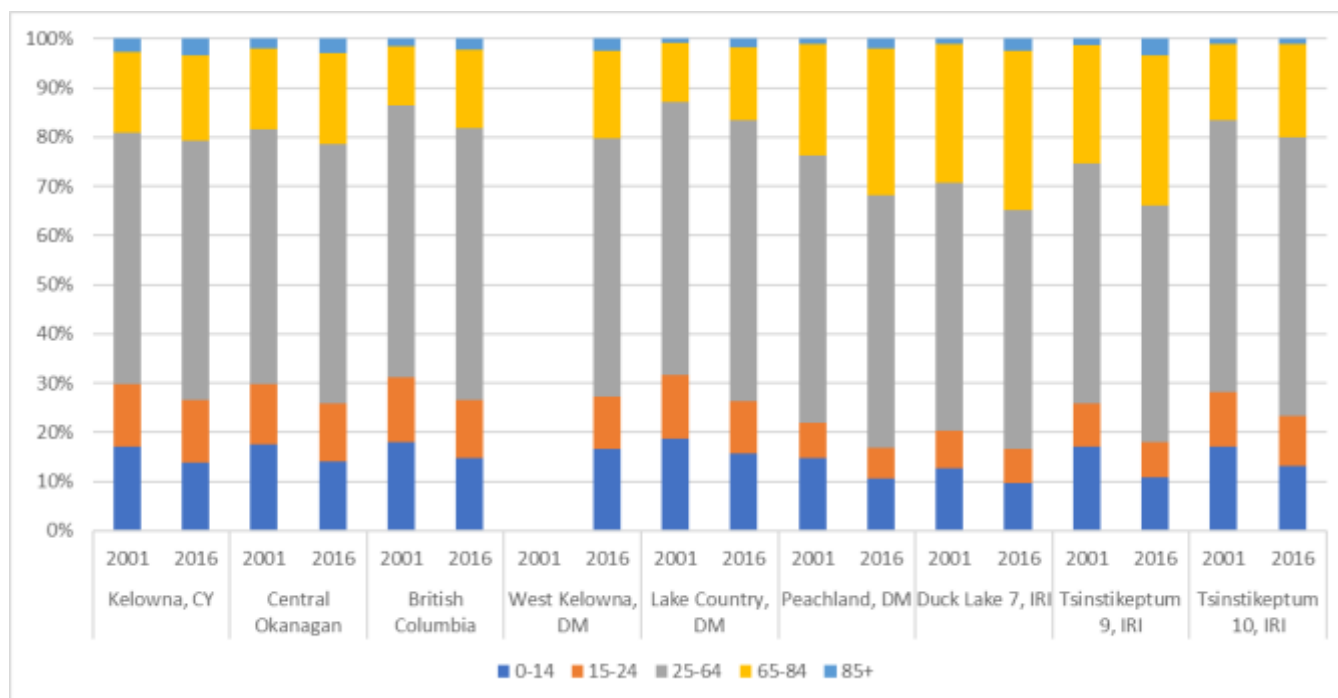
As shown in Figure B.2 (page B-3), almost uniformly in all communities, 85+ is growing the most rapidly and 0-14 growing slowly or in some cases decreasing. Figure B.3 illustrates the general trend of increasing median ages.

Table B.3: Proportional Age Groups

Age Groups, 2016	0-24		25-64		65+	
	#	%	#	%	#	%
Kelowna CMA	50,170	25.7%	103,045	52.9%	41,670	21.4%
Kelowna	33,750	26.5%	67,190	52.7%	26,435	20.8%
Lake Country	3,405	26.4%	7,365	57.0%	2,145	16.6%
Peachland	765	14.1%	2,400	44.2%	1,535	28.3%
West Kelowna	8,905	27.3%	17,095	52.4%	6,660	20.4%
Okanagan Indian Band (Duck Lake 7)	275	16.5%	805	48.4%	585	35.2%
Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10)	1,690	18.7%	4,535	50.2%	2,870	31.8%

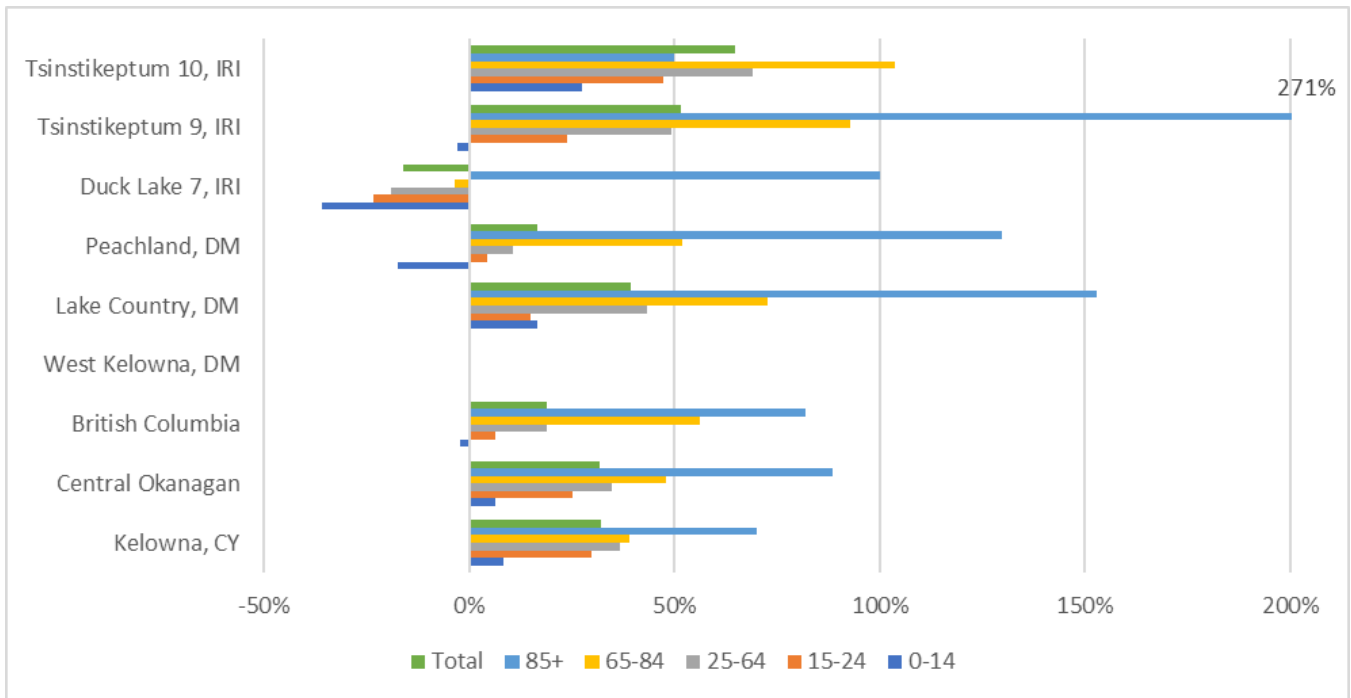
Source: Statistics Canada, 2016 Census.

Figure B.2: Share of Population by Age Group, 2001 and 2016



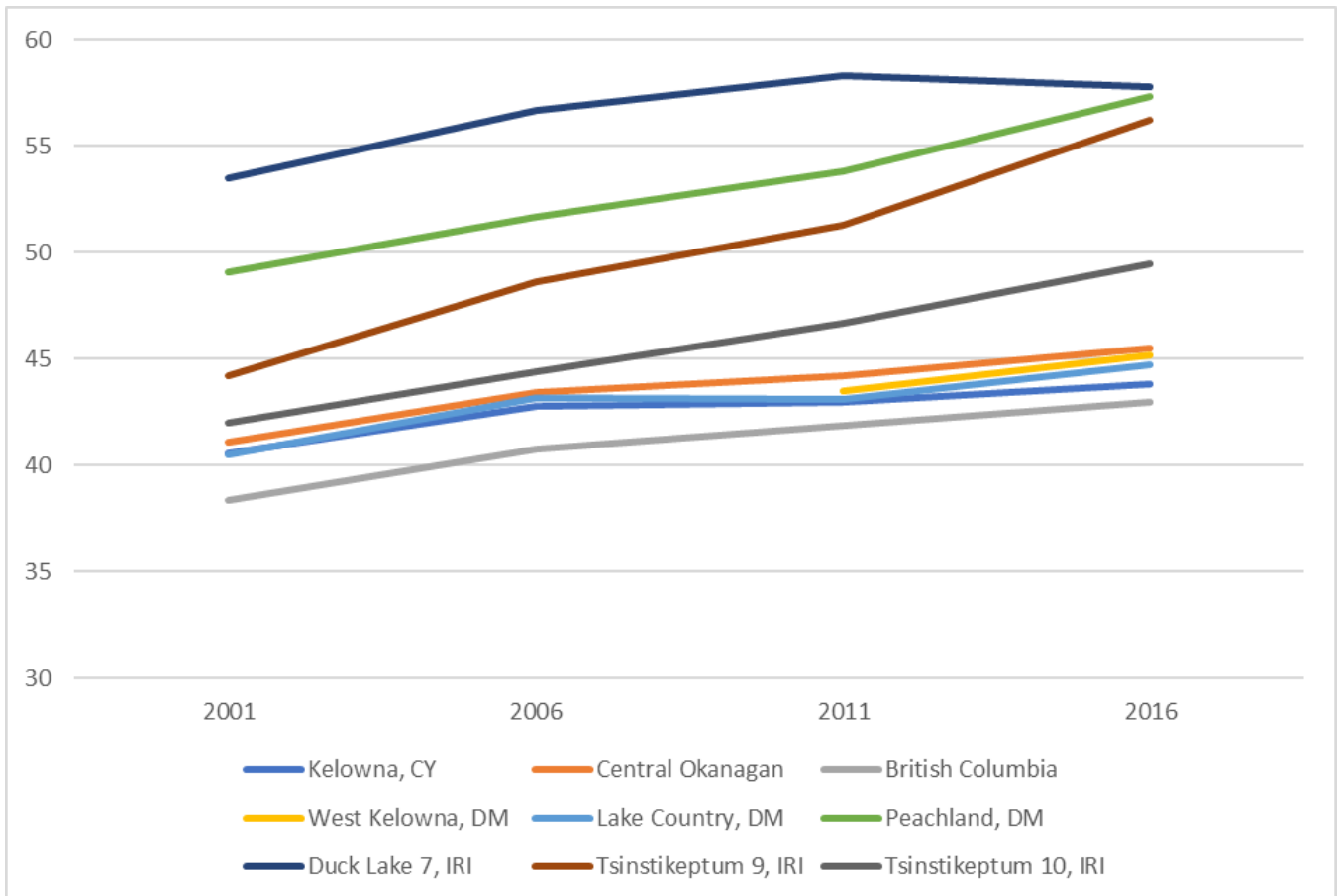
Source: Statistics Canada, 2016 Census.

Figure B.3: Percentage Population Change by Age Group, 2001-2016



Source: Statistics Canada, 2016 Census.

Figure B.4: Median Age, 2001-2016



Source: Statistics Canada, 2016 Census.

Ethnic Profile

The RDCO is home to people with different ethnic origins. Indigenous peoples total 13,190 people with most having First Nations and Métis origins. At the same time, the majority of the population has European origins through British Isles, English, Scottish, Western European, and Eastern European origins.

Table B.4: Ethnic Origins Population

Total - Ethnic origin for the population in private households - 25% sample data		190,565
North American Aboriginal origins		13,190
» First Nations		7,755
» Inuit		190
» Métis		5,665
Other North American origins		49,545
» Canadian		46,775
European origins		156,370
» British Isles origins		99,430
» English		60,780
» Scottish		43,340
French origins		21,850
Western European origins (except French origins)		55,720
Northern European origins (except British Isles origins)		18,800
Eastern European origins		37,380
Southern European origins		14,680
Other European origins		1,365
Caribbean origins		1,025
Latin, Central and South American origins		1,980
African origins		1,470
Asian origins		13,870
Oceania origins		1,275

Source: Statistics Canada, 2016 Census.

COST OF LIVING PROFILE

The cost of living (and access to income) in a community contributes to understanding if people can afford their basic needs that impacts their quality of life. The cost of living also links to people's ability to contribute to their community, access services, and participate in civic engagement. If the cost of living increases at a faster pace than people's income, poverty pressures will emerge for more people in a community and further exacerbate challenges experiences by those already experiencing poverty.

Market Basket Measure Analysis at Regional Level

The Market Basket Measure provides an understanding of what households in differing community population sizes need to spend in order to cover their basic needs in British Columbia. The following explores the needs of communities with populations between 100,000 to 499,999. The overarching trend is that food and shelter represent the largest expense for households.

The Market Based Measure estimates, for a population of between 100,000 to 499,999 can be used to understand the cost of living in the Central Okanagan. The Kelowna Census Metropolitan Area (CMA) has a population of more than 100,000, which includes the communities studied in this analysis. According to 2016 Census data, a household of four needs to have access to \$39,063 in order to cover food, clothing, transportation, shelter, and other expenses in a community with a population of more than 100,000 people. Households in communities of this size tend to spend 31% of their income on food and another 31% on shelter.

Table B.5: Market Based Measure Estimates

British Columbia, population 100,000 to 499,999		
Current dollars		
2008 base		
Component	2015	2016
Total threshold	38,941	39,063
Food	12,095	12,072
Clothing	1,762	1,757
Transportation	2,502	2,559
Shelter ⁵⁹	12,138	12,252
Other expenses	10,444	10,422

Source: Statistics Canada ,Market Basket Measure - <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1110006601> and <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810000501>

INCOME

A person and/or a family’s quality of life is deeply impacted by income. This is one of the social determinants of health as identified by the Canadian government. Understanding income allows us to understand the financial resources different household types have access to and how this impacts their quality of life.

According to Statistics Canada, the BC median individual income in 2015 was \$33,012 and \$34,509 in the Central Okanagan. In the Central Okanagan, income increased by 16.8% from 2010 to 2015 while the province saw a 14.8% increase in income between those dates. At the household level, the median household income in 2015 in BC was \$69,995 and \$71,127 in the Central Okanagan. Household income increased by 19.6% in Central Okanagan between 2010 and 2015.

⁵⁹ The shelter component includes the costs of homeowners without mortgages, which recognizes that, in a given year, homeowners without mortgages may pay less for shelter than they would if they were renting.

Table B.6: Household Income

Central Okanagan and BC Household Income						
	Median Individual Income 2015	Median Individual Income 2010	% Change	Median Household Income 2015	Median Household Income 2010	% Change
Central Okanagan	\$34,509	\$29,542	16.80%	\$71,127	\$59,456	19.60%
British Columbia	\$33,012	\$28,765	14.80%	69,995	\$60,333	16.00%

Source: Statistics Canada, National Households Survey 2011, Census 2016

Throughout the Central Okanagan, the median household income in 2015 ranged from \$50,987 in the Okanagan Indian Band and \$83,942 in West Kelowna and \$85,504 in Central Okanagan East.

Table B.7: Median Household Income

Central Okanagan Communities Median Household Income, 2015	
	Median Household Income, 2015
BC	\$69,995
Kelowna (CMA)	\$71,127
Kelowna	\$68,627
Lake Country	\$83,243
Okanagan Indian Band	\$50,987
Peachland	\$72,294
Westbank First Nation	\$70,561
West Kelowna	\$83,942
Central Okanagan East	\$85,504
Central Okanagan West	\$66,912

Source: Central Okanagan Economic Profile 2018

Understanding household income by household type provides a better understanding of what these households can afford in terms of the cost of shelter, food, and other basic goods within the Market Basket Measure. Lone-parent and one-person households, as single earners have less income available to support their basic needs.

According to census data, the median household income in the Central Okanagan region ranges between \$50,987 in the Okanagan Indian Band and \$83,942 in West Kelowna. The household median income in the Regional District of the Central Okanagan is \$71,872.

The median household income of a lone-parents household in the RDCO is of \$51,824 and ranges from \$45,696 in Westbank First Nation's Tsinstikeptum IR9 and \$66,304 in Westbank First Nation's Tsinstikeptum IR10. "Census data has consistently shown that there are significantly higher poverty rates for children of recent immigrants, Indigenous children, children in female lone-parent families, children in racialized (visible minority) families and children with a disability." ⁶⁰

⁶⁰ <https://campaign2000.ca/wp-content/uploads/2016/11/2016-BC-Child-Poverty-Report-Card.pdf>

Across the region, the median total income of a one-person household ranges between \$32,480 and \$37,094. In this case, Okanagan Indian Band has the lowest income, West Kelowna has the highest one, and the median income of a one-person household in the Regional District of Central Okanagan is of \$34,955.

Table B.8: Income Data

Income Data 2015			
	Median total income of Households	Median total income of lone-parent Household	Median total income of One Person Household
Kelowna	\$68,627	\$51,599	\$34,836
Lake Country	\$83,243	\$54,016	\$36,122
Okanagan Indian Band	\$50,987	\$46,976	\$32,480
Peachland	\$71,872	\$46,336	\$36,224
Regional District of the Central Okanagan (Kelowna CMA)	\$71,127	\$51,824	\$34,955
Westbank First Nation (Tsinstikeptum IR9)	\$53,742	\$45,696	\$33,301
Westbank First Nation (Tsinstikeptum IR10)	\$77,227	\$66,304	\$33,536
West Kelowna	\$83,942	\$55,595	\$37,094

Source: Statistics Canada Census

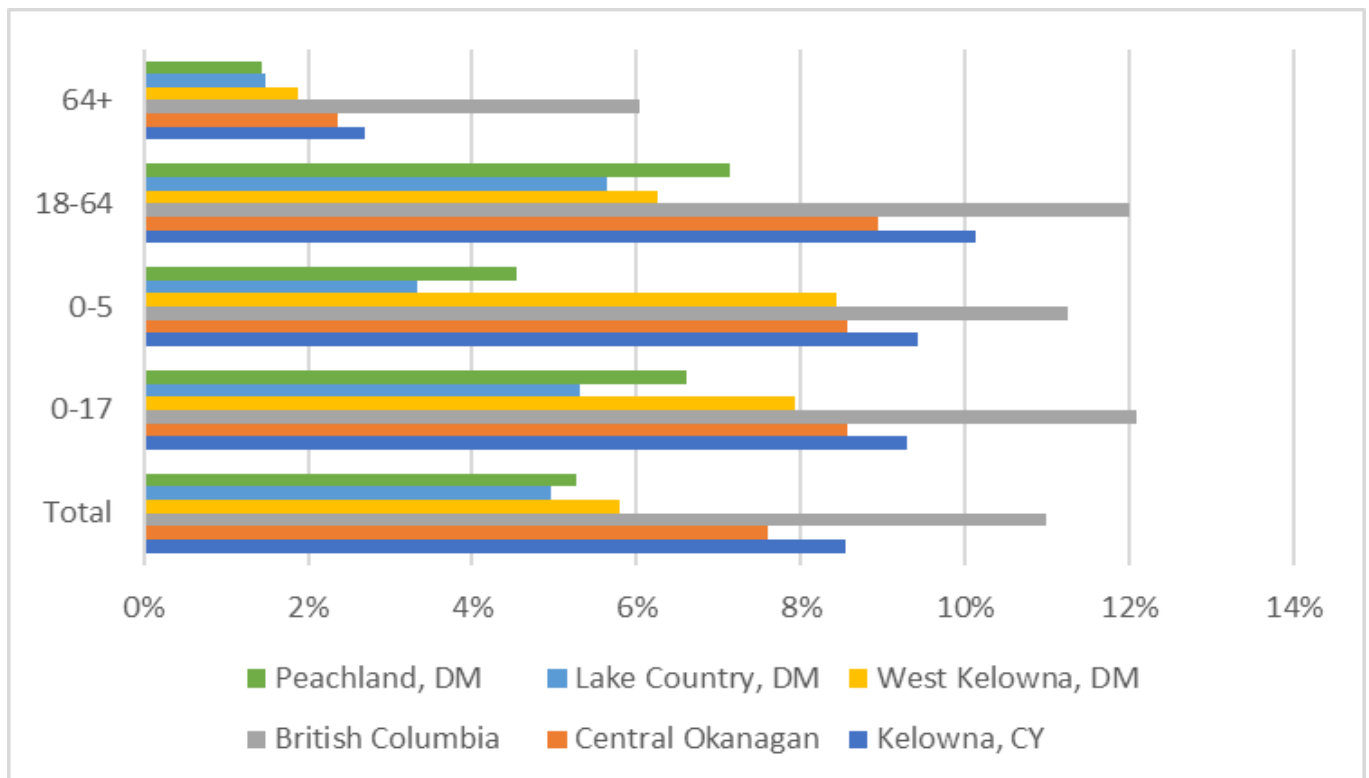
Based on 2016 census data, there are 180,125 low-income applicable individuals in the Central Okanagan and 63% of these individuals are between the ages of 18 and 64. Roughly similar proportions of low income applicable (ranging from about 55 to 64%) are between the ages of 18 and 64 in the other communities. There is no census data on this indicator for Okanagan Indian Band and Westbank First Nation.

Table B.9: Low Income Applicable and Low-Income Status Individuals (LICO-AT), 2016

	Kelowna, CY	Central Okanagan	British Columbia	West Kelowna, DM	Lake Country, DM	Peachland, DM
<i>Applicable</i>						
<i>Total</i>	124,135	180,125	4,477,875	32,065	12,725	5,420
<i>0-17</i>	21,710	32,245	822,390	6,555	2,450	680
<i>0-5</i>	6,635	9,870	260,110	2,015	750	220
<i>18-64</i>	78,565	112,890	2,876,495	19,385	8,245	3,015
<i>65+</i>	23,865	34,990	778,990	6,125	2,025	1,725
<i>LICO-AT</i>						
<i>Total</i>	10,620	13,680	491,645	1,855	630	285
<i>0-17</i>	2,020	2,760	99,330	520	130	45
<i>0-5</i>	625	845	29,250	170	25	10
<i>18-64</i>	7,955	10,090	345,345	1,215	465	215
<i>65+</i>	645	830	46,965	115	30	25

Source: Statistics Canada, 2016 Census.

Figure B.5: Proportion of Low-Income Applicable Population in Low Income (LICO-AT), 2016



WORKFORCE

Another dimension of understanding income includes labour force participation, employment, and unemployment rates. The labour force participation rate⁶¹ ranges from 50.5% in Peachland to 67.6% in Lake Country. The employment rate ranges from 46.1% in Peachland to 62.5% in Lake Country. The unemployment rate ranges from 9.9% in the Okanagan Indian Band and 15.5% in Central Okanagan West to 6.4% in West Kelowna.

Table B.10: Key Labour Force Statistics, 2016

Central Okanagan & Communities Key Labour Force Statistics, 2016						
Community	In Labour Force	Employed	Unemployed	Participation Rate	Employment Rate	Unemployment Rate
Central Okanagan	103,840	96,490	7,345	63.70%	59.2%	7.1%
British Columbia	2,471,665	2,304,690	165,975	63.90%	59.6%	6.7%
Kelowna	64,380	37,255	4,765	65.00%	60.5%	6.9%
Lake Country	7,235	6,690	545	67.60%	62.5%	7.5%
Okanagan Indian Band (Duck Lake 7)	860	775	80	57.50%	51.8%	9.9%
Peachland	2,450	2,240	215	50.50%	46.1%	8.8%
Central Okanagan East	2,140	1,970	175	63.70%	58.6%	8.2%
Central Okanagan West	1,000	845	155	57.60%	48.7%	15.5%
Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10)	4,045	3,715	330	56.00%	51.0%	8.9%
West Kelowna	16,960	15,880	1,080	63.60%	59.5%	6.4%

Source: Central Okanagan Economic Profile 2018

HOUSING AFFORDABILITY

Housing is deemed affordable when a household spends no more than 30% of their income toward housing.⁶² Housing affordability census data was not available for Okanagan Indian Band and Westbank First Nation.

Housing affordability can also be examined more closely through both renter and owner populations. In the RDCO, 45.9% of renters spend 30% or more of their income on rent and utilities. This means that nearly half of the people in the region spend more than what is considered affordable. At the community level, 38.9% of renters in Lake Country spend 30% or more on rent while 48.5% of renters in Peachland spend 30% or more on rent. Owners in the RDCO represent 56,640 households and 18.8% of them spend 30% or more on their mortgage.

⁶¹ Labour force participation is the proportion of working age individuals in a community that are employed or actively seeking work but unemployed.

⁶² <https://www.bchousing.org/glossary>

The situation is further exacerbated in the region where 21% of renters (4,295 households) spend more than 50% of their income on housing. The lowest proportion is in Lake Country where 14% of the renter population is paying more than 50% of their income to housing.⁶³

Table B.11: Housing Affordability for Renters

Housing Affordability for Renters			
	Total tenant household in non-farm, non-reserve private dwellings - 25% of sample data	30% or More	Proportion of households spending over 50% of income on rent plus utilities (All income groups)
Kelowna	17,155	46.95%	21%
Lake Country	1,105	38.90%	14%
Okanagan Indian Band (Duck Lake 7)	0	0	N/A
Peachland	345	48.50%	N/A
Regional District of the Central Okanagan	20,840	45.90%	21%
Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10)	0	0	N/A
West Kelowna	2,005	41.90%	18%

Source: Statistics Canada Census and Canadian Rental Index

Table B.12: Housing Affordability for Owners

Housing Affordability for Owners 2016		
	Owner households in non-farm, non-reserve private dwellings - 25% of sample data	30% or More
Kelowna	36,340	19.00%
Lake Country	3,815	20.20%
Okanagan Indian Band	0	0
Peachland	2,095	17.20%
Westbank First Nation (inclusive of WFN's two reserves, Tsinstikeptum IR9 and IR10)	0	0
West Kelowna	10,365	17.30%
Regional District of the Central Okanagan	54,710	18.80%

Source: Statistics Canada Census, 2016

Core Housing Need

This section provides a comparison of core housing need in the Central Okanagan and core housing need across BC. The analysis below divides this data by household type and takes a step further by looking closely at different age groups. Key findings include⁶⁴:

⁶³ Canadian Rental Housing Index, 2019.

⁶⁴ Data sources for key findings include: Statistics Canada, Canadian Rental Housing Index, Better @ Home, and SPARC BC

14.9% of households in British Columbia are in core housing need while 10.2% of households in the Central Okanagan experience core housing need.

Renter households are more likely to be in core housing need than owner households, with 24.5% of renters in the Central Okanagan in core housing need, compared to 4.9% of owners. This means nearly 4,800 renter households and more than 2,600 owner households are in core housing need in the Central Okanagan.

Throughout British Columbia, 14.8% of non-senior households experience core housing need while 9.7% of these households experience core housing need in the Central Okanagan.

In British Columbia, 18.3% of households aged 15 to 29 are in core housing need, while in the Central Okanagan 13.6% of households in this age group are in core housing.

For households aged 30 to 44, 14.9% are in core housing need in British Columbia while 9.7% experience core housing need in the Central Okanagan.

14.2% of households aged 45 to 64 in BC are in core housing need, compared to 8.9% of households in this age group in the Central Okanagan.

Finally, private households 15.1% of households 65 and over in British Columbia and 11.2% in the Central Okanagan are in core housing need. This age group has the second highest percentage of households in core housing need after households 15 to 29 in both regions.

It is also worth noting that “elderly poverty is both a social and a fiscal problem that will be exacerbated as higher percentages of populations in developed countries move into the over 65 demographics. Poverty rates among the elderly tend to be highest among women, particularly widows over the age of 75. This is largely due to pension allowances that have traditionally been linked to employment history.”⁶⁵

Table B.13: Core Housing Needs Comparison

	All private households	Households in core housing need	% of households in core housing need
British Columbia	1,740,915	260,225	14.90%
Central Okanagan	72,890	7,430	10.20%

Source: Income and core need data shared by Social Planning and Research Council of British Columbia (SPARC BC)

	All owner households	Owner households in core housing need	% of owner households in core housing need
British Columbia	1,196,785	97,350	8.1%
Central Okanagan	53,345	2,640	4.9%

Source: Income and core need data shared by Social Planning and Research Council of British Columbia (SPARC BC)

⁶⁵ <http://betterathome.ca/wp-content/uploads/Central%20Okanagan%20Better%20at%20Home%20Community%20Developer%20report%20Dec2013.pdf>

	All owner households	Owner households in core housing need	% of owner households in core housing need
British Columbia	544,130	162,870	29.9%
Central Okanagan	19,540	4,795	24.5%

Source: Income and core need data shared by Social Planning and Research Council of British Columbia (SPARC BC)

	Non-senior households	Non-senior households in core housing need	% of households in core housing need
British Columbia	1,268,255	188,940	14.80%
Central Okanagan	51,325	5,025	9.70%

Source: Income and core need data shared by SPARC BC

	Median household income for non-senior households	Median household income for non-senior households in core housing need	% of income earned by non-seniors in core housing need
British Columbia	\$83,611	\$26,868	32.10%
Central Okanagan	\$85,354	\$24,161	28.30%

Source: Income and core need data shared by SPARC BC

	Private households 15 to 29	Private households 15 to 29 in core housing need	% of households 15 to 29 in core housing need
British Columbia	142,745	26,130	18.30%
Central Okanagan	6,905	945	13.60%

Source: Income and core need data shared by SPARC BC

	Owner households 15 to 29	Owner households 15 to 29 in core housing need	% of owner households 15 to 29 in core housing need
British Columbia	42,235	3,525	8.3%
Central Okanagan	2,175	90	4.1%

Source: Income and core need data shared by SPARC BC

	Renter households 15 to 29	Renter households 15 to 29 in core housing need	% of renter households 15 to 29 in core housing need
British Columbia	100,510	22,605	22.5%
Central Okanagan	4,725	855	18.1%

Source: Income and core need data shared by SPARC BC

	Median household income for private households 15 to 29	Median household income for private households 15 to 29 in core housing need	% of income earned by private households 15 to 29 in core housing need
British Columbia	\$57,153	\$26,668	46.60%
Central Okanagan	\$58,098	\$25,001	43%

Source: Income and core need data shared by SPARC BC

	Private households 30 to 44	Private households 30 to 44 in core housing need	% of households 30 to 44 in core housing need
British Columbia	418120	62420	14.90%
Central Okanagan	15895	1545	9.70%

Source: Income and core need data shared by SPARC BC

	Median household income for private households 30 to 44	Median household income for private households 30 to 44 in core housing need	% of income earned by private households 30 to 44 in core housing need
British Columbia	\$87,848	\$30,221	34.40%
Central Okanagan	\$92,405	\$26,603	28.80%

Source: Income and core need data shared by SPARC BC

	Private households 45 to 64	Private households 45 to 64 in core housing need	% of households 45 to 64 in core housing need
British Columbia	707390	100385	14.20%
Central Okanagan	28530	2535	8.90%

Source: Income and core need data shared by SPARC BC

	Median household income for private households 45 to 64	Median household income for private households 45 to 64 in core housing need	% of income earned by private households 45 to 64 in core housing need
British Columbia	\$87,825	\$24,195	27.50%
Central Okanagan	\$89,706	\$22,185	24.70%

Source: Income and core need data shared by SPARC BC

	Private households 65 and over	Private households 65 and over in core housing need	% of households 65 and over in core housing need
British Columbia	472660	71285	15.10%
Central Okanagan	21565	2410	11.20%

Source: Income and core need data shared by SPARC BC

	Owner households 65 and over	Owner households 65 and over in core housing need	% of owner households 65 and over in core housing need
British Columbia	380,940	31,890	8.4%
Central Okanagan	18,360	1,055	5.7%

Source: Income and core need data shared by SPARC BC

	Renter households 65 and over	Renter households 65 and over in core housing need	% of renter households 65 and over in core housing need
British Columbia	91,720	39,390	42.9%
Central Okanagan	3,210	1,345	41.9%

Source: Income and core need data shared by SPARC BC

	Median household income for private households 65 and over	Median household income for private households 65 and over in core housing need	% of income earned by households 65 and over in core housing need
British Columbia	\$53,569	\$21,476	40.10%
Central Okanagan	\$54,666	\$21,268	40%

Source: Income and core need data shared by SPARC BC

HOUSING CONTINUUM

BC Housing's Housing Continuum describes the kinds of supports offered depending on the level of assistance required. This continuum goes from high levels of assistance through emergency shelter and housing for the homeless to a low level of assistance in homeownership. The table below describes the resources directly supported by BC Housing in the region. Most support offered is a lower level of assistance through rent assistance in the private market and a medium level of assistance through independent social housing. Both levels of assistance are concentrated in Kelowna while emergency shelter and housing are also concentrated in Kelowna, which has the largest population of all communities.

Table B.14: Support Resources in the Okanagan Region

	Emergency Shelter & Housing for the Homeless	Transitional Supportive & Assisted Living	Independent Social Housing	Rent Assistance in the Private Market	Homeownership
Kelowna	620	356	1,220	1,308	110
Lake Country		30	92	55	15
Peachland			114	45	
Westbank First Nation				28	5
West Kelowna		64	123	154	32
Central Okanagan Regional District	620	450	1,549	1,592	165

Source: Housing Continuum, Central Okanagan Regional District & Communities by BC Housing (as of 31 March 2019)

In 2018, the City of Kelowna released a comprehensive analysis of housing affordability in the community.⁶⁶ Key highlights include:

Income is not keeping pace with housing costs, and this trend is set to continue. Between 2001 and 2016 there was an 83% increase in income and a 180% increase in housing house price.

There is a limited supply and high demand for purpose built rental housing (0.6% rental housing vacancy rate).

506 people experience homelessness.

In October 2017, the City of Kelowna released a Housing Needs Assessment Report asserting that “approximately 23,000 to 25,000 new housing units needed to be built within the next 20 years to meet the housing demand for both market and non-market housing. Currently, the City of Kelowna has 7,500 new housing units planned for the next five years [with] 500 of those units [being] allocated to non-market housing.”⁶⁷

⁶⁶ City of Kelowna, *Housing Needs Assessment (October 2017)*.
<https://kelownapublishing.escrimetings.com/filestream.ashx?DocumentId=9446>

⁶⁷ <https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Emerging-Social-Issues-in-West-Kelowna-Final.pdf>

COMMUNITY HEALTH

Health is a vital part of a person's life and it is impacted by social and economic factors. The following highlights some of the key indicators shared through the Central Okanagan's Local Health Area Profile:⁶⁸

The Central Okanagan's Local Health Area (LHA) population is of 201,532

The average life expectancy in the LHA is of 83 years with female life expectancy is of 84 and male life expectancy is of 81

Through the Early Development Instrument (EDI), it was identified that 27% of kindergarten aged children in the Central Okanagan are vulnerable in one or more domain(s)

When it comes to chronic disease prevalence, the three main illnesses in the Central Okanagan are mood and anxiety disorders, depression, and asthma. Mood and anxiety disorders represent 34%, depression represents 30%, and asthma represents 13%

The Central Okanagan LHA is located within the Okanagan Health Service Delivery Area (HSDA). The following Health and Wellness Indicators are reported out on the LHA:

- » 87% of people in the Okanagan HSDA have a regular healthcare provider
- » 68% of people report very good or excellent mental health in the Okanagan
- » 56% report very good or excellent health

In terms of unhealthy behaviours in the Okanagan HSDA:

- » 15% of people report smoking daily or occasionally
 - » 20% report heavy drinking
 - » 34% report less than 150 mins/wk (ages 18+) of physical activity
- 71% report consuming fruits and vegetables less than 5 times a day

FINDINGS FROM PREVIOUS ENGAGEMENT WORK IN THE REGION

Understanding poverty and wellness has long been a quest for local governments, service providers, and communities. The Central Okanagan Wellness Analysis builds on previous learnings and engagement. It is important to recognise that working to understand these issues is not new and that there has been a great deal of learning along the way. The following outlines some of the key findings from previous community engagement and research on understanding poverty and wellness in the region.

*What We Heard About Poverty in B.C. 2018 Report:*⁶⁹

The provincial government shared some key findings in this Report, which include: Poverty and discrimination are linked. Throughout the province, "Indigenous peoples and persons with disabilities are twice as likely to live in poverty as other people. Refugees and immigrants also experience high rates of poverty, as do people of colour, single parents,

⁶⁸ <https://www.interiorhealth.ca/AboutUs/QuickFacts/PopulationLocalAreaProfiles/Documents/Central%20Okanagan%20LHA.pdf>

⁶⁹ https://engage.gov.bc.ca/app/uploads/sites/242/2018/07/WWH_Report-PovertyReductionStrategy_FINAL.pdf

women, queer, non-binary, and transgender people. People in these groups are also more likely to experience difficulties finding employment, housing and accessing the services they need.”

Throughout the province, “people of all backgrounds consistently identified the same challenges and the same solutions for breaking the cycle of poverty. These included the need for more affordable rental housing, increased supports for children and families, and greater income supports.”⁷⁰

Throughout the province, “people talked about the need for better access to treatment for mental illness and addictions, more affordable access to healthy food, and improved supplemental health supports. They spoke about wanting the opportunity to access affordable education and training and better jobs, and the need for transportation to help them get there. Above all, they talked about wanting to be treated with dignity and respect.”⁷¹

Child Care Health Report 2018:⁷²

Interior Health explored some key findings in this Report, which include:

The need to ensure that services are provided in a manner that is “available, accessible and acceptable to all children”⁷³

The need to increase collaboration with partner organizations, as well as increase focus on program evaluation as a way of strengthening healthy childhood development programs

The need to implement a surveillance system to measure and periodically report key childhood indicators across the age continuum

Ensuring equal access to care and reduces barriers for the most vulnerable groups

“It is recognized that interventions in childhood are particularly influential as this is the time of tremendous physical, neurological and emotional growth. Evidence shows that interventions made in the earliest stages of life, prenatal and in early childhood, provide the greatest returns. By recognizing the power of investing in children, we can make a positive difference in future health and success of individuals.”⁷⁴

“Economically, children in IH are more vulnerable than the provincial average; a higher proportion of young children are in low income families (20.3 % vs 18.5%) and a higher proportion of children access food banks (4.6% vs 3.8%). Economic stress is one of the most significant negative factors in healthy childhood development.”⁷⁵

“Youth in IH are more likely than the provincial average to report the presence of a caring adult in their lives and regular engagement in vigorous physical activity. IH youth are equally likely to report good/excellent mental health but are slightly less likely to report a healthy weight compared to their provincial counterparts.”⁷⁶

Indigenous Poverty Reduction Consultation – A Summary Report, 2018:⁷⁷

The BC Association of Aboriginal Friendship Centres feedback received during this consultation process, includes:

⁷⁰ https://engage.gov.bc.ca/app/uploads/sites/242/2018/07/WWH_Report-PovertyReductionStrategy_FINAL.pdf

⁷¹ https://engage.gov.bc.ca/app/uploads/sites/242/2018/07/WWH_Report-PovertyReductionStrategy_FINAL.pdf

⁷² <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

⁷³ <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

⁷⁴ <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

⁷⁵ <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

⁷⁶ <https://www.interiorhealth.ca/AboutUs/Leadership/MHO/Documents/Child%20Health%20Report.pdf>

⁷⁷ https://bcaafc.com/wp-content/uploads/2019/05/BCA AFC_Poverty_Reduction_Consultation_2018.pdf

“The number one barrier overall was affordable, safe housing. There is simply not enough affordable housing to meet the need. In addition, where affordable housing exists, it tends to be located in unsafe neighbourhoods, and the units themselves are inadequate or in a state of disrepair, and in some cases, health hazards.”⁷⁸

There is a sense of frustration with differentiated social assistance rates and accessibility of service on and off reserve

There is a lack of shelter beds available

There is a rising cost of living

There is a need to better understand how to navigate services available

Transcript: Community Meeting on Poverty Reduction:

On January 2018, the Ministry of Social Development and Poverty Reduction hosted a Community Meeting on Poverty Reduction in Kelowna. The questions and themes arising from the answers are shared below.

1. What are the issues facing you and people living in poverty right now? ⁷⁹

Gaining life skills in areas including food, education, budget planning, etc.

Ensuring accessibility for people with disabilities

Social isolation being closely related to addiction, poverty, accessibility and transportation

Facing food insecurity

Housing costs being high and difficult to access for students, seniors, and people with disabilities

Not having a centralized location to access supports

Multi-generational trauma impacting families

Transportation being costly

Opioid overdose crisis

Need for meaningful reconciliation efforts

Stigma around poverty, addictions, and social supports

Accessing mental health services for youth

Accessing affordable child care

Need for affordable housing

Need increased accessible to health care in smaller cities and rural areas

2. What would address these issues and help you and others out of poverty? ⁸⁰

Subsidizing complementary healthcare (e.g. dentist, chiropractor, etc.)

Building more social housing

Increasing access to affordable child care

Finding alternative system for student loan payment

⁷⁸ https://bcaafc.com/wp-content/uploads/2019/05/BCAAFC_Poverty_Reduction_Consultation_2018.pdf

⁷⁹ <https://enqage.gov.bc.ca/app/uploads/sites/242/2018/03/Kelowna-Final-Jan-19-2018.pdf>

⁸⁰ <https://enqage.gov.bc.ca/app/uploads/sites/242/2018/03/Kelowna-Final-Jan-19-2018.pdf>

Increasing awareness around inter-generational trauma Indigenous people face
Tailoring Housing First approach to local needs and providing wrap-around supports
Address stigma towards people experiencing poverty
Strengthening welcoming communities where people support each other

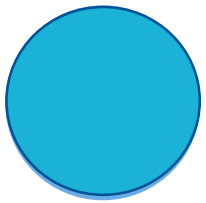


Community Wellness Analysis & Poverty in the Central Okanagan

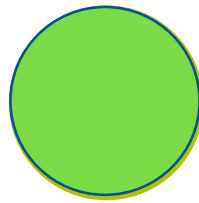
February 24, 2020



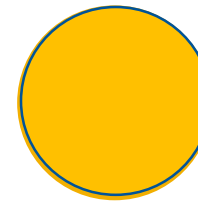
Purpose



Present the recently published **Central Okanagan Wellness Analysis**



Provide background on Central Okanagan Poverty Reduction Committee work towards the development of a regional poverty reduction strategy



Request endorsement of the collaborative regional partnership and application for UBCM funding to support the development of a regional strategy to address poverty

TogetherBC – BC's Poverty Reduction Strategy



Released in March 2019, Together BC is based on four **principles** that prioritize action areas that form the **core** of the strategy.

Focus is on lifting people up and out of poverty and creating an environment that allows people to learn, work, support their family and create the future they want for themselves and their kids.

Strategy targets are to **reduce** the overall **poverty** rate in **British Columbia** by at least 25%, and the child **poverty** rate by at least 50%, by 2024.

Union of BC Municipalities (UBCM) Grant - Poverty Reduction Planning & Action program is to support local governments in reducing poverty at the local level and to support the Province's poverty reduction strategy. The Province has provided \$5 million over three years and the program is administered by UBCM.



Central Okanagan Community Wellness Analysis

Regional Focus on Understanding Poverty

Since 2017, regional community partners have been building capacity to develop a regional poverty reduction and community wellness strategy

January 2020 marks the completion of Phase 1:
Central Okanagan Community
Wellness Analysis

Prepared by:

Urban Matters CCC
304- 1353 Ellis Street
Kelowna, BC, V1Y 1Z9
P: (250) 215-5193

January 2020

Central Okanagan Poverty Reduction Committee (COPRC)

Working together as a Region

2017-18

- COPRC formed with goal to develop regional strategy
- Regional focus provided opportunities to effectively and efficiently reduce poverty while reflecting how people live, work and move throughout the region
- Key Achievements/Actions
 - ⑩ Gathered insights from families with lived experiences of poverty
 - ⑩ Community education session on systems planning
 - ⑩ Developed work plan to guide the development of a regional poverty reduction strategy

2019-20

- With the United Way as the lead applicant, COPRC received grant funding to develop a poverty analysis for the Central Okanagan
- The Wellness Analysis (completed in early 2020) provides baseline data, insights and context around poverty in the region, while reflecting the uniqueness of each local community

Phase 1: Regional Approach Benefits

- Efficiencies in resources, engagement processes, planning & advocacy
- Alignment with existing and future strategies (regional and municipal)
 - Journey Home Strategy
 - Regional Child Care Action Plan
 - Regional Housing Needs Assessment
- Regionally address policies and structures impacting wellness for all
- Build capacity within and across the region for collaborative action
- Community-identified need: a regional approach to complex social issues

Communities In Focus



Analysis is first phase in the development of a Wellness Strategy

Central Okanagan Community Wellness Analysis Overview

Provides a snapshot in time and highlights the common threads around wellness and poverty in the Central Okanagan while recognizing there are unique differences between the communities.

Analysis aligns with TogetherBC's four Guiding Principles. Organizing the data in the Central Okanagan around these four principles offers a starting point to imagining a community rooted in wellness.

Supplements available data by illustrating system level challenges experienced by people who are accessing, or providing, services. Engagements were conducted to gather qualitative perspectives related to wellness experiences across the region.

Central Okanagan Community Wellness Analysis Objectives

Community Wellness Analysis builds an evidence base as a foundation to the development of a regional Wellness Strategy.

Provides overall context to various interrelated systems, including housing, income, employment, food security, transportation, and access to education

Defines affordability and other terms common within the community wellness and poverty reduction sphere

Provides as much comprehensive data as possible regarding the state of poverty in the Central Okanagan including trends and characteristics of wellness unique to each community

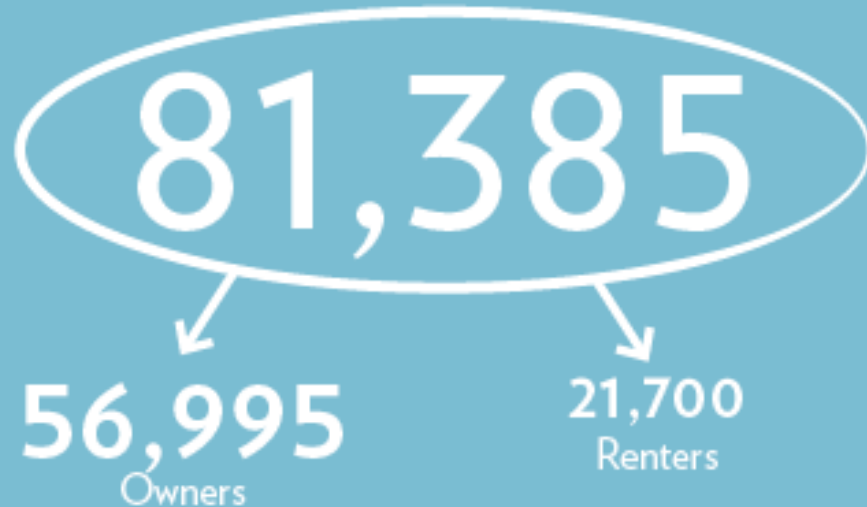
Teases out factors contributing to poverty (root causes)

Prioritizes areas for evidence-based action

Affordability

Establishing financial security starts with addressing affordability. Key indicators of affordability in the region include the cost of living, housing affordability and measures of core housing need, and overall income.

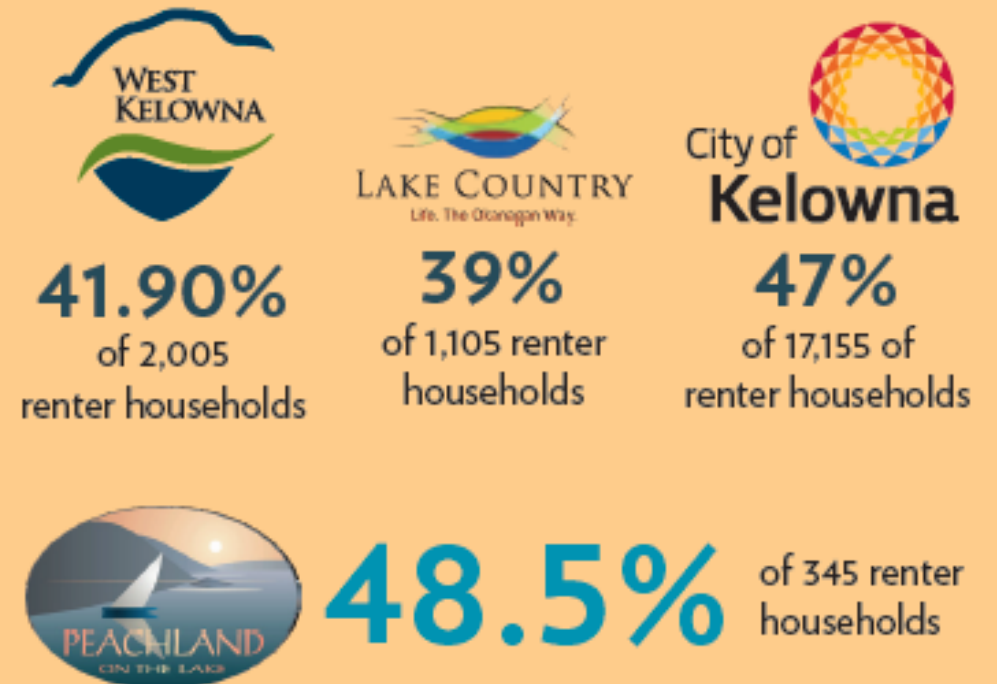
Total Households in Central Okanagan



Proportion of households in core housing need



Core Housing Need of Renters by Community

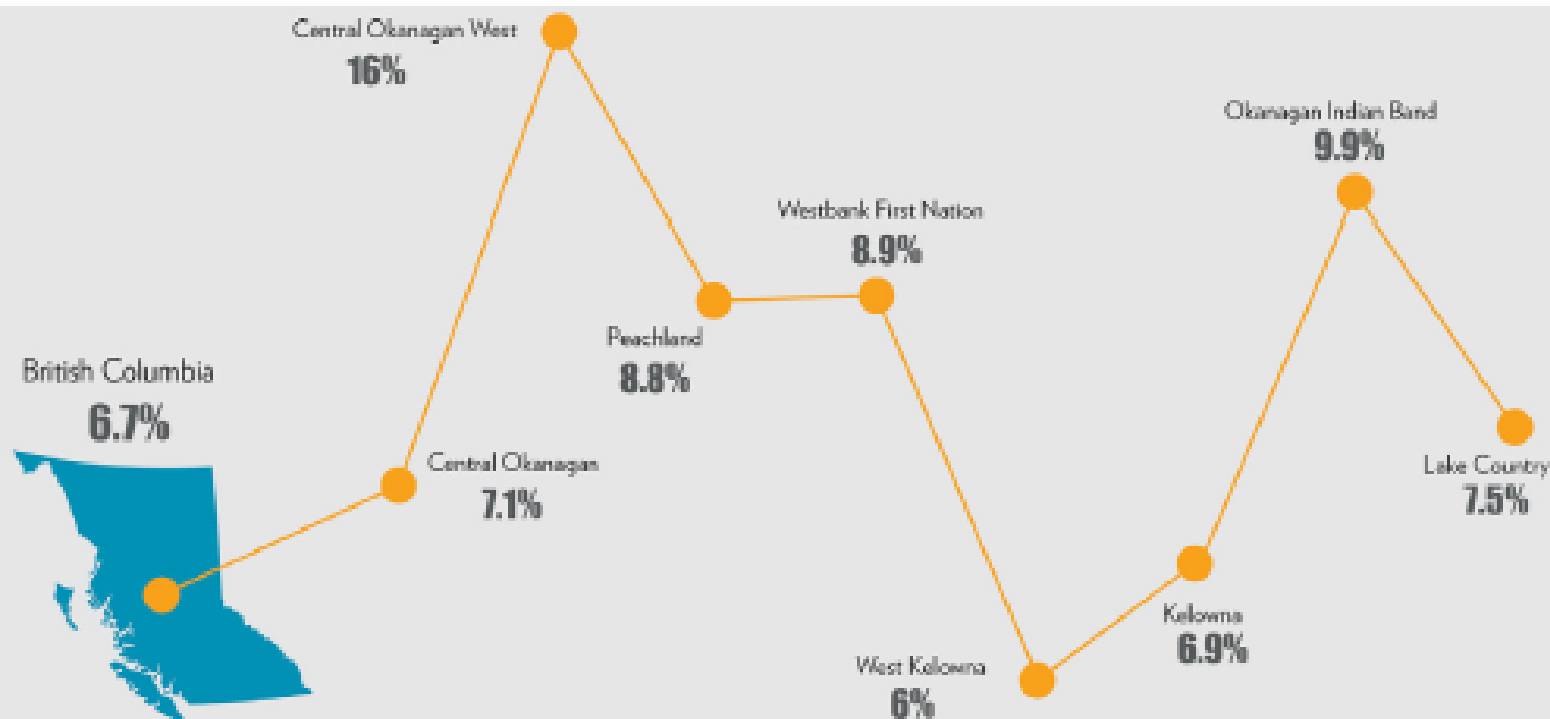


**Okanagan Indian Band and Westbank First Nation do not have available data

Availability and access to safe, secure, affordable housing most important indicators here. Housing is affordable when a household spends no more than 30% of their income toward housing.

Opportunity

Opportunity is critical to breaking the cycle of poverty. Indicators of opportunity include workforce participation, access to education and skills training, economic development measures, and fair wages and working conditions.



Average of 2,100 jobs in the region available monthly.
Highest availability in the sales and service occupations.

Central Okanagan

Tech Start-Up Hub that generates

**\$1.7
Billion**
annually in economic impact

Reconciliation

The Wellness Strategy can support an integrated, systems lens to wellness that reflects Indigenous world views and meaningfully embeds reconciliation.

Social Inclusion

Discrimination, isolation and lack of opportunity are considered the biggest barriers to people feeling included and supported in the Central Okanagan

“We don’t want your sympathy, just your empathy”

“We are brothers, sisters, sons and daughters”

“People in poverty are just like everybody else”

- Individuals with lived experience in poverty

8 Key Priority Areas Identified

Identified through the community engagement process, these key areas will help determine and inform action areas through the next phase – the Strategy Development

Upstream Focus

Community
Activation During
Strategy
Development

Regional Housing
and Homelessness

Isolation and
Inclusion

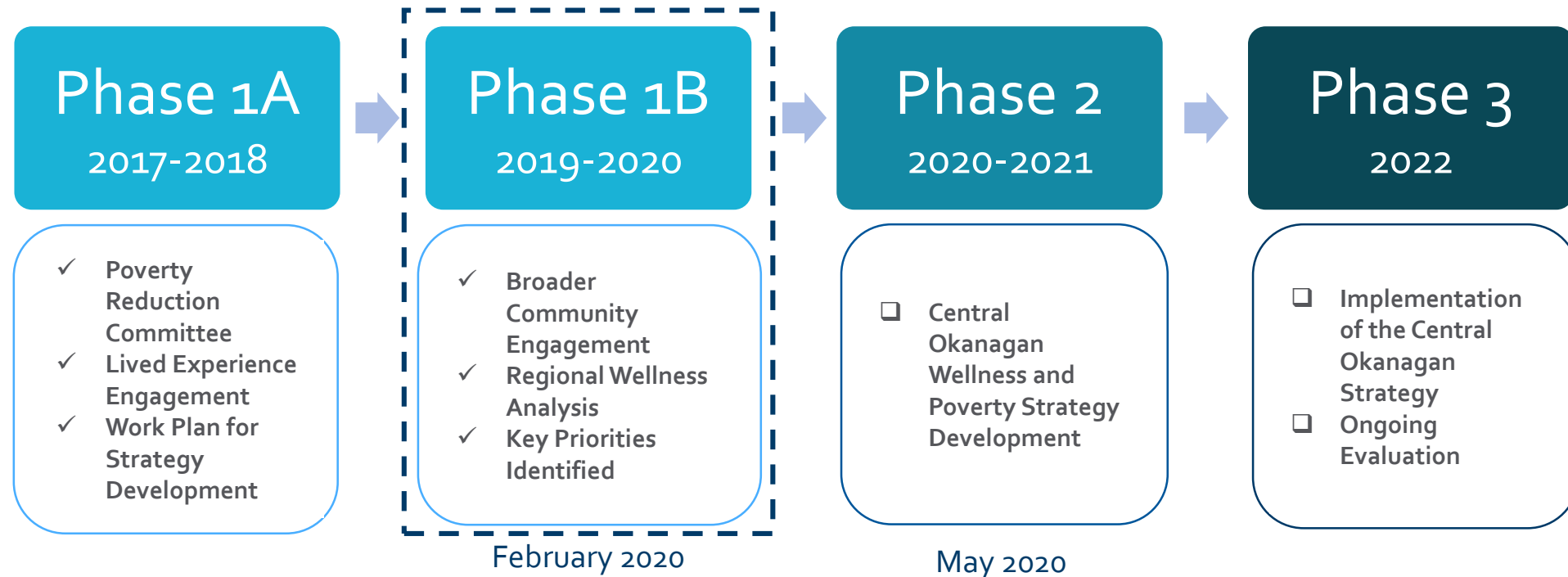
Transportation

Reconciliation

Youth Poverty and
Wellness

Child Development
and Care

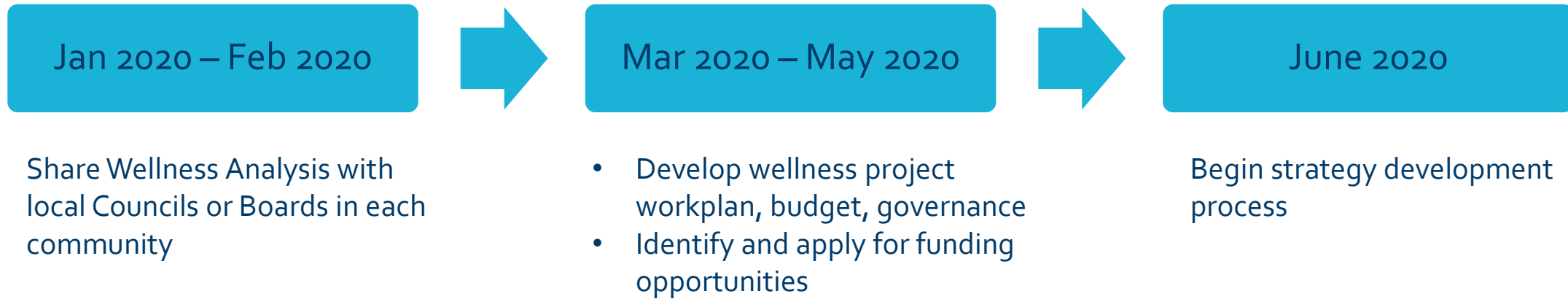
Overview Timeline: Central Okanagan Wellness and Poverty Strategy



Current stage

- 1) Developing a project work plan, budget and governance structure
- 2) Identifying funding opportunities for strategy development in May 2020

Phase 1: Next Steps



****Timeline accelerated due to Province of BC's \$5 million funding commitment following the release of *TogetherBC* (BC's poverty reduction strategy) to support municipalities in reducing poverty at the local level.**

Funding opportunities being pursued:

Union of BC Municipalities Poverty Reduction Planning and Action Grants
<ul style="list-style-type: none"> Up to \$150,000 for regional projects, deadline February 28, 2020 RDCO Lead Applicant

Vancouver Foundation Develop Grants
<ul style="list-style-type: none"> Up to \$20,000 on rolling applications - Spring 2020

Phase 2: Strategy Development Work Plan Overview

Phase 2 2020-2021

Planning: Structure & Resources

- Share Regional Wellness Analysis
- Development work plan, budget
- Pursue funding opportunities

Strategy Development Preparation

- Finalize project budget, work plan
- Advisory groups
- Hire Project Manager
- RFP for consultant
- Communications plan

**pending UBCM grant*

Community Engagement and Consultations

- Community Consultations (Lived Experience & youth)
- Key stakeholder interviews
- Online survey
- Community-wide forums
- Preliminary implementation planning

Draft Strategy Development

- Debrief sessions (Lived Experience, youth, advisory groups)
- Draft strategy developed
- Draft strategy feedback sessions

Final Strategy Development

- Final strategy, including evaluation and implementation plan
- Final strategy feedback (advisory groups)
- Implementation planning sessions
- Presentation of strategy to key stakeholders

Implementation Next Steps

- As determined by Implementation Plan (could include sourcing funding opportunities, pilot programs)

Overall Project Timeline: January 2020 – October 2021



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: February 24, 2020
File: 0000-00-00
To: City Manager
From: Community Safety Director, Human Resources and Community Safety
Subject: Community Inclusion Team: Update & Samuel Place (McIntosh) Strategy

Recommendation:

THAT Council receive for information the staff report dated February 24, 2020 regarding the Community Inclusion Team designed to create the conditions necessary to ensure the successful introduction of supportive housing across the community;

AND THAT Council direct staff to continue to implement the plans outlined in the report and update Council on the progress.

Purpose:

To provide Council with information on, and an opportunity to provide input to, the ongoing implementation of the Community Inclusion Model focused on the successful integration of supportive housing, particularly Samuel Place (McIntosh) in March 2020.

Background:

On June 25, 2018 Council endorsed the Journey Home Strategy which included detailed implementation and funding plans for addressing homelessness in our community. A key component of the Strategy is the development of 300 units of supportive housing for those living without homes. Since the Strategy was endorsed, 86 units of supportive housing have opened and another 151 units are in varied stages with Samuel Place (McIntosh) opening late-March 2020, Stephen Village (Agassiz) opening summer 2020, and McCurdy opening spring 2021.

The City and the primary project partners of BC Housing, Interior Health, Central Okanagan Journey Home Society (COJHS) inclusive of the Lived Experience Circle on Homelessness (LECoH) and site operators, specifically the John Howard Society of the Okanagan and Kootenay (JHSOK) and Canadian Mental Health Association (CMHA) have always taken a cooperative approach to address supportive housing needs. In summer 2019, the opportunity and value for a more formalized, structured and coordinated approach to this work was recognized, resulting in City Council's endorsement of the Community Integration Model on July 29, 2019.

Subsequently renamed the “Community *Inclusion* Model” (“Model”), it is designed to better align resources to create the conditions necessary for a more seamless inclusion of supportive housing into neighbourhoods. In particular, the Model seeks to:

- Enable and ensure a coordinated and strategic approach among partnering agencies;
- Enhance community engagement, accessibility and transparency;
- Ensure an intentional approach to assess, remediate and respond to community safety issues.

The Model is comprised of two substantial components:

- A formalized committee (“Team”) of senior representatives from the partnering organizations, working toward a deliberate and coordinated approach when introducing housing with supports; and
- Implementation of a methodical five-step process comprised of assessment, planning, mobilization, engagement and evaluation.

Since Council endorsement of the Model, the City constituted the “Community Inclusion Team” with terms of reference developed and approved. Chaired by the Community Safety Director, the City is also represented by managers of Social Development and Community Communications. Commencing January, meeting frequency ranges from a bi-weekly to monthly to align with upcoming housing with supports timelines and preparation for advance planning and evaluation. To date, two sub-committees have formed:

- *Community Safety*. Comprised, primarily, of RCMP and Bylaw Services with liaison to Fire Services, this sub-committee employs Crime Prevention Through Environmental Design (CPTED) at the site and neighbourhood (500m radius) and enacts a responsive security plan pre and post opening of a site.
- *Communications & Public Engagement*. Comprised of communications representatives from the partnering agencies and the City’s Strong Neighbourhoods Branch, this sub-committee is mandated to research, develop and implement communications and engagement strategies. The group is employing a generalized communications strategy respecting supportive housing, along with specific, tactical approaches tailored for each new site.

Work Completed and Underway:

The **Communications & Public Engagement Sub-Committee** has completed research to uncover best practices and lessons learned from other areas and jurisdictions.

Looking ahead to the next few projects, there is an opportunity to implement key elements of the Model, including coordinating with partner agencies, identifying agencies roles and responsibilities related to communications and community outreach, enhancing community engagement, and ensuring an intentional and responsive approach to addressing community concerns related to safety.

The **Community Safety Sub-Committee** is midstream in its application of an abridged Model for the Fuller Bridge-Housing Project. Given the short-term nature of this operation, a CPTED audit was conducted, several modifications were implemented at the site and in the surrounding area to reduce

the opportunity for crime, and a plan was implemented to ensure appropriate monitoring and enforcement since the site's opening.

Next Steps:

Create broader community awareness

There continues to be a gap in awareness and empathy related to the pathways that lead to living without a home, what a housing first model means and what housing with supports offers to address individual needs.

In anticipation of the opening of Samuel Place and Stephen Village, there will be several opportunities for the City to share information with the broader community about the continued need for housing in Kelowna through all partners. In the six weeks leading to the opening of the first homes, the following public awareness activities are expected to take place in partnership with the Journey Home Society and other partners:

- Working with partners, a collaborative campaign is being built that will help create more awareness around the work being done in Kelowna to support those living without homes and increase understanding in the community. Work is underway to secure funding for the campaign through grants in addition to cash and in-kind support from partners. Elements of the campaign will start to go into market later this spring.
- Rutland Resident Association Community Meeting with the Community Safety Director.
- Interior Health to launch [Toward the Heart](#), an [anti-stigma campaign](#) this spring to help reduce the stigma faced by people who use drugs. A [new site](#) has also been launched to share stories and information about several health and wellness topics including the programs and supports offered by [Interior Health](#).

Define the Community Inclusion Model for New Housing Initiatives

Based on best practices, the Community Inclusion Model will support project-specific communication and engagement through a standardized approach and appropriate implementation by lead agency.

This will help build understanding of the complexity of housing-related issues and provide for continued community input into the current and future-oriented work that is planned or underway. It will also build tools and capacity for meaningful and respectful engagement on specific *Housing with Supports* projects.

The partners will also initiate project-specific engagement early in the planning process and will work to incorporate engagement design standards based on the stage and timelines of the project. These proposed standards to include the following:

- Outline and define roles and responsibilities for each partner
- Coordinated communications primarily through Journey Home Society and responsible agencies
- Pre-announcement activities with Community Inclusion Team, e.g. information sharing and media protocols

- Development Permit Application public notification process (radius of properties notified, online and print advertising when required and targeted stakeholder update)
- Development Permit Approvals kick-off the formalization of Community Advisory Committee in advance

Journey Home Society, together with the responsible agency and operator, outline activities leading up to opening and first six months of operations:

- Monitor activities with partners to evaluate standards for notification;
- Bolster neighbourhood connection (e.g. CAC guidelines, reduce barriers for participation and improve access to information and establish neighbourhood building opportunities through Strong Neighbourhoods);
- Identify areas for community input for each project related to form and character, community connection/community building capacity and safety audit;
- Follow a standard checklist and closing the loop on how input was used; and
- Coordinate in advance subject experts and practitioners for active engagement activities as required, e.g. professional facilitation of CAC activities

With the development of the Community Inclusion Model, an opportunity to test this approach will occur through neighbourhood dialogues with the North End planned for February 25. The North-End Downtown, an area that has experienced change with the addition of temporary overnight outdoor sites, temporary bridge housing and a winter sheltering program, was identified as a key area to help further inform and shape the community inclusion model and approach.

The format is small group dialogues that will include information sharing, short presentations and collaborative discussion about ways to build an inclusive community where everyone has a safe and healthy place to live. Summary of results will be shared with the Community Inclusion Team partners so that the Model can undergo further refinement and follow up.

Prepare for Samuel Place and Stephen Village Openings - Specific activities for Samuel Place and Stephen Village will be introduced through standard practices of community outreach led by BC Housing and the operator, John Howard Society. Ongoing one-on-one outreach by John Howard Society and BC Housing has been occurring and they will continue the appropriate community outreach to support successful transition into the neighbourhood as these projects open.

Outreach includes:

- Media tour of the new site pre-opening;
- Opportunity for Mayor and Council to tour the site;
- Neighbourhood and stakeholder outreach to let them know the site is opening, how to connect with the operator and opportunity to tour the site;
- Community Advisory Committee's (CAC) call for participation; and
- Establishment of a professionally facilitated CAC during start-up.

The purpose of the operator's CAC is to provide a cross-section of the community with a mechanism to:

- Build and maintain positive relationships amongst the community, the building operators and the program partners;
- Facilitate information sharing and dialogue;
- Identify and resolve any issues, opportunities and concerns related to building operations;
- Support the success of the housing with supports building in the neighbourhood; and
- Identify community building opportunities through the established Strong Neighbourhoods Program.

Community Safety Sub-Committee - A comprehensive Crime Prevention Through Environmental Design Audit was completed early-February for Samuel Place the surrounding (500m) McIntosh area. This included consideration of the neighbourhood composition including assets (i.e., 37 volunteers and Community Policing Coordinator at Rutland Community Policing Office), crime and bylaw service data analysis and benchmarking, as well as physical on-site review of the area and engagement of known stakeholders locally. As a result, 19 recommendations emerged including the need for improved lighting, fencing, wayfinding signage and beautification in identified locations. The recommendations have been assessed and prioritized and while not all are immediately viable, the majority will be implemented in the coming weeks.

Further, a plan is being finalized to ensure an appropriate level of proactive presence among private security / bylaw / police along with responsive intervention, as matters arise. Central to this plan is the establishment of a Community Safety Department Liaison who will communicate regularly with the Samuel Place Operator and the security / enforcement agencies to identify and address issues early, to vigilantly monitor police and bylaw calls for service, and to responsively adapt as required.

Prepared by: D. Caul, Community Safety Director / K. O'Rourke, Community Communications Manager

Approved for inclusion: S. Leatherdale, Divisional Director, Human Resources and Community Safety
C. Weaden, Divisional Director, Corporate Strategic Services

Attachments: n/a

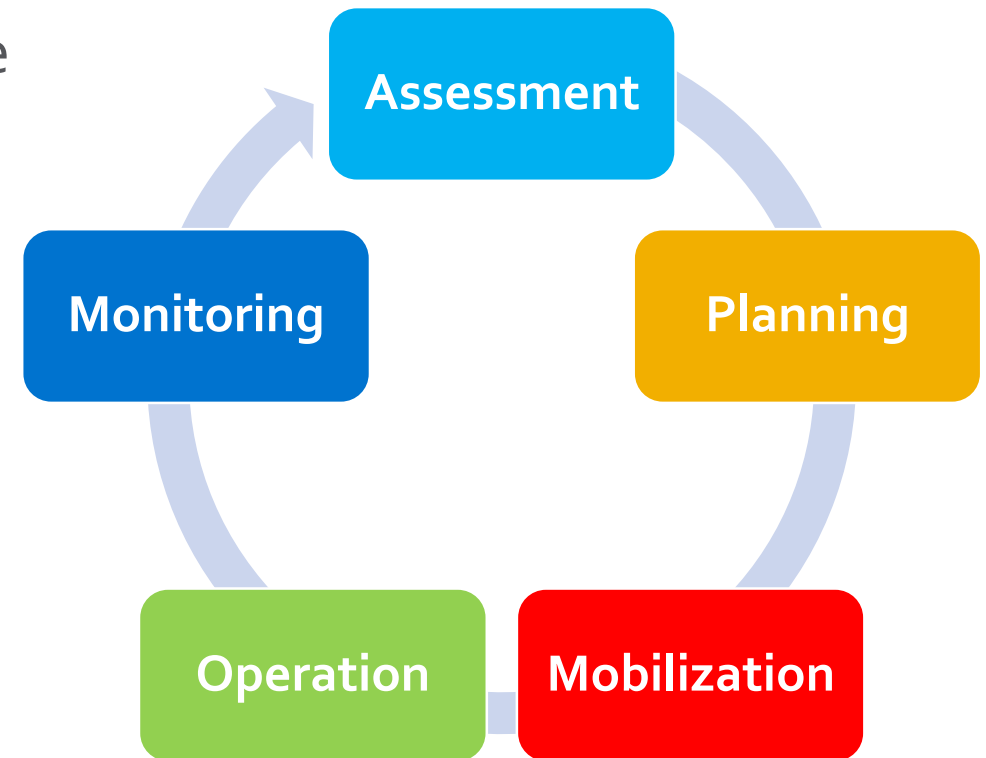


Community Inclusion Team : Update

Coordinated Approach to Planning for the Integration of Supportive Housing to Local Neighbourhoods

Community Inclusion Team: Update

- ▶ City convened and established Team
- ▶ Mandate further defined / Terms of Reference formalized
- ▶ Two Sub-Committees formed
 - ▶ Community Safety
 - ▶ Communications & Public Engagement
- ▶ Community Safety: abridged model implemented for Fuller Bridge Housing



Communications & Public Engagement

- ▶ Convened the partners – Journey Home Society, BC Housing, Interior Health, Operators, Strong Neighbourhoods
- ▶ Three common goals

1.

Address knowledge gaps and increase understanding

2.

Create a communications and public engagement approach for future projects

3.

Identify specific tactics for Samuel Place and Stephen Village

Addressing awareness and information gaps

- ▶ Journey Home collaborative campaign
 - ▶ Create awareness and empathy around the social issues facing Kelowna
 - ▶ Supports and enhances individual organizations' campaigns
 - ▶ Campaign will roll out in phases as funding is secured
 - ▶ Includes media outreach, content development and digital campaign
- ▶ Interior Health anti-stigma campaign and has launched a new storytelling site
- ▶ Resident Association meetings focused on community safety

Creating a framework for future projects

- ▶ Best practices and cross-jurisdictional research completed
- ▶ Defining roles and responsibilities for each partner
- ▶ Standards emerging for engagement:
 - ▶ Pre-announcement activities with partners
 - ▶ Development Permit Application public notification process
 - ▶ Lead up to opening and first six months of operations
 - ▶ Community Advisory Committees

Community Advisory Committees

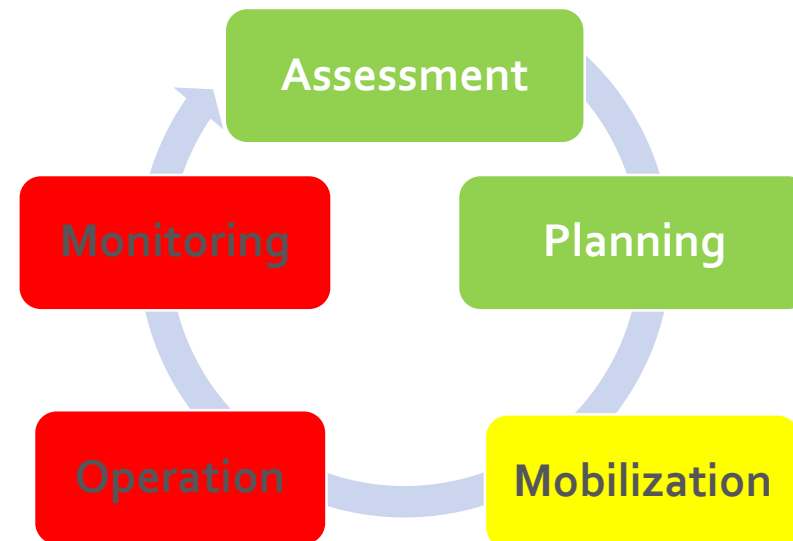
- ▶ Build positive relationships amongst the community, the building operators and the program partners
- ▶ Facilitate information sharing and dialogue
- ▶ Identify and resolve any issues, opportunities and concerns related to building operations
- ▶ Support the success of the housing with supports building in the neighbourhood
- ▶ Identify community building opportunities through the established Strong Neighbourhoods Program

Samuel Place and Stephen Village

- ▶ Led by BC Housing and John Howard Society
- ▶ Engagement and information sharing with neighbourhoods
 - ▶ Establish the Community Advisory Committee
 - ▶ Neighbourhood outreach by John Howard Society and BC Housing
 - ▶ Tours of the facility

Samuel Place: Community Safety

- ▶ Crime Prevention Through Environmental Design (Audit) complete
- ▶ 19 Recommendations: assessed and prioritized with viable improvements underway
- ▶ Community Safety Department Liaison established for Operator
- ▶ Rutland Residence Association presentation (March 11)
- ▶ Fire Services working with operator
- ▶ Proactive “security” plan determined for enhanced and responsive enforcement, as needed
 - ▶ Benchmark data established





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: February 24, 2020
To: Council
From: City Manager
Subject: Purchase of the DeMontreuil Water System
Department: Infrastructure Engineering

Recommendation:

THAT Council receives, for information, the report from the Infrastructure Engineering Department dated February 24, 2020, with respect to the Conversion of the DeMontreuil Water System;

AND THAT Council approves the City entering into the Utility System Transfer Agreement with the owner of the DeMontreuil Water System located in the Hall Road area of Kelowna, BC dated February 5, 2020;

AND THAT Council authorizes the Mayor and City Clerk to execute the agreement.

Purpose:

To obtain Council authorization to execute an agreement reached with the owner of the DeMontreuil Water System to convert all assets and liabilities over to the City of Kelowna.

Background:

The City of Kelowna is in the final stages of the construction of a domestic water supply system to all users in South East Kelowna. Once completed later this year, all domestic services currently in the legal boundary of the old South East Kelowna Irrigation District (SEKID) water system will have a service connection to their house or business.

Prior to commencement of the construction project, it was understood that the DeMontreuil Water system was not part of the SEKID service area defined by the SEKID Boundary. However, after receipt of the boundary mapping from the Province described through the SEKID Letters Patent, it was found that the properties supplied by the De Montreuil system were, in fact, within the project boundary.

The owner of the privately-owned water system was contacted by City staff. Following discussions with both the owner and Interior Health, it was determined that the best path forward was to develop an agreement (attached) to transfer all assets, lands, legal plans and other administrative items to the City of Kelowna. The 19 landowners were then advised of the imminent sale of the water system and the

City's plans to convert the water supply to the City water system. Throughout the process, the Ministry of Health Water System Comptroller and staff at the Interior Health Authority assisted with advice regarding the regulatory requirements.

The agreement has a date for completion of the transfer of the Assets to the City to be February 28, 2020. This date was requested by staff as it aligns with a key construction milestone as part of the Water Integration Project. In March 2020, a new water mainline will be constructed along Hall Road; complete with service connections and residential hydrant coverage to all users within the DeMontreuil system boundary.

The agreement sets the conditions of sale, transfer and assignment of the Assets; as well as some obligations before completion. The key obligations are that the Owner will be responsible for the decommissioning and removal of the existing supply well after completion of the City water connection work, and that reserve funds held by the Comptroller of Water Rights be issued to the City and returned to the Owner once conditions in the agreement are met.

Internal Circulation:

City Clerk
Community Communications Manager
Infrastructure Delivery Department Manager
Infrastructure Engineering Manager
Infrastructure Operations Department Manager
Legislative Coordinator
Project Manager - Water Integration Project

Considerations not applicable to this report:

Alternate Recommendation
Communications Comments
Existing Policy
Financial/Budgetary Considerations
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements
Personnel Implication

Submitted by:

Rod MacLean, P.Eng., Utility Planning Manager

Approved for inclusion:

A square box containing a handwritten signature, likely of A. Newcombe.

A. Newcombe, Divisional Director, Infrastructure

Attachment 1 - agr-water utility transfer - signed by De Montreuil

Attachment 2 - DeMontreuil Agreement Presentation

cc: Deputy City Manager
Divisional Director, Corporate Strategic Services

Divisional Director, Financial Services
Divisional Director, Infrastructure
City Clerk
Community Communications Manager
Infrastructure Delivery Department Manager
Infrastructure Engineering Manager
Infrastructure Operations Department Manager
Legislative Coordinator Confidential
Senior Project Manager - Water Integration Project

UTILITY SYSTEM TRANSFER AGREEMENT

THIS AGREEMENT dated for reference February 5th, 2020, is

BETWEEN:

CITY OF KELOWNA

Address for Delivery: 1435 Water Street Kelowna BC V1Y 1J4

Contact Person: Rod MacLean

Email Address: RMacLean@kelowna.ca

(the "**City**")

AND:

DEMONTREUIL WATERWORKS INC. (Inc. No. BC0658165)

Address for Delivery: 2 – 824 North Road, Gibsons BC V0N 1V9

Contact Person: Mrs. Andree De Montreuil

Email Address: ademontreuil98@gmail.com

(the "**Operator**")

GIVEN THAT:

- A. The Operator owns and operates a domestic water supply system, including a well (Provincial Well Tag Number: 24382, Well Identification Plate Number: 10022) that supplies the system (the "**Well**"), located within the boundary described in the Letters Patent of the South East Kelowna Irrigation District (the "**District**"), as shown generally on drawing No. A-3156-1, by Interior Engineering Services Ltd., dated September 1971, which attached hereto as Schedule A (the "**Utility System**");
- B. The Utility System currently services 19 properties in the District (the "**Properties**");
- C. The City is constructing a domestic water supply system which will service the District (the "**City System**")
- D. Once the City constructs the City System, the Properties will connect to the City System;
- E. The City wishes to acquire the Utility System from the Operator, and the Operator and the City wish to enter into this Agreement to provide for the transfer of the Utility System to the City.

THIS AGREEMENT IS EVIDENCE THAT in consideration of the promises exchanged below, and of the payment of \$1.00 by the City to the Operator (the receipt and sufficiency of which the Operator acknowledges), the Operator and the City covenant and agree as follows:

Sale & Transfer of Utility System

1. On the terms and conditions of this Agreement, the Operator shall sell, assign, transfer, cause to be transferred or assigned if not registered in the Operator's name, and set over to the City, and the City shall purchase from the Operator, all of the Operator's rights, title and interest in and to the following property and assets:
 - (a) all improvements, works, machinery and equipment in any way related to or associated with the Utility System, including as described in Schedule B;
 - (b) all rights of way, permits, licenses and other interests and agreements held by or to which the Operator is a party and under which portions of the Utility System are permitted to be located or operated or as are otherwise necessary for the operation of the Utility System, including as listed in Schedule C;
 - (c) all funds held in the reserve funds, if any, established by the Operator on the order of the Comptroller of Water Rights (the "**Comptroller**") with respect to the Utility System and listed in Schedule E (the "**Reserve Funds**"); and
 - (d) any property of any kind whatsoever, real or personal, wheresoever located, pertaining to or in any way related to or associated with the Utility System that is identified for acquisition by the City pursuant to the terms of this Agreement;

but specifically excluding the assets, property, and interests listed in Schedule F (the "**Excluded Assets and Interests**") and, additionally, any further assets, interests, and property that City indicates to the Owner, prior to the Completion Date, will be excluded from its purchase of the Utility System.

In this Agreement, the term "**Assets**" refers to the assets and property to be transferred as identified under this section, excluding, for clarity, the Excluded Assets and Interests.

Purchase Price

2. On the Completion Date (as hereinafter defined), the City shall pay \$1.00 (the "**Purchase Price**") to the Operator as consideration for the sale, transfer and assignment of the Assets.

Operator Obligations Before Completion

3. From and after the execution of this Agreement until the Completion Date, the Operator covenants to:
 - (a) take all reasonable care to protect and safeguard the Assets and operate and otherwise deal with the Assets as a careful and prudent owner and operator would do and in such a manner that the Operator's representations and warranties under this Agreement remain true and correct;
 - (b) maintain in full force and effect insurance coverage in respect of the Assets against such risk and to such limits as are in accordance with prudent business practice and suitable to the Assets and the Utility System;
 - (c) not sell, transfer, dispose of, or mortgage, pledge, charge, subject to lien, grant a security interest in or otherwise encumber, the Utility System or the Assets in whole or in part;
 - (d) use and expend monies held in any of the Reserve Funds in the normal operation of the Utility System and only for the purposes which the applicable Reserve Fund is established and in accordance with any trusts upon which such monies are held and to provide notice to the City of any such expenditure as soon as possible;
 - (e) use all reasonable best efforts to obtain any third-party consent or approval necessary for the transfer and assignment to of the Assets to the City;
 - (f) after this Agreement is executed but prior to the Completion Date, permit the City, its employees, agents and contractors, to have access during normal business hours to the Utility System and the Assets and to all plans, drawings, specifications, operating manuals, books, accounts, data, records and other documents and material pertaining to the Utility System or the Assets and the operation, maintenance and repair thereof; and
 - (g) permit the City, its employees, agents and contractors to make inspections, surveys, tests and studies of the Assets.
4. Within 21 days following the date of execution of this Agreement, and from time to time following notice from the City, the Operator shall deliver to the City copies, in electronic format where available, of all plans, drawings, specifications, operating manuals, books, accounts, data, records and other documents and material pertaining to the Utility System or the Assets.

Timing of Transfer

5. The date for completion of the transfer of the Assets to the City shall be February 28, 2020 (the "**Completion Date**"), unless changed by the City pursuant to this Agreement.
6. The City, in its sole discretion, can extend the Completion Date at any time upon written notice to the Operator and on multiple occasions, provided, however, that the City cannot extend the Completion Date beyond the date that is 120 days from March 30, 2020 (the "Outside Completion Date").
7. The City, in its sole discretion and at any time upon 14 days written notice to the Operator, may change the Completion Date to a date prior to the Completion Date set in section 5.

Decommissioning and Removal of Well

8. After the Completion Date but before the date that is 120 days after the Completion Date, the Operator will, at its sole expense:
 - (a) decommission the Well,
 - (b) as instructed by the City, remove the Well and related appurtenances, equipment, and fixtures, including the pumphouse, from the land on which they are located, leaving such land in good condition (the "**Well Removal**")

in accordance with any applicable laws and regulations and to the satisfaction of the City, acting reasonably.

Upon request, the City can assist in the administration of the decommissioning of the Well and Well Removal.

Free and Clear Transfer

9. On the Completion Date, the Operator shall transfer, convey, assign and set over to the City all of the Operator's rights, title and interest in and to the Assets, free and clear of all liens, claims, charges and encumbrances.

Closing Documents

10. On or before the Completion Date:
 - (a) the Operator shall, as directed by the City, deliver to the City or the solicitors for the City, the following documents, each executed by the Operator and, where applicable, in a form registrable in the land title office:

- (i) an assignment or assignments registrable in the land title office with respect to any Assets that are interests in land registered in the land title office (the “**LTO Assignments**”);
 - (ii) a general conveyance, assignment and transfer of all Assets;
 - (iii) certified copies of resolutions of the shareholders and directors of the Operator authorizing the execution, delivery and implementation of this Agreement and of all documents to be delivered by the Operator under this Agreement;
 - (iv) a certificate of the president of the Operator certifying that all of the Operator’s representations and warranties in this Agreement are true as at the Completion Date; and
 - (v) such further deeds, acts, things, bills of sale, transfers, assignments, certificates and assurances as may be requisite in the reasonable opinion of the City’ solicitor for more perfectly and absolutely assigning, transferring, conveying and assuring to and vesting in the City, good and marketable title to the Assets, free and clear of all liens, claims, charges and encumbrances, immediately registerable in all places where registration of such instruments is required; and
- (b) The Operator shall deliver to the City all manuals, records, accounts and other documents pertaining to the Utility System.

The City shall cause its solicitors to prepare the above documents, which shall be in such form as may be determined by the City and its solicitor.

Completion

11. On the Completion Date, after receipt of all of the documents and things to be delivered by the Operator to the City on the Completion Date pursuant to this Agreement, the City shall cause all LTO Assignments to be submitted for registration in the Land Title Office and upon receipt of a satisfactory post application land title office title search indicating such that in the normal course the City shall be registered owner of all of the interests identified in the LTO Assignments, the City shall deliver a cheque to the Operator in an amount equal to the Purchase Price, as adjusted pursuant to the terms of this Agreement.

Possession and Risk

12. On the Completion Date, the City shall be entitled to possession of all of the Assets. The Assets are at the Operator's risk until application is made to register the LTO Assignments in the Land Title Office on the Completion Date and thereafter are at the risk of the City.

Fees and Taxes

13. The City will pay, as and when due and payable:
- (a) any Land Title Office fees in connection with the registration, filing or deposit with the LTO of any document or plan to be deposited, filed or registered pursuant to this Agreement;
 - (b) any provincial sales tax payable in respect of the City's acquisition of the Assets; and
 - (c) any GST payable in respect of the City's acquisition of the Assets.
14. The City shall be responsible for its own legal fees and disbursements incurred in respect of this Agreement.

Reserve Funds

15. The parties acknowledge and agree that:
- (a) the Comptroller will, after the transfer of the Assets has completed in accordance with this Agreement, issue a letter to the bank currently holding the Reserve Funds authorizing the bank to transfer such Reserve Funds to the City; and
 - (b) the parties will cooperate with the Comptroller and perform any actions reasonably required to affect the transfer of the Reserve Funds to the City.
16. If, as a result of the City's due diligence investigation of the Assets, the City discovers a lien, charge, claim, or other interest that currently exists in relation to Utility System's Assets, the City may deduct the cost of discharging or settling such lien, charge, claim or other interest from the amount of the Reserve Funds it receives upon direction of the Comptroller and such deduction will occur before any payments are made to the Operator under this section.
17. The parties agree that before the date that is 30 days from the date on which both of the following have occurred:

- (a) the City has received the transfer of and is entitled to disburse the Reserve Funds; and
- (b) the Operator has provided the City with a written request for reimbursement of the legal fees and disbursements that it has incurred in respect of this Agreement (the "Operator's Legal Fees"), including invoices detailing the same

the City will reimburse the Operator for the Operator's Legal Fees up to the amount of the Reserve Funds it received upon direction of the Comptroller minus the amount deducted by the City under section 16 to settle a lien, charge, claim or other interest (the "**Actual Reserve Fund Amount**"). For clarity, the Operator will be responsible for the Operator's Legal Fees that exceed the Actual Reserve Fund Amount.

18. If:

- (a) the Operator's Legal Fees do not exceed the Actual Reserve Fund Amount, and
- (b) the Operator decommissions the Well and performs the Well Removal in accordance with the terms of this Agreement and provides evidence of such decommissioning and Well Removal to the City

the parties agree that before the date that is 30 days from the date on which both of the following have occurred:

- (c) the City has received the transfer of and is entitled to disburse the Reserve Funds; and
- (d) the Operator provides the City with a written request for reimbursement of the costs that it has incurred decommissioning the Well and performing the Well Removal (the "**Well Decommissioning and Removal Costs**"), including invoices detailing the same

the City will reimburse Operator for the Well Decommissioning and Removal Costs up to the amount remaining of the Actual Reserve Fund Amount. For clarity, the Operator will be responsible for the Well Decommissioning and Removal Costs that exceed the Actual Reserve Fund Amount.

19. If the Operator's Legal Fees and the Well Decommissioning and Removal Costs do not exceed the Actual Reserve Fund Amount, within 30 days of the City reimbursing the Operator for the Well Decommissioning and Removal Costs, the City will pay the amount remaining of the Actual Reserve Fund Amount to the Operator.

Representations and Warranties

20. The Operator represents and warrants to the City that the following are true, and shall be true on the Completion Date, acknowledging that the City is relying on the following representations and warranties in connection with its acquisition of the Assets, which representations and warranties shall survive the completion of the transaction under this Agreement:
- (a) the Operator is the legal and beneficial owner of, and has good and marketable title to, the Assets, free and clear of all liens, charges, security interests, encumbrances and claims of any kind;
 - (b) the Operator has operated the Utility System and the Assets in compliance with all applicable enactments and all orders, directives, rulings, decisions, requirements and approvals of any government authority having jurisdiction with respect to their operation, including under the *Water Sustainability Act*, *Utilities Commission Act*, *Environmental Management Act* or otherwise;
 - (c) the Operator is a corporation duly incorporated, validly existing and in good standing under the *Business Corporations Act*, has made all necessary filings required by that Act and has never been struck from the Registrar of Companies maintained by the office of Registrar of Companies for British Columbia;
 - (d) the Operator has the legal capacity, power and authority to own the Utility System and the Assets and to enter into this Agreement and perform all of its obligations under this Agreement;
 - (e) all necessary actions, steps and other proceedings have been taken to approve and authorize, validly and effectively, the entering into, and the execution, delivery and performance of this Agreement and the transfer of the Assets to the City;
 - (f) there is no action, suit, claim, litigation or proceeding pending or to the Operator's knowledge threatened against the Operator or in respect of the Utility System or the Assets before any court, arbitrator, arbitration panel or administrative tribunal or agency that might affect the Operator's ability to perform any of its obligations under this Agreement and no state of facts exist that could constitute the basis of any such action, suit, claim, litigation or proceeding;
 - (g) neither the Operator entering into this Agreement nor the performance by the Operator of the terms of this Agreement shall result in the breach of or constitute

a default under any term or provision of any instrument, mortgage, deed of trust, lease, document or agreement to which the Operator is bound or subject;

- (h) the Operator has complied with all Environmental Laws in its operation of the Utility System and the Assets, during the period that the Operator has owned the Utility System, the Operator has not caused or permitted any Contaminants to be introduced, and is not aware of any Contaminants having been introduced into, onto or under, or migrating to or from, any land comprised in the Utility System or the Assets, including the SRWs;
- (i) to the best of the Operator's knowledge, there is not now and has not been in the past any action, proceeding, investigation, prosecution or claim, pending or threatened under Environmental Laws in respect of, or related to the presence of Contaminants in, on or under any land comprised in the Assets, including the SRWs, whether relating to the presence of Contaminants in the soils or ground water or migrating thereto or therefrom or otherwise;
- (j) to the best of the Operator's knowledge, there are no reports, soil test reports, assessments, audits, studies, permits, licenses or records with respect to the lands comprised in the Assets, including the SRWs, concerning or relating to Contaminants or compliance with Environmental Laws, whether or not prepared for the Operator or any other person, including any predecessors in title or tenants;
- (k) to the best of the Operator's knowledge, there are no Contaminants in, on or under the lands included in the Assets or migrating or having migrated to or from the lands included in the Assets, including the SRWs;
- (l) there is no liability, contingent or otherwise, for any Governmental Charges in respect Utility System or the Assets;
- (m) the Operator is not a "non-resident" of Canada within the meaning of the *Income Tax Act* (Canada) and is not acting as agent, trustee or nominee for any person in connection with the transaction contemplated by this Agreement; and
- (n) there are no debts due or owing for any work, labour, service or materials provided to or performed on any land comprised in the Utility System or the Assets under which a lien or charge has arisen or could arise under the *Builders Lien Act* (British Columbia).

In this section,

“Contaminants” means

- (i) as defined in the *Environmental Management Act*, any biomedical waste, contamination, contaminant, effluent, pollution, recyclable material, refuse, hazardous or special waste or waste;
- (ii) matter of any kind which is or may be harmful to safety or health or to the environment; or
- (iii) matter of any kind the storage, manufacture, disposal, emission, discharge, treatment, generation, use, transport, release, remediation, mitigation or removal of which is now or is at any time required, prohibited, controlled, regulated or licensed under any Environmental Laws;

“Environmental Law” means any past, present or future, common law or principle, enactment, statute, regulation, order, bylaw or permit, and any requirement, standard or guideline of any federal, provincial or local government authority or agency having jurisdiction, relating to the environment, environmental protection, pollution or public or occupational safety or health; and

“Governmental Charges” includes all taxes, customs, duties, rates, levies, assessments, re-assessments and other charges, together with all penalties, interests and fines with respect thereto, payable to any federal, provincial, local or other government or governmental agency, authority, board, bureau or commission, domestic or foreign.

Operator Default

- 21. If on the Completion Date any of the representations or warranties made by the Operator under this Agreement are untrue, or the Operator is in default under any of the covenants and obligations to be observed or performed by the Operator under this Agreement, the City may elect not to complete the purchase of the Assets under this Agreement or to complete the purchase of the Assets under this Agreement, in either case without prejudice to any rights or remedies the City may have in respect of the Operator’s breach or default.

Conditions Precedent

- 22. The obligation of the City to complete the transaction provided for in this Agreement is subject to the satisfaction of the following conditions precedent being satisfied or waived

on or before the applicable date specified, each of which is for the exclusive benefit of the City and may be waived in whole or in part by the City in writing at any time on or before the applicable date specified:

- (a) On or before the Completion Date the City will be satisfied in its sole discretion with the results of any due diligence investigations it undertakes with respect to the Utility System and the Assets.
- (b) On the Completion Date, the representations and warranties of the Operator under this Agreement shall be true on the Completion Date in all material respects, with the same effect as though the representations and warranties had been made on the Completion Date.
- (c) On or before the Completion Date, the City shall have received all required consents of all government authorities and third parties necessary to permit any of the Assets to be transferred and assigned to the City pursuant to this Agreement.
- (d) On or before the Completion Date, the City shall have received all required consents of all government authorities and third parties necessary to permit the decommissioning of the Well and the Utility System.

The Operator shall execute and deliver to the City or to any governmental authority or other third party as directed by the City such consents, authorizations and directions as may be necessary to enable the City to conduct such due diligence investigations it chooses to undertake under paragraph (a) of this section and to enable the City to receive the consents referred to in paragraphs (c) and (d) of this section.

If any of the conditions precedent under this section is not satisfied or waived within the applicable time provided under this Agreement, this Agreement shall terminate and the parties shall have no further obligations to, nor rights against, each other in respect of this Agreement. In consideration of \$10.00 non-refundable paid by the City to the Operator and other good and valuable consideration, the receipt and sufficiency of which the Operator acknowledges, the Operator agrees to remain bound by the terms and conditions of this Agreement while it remains subject to the conditions precedent under this section.

- 23. If a Certificate of Public Convenience and Necessity has been issued for the Utility System by the Comptroller of Water Rights, the parties' obligations to complete the transfer of the Assets are subject to, and conditional upon, the satisfaction of the following condition precedents:

- (a) on or before the Completion Date , the Comptroller of Water Rights under the *Water Sustainability Act* shall have approved, pursuant to the *Water Utility Act* and s. 52(1) of the *Utilities Commission Act*, of the disposition of the Utility System under this Agreement on conditions, if any, acceptable to the City exercising its sole discretion; and
- (b) on or before the Completion Date, the Comptroller of Water Rights shall have permitted, pursuant to the *Water Utility Act* and s. 41 of the *Utilities Commission Act*, the discontinuance of the Utility System's operations on conditions, if any, acceptable to the City exercising its sole discretion.

The City will apply for the approval and permission required under subsections 22(a) and (b) above.

The conditions precedent created by this section may not be waived and if such condition is not satisfied on or before the date set out above, this Agreement shall terminate and the parties shall have no further obligations to, nor rights against, each other in respect of this Agreement.

Additional Assets, Interests and Property

- 24. If during the course of any due diligence investigations the City undertakes with respect to the Utility System and the Assets, the City determines it necessary or desirable to include in the acquisition under this Agreement additional assets, interests or property, of any kind whatsoever, real or personal (including contracts and intellectual property of any kind), wheresoever located, associated with or related to the Utility System that are not currently included as part of the Assets, the City may provide notice of that determination to the Operator identifying such additional property and assets and upon such notice such property and assets shall be included as "Assets" and the transfer and assignment to the City under this Agreement.

No City Assumption of Utility System Liabilities

- 25. For clarity:
 - (a) Except as provided for under paragraph (c) of this section, the City is acquiring the Assets only and does not assume in any way responsibility or liability for any liabilities, debts or other obligations of the Operator in any way relating to or associated with the Utility System or the Assets.
 - (b) Without limiting paragraph (a) of this section, the Operator will be solely responsible for any continuing obligations under any contracts or agreements not

included in the Assets and transferred and assigned to the City under this Agreement and for taking such steps as the Operator considers necessary or desirable to terminate such contracts and agreements.

- (c) From and after closing on the Completion Date, the City shall be responsible for performing all obligations arising after closing under the terms of any rights of way, easements, crossing agreements, contracts and agreements that are Assets transferred and assigned to the City under this Agreement.

Operator Indemnity of City

- 26. The Operator hereby indemnifies and saves harmless the City and its elected and appointed officials, officers, employees and agents from and against:
 - (a) any and all liabilities and debts, whether accrued, absolute, contingent or otherwise, existing at closing on the Completion Date;
 - (b) any and all losses, damage and deficiencies resulting from any misrepresentation, breach of warranty or non-fulfilment of any covenant on the part of the Operator under this Agreement or from any misrepresentation in or omission from any certificate or other instrument furnished or to be furnished to the City under this Agreement; and
 - (c) any and all claims, actions, suits, demands, proceedings, assessments, judgments, costs and legal and other expenses incident or related to any of the foregoing.

General Provisions

- 27. Further Assurances – The Operator shall promptly execute and deliver all such further documents, deeds and instruments, and do and perform such other acts, as the City may consider necessary or desirable to give full effect to the intent and meaning of this Agreement.
- 28. Operator Performance – The Operator shall perform its obligations, including under any covenants, under this Agreement at its own expense and without compensation or reimbursement from the City.
- 29. Notice – Any notice which may be or is required to be given under this Agreement will be in writing and be delivered to the applicable address set out above, or by email and sent to the City and the Operator at their respective email addresses set out on the first page or to such other address notice of which is given in accordance with this section. Any notice that is delivered or sent by email is to be considered given on the day it is delivered

or sent, except that if that day is not a business day, the notice is to be considered given on the next business day after it is sent.

30. No Effect on Powers – This Agreement does not, and nothing herein will:

- (a) affect or limit the discretion, rights, duties or powers of the City or the approving officer for the City under the common law or any statute, bylaw or other enactment;
- (b) affect or limit the common law or any statute, bylaw or other enactment applying to the Operator Lands; or
- (c) relieve the Operator from complying with any common law or any statute, regulation, bylaw or other enactment.

Without limiting the foregoing, the Operator acknowledges and agrees that where fulfillment of a condition precedent under this Agreement requires that the City' regional board adopt bylaws or pass resolutions, the adoption of such bylaws and passage of such resolutions is within the absolute and unfettered discretion of the board and the provisions of this Agreement will not in anyway obligate the board to adopt such bylaws or pass such resolutions or affect councils' discretion with respect thereto.

31. Time of Essence – Time is of essence of this Agreement.

32. Interpretation – In this Agreement:

- (a) all dollar amounts referred to in this Agreement are Canadian dollars;
- (b) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (d) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- (e) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (f) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;

- (g) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement and any Schedules to this Agreement form part of this Agreement;
- (h) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (i) "Business Day" means a day other than a Saturday, Sunday or statutory holiday in British Columbia.

33. Tender – Any tender of documents or money to be made upon a party may be made at that party's address set out in this Agreement or upon their solicitor.

34. No Other Agreements – This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other representations, warranties, promises and agreements regarding its subject.

35. Assignment – The Operator may not assign all or any part of this Agreement, or the benefit hereof, without the prior written consent of the City, which may be withheld arbitrarily and without reason.

36. Schedules – The following are Schedules to this Agreement and form an integral part of this Agreement:

- Schedule A** – Drawing No. A-3156-1,
- Schedule B** – Improvements, Works, Machinery and Equipment,
- Schedule C** – Rights of Way,
- Schedule D** – Form of Assignment for LTO Registered Interests,
- Schedule E** – Reserve Funds, and
- Schedule F** – Excluded Assets and Interests
- Schedule G** – Plan A10851

37. Modification – This Agreement may not be modified except by an instrument signed in writing by the parties, except that the Completion Date may be changed by their agreement through their respective solicitors upon instructions to their solicitors as evidenced promptly thereafter in writing by their solicitors.

38. Governing Law – This Agreement will be governed by and construed in accordance with the laws of British Columbia.

39. Non-Merger – None of the provisions of this Agreement will merge in the transfer of the Assets or any other documents delivered on the Completion Date and the provisions of this Agreement will survive the completion of the purchase and sale transaction under this Agreement.

40. Counterparts and Electronic Execution & Delivery - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

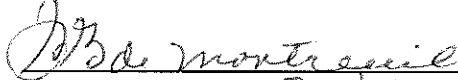
As evidence of their agreement to be bound by this Agreement, the City and the Operator have executed this Agreement below.

CITY OF KELOWNA by its authorized signatories:

Name:

Name:

DEMONTREUIL WATERWORKS INC. by its
authorized signatories:



Name: ANDREE B. de MONTREUIL

Name:

List of Schedules:

- Schedule A** – Drawing No. A-3156-1;
- Schedule B** – Improvements, Works, Machinery and Equipment;
- Schedule C** – Rights of Way;
- Schedule D** – Form of Assignment for LTO Registered Interests;
- Schedule E** – Reserve Funds; and
- Schedule F** – Excluded Assets and Interests
- Schedule G** – Plan A10851



Schedule B
Improvements, Works, Machinery and Equipment

The Operator will transfer to the City all of the following assets:

Description	Unit	Quantity
4" diameter watermain and fittings (between Well and Mariposa Ct.)	linear feet	260
4" diameter watermain and fittings (Mariposa Ct.)	linear feet	240
2" diameter watermain and fittings (Hall Road west of Mariposa Ct.)	linear feet	180
4" diameter watermain and fittings (Hall Road)	linear feet	270
2" diameter watermain and fittings (Hall Road)	linear feet	500
Miscellaneous Service Components	EA	19

The Assets are described in the table above are further shown on the following site drawing, which is attached to the Agreement as Schedule A:

Details	Date	Record Drawing No.	Consultant
Domestic Water System	September, 1971	092-01; A-3156-1	Interior Engineering Services

**Schedule C
Rights of Way**

The Operator shall transfer to the City the following interests:

Legal Description	Charge	Charge Number	Registration Date	Notes
Lot 19, Section 9, Township 26, ODYD Plan 24322	Statutory Right of Way	W21290	April 17, 1984	Over that area shown and labelled as "E" on Plan No. A10851 (attached to the Agreement as Schedule "G")
Lot 5, Section 9, Township 26, ODYD, Plan 24322	Statutory Right of Way	W41494	July 26, 1984	Over that area shown and labelled as "C" on Plan No. A10851

**Schedule D
Form of Assignment for LTO Registered Interests**

TERMS OF INSTRUMENT – PART 2

WHEREAS:

- A. The Transferor is the registered owner of the statutory rights of way described in section 3 of the *Land Title Act* Form C (collectively, the “Rights of Way”) to which this agreement is attached;
- B. The Transferor has agreed to transfer its rights and interest in the Rights of Way to the Transferee and is permitted to do so under each of the Rights of Way;
- C. Section 218 of the *Land Title Act* provides, *inter alia*, that a person may and shall be deemed always to have been able to create, by grant or otherwise an easement, without a dominant tenement, to be known as a “statutory right of way” for any purpose necessary for the operation and maintenance of the transferee’s undertaking;
- D. The transfer of the Rights of Way is necessary for the operation and maintenance of the Transferee’s undertaking.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

- 1. In consideration of the sum of \$10.00 and other good and valuable consideration paid by the Transferee to the Transferor (the receipt of which the Transferor acknowledges), the Transferor transfers the Rights of Way to the Transferee.
- 2. The Transferee accepts the transfer of the Rights of Way from this date forward.
- 3. These presents shall enure to the benefit of and be binding upon the parties hereto and upon their respective heirs, executors, administrators, successors and assigns.

As evidence of their agreement to be bound by the terms of this agreement, the parties have each executed and delivered this agreement under seal by executing the *Land Title Act* Form C to which this agreement is attached and which forms part of this agreement.

Schedule E Reserve Funds



BANK CONFIRMATION REQUEST From the Comptroller of Water Rights, Province of British Columbia

(to be completed by Bank Representative)

for

Demontreuil Waterworks Inc.

File: 0321220

The undersigned does hereby signify that on September 19, 2019 the following funds were held in a restricted savings/term deposit/safekeeping or G.I.C. account(s) for the above utility, in accordance with the Irrevocable Letter of Authority (L.L.A.) signed on the date shown below:

Fund Name	ILA Date	Acct Type	Acct No.	Total Amount
		DBFC	54-66 52077/35	2500.00
		LTFC	54-66 5207/27	6114.00
Replacement (CIBC)	Nov 22, 1993	PCA	000000000000000000	954.84

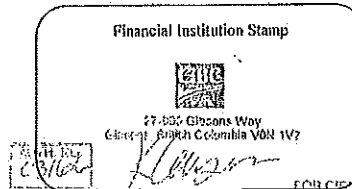
Enclose a separate form if required; ensuring the fund balance is identified by the above Fund Name.

The above account(s) was(were) not encumbered in any way, and from which account(s) no withdrawals have been made without the written authorization of the Comptroller of Water Rights.

The said Fund(s) is(are) identified as held for the sole discretion of the Comptroller of Water Rights, Water Utility Act, of the Province of British Columbia.

CIBC
Name of Financial Institution
27-900 Gibsons Way
Address
Gibsons BC V0N 1V7
604 836 4366
Telephone
604 886 3147
Fax

Karla Carson
Bank Representative Name (please print)
K. Carson
Bank Representative Signature
07090 GIBSONS, B.C. SEP 26 2019
Date



Prescribed Bank Confirmation Form Authorized by the Province of British Columbia

Schedule F
Excluded Assets and Interests

Registered interests:

Legal Description	Charge	Charge Number	Registration Date	Notes
Appurtenant to: PID: 004-956-176 LOT 19 SECTION 9 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 24322 Annexed over: PID: 001-957-155 LOT 12 SECTION 9 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 24322	Easement	N41901	July 26, 1978	Over that area shown and labelled as "D" on Plan No. A10851

Improvements, Works, Machinery and Equipment:

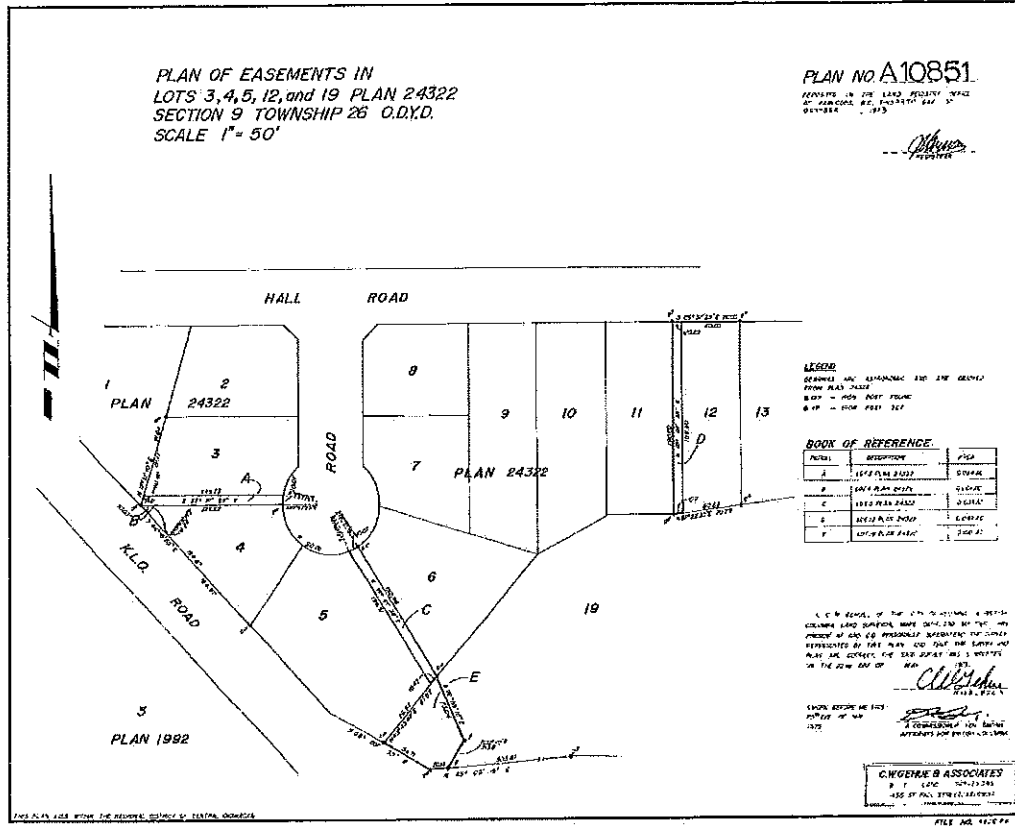
Description	Unit	Quantity
Well (Well Tag No. 5095)	EA	1

Schedule G Plan A10851

Status: Filed

Plan #: KAP10851A App #: N/A Cof #:

RCVD: 1998-02-19 ROST: 2019-08-23 14:44:08



Page 1 of 1

Purchase of the DeMontreuil Water System

Rod MacLean, P. Eng | February 24, 2020



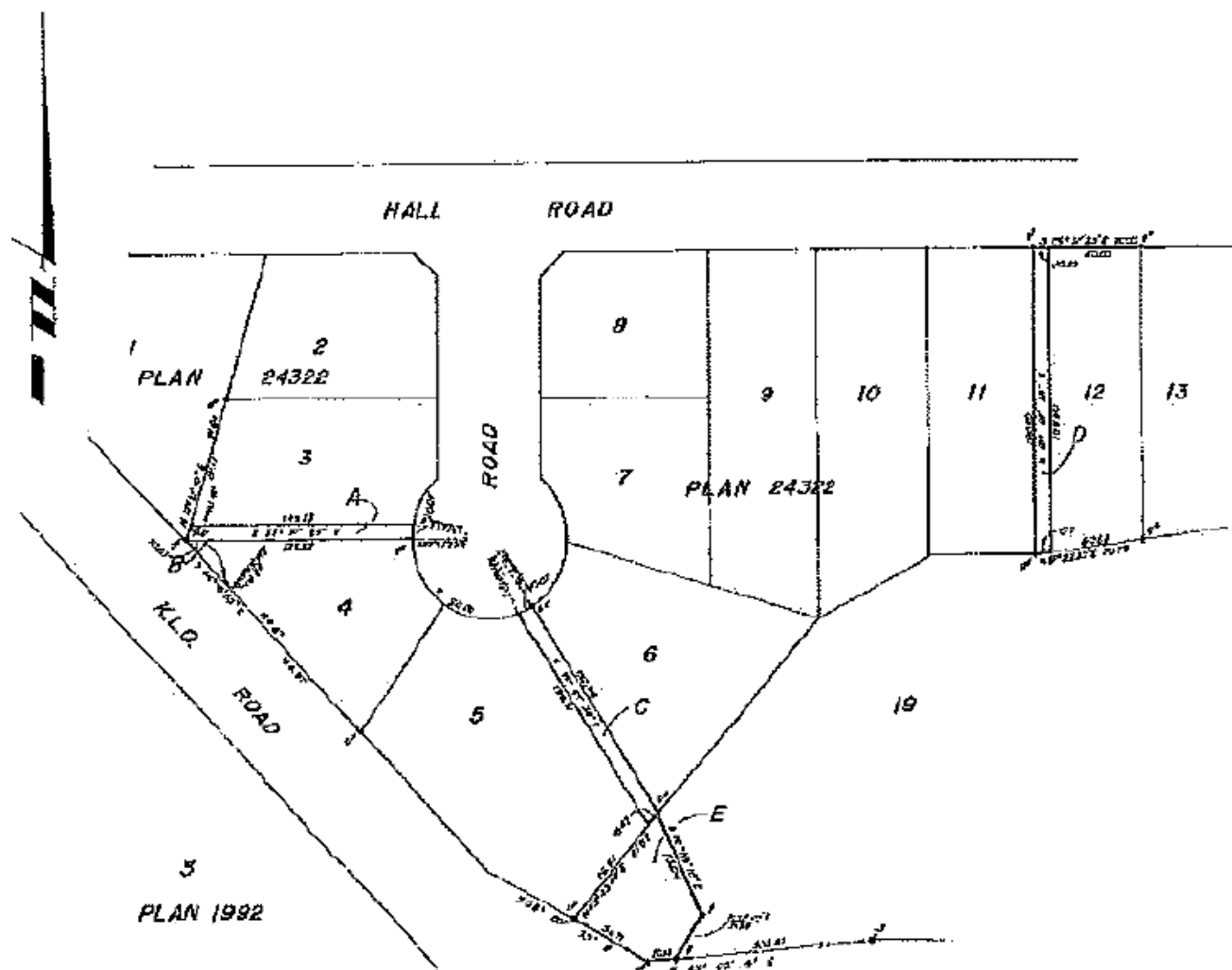


PLAN OF EASEMENTS IN
LOTS 3, 4, 5, 12, and 19 PLAN 24322
SECTION 9 TOWNSHIP 26 O.D.Y.D.
SCALE 1" = 50'

PLAN NO. A10851

REVISOR IN THE LAND PROJECT OFFICE
OF AGRICULTURE, RE. THE STATE OF IOWA
OCTOBER 1973

Chas. E. Jones
REGISTERED SURVEYOR



LEGEND

SHADES AND ALPHABETIC ARE THE DESIGN
FROM PLAN 24322
BUT - FOR POST TOWN
CUT - FOR POST TOWN

BOOK OF REFERENCE

FIGURE	DESCRIPTION	PAGE
A	1973 PLAN 24322	10044
B	1974 PLAN 24322	10045
C	1975 PLAN 24322	10046
D	1976 PLAN 24322	10047
E	1977 PLAN 24322	10048

THIS IS A COPY OF THE PLAN AS SUBMITTED TO THE
COURT AND THE SAME HAS BEEN FILED IN THE
OFFICE OF THE CLERK OF THE DISTRICT COURT
FOR THE COUNTY OF IOWA, IN THE CITY OF
DES MOINES, IOWA, ON THE 10TH DAY OF
OCTOBER, 1973.

Chas. E. Jones
REGISTERED SURVEYOR

WORK DONE BY ME
ON THE 10TH DAY OF
OCTOBER, 1973

Chas. E. Jones
A COMMISSIONER OF THE IOWA
DEPARTMENT OF AGRICULTURE

C.W. GIBBES ASSOCIATES
P. O. BOX 1000
455 ST. PAUL STREET, DES MOINES, IOWA
50319



Agreement Highlights

- ▶ Purchase Price: \$1.00
- ▶ Transfer date: February 28, 2020.
- ▶ Transfer all Operator's rights, title and interest in and to the Assets, free and clear of all liens, claims, charges and encumbrances.
- ▶ Operator is responsible for decommissioning and removal of an existing well following the completion of the City water connection.
- ▶ The Province holds a reserve fund (currently at \$9,600) as a condition of operation. Upon all costs paid, the City will transfer any remaining funds to the System owner.

Thank you



CITY OF KELOWNA

BYLAW NO. 11981

Amendment No. 10 to Development Applications Fees Bylaw No. 10560

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Fees Bylaw No. 10560 be amended as follows:

1. THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT** as attached to and forming part of this bylaw;
2. AND THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** as attached to and forming part of this bylaw;
3. AND FURTHER THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 3 FEES PURSUANT TO SIGN BYLAW NO. 11530** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 3 FEES PURSUANT TO SIGN BYLAW NO. 11530** as attached to and forming part of this bylaw;
4. This bylaw may be cited for all purposes as "Bylaw No. 11981, being Amendment No. 10 to Development Applications Fees Bylaw No. 10560."
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 10th day of February, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

Development Application Fees – Table 1

FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be rounded down to the nearest five (\$5) dollars.
- All applications from 2021 onwards will include a \$50.00 administration fee. Applications and fees noted with an asterisk (*) are exempt from the admin fee.

Development Category ¹	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Pre-Application Meeting	One free meeting + \$220/ add'l meeting	One free meeting + \$220/ add'l meeting	One free meeting + \$230/ add'l meeting	One free meeting + \$235/ add'l meeting
Area Structure Plans & Area Redevelopment Plans	\$9,060 base fee + \$85/ ha	\$9,240 base fee + \$85/ ha	\$9,420 base fee + \$90/ ha	\$9,605 base fee + \$90/ ha
OCP Amendments				
Major	\$3,510	\$3,580	\$3,650	\$3,720
Minor	\$1,890	\$1,925	\$1,960	\$1,995
Phased Development Agreement	\$3,020 + City's legal review fees	\$3,080 + City's legal review fees	\$3,140 + City's legal review fees	\$3,200 + City's legal review fees
Zoning Bylaw Amendments				
C for Carriage House	\$935	\$950	\$965	\$980
Bylaw Enforcement – Add C for Carriage House	\$1,890	\$1,925	\$1,960	\$1,995
RU6, RR1, RR2, RR3 & A1	\$1,475	\$1,500	\$1,530	\$1,560
Comprehensive Development Zone	\$3,510	\$3,580	\$3,650	\$3,720
All Other Zones	\$1,915	\$1,950	\$1,985	\$2,020
Rezoning Extension	\$485	\$490	\$495	\$500
Retail Cannabis Sales Subzone	\$9880	\$10,080	\$10,300	\$10,500
Text Amendments	\$1,505	\$1,535	\$1,565	\$1,595
Temporary Use Permit	\$1,830	\$1,865	\$1,900	\$1,935
Temporary Use Permit Extension	\$1,830	\$1,865	\$1,900	\$1,935
Development Variance Permit	\$1,540 + \$110/ add'l variance	\$1,570 + \$110/ add'l variance	\$1,600 + \$115/ add'l variance	\$1,630 + \$115/ add'l variance
Urban Design Development Permits				
Major	\$1,745	\$1,775	\$1,810	\$1,845
Minor Direct	\$960	\$975	\$985	\$1,000
Natural Environment Development Permits				
Multiple Lot	\$1,475 + \$15/Lot	\$1,500 + \$15/Lot	\$1,530 + \$15/Lot	\$1,560 + \$15/Lot
Single Lot (Council Review)	\$1,745	\$1,775	\$1,810	\$1,845
Single Lot	\$960	\$975	\$990	\$1,005
Minor Direct	\$245	\$250	\$255	\$260

Temporary Farm Worker Housing Development Permit				
Major	\$745	\$755	\$770	\$785
Minor Direct	\$370	\$375	\$380	\$385
Farm Protection Development Permit				
Major	\$690	\$700	\$710	\$720
Minor Direct	\$445	\$450	\$455	\$460
ALC Applications (ALC receives \$1,200 of permit fees)				
Subdivision/Non-Farming	\$1,505	\$1,510	\$1,515	\$1,520
Application for Exclusion	\$1,505	\$1,510	\$1,515	\$1,520
Heritage Applications				
Major Heritage Alteration Permit	\$1,400	\$1,425	\$1,450	\$1,475
Minor Heritage Alteration Permit	\$745	\$755	\$770	\$785
Heritage Revitalization Agreement	\$1,800	\$1,835	\$1,870	\$1,905
Heritage Conservation Covenant *	Free	Free	Free	Free
Heritage Designation *	Free	Free	Free	Free
Amended Development Permit				
Major (Council consideration)	\$750	\$765	\$780	\$795
Minor (with re-circulation) *	\$590	\$600	\$610	\$620
Minor (without re-circulation) *	\$160	\$160	\$165	\$165
Land Use Contracts				
Discharge *	Free	Free	Free	Free
Amendment *	Free	Free	Free	Free

¹ Refundable Amounts:

- (a) Development fees which are refunded prior to Council consideration are eligible for the cost of the development fee less 50% administrative costs.
- (b) No development fees will be refunded if the application has been submitted to Council.

Liquor Licence Category ²	2020 Fee	2021 Fee	2022 Fee	2023 Fee
Liquor Licence Application (City Clerks receives \$1560 of application fee for Public Notification)				
New Liquor Primary Licence (up to 99 people)	\$2,050	\$2,090	\$2,130	\$2,170
New Liquor Primary Licence (100 people or more)	\$2,310	\$2,355	\$2,400	\$2,445
Change to Existing Licence	\$2,050	\$2,090	\$2,130	\$2,170
Liquor Licence Application (No Council resolution) *	\$60	\$60	\$65	\$65

² These application fees do not include rezoning and/or development permit application fees where required.

Administration Category	2020 Fee	2021 Fee	2022 Fee	2023 Fee
Public Hearing Advertising Re-Advertising (when Public Hearing cancelled by applicant)	\$520 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$520 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$530 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$530 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.
Document Administration Fee ³ *Does not apply to documents forming part of a subdivision application.				
Major (Bylaw)	\$975	\$990	\$1,005	\$1,025
Minor (restrictive covenants, utility right-of-ways, road reservation agreements, road exchanges, road closures, servicing agreements, developer-initiated road name changes, quit claim documents excluding land use contracts, written response to inquiry, etc.) *	\$160	\$160	\$165	\$165
Non-Standardized Legal Document Review	\$690 base + \$310 per hour (after 3 hours)	\$700 base + \$310 per hour (after 3 hours)	\$710 base + \$315 per hour (after 3 hours)	\$720 base + \$315 per hour (after 3 hours)
Site Profile Fees *	\$60	\$60	\$65	\$65
Board of Variance Application ⁴	\$1,130	\$1,150	\$1,170	\$1,190
Revitalization Tax Exemption *	\$250	\$250	\$250	\$250

³Requests for information not available in published form that require research will be charged a fee of \$35.00 per hour.

⁴Board of Variance application withdrawn prior to preparing the appeal for advertising, and prior to circulation to City staff and Board of Variance members are eligible for a \$200.00 refund.

Schedule "A"

Development Application Fees – Table 2

FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year with the exception of the Subdivision and Development Engineering Inspections administration fee (3.5%).
- All fees and charges shall be rounded down to the nearest five (5) dollars.
- All applications from 2021 onwards will include a \$50.00 administration fee. Applications and fees noted with an asterisk (*) are exempt from the admin fee.

Subdivision Category ⁵	2020 Fee	2021 Fee	2022 Fee	2023 Fee
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,160 base fee + \$110/lot	\$2,200 base fee + \$110/lot	\$2,240 base fee + \$115/lot	\$2,280 base fee + \$115/lot
Technical Subdivision Approval	\$370	\$375	\$380	\$385
Phased Strata Development *	\$160	\$160	\$165	\$165
Form P	\$320	\$325	\$330	\$335
Preliminary Layout Review (PLR) Renewal and Strata Conversion Renewal	\$270/ year	\$275/ year	\$280/ year	\$285/ year
Subdivision, Bare Land Strata, Phased Strata & Form E Final Re-Approval Fee *	\$160	\$160	\$165	\$165
Building Strata Conversions	\$1,080 + \$110/ unit (over 5 units)	\$1,100 + \$110/ unit (over 5 units)	\$1,120 + \$115/ unit (over 5 units)	\$1,140 + \$115/ unit (over 5 units)
Soil Removal/Deposit Permit	\$270	\$275	\$280	\$285
Overheight Retaining Wall Permit	\$270	\$275	\$280	\$285
Road Renaming Applications	\$540	\$550	\$560	\$570
Restrictive Covenant – review, change or removal	\$540	\$550	\$560	\$570
Airspace Parcel Subdivision	\$16,230	\$16,550	\$16,880	\$17,215
Document Administration Fee * (including, but not limited to, No Build / No Disturb Covenant, Wildfire Covenant, and ALC Conservation Covenant)	\$160	\$160	\$165	\$165

⁵ Subdivision fees are non-refundable.

Subdivision Category	Application Fee
Street / Traffic Sign (Installed by City) *	The Owner is responsible for the purchase and installation costs of all signs required for their development. Costs will be determined by Development Engineering. (Third party developer to apply for) (Tax exempt)
Survey Monument Fee *	\$50.00 per new lot (Tax exempt)
Survey Monument Replacements (If disturbed by Construction) *	\$1200.00 (Tax exempt)
Fire Hydrant Levy *	For subdivisions serviced by community water distribution systems: \$250.00 per newly created lot (Tax exempt) Note: In subdivisions where the developer is extending the water mains and installing fire hydrants this levy does not apply. The City shall accumulate the funds accrued from the hydrant levy and these funds shall be used to install fire hydrants as may be required.
Latecomer Agreement Processing Fee *	\$1000.00 per agreement (No charge for agreements of one day duration)
<p>Subdivision and Development Engineering and Inspections Fee Assessed for the Following:</p> <ul style="list-style-type: none"> • Fee Simple Subdivision * • Off-site Works * 	<p>3.5% of the total cost of off-site construction (minimum \$500.00) determined as follows:</p> <ol style="list-style-type: none"> 1. Full cost of construction for "on-site" (new roads) and "off-site" (existing fronting roads), including clearing, grubbing, blasting, cuts and fills, gravel, compaction, pavement, concrete work, ditches, boulevard work if applicable, etc. 2. All deep utilities such as storm drainage works, sanitary sewer work if applicable and water and fire protection including water utility construction of other water irrigation districts. 3. Costs of civil works only for shallow utilities such as installation costs of ducting for power, telephone and cable TV. The cost of private utility cable work, BC Gas works, service lines, street lighting etc. is <u>not</u> included in the construction cost for administration charge calculations. 4. Consulting Engineering design fees are <u>not</u> included in the administration fee calculation. 5. Administration charge is calculated at 3.5% of the actual construction costs as determined using the above identified items, substantiated by contractor unit prices, or payment invoices, or if levied before construction costs are in, by using the consulting engineer's construction cost estimates. These figures may be adjusted up or down by the City, if in our opinion an adjustment is warranted. This may take the form of a 10% contingency added or deletion of certain items. It is incumbent on the developer to provide actual construction costs if he does not agree with the engineers estimate.

Schedule "A"

Development Application Fees – Table 3

FEES PURSUANT TO SIGN BYLAW NO. 11530

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be rounded down to the nearest five (5) dollars.
- All applications from 2021 onwards will include a \$50.00 administration fee. Applications and fees noted with an asterisk (*) are exempt from the admin fee.

Sign Category ⁶	Application Fee
Temporary Portable Signs *	For a period of 30 days or less: \$75.00 For a period of 31 days to 60 days: \$175.00 For a period of 61 days to 90 days: \$350.00 (Permits will not be issued for a total of more than 90 days in a calendar year, per property)
All Signs (Excluding temporary signs) *	\$75.00 base fee plus \$10.00 per square metre of sign area, per sign. For the purposes of the fee calculation, sign areas involving a fraction of a square metre shall be calculated to the closest whole metre, and only one side of a two-sided sign shall be counted.

⁶ Sign permit fees are not refundable if the work authorized by the permit is not commenced.

CITY OF KELOWNA

BYLAW NO. 11976

Amendment No. 8 to Revitalization Tax Exemption Program Bylaw No. 9561

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Revitalization Tax Exemption Bylaw No. 9561 be amended as follows:

1. THAT the following preamble be deleted that reads:

“AND WHEREAS Council wishes to establish a revitalization tax exemption program in the City of Kelowna in order to encourage redevelopment of those areas, identified in Schedule “A” of this Bylaw, which are experiencing challenges in attracting investment and are not achieving their full potential to serve the residents of Kelowna as vital, animated urban spaces;”

And replace it with:

“AND WHEREAS Council wishes to establish a revitalization tax exemption program in the City of Kelowna in order to foster a community with vibrant urban centres and diverse housing options by encouraging redevelopment and investment in those areas, identified in Schedule “A” of this Bylaw;”

2. AND THAT the preamble, be amended by adding the following objective in its appropriate location:

“To encourage a healthy supply of purpose-built rental housing within Kelowna’s Core Area and identified Village Centres;”
3. AND THAT **SCHEDULE A – Revitlization Areas** be amended by adding the maps attached to and forming part of this bylaw as ‘Schedule A’ in their appropriate location;
4. AND FURTHER THAT **SCHEDULE C “Tax Exemption Certificate”** be deleted and replaced as attached to and forming part of this bylaw as Schedule C;
5. This bylaw may be cited for all purposes as “Bylaw No. 11976, being Amendment No. 8 to Revitalization Tax Exemption Program Bylaw No. 9561.”.
6. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

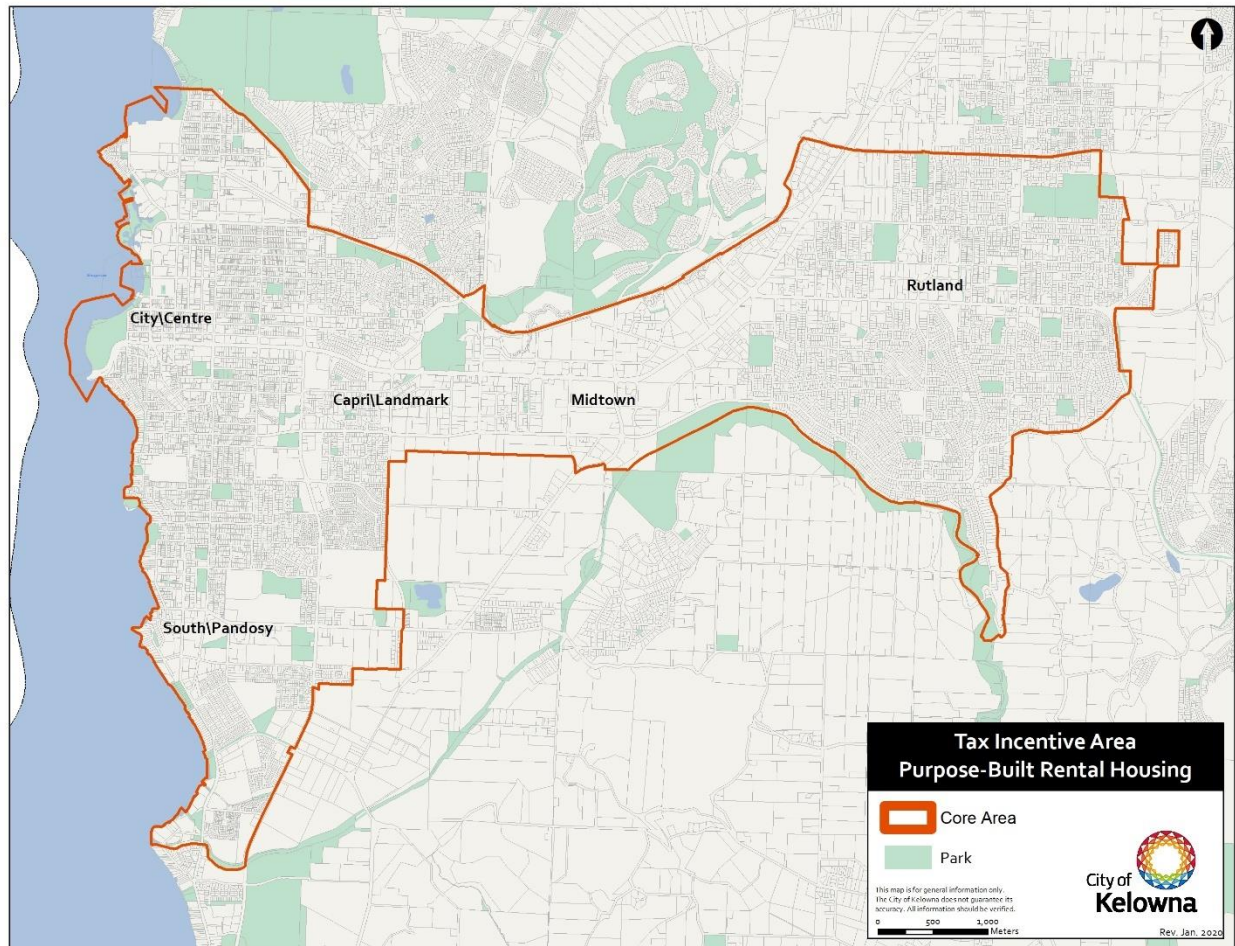
Read a first, second and third time by the Municipal Council this 10th day of February, 2020.

Adopted by the Municipal Council of the City of Kelowna this

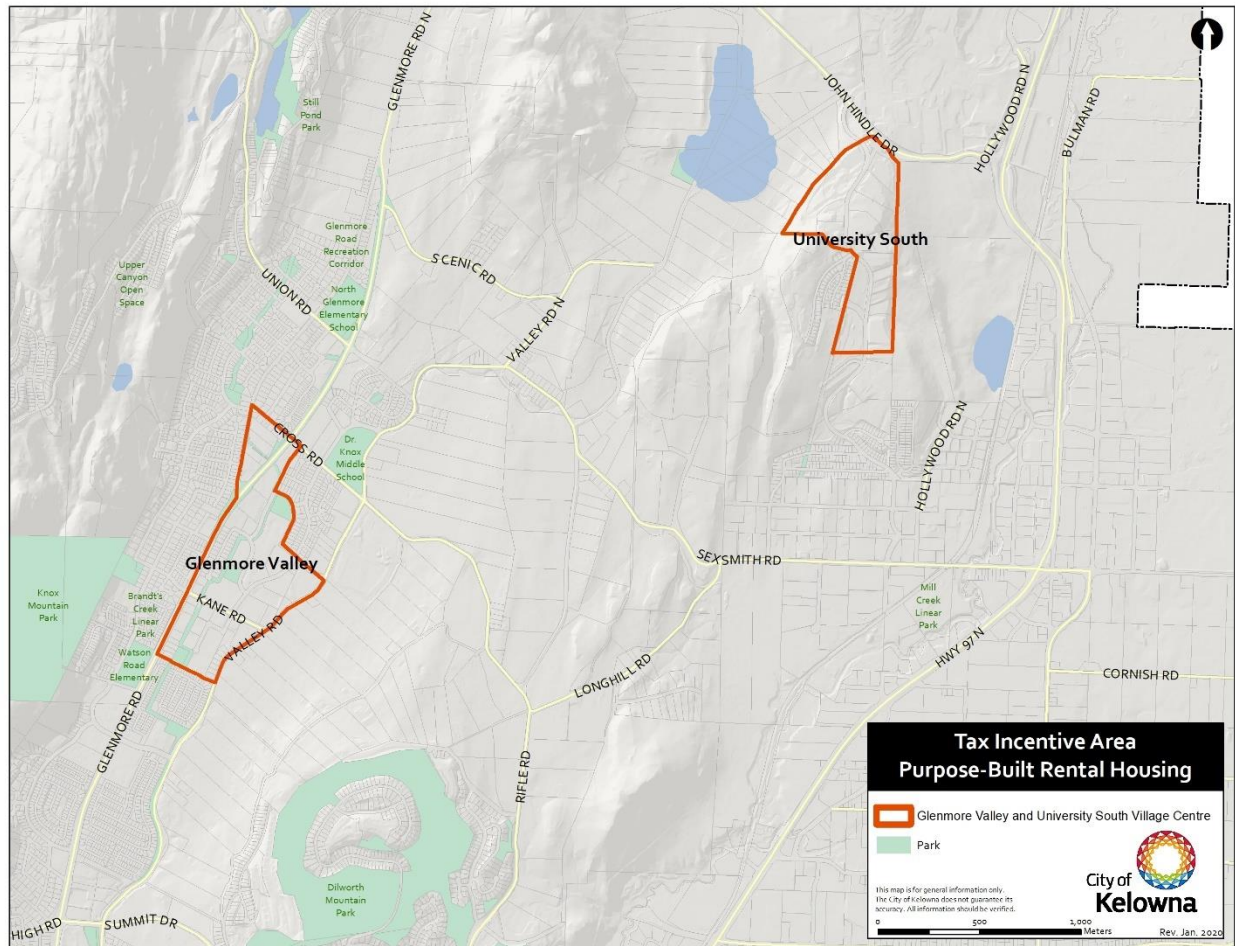
Mayor

City Clerk

Schedule A – Revitalization Areas



Schedule A – Revitalization Areas



SCHEDULE "C"
Tax Exemption Certificate

Revitalization Tax Exemption Agreement No.	
Building Permit No.	
Date of Issuance by Revenue Department	

In accordance with the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the ____ day of _____, 20__ (the "Agreement") entered into between the City of Kelowna (the "City") and _____ (the "Owner"), the registered owner(s) of [insert legal description of property] _____ (the "Parcel):

A) This certificate certifies that the Parcel is subject to a Revitalization Tax Exemption, for each of the taxation years 20__ to 20__ inclusive, equal to [choose one from below and insert applicable wording]:

1. "Tax Incentive Area 1", 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
2. "Tax Incentive Area 2,"
 - a. 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
 - b. 75% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a residential land use,
 - c. and/or 50% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a commercial land use;
3. [deleted]
4. "Tax Incentive Area 3," 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
5. Purpose-Built Rental Housing Project, 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued).

- B) Any construction of a new improvement or alteration of an existing improvement, on the Parcel described above, undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration;
- C) The maximum Revitalization Tax Exemption authorized must not exceed the increase in the assessed value of improvements on the property resulting from the construction or alterations attributed to Building Permit No _____ between 20____ (the calendar year before the commencement of construction of the project) and 20____ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
- D) The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.
- E) The Revitalization Tax Exemption is provided under the following conditions:
1. The Owner does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
 2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
 3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
 4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued.
- F) If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation, the owner must comply with the terms of the operating agreement with the Provincial Rental Housing Corporation.
- G) If any of these conditions are not met, the Council of the City of Kelowna may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City an amount equal to the value of the exemption received after the date of the cancellation of the certificate.

CITY OF KELOWNA

BYLAW NO. 11985

Amendment No. 36 to Traffic Bylaw No. 8120

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

1. THAT **Part 1 – INTRODUCTION**, be amended by deleting the definition of **Engineer** and replace it with:

“**Engineer** means the person designated as the Public Works Manager or the Traffic Operations Supervisor in the **City** organizational chart.”

2. THAT **Part 5 – HIGHWAY USE REGULATIONS**, 5.4.2 Road Usage Hoarding Permit (RUP & HP) be deleted in its entirety and replace it with :

Road Usage and Hording Permit Fees:

Road Usage and Hording Permit Fees:			
Road Usage / Hoarding Permit Fees	Application Fee	Permit Fee	Deposits
Traffic & Public Impedance /Scaffolding	\$0.00	\$75.00 per week	\$0.00
Road works & Closures	\$75.00	\$25.00 per day	\$0.00
Seasonal - for Utility providers, Tree pruning, CCTV and others as approved by the Manager of Public Works	\$75.00	\$300 per calendar year	\$0.00
Hoarding	\$75.00	\$8.00 per Sqm per month	\$0.00
* Plus applicable taxes			

3. AND THAT **Part 5 – HIGHWAY USE REGULATIONS** 5.4.3 Damage and Security Deposit for **Road Usage and Hoarding Permit** be deleted in its entirety.
4. This bylaw may be cited for all purposes as "Bylaw No. 11985, being Amendment No. 36 to Traffic Bylaw No. 8120."
5. This bylaw shall come into full force and effect and be binding on all persons as of as of the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of February, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk