

City of Kelowna

Regular Council Meeting

AGENDA



Monday, April 20, 2020
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

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

2. Confirmation of Minutes

4 - 8

PM Meeting - April 6, 2020

3. Development Application Reports & Related Bylaws

3.1 1729-1835 Gordon Dr, TA20-0011 Z20-0012, RG Properties Ltd., Inc. No. BCo812619

9 - 23

Mayor to invite the Applicant, or Applicant's 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 two approved establishments and to consider an application to rezone the subject property from CD26- Capri Centre Comprehensive Development zone to CD26rcs- Capri Centre Comprehensive Development zone (Retail Cannabis Sales).

3.2 Ponto 290, Z19-0063 (BL12021), 1135072 B.C. Ltd, Inc. No. BC1135072

24 - 31

To consider an application to rezone the subject property from the RU1- Large Lot Housing zone to the RM3-Low Density Multiple Housing Zone to facilitate the development of multiple dwelling housing.

3.3 Ponto 290, BL12021 (Z19-0063), 1135072 B.C. Ltd, Inc. No. BC1135072

32 - 32

To give Bylaw No. 12021 first reading.

3.4	TA19-0020 CD2 Kettle Valley Comprehensive Residential Development Zone	33 - 56
	To consider a Text Amendment application to the Kettle Valley CD-2 zone, for 5533 Mountainside Drive to go from the Kettle Valley CD-2 Type VII to the Kettle Valley CD-2 Type III and IV to accommodate a future subdivision.	
3.5	BL12016 - TA19-0020 CD2 Kettle Valley Comprehensive Residential Development Zone	57 - 78
	To give Bylaw No. 12016 first reading.	
3.6	Springfield Rd 3054, Z17-0078 (BL11573) - Hyung Ja Eo	79 - 80
	To rescind all three readings given to Rezoning Bylaw No. 11573 and direct staff to close the file	
3.7	Springfield Road 3054 BL11573 (Z17-0078) - Hyung Ja Eo	81 - 81
	To rescind first three readings of Bylaw No. 11573.	
4.	Bylaws for Adoption (Development Related)	
4.1	BL11970 (TA19-0004) - Amendment to Section 7 of Zoning Bylaw No. 8000 - Landscaping & Screening	82 - 84
	To adopt Bylaw No. 11970 in order to advance the text amendment.	
5.	Non-Development Reports & Related Bylaws	
5.1	Revenue Anticipation Borrowing Bylaw	85 - 90
	To establish a Revenue Anticipation Borrowing Bylaw, to ensure funds are available to support payments for legislated and essential costs as a result of financial disruptions caused by the COVID19 pandemic.	
5.2	BL12026 - 2020 Revenue Anticipation Borrowing Bylaw	91 - 92
	To give Bylaw No. 12026 first, second and third reading and be adopted.	
5.3	2020 Tax Distribution Policy	93 - 112
	To establish tax class ratios that will be used in the preparation of the 2020 tax rates.	
5.4	Amendment No. 1 to the Five Year Financial Plan 2019-2023	113 - 120
	To amend the Five Year Financial Plan (2019-2023) as required by the Community Charter to include the authorized transfers and amendments which occurred in the 2019 year.	

5.5	BL12010 - Amendment No. 1 to the Five Year Financial Plan 2019-2023	121 - 122
	To give Bylaw No. 12010 first, second and third reading and be adopted.	
5.6	2019 Sterile Insect Release (SIR) parcel tax	123 - 129
	To authorize the 2020 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.	
5.7	BL12020 - Sterile Insect Release Program Parcel Tax Bylaw	130 - 138
	To give Bylaw No. 12020 first, second and third reading and be adopted.	
5.8	Public Hearing Options	139 - 152
	To provide information and options on holding future public hearings during the pandemic and to hold the May 12, 2020 Public Hearing and Regular Meeting in a modified way to meet public health and procedural requirements.	
6.	Bylaws for Adoption (Non-Development Related)	
6.1	BL11979 - Road Closure at Dall Road Western Corner	153 - 154
	Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward	
	To adopt Bylaw No. 11979 in order to close a 184.2 square metre portion of road at Dall Road (western corner).	
7.	Mayor and Councillor Items	
8.	Termination	



City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 6, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart and Gail Given, Mohini Singh

Members Participating Remotely Councillors Ryan Donn, Charlie Hodge, Brad Sieben*, Luke Stack and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Financial Services, Genelle Davidson*; Controller, Jackie Dueck*; Director, Planning & Development Services, Ryan Smith*; Community Planning & Development Manager, Dean Strachan*; Urban Planning & Development Policy Manager, James Moore*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:32 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 on Kelowna.ca

Mayor Basran read from a prepared statement regarding temporary changes to the City's Financial Operations.

1.2 – COVID19 – Financial Operations Temporary Changes.

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed recommendations.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0273/20/04/06 THAT Council receives, for information, the report from Divisional Director, Financial Services, dated April 6, 2020, with respect to temporary changes to financial operational practices;

AND THAT Council directs staff to maintain the current tax due date of July 2, 2020;

AND THAT Council directs staff to bring forward a bylaw amendment to Property Tax Bylaw 11791 to change the penalty date to move the 10% penalty for late payment of property taxes to September 1st, 2020;

AND THAT Council directs staff to bring forward a Revenue Anticipation Borrowing Bylaw that will provide for the ability to short term borrow until tax revenues have been collected;

AND THAT Council directs staff to allow property tax customers that are on monthly payment plans to request auto-withdrawals be put on hold starting April 7, 2020 to August 31, 2020;

AND THAT Council directs staff to bring forward a bylaw amendment to the Utility Billing Customer Care Bylaw 8754 to temporarily waive interest charges on Utility Bills from April 2020 to August 31, 2020;

AND THAT Council directs staff to allow utility customers on monthly payment plans to request auto-withdrawals be put on hold starting April 7, 2020 to August 31, 2020;

AND THAT Council directs staff to waive interest charges on Accounts Receivable accounts (i.e. permits, licenses, rents) as of April 7, 2020 until August 31, 2020;

AND THAT Council directs staff to suspend Collection Agency efforts in the collection of outstanding accounts receivable customers as well as parking tickets starting April 7, 2020 until August 31, 2020;

AND THAT Council directs staff to waive the returned cheque fee between April and August 31, 2020 upon approval of updated bylaw;

AND FURTHER THAT Council directs staff to bring forward a bylaw amendment to the Fees and Charges Bylaw 9381 to temporarily waive the returned cheque fee from April to August 31, 2020.

Carried

2. Confirmation of Minutes

There were no minutes for adoption.

3. Development Application Reports & Related Bylaws

3.1 Gallagher Road 2975, A19-0017 - David Geen

Staff:

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

Moved By Councillor Given/Seconded By Councillor Singh

R0274/20/04/06 THAT Council waives the requirement for a Non-Adhering Residential Use Permit to be considered in conjunction with Final Adoption of Zoning Bylaw Text Amending Bylaw No. 11983 (TA19-0017);

AND THAT Agricultural Land Reserve Appeal No. A19-0017 at Lot A, Section 12, Township 26, ODYD, Plan EPP71625 located at 2975 Gallagher Drive, Kelowna, BC for a non-adhering residential use permit pursuant to Section 25 of the Agricultural Land Commission Act, be supported by Council;

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

Carried

Councillor Sieben left the meeting at 1:45 p.m.

3.2 CD18 Zone Text Amendment, TA20-0013 (BL12009) - McKinley Hillside Limited Partnership

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0275/20/04/06 THAT Zoning Bylaw Text Amendment Application No. TA20-0013 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule 'A' attached to the Report from the Development Planning Department dated April 6th be considered by Council;

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

Carried

3.3 CD18 Zone Text Amendment, BL12009 (TA20-0013) - McKinley Hillside Limited Partnership

Moved By Councillor Given/Seconded By Councillor Singh

R0276/20/04/06 THAT Bylaw No. 12009 be read a first time.

Carried

3.4 Springfield Rd 1585, TA20-0012 (BL12017) - Springfield Plaza Inc., Inc. No. BCo479374

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Given

R0277/20/04/06 THAT Zoning Bylaw Text Amendment Application No. TA20-0012 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule 'A' attached to the Report from the Development Planning Department dated April 6, 2020 for Lot A District Lot 129 ODYD Plan KAP70110 located at 1585 Springfield Road be considered by Council;

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

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

Carried

3.5 Springfield Rd 1585, BL12017 (TA20-0012) - Springfield Plaza Inc., Inc. No. BCo479374

Moved By Councillor Given/Seconded By Councillor Singh

R0278/20/04/06 THAT Bylaw No. 12017 be read a first time.

Carried**4. Bylaws for Adoption (Development Related)****4.1 Cawston Ave 540, Z18-0087 (BL11677) - Cawston 540 Holdings Inc**Moved By Councillor Given/Seconded By Councillor SinghR0279/20/04/06 THAT Bylaw No. 11677 be adopted.Carried**4.2 Nickel Rd 250, BL11772 (Z18-0033) - Nickel Road Development Ltd., Inc. No. BC1129410**Moved By Councillor Singh/Seconded By Councillor GivenR0280/20/04/06 THAT Bylaw No. 11772 be amended at third reading by replacing the legal description;

AND THAT Bylaw No. 11772 be adopted as amended.

Carried**4.3 BL11988 (TA20-0007) - Rental Sub-Zones addition to Zoning Bylaw No. 8000**Moved By Councillor Singh/Seconded By Councillor GivenR0281/20/04/06 THAT Bylaw No. 11988 be adopted.Carried**5. Non-Development Reports & Related Bylaws****5.1 Road Closure at Dall Road Western Corner**Moved By Councillor Given/Seconded By Councillor SinghR0282/20/04/06 THAT Council receives, for information, the report from the Manager, Real Estate Services dated April 6, 2020, recommending that Council adopt the proposed closure of a portion of road on the western corner of Dall Road;

AND THAT Bylaw No. 11979, being a proposed road closure of a portion of road at Dall Road (western corner), be given reading consideration.

Carried**5.2 BL11979 - Road Closure Bylaw - Portion of Dall Rd.**Moved By Councillor Singh/Seconded By Councillor GivenR0283/20/04/06 THAT Bylaw No. 11979 be read a first, second and third time.Carried

6. Mayor and Councillor Items

Councillor Donn:

- Spoke to their attendance at the Safe Schools Committee Meeting this week and acknowledged the scope and volume of change with new technology and ongoing learning.

7. Termination

This meeting was declared terminated at 2:06 p.m.

Mayor Basran

/acm



City Clerk

DRAFT

REPORT TO COUNCIL



Date: April 20, 2020

To: Council

From: City Manager

Department: Development Planning

Application: TA20-0011 & Z20-0012

Owner: RG Properties Ltd. Inc. No.
BC0812619

Address: 1729-1835 Gordon Dr

Applicant: Kent-MacPherson

Subject: Text Amendment and Rezoning Application

Existing OCP Designation: MXR- Mixed-Use Residential Commercial

Existing Zone: CD26- Capri Centre Comprehensive Development Zone

Proposed Zone: CD26rcs- Capri Centre Comprehensive Development Zone (Retail Cannabis Sales)

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA19-0012 to amend City of Kelowna Zoning Bylaw No.8000 as outlined in the Report from the Development Planning Department dated April 20, 2020 for Lot A, District Lot 1137, Osoyoos Division Yale District Plan KAP64836, Except Plan EPP3390, located at 1729-1835 Gordon Dr, Kelowna, BC NOT be considered by Council;

AND THAT Rezoning Application No. Z19-0100 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 1137, Osoyoos Division Yale District Plan KAP64836, Except Plan EPP3390, located at 1729-1835 Gordon Dr, Kelowna, BC from the CD26- Capri Centre Comprehensive Development zone to the CD26rcs- Capri Centre Comprehensive Development zone (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 two approved establishments and to consider an application to rezone the subject property from CD26- Capri Centre Comprehensive Development zone to CD26rcs- Capri Centre Comprehensive Development zone (Retail Cannabis Sales).

3.0 Development Planning

Development Planning Staff recommend non-support for the proposed site-specific text amendment and rezoning application to allow for a retail cannabis sales establishment. The proposal requires a text amendment to reduce the minimum set back distance of 500 metres between two approved establishments; 1100 Lawrence Ave (+/- 221m) and 1455 Harvey Ave (+/-398m). The specific use regulations for cannabis retail sales in Section 9.16.1 of the Zoning Bylaw establish the following:

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 minimum distance of 500 metres is intended to avoid clustering of multiple stores. The application to reduce the distance between cannabis stores by nearly half (to 1100 Lawrence Ave) does not meet the intent to limit clustering of this use. Additionally, the proposal is requesting a reduction for two establishments which exacerbates the clustering issue.

The application was not part of the initial intake of retail cannabis sales rezoning applications in November of 2018. The application was submitted February 6, 2020 and as such, it was evaluated under the City's standard rezoning process, established in the Development Application Procedures Bylaw.

4.0 Proposal

4.1 Project Description

A retail cannabis sales establishment is proposed on the Capri Centre Mall site, in an existing ground-floor retail unit that faces the intersection of Harvey Ave and Gordon Dr.

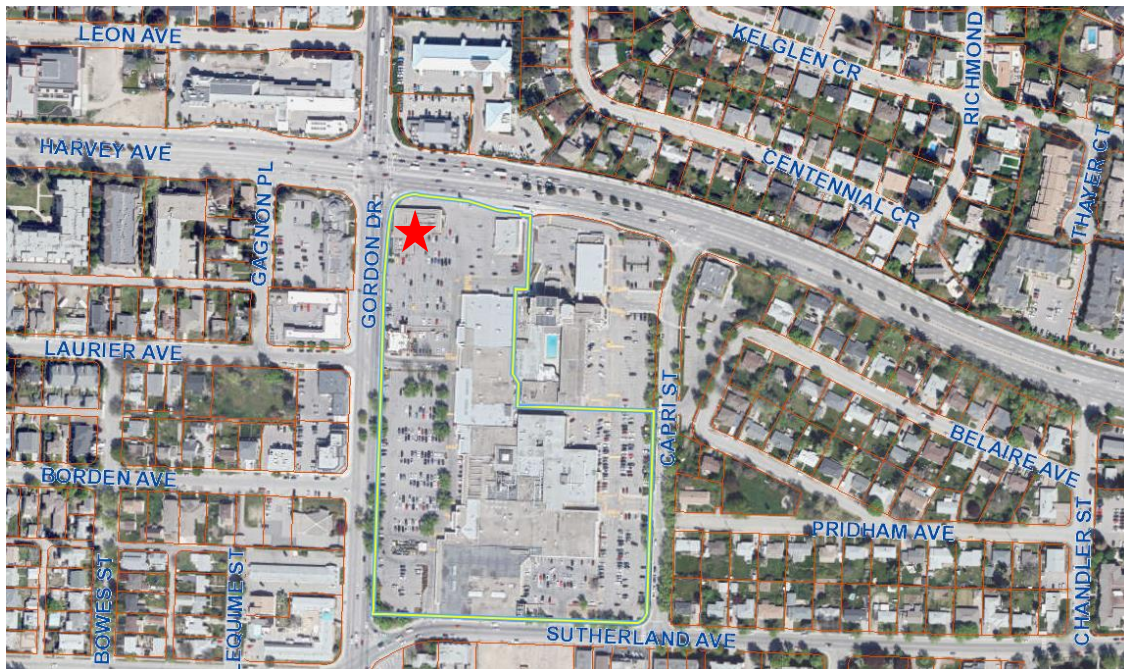
4.2 Site Context

The Capri Centre Mall is located on the edge of the Capri-Landmark Urban Centre. The surrounding area is comprised of other commercial uses along the Highway 97 corridor to the north and west, as well as some low-medium density residential to the east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4- Urban Centre Commercial/C9- Tourist Commercial	Food primary/Hotel
East	RU6- Two Dwelling Housing	Single/Two Dwelling Housing
South	C4- Urban Centre Commercial	Commercial
West	C4- Urban Centre Commercial/C9- Tourist Commercial	Commercial/Hotel

Subject Property Map:



5.0 Application Chronology

Date of Application Received: February 6, 2020
 Date Public Consultation Completed: March 27, 2020

6.0 Alternate Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA19-0013 to amend City of Kelowna Zoning Bylaw No.8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated Lot A, District Lot 1137, Osoyoos Division Yale District Plan KAP64836, Except Plan EPP3390, located at 1729-1835 Gordon Dr, 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. Z19-0100 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 1137, Osoyoos Division Yale District Plan KAP64836, Except Plan EPP3390, located at 1729-1835 Gordon Dr, Kelowna, BC from the CD26- Capri Centre Comprehensive Development zone to the CD26rcs- Capri Centre Comprehensive Development zone (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: Jocelyn Black, Planner Specialist

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Site Plan

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

Figure 2:

Store Location



Subject Site



ATTACHMENT

A

This forms part of application
TA20-0011 & Z20-0012

Planner
Initials **JB**

City of
Kelowna
DEVELOPMENT PLANNING



SCHEDULE

A

This forms part of application

TA20-0011



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

JB

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

Bylaw No. 8000 TA20-0011

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 C7-rs-Central Business Commercial (Retail Cannabis Sales) on a site-specific basis as follows:				To allow for a retail cannabis sales establishment within 500m of two approved establishments: 1100 Lawrence Ave and 1455 Harvey Ave
			<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>	
		1	Lot A, District Lot 1137, Osoyoos Division Yale District Plan KAP64836, except Plan EPP3390	1729-1835 Gordon Dr	To allow for a retail cannabis sales establishment within 500m of the approved retail cannabis sales establishment located at 1100 Lawrence Ave and the approved retail cannabis sales establishment at 1455 Harvey Ave.	



TA20-0011 & Z20-0012 1729-1835 Gordon Dr

Rezoning Application



Proposal

- ▶ A site-specific text amendment to allow for a retail cannabis sales establishment within 500 m of two approved establishments
- ▶ To rezone the subject property from CD26 – Capri Centre Comprehensive Development zone to CD26rcs- Capri Centre Comprehensive Development zone (Retail Cannabis Sales)

Development Process

February 6, 2020

Development Application Submitted



Staff Review & Circulation



March 27, 2020

Public Notification Received



April 20, 2020

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading
DP & Variances

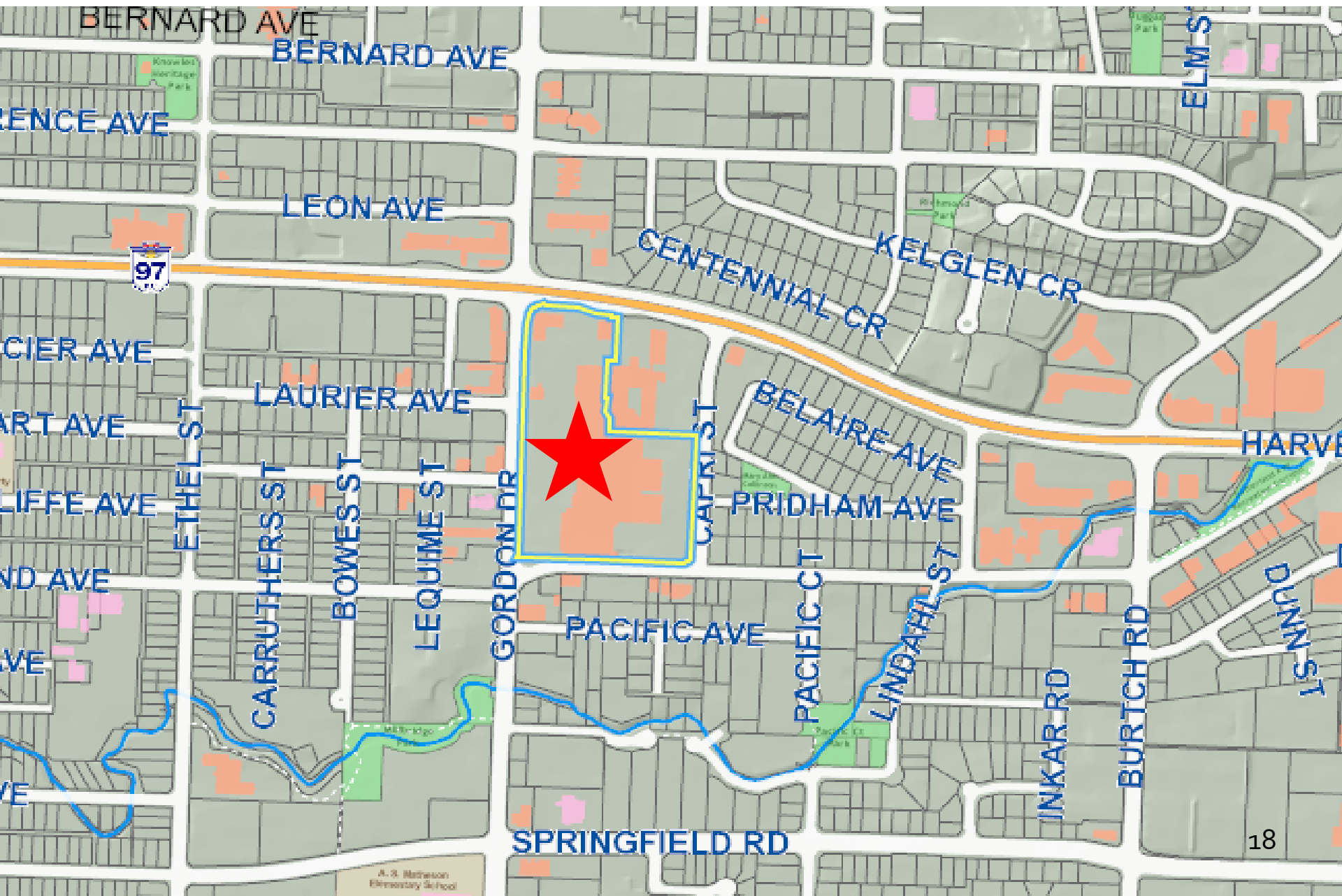


Building Permit



Council
Approvals

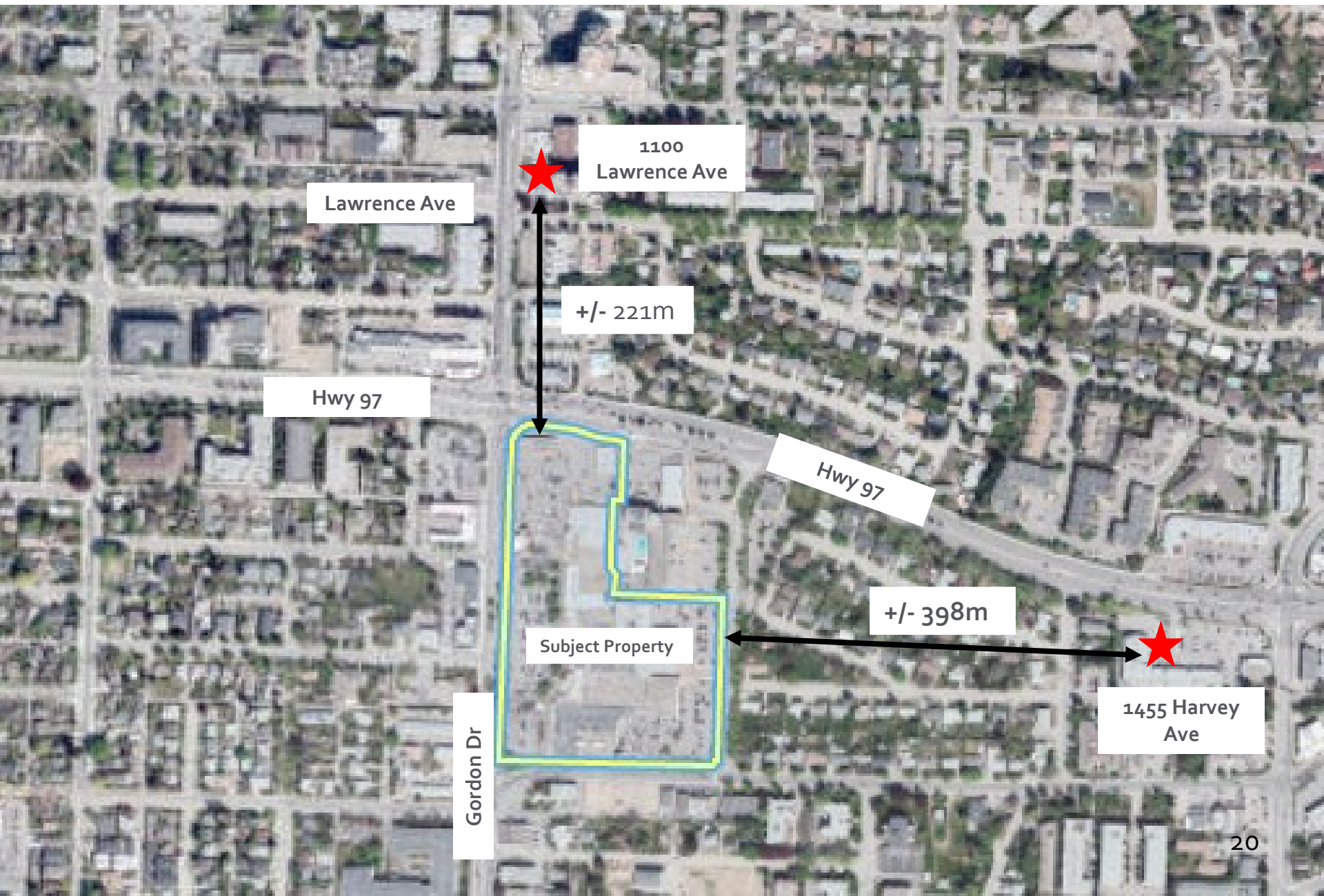
Context Map



Subject Property Map



Distance



Development Policy

- ▶ Zoning Bylaw- Section 9.16.1 Retail Cannabis Sales Establishments
 - ▶ Any retail cannabis sales establishment must be setback a minimum distance of 500m from another Retail Cannabis Sales Establishment, measured from closest lot line to closest lot line
 - ▶ The minimum distance is intended to avoid clustering of multiple stores

Staff Recommendation

- ▶ Staff recommend non-support of the proposed text amendment and rezoning for a retail cannabis sales establishment.
 - ▶ Avoid clustering of multiple stores;
 - ▶ Regulation is similar to liquor retail establishments in order to create a fair a reliable business environment



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: April 20, 2020

To: Council

From: City Manager

Department: Development Planning

Application:	Rezoning	Owner:	1135072 B.C., Inc. No. BC1135072 & Pelican Properties Ltd., Inc. No. BC1144682
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Address:	290 Ponto Rd	Applicant:	Lime Architecture Inc.
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Subject: Rezoning Application

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

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RM3- Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, Section 26, Township 26 Osoyoos Division Yale District Plan 4414, located at 290 Ponto Rd, Kelowna, BC from the RU1-Large Lot Housing zone to the RM3- Low Density Multiple Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in "Schedule A" attached to the Report from the Development Planning Department dated April 20, 2020.

2.0 Purpose

To consider an application to rezone the subject property from the RU1- Large Lot Housing zone to the RM3- Low Density Multiple Housing Zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Staff are supportive of the proposed rezoning application to facilitate the future development of a 3-storey, 4-unit multiple dwelling housing development in the form of townhouses. The property is located in the Rutland Urban Centre and is close to other multi-family developments, Rutland Centennial Park, transit routes, and active transportation networks. The proposed zoning is well aligned with the future Land Use Designation of MRL- Multiple Unit Residential (Low Density) and OCP goals to achieve residential density in Urban Centres.

4.0 Proposal

4.1 Project Description

The proposed development is a 3 storey, 4-unit multiple dwelling housing development with a proposed floor area ratio (FAR) of 0.87. The proposal includes covered parking that is accessed off the existing laneway and ground-oriented units facing onto Ponto Rd. A Development Permit has been submitted and staff are not tracking any variances at this time.

4.2 Site Context

The subject site is currently zoned RU1- Large Lot Housing and contains a single-family dwelling. The parcel is accessed by an existing rear lane. It is located in the Rutland Urban Centre on the corner of Asher Rd and Ponto Rd, which are both classified as local roads. The immediately surrounding neighbourhood is largely comprised of RU1, with RM3/RM5 (multi-family development) to the south along McIntosh Rd. The site is located in close proximity to transit stops on Leathead and Rutland Rd N.

Specifically, adjacent land uses are as follows:

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

Subject Property Map:



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 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 5.22 Ensure appropriate and context sensitive built form

Policy 11: Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

5.2 Zoning Bylaw No. 8000

RM3- Low Density Multiple Dwelling Housing. The intent of the RM3 zone is to provide for low density multiple housing on urban services. Principal uses include multiple dwelling housing, supportive housing, and congregate housing.

6.0 Application Chronology

Date of Application Received: May 10, 2019
Date Public Consultation Completed: April 29, 2019

Report prepared by: Jocelyn Black, Planner Specialist

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Site Plan & Project Renderings

290 Ponto Road, Kelowna, BC



PROPERTY DESCRIPTION

CMC: 290 Ponto Road, Kelowna, BC
LEGAL: ROLL: 5696000, PLAN: 4414, LOT: 14
PLAN KAP4414 LOT 14 SECTION 26 TOWNSHIP 26

ZONING CALCULATIONS:

Current: RU1
Proposed: RM3

SITE INFORMATION:

	Allowed	Proposed
Gross Site Area=	7,720 SF (717.2 sq)	
Available Building Site Coverage=	50% (3,860 SF)	38% (2,937 SF)
Available Total Site Coverage=	65% (5,018 SF)	65% (5,004 SF)
F.A.R. =	.75 + .05 + 0.1 = .90 (6,948 SF)	.87 (6,729.25 SF)

PRIVATE OPEN SPACE	100 sq (1,076 SF)
25 sq (269 sq) RESIDENCE	
TOTAL REQUIRED:	100 sq (1,076 SF)
PROPOSED:	
UNIT 1:	144 covered deck + 345 roof patio + 165 yd = 654 SF
UNIT 2:	144 covered deck + 345 roof patio + 90 yd = 579 SF
UNIT 3:	144 covered deck + 345 roof patio + 90 yd = 579 SF
UNIT 4:	114 covered deck + 345 roof patio + 148 yd = 607 SF
TOTAL PROPOSED:	2,419 SF (224 SM)

Unit Area Calculations: NET FLOOR AREA

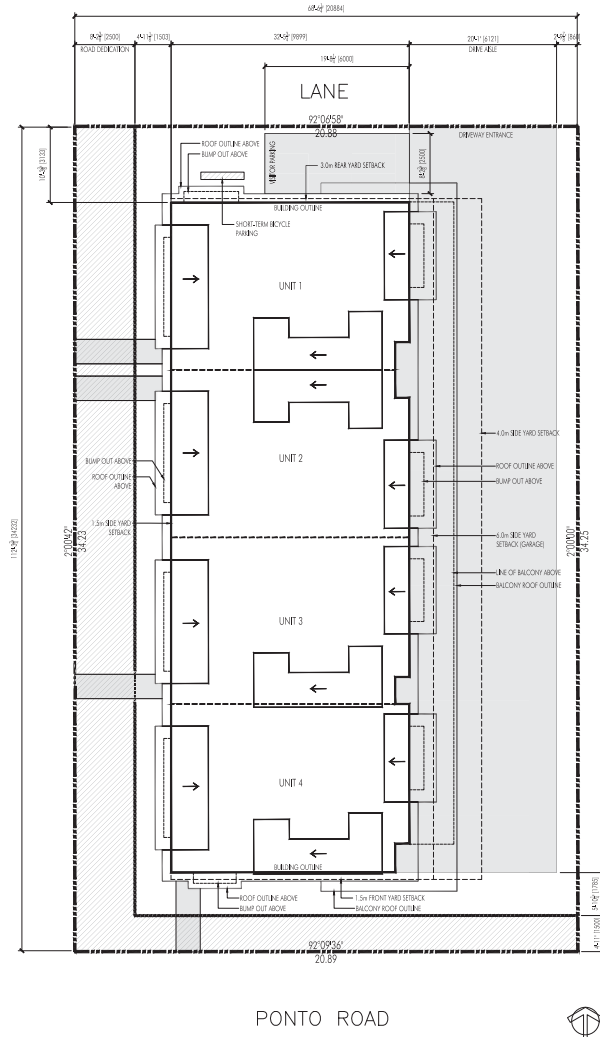
UNIT 1	UNIT 2	UNIT 3	UNIT 4
FLEX SPACE:	166.9 SF	FLEX SPACE:	166.9 SF
ENTRY:	58.9 SF	ENTRY:	58.9 SF
2 ND LIVING (INCLUDING STAIRS):	742.8 SF	2 ND LIVING (INCLUDING STAIRS):	734.3 SF
3 RD LIVING (INCLUDING STAIRS):	715.45 SF	3 RD LIVING (INCLUDING STAIRS):	715.45 SF
TOTAL:	1,684.05 SF	TOTAL:	1,675.55 SF
UNIT 2		UNIT 4	
FLEX SPACE:	166.9 SF	FLEX SPACE:	166.9 SF
ENTRY:	58.9 SF	ENTRY:	58.9 SF
2 ND LIVING (INCLUDING STAIRS):	734.3 SF	2 ND LIVING (INCLUDING STAIRS):	745.6 SF
3 RD LIVING (INCLUDING STAIRS):	715.45 SF	3 RD LIVING (INCLUDING STAIRS):	722.7 SF
TOTAL:	1,675.55 SF	TOTAL:	1,694.10 SF
TOTAL NET FLOOR AREA:	6,729.25 SF (625 SM)		

Building Height:	Allowed:	Proposed:
Max. Height -	10m (32'-9") or 3 stories	3 stories (32'-7")
Yard setbacks:	Allowed:	Proposed:
Front yard -	1.5m front door ground oriented	1.78m
Side yard -	1.5m front door ground oriented & 6m to garage	1.5 m/ 4.98m
Rear yard -	3.0m from public lane	3.13m
Parking Calculations:	Required:	Proposed:
Dwelling Units:	Min 1.5 - Max 2.0 / 3 bedroom dwelling unit = 4 - 8 stalls	8 stalls
Visitor:	Min 0.14 - Max 0.2 / dwelling unit = 0.56 - 0.8 stalls	1 stall
Parking Stall Sizes:	Required:	Proposed:
Large	50%	100%
Small	50%	0%
Bicycle Storage:	Required:	Proposed:
Short Term	<5 units = 1 space	1 space

ARCHITECTURAL DRAWINGS

A-201 SITE INFORMATION
A-101 ENTRY LEVEL PLAN
A-102 SECOND LEVEL PLAN
A-103 THIRD LEVEL PLAN
A-104 ROOF PLAN
A-200 ELEVATIONS
A-SKETCH RENDERINGS AND EXISTING CONDITION PHOTOS
L-1/L-2 LANDSCAPE PLAN

ASHER ROAD



1 SITE PLAN
A-001 1/8" = 1'-0"

ATTACHMENT A

This forms part of application

JB

Planner
Initials Z19

City of
Kelowna
DEVELOPMENT PLANNING



CONTRACTOR:
ALL RIGHTS RESERVED
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trade and other work of work, dimensions, date and conditions on file are prior to commencement of any work. Any discrepancies are to be resolved immediately to LIME Architecture Inc. Do not take any dimensions from this drawing.
It is the client's responsibility to ensure the work is in accordance with the current municipality building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all amendments, revisions and addenda. All trades shall ensure full responsibility for the location and protection of all water and above ground utilities, wires and conduit connections, including but not limited to) sewer, water, gas, hydro and telephones.

Revision No., Date and Description
02.10.20 - FOR DISCUSSION
03.05.20 - FOR DP
03.19.20 - DP ADDENDUM #3

Plot Date 19-Mar-20 Drawing No. A-001

PROJECT 290 PONTO ROAD
DRAWING TITLE SITE INFORMATION



RE-ZONING & DP ADDENDUM #3

CITY OF KELOWNA

MEMORANDUM

Date: November 13, 2019
File No.: Z19-0063
To: Urban Planning Management (JB)
From: Development Engineering Manager (JK)
Subject: 290 Ponto Rd. RU1 to RM3

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

The Development Engineering Technologist for this project is Andy Marshall.

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Water District (RWD). The developer is required to make satisfactory arrangements with the RWD 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 RWD.
- b) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.

2. Sanitary Sewer

Our records indicate that 515 Rutland Rd is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services not required and the installation of one new larger service if required. The development will be adding 13 units to the sanitary sewer system which will add 13units x 0.7 SFE (single family equivalent)/unit = 9.1 SFE. The charges for these SFE's are proportioned equally to each unit and added annually to each units tax notice.

3. 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 City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- b) On site drainage systems for the site will be reviewed and approved by Engineer when site servicing design is submitted.

4. Road Improvements

- a) Asher Rd. will require frontage upgrading to an urban standard (SS-R5 Mod – back of 1.8m sidewalk 0.2 offset from property line)) along the full frontage of the subject property which includes sidewalk (extended north across the lane with a driveway letdown), LED street lighting, landscape boulevard with trees and irrigation, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction
- b) Ponto Rd. will require frontage upgrading to an urban standard (SS-R7 Mod – back of 1.8m sidewalk 0.2 offset from property line) along the full frontage of the subject property which includes sidewalk, LED street lighting, landscape boulevard with trees and irrigation, storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction.
- c) Lane to be repaved (SS-R2) along the full frontage of the north property line of the subject property with storm drainage system, pavement removal and replacement and relocation or adjustment of utility appurtenances if required to accommodated upgrading construction.

5. Subdivision and Dedication

- a) Approximately 2.5m of road dedication is required along the entire frontage of Asher Road.
- b) Approximately 1.4m of road dedication is required along the entire frontage of Ponto Road.
- c) Approximately 0.75m of lane dedication is required along the entire frontage of the north property line.
- d) A 6.0m radius corner rounding required at the south west corner of the property at the intersection of Asher Rd. and Ponto Rd..
- e) 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.

6. Electric Power and Telecommunication Services

- a) The subject property is within the Rutland Urban Centre and as such requires that all electrical power and proposed service connections 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.
- b) Re-locate existing utilities, where necessary.

7. Geotechnical Report

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

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

8. Design and Construction

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

9. Servicing Agreements for Works and Services

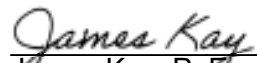
- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.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

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) Conditions subject to MOTI approval

11. 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

JKH

CITY OF KELOWNA
BYLAW NO. 12021
Z19-0063 – 290 Ponto 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 14 Section 26 Township 26 ODYD Plan 4414 located at Ponto Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Public Hearing Waived 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: April 20, 2020

To: Council

From: City Manager

Department: Development Planning

Application: TA19-0020

Owner: Kettle Valley Holdings Ltd.

Applicant: Stephen Wells

Subject: Text Amendment Application

Existing OCP Designation: S2ResH – Single / Two Unit Residential - Hillside

Existing Zone: Kettle Valley CD-2 -Type VII

Proposed Zone: Kettle Valley CD-2 – Type III and IV

1.0 Recommendation

That Zoning Bylaw Text Amendment Application No. TA19-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing Section 18 Schedule 'B' – CD2 Kettle Valley Comprehensive Residential Development Zone as identified in Schedule "A" and outlined in the Report from the Development Planning Department dated April 20, 2020 be considered by Council;

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

2.0 Purpose

To consider a Text Amendment application to the Kettle Valley CD-2 zone, for 5533 Mountainside Drive to go from the Kettle Valley CD-2 Type VII to the Kettle Valley CD-2 Type III and IV to accommodate a future subdivision.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed rezoning amendment to accommodate a future subdivision. The subject property is designated S2Res – Single / Two Unit Residential in the Official Community Plan (OCP) and is with the Permanent Growth Boundary. The proposal is generally consistent with the OCP, the intent of the Kettle Valley Comprehensive Development Zone and general hillside development patterns in the City. The proposed units and development form provides a variety of housing types within the Kettle Valley area and fits in well with the existing neighbourhood.

The intent of the current Type VII development type is to provide for “Cluster Estate” units in a strata format allowing single family, semi-detached and multifamily (up to 4 units) housing. Given the sites existing topography and the surrounding development composition staff believe the proposed changed will integrate better into the existing neighborhood which is primarily single family. Public access to the existing parkland to the north will be achieved off the end of the cul-de-sac to maintain trail connections through the area.

In addition, the Type VII development type will be removed in entirety from the CD2 zone as there is no existing or proposed development that utilizes this form of housing.

4.0 Proposal

4.1 Project Description

The applicant has applied for a text amendment to accommodate a future subdivision which will be accessed from Mountainside Drive. The current proposal shows 34 single family lots. The subdivision would be accessed by a municipal road, splitting into two dead roads with cul de sac turn arounds. Given the topography of the site, the proposal is not anticipated to have significant cut or fill slopes or large retaining walls.

4.2 Site Context

The subject property is located in the South Okanagan Mission City Sector and accessed from Mountainside Drive. The surrounding neighborhood is primarily single family residential to the west across Mountainside Drive and dedicated park land to the north. Directly adjacent south of the property is a vacant RH3 zoned parcel. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD-2 Kettle Valley Comprehensive Development Zone	Park and Open Space
East	CD-2 Kettle Valley Comprehensive Development Zone	Single Family Residential
South	RH3 – Hillside Cluster Housing	Vacant
West	RH3 – Hillside Cluster Housing	Vacant

Subject Property Map: 5533 Mountainside Drive



4.3 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop Sustainably

Policy .3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City, at appropriate locations, including commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy .5 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

5.0 Technical Comments

5.1 Development Engineering Department

- Refer to Development Engineering Memo dated December 17, 2019.

6.o Application Chronology

Date of Application Received: November 28, 2019

Date Public Consultation Completed: March 13, 2020

Report prepared by: Wesley Miles, Acting Community and Development Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Schedule A: CD2 – Text Amendments

Schedule B: Development Engineering Memo

Attachment A: Site Map & Conceptual Layout

	Type II	Type III or IV	Type V	Type VI	Type VIIa
Map Colour Code					
Lot Type	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached, Multi-Family Housing (Up to 4 Units)
Minimum Lot area	700 m2	455 m2	245 m2 Per Dwelling Unit	5000 m2	Parcel: 5000 m2 Bareland Strata Lot: 225 m2
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access From Street: 6 m Access From Lane: 12 m	12 m	12 m	12 m
Setback From Property Line Flanking Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principl Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5 m
Accessory Building Rear Yard Setback	Access From Street: 7.5 m Access From Lane: 1.5 m	Access From Street: 7.5 m Access From Lane: 1.5 m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m



TA19-0020

5533 Mountainside Drive

Text Amendment Application



Proposal

- ▶ To consider a Text Amendment application to the Kettle Valley CD-2 zone, for 5533 Mountainside Drive to go from the Kettle Valley CD-2 Type VII to the Kettle Valley CD-2 Type III and IV to accommodate a future subdivision.

Development Process

Nov 28, 2019

Development Application Submitted

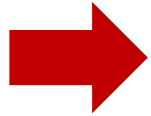


Staff Review & Circulation



March 13, 2020

Public Notification Received



April 20, 2020

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading



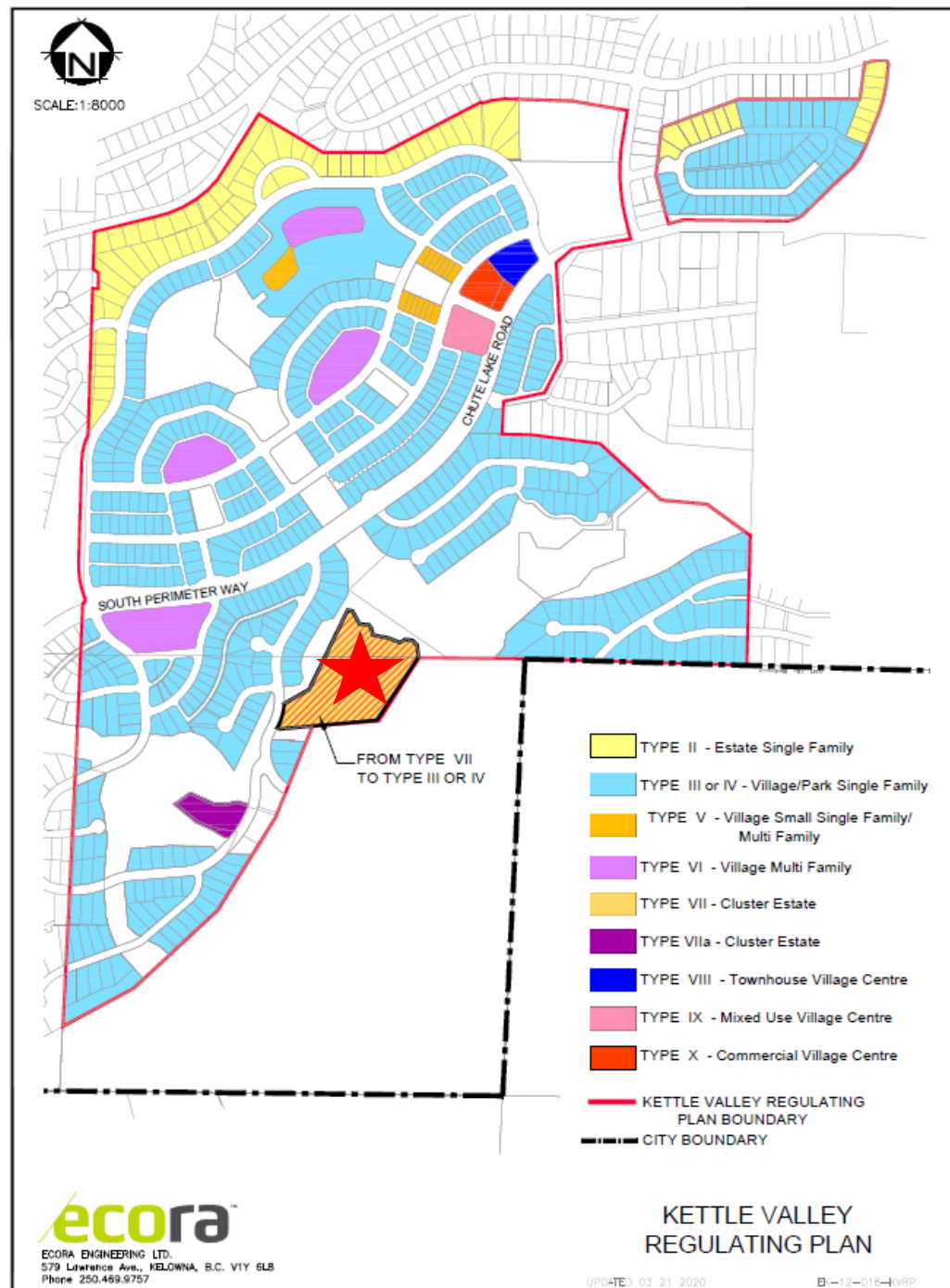
Subdivision/Building Permit

Council
Approvals

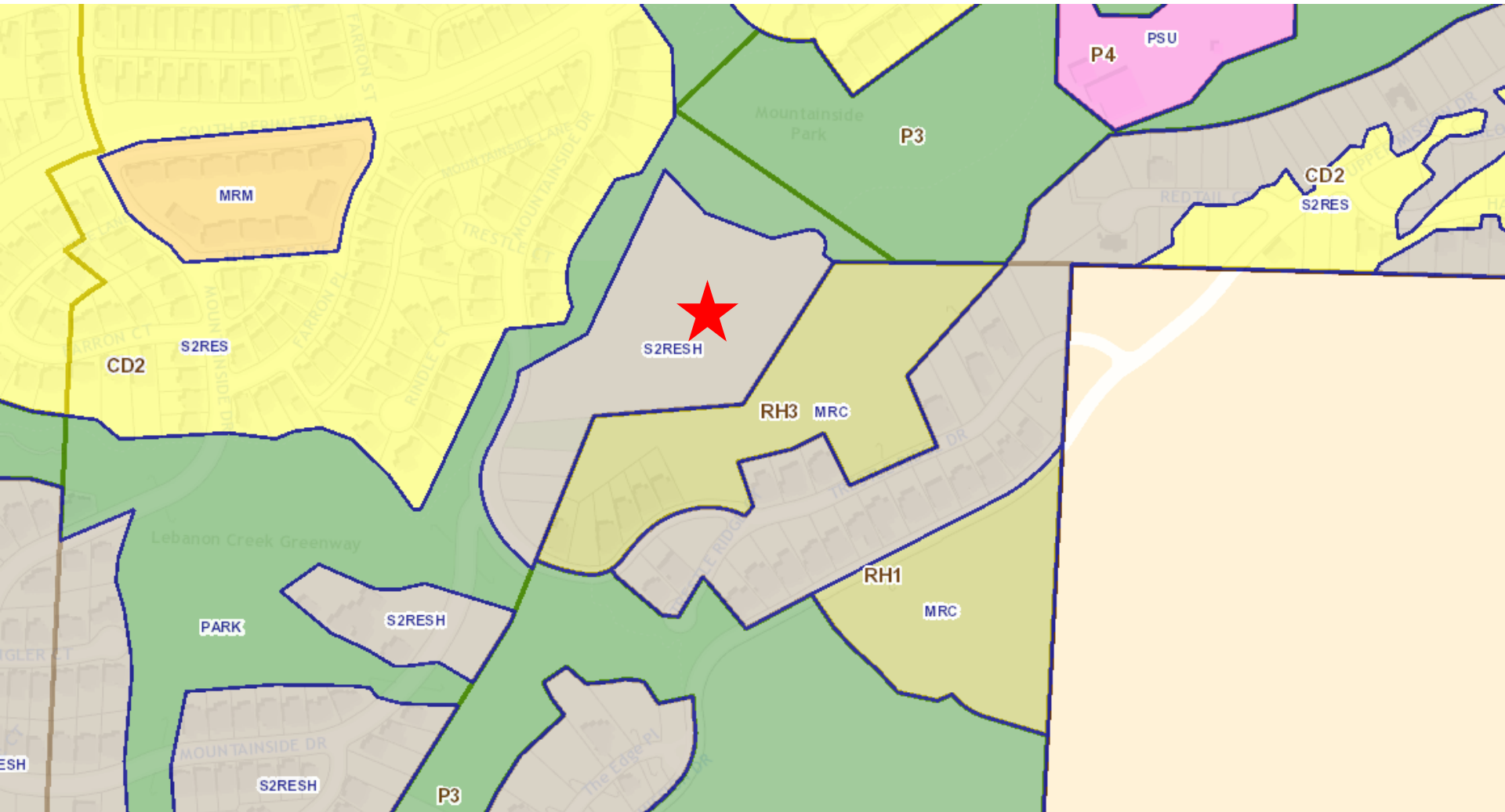
Context Map



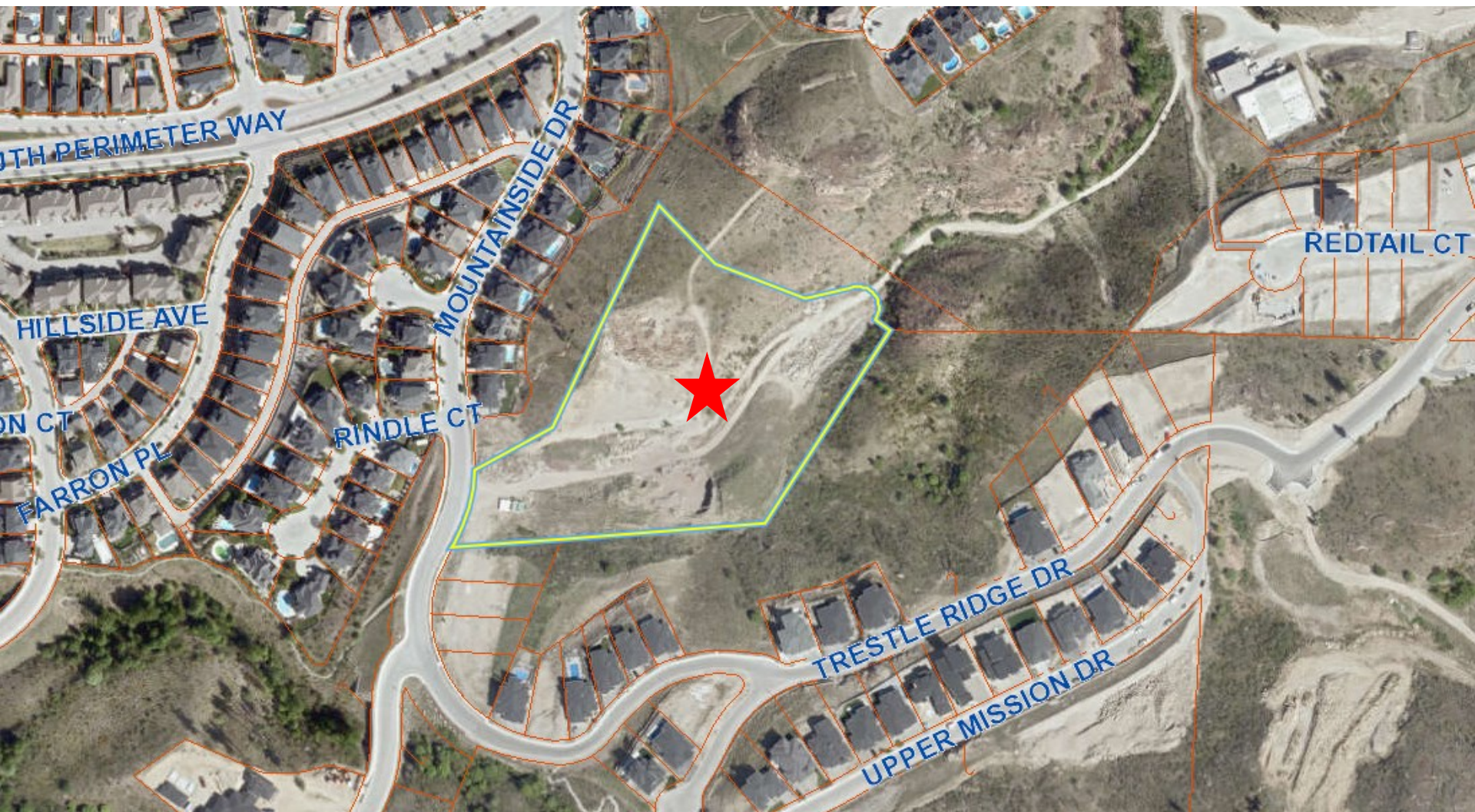
Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project Details

- ▶ Property is approx. 2.7 ha
- ▶ Proposed 34 lot subdivision for single family dwellings
- ▶ No variances identified

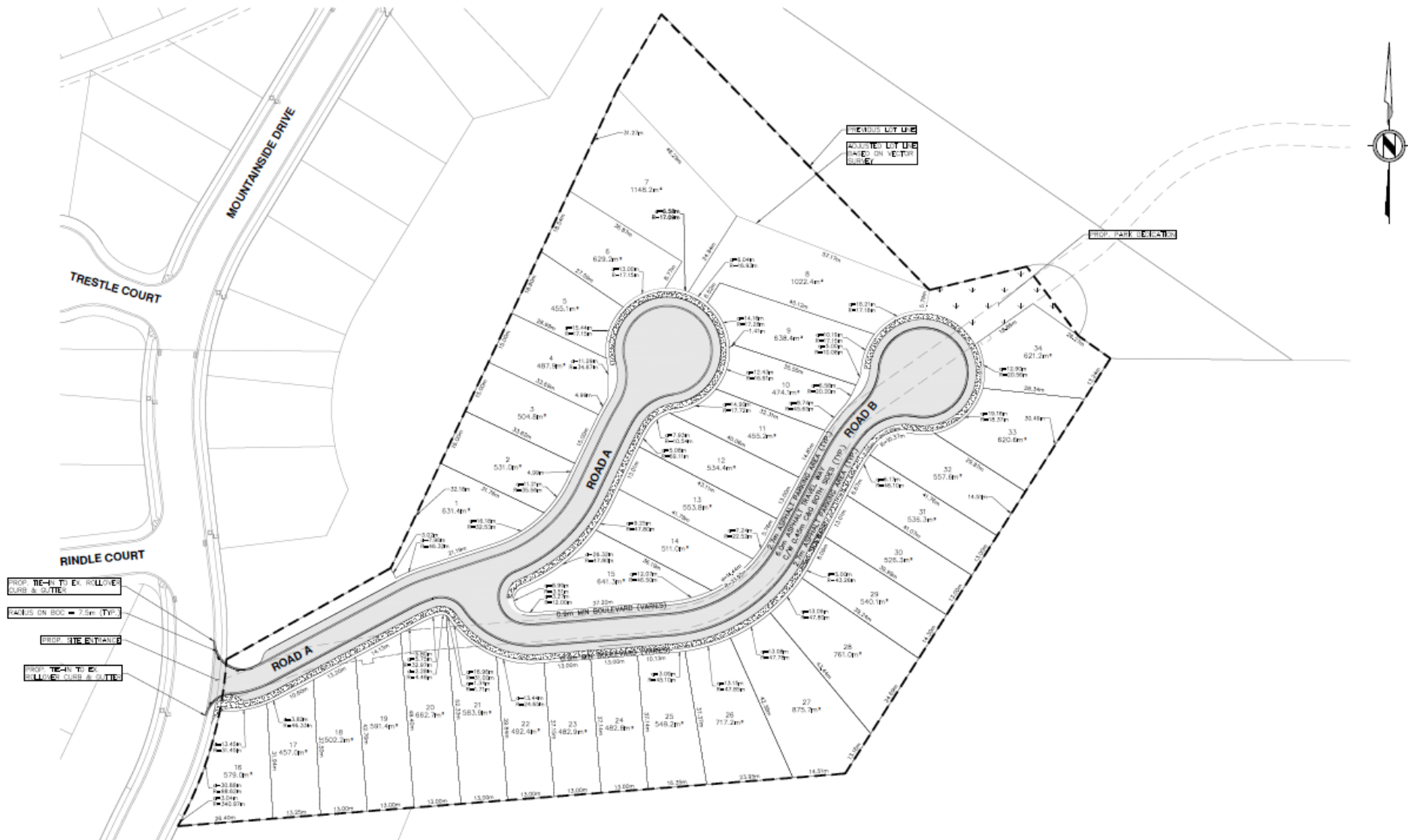
Project Details

City of Kelowna

Consolidated Zoning Bylaw No. 8000

	Type II	Type III or IV	Type V	Type VI	Type VIIa
Map Colour Code					
Lot Type	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached, Multi-Family Housing (Up to 4 Units)
Minimum Lot area	700 m2	455 m2	245 m2 Per Dwelling Unit	5000 m2	Parcel: 5000 m2 Bareland Strata Lot: 225 m2
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access From Street: 6 m Access From Lane: 12 m	12 m	12 m	12 m
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Principi Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5 m
Accessory Building Rear Yard Setback	Access From Street: 7.5 m Access From Lane: 1.5 m	Access From Street: 7.5 m Access From Lane: 1.5 m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m

Site Plan



Development Policy

- ▶ Kelowna Official Community Plan (OCP)
- ▶ *Objective 5.2 Develop Sustainably*
 - ▶ *Policy .3 Complete Suburbs.* Support a mix of uses within Kelowna's suburbs, in accordance with "Smart Growth" principles to ensure complete communities...
 - ▶ *Policy .5 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

Staff Recommendation

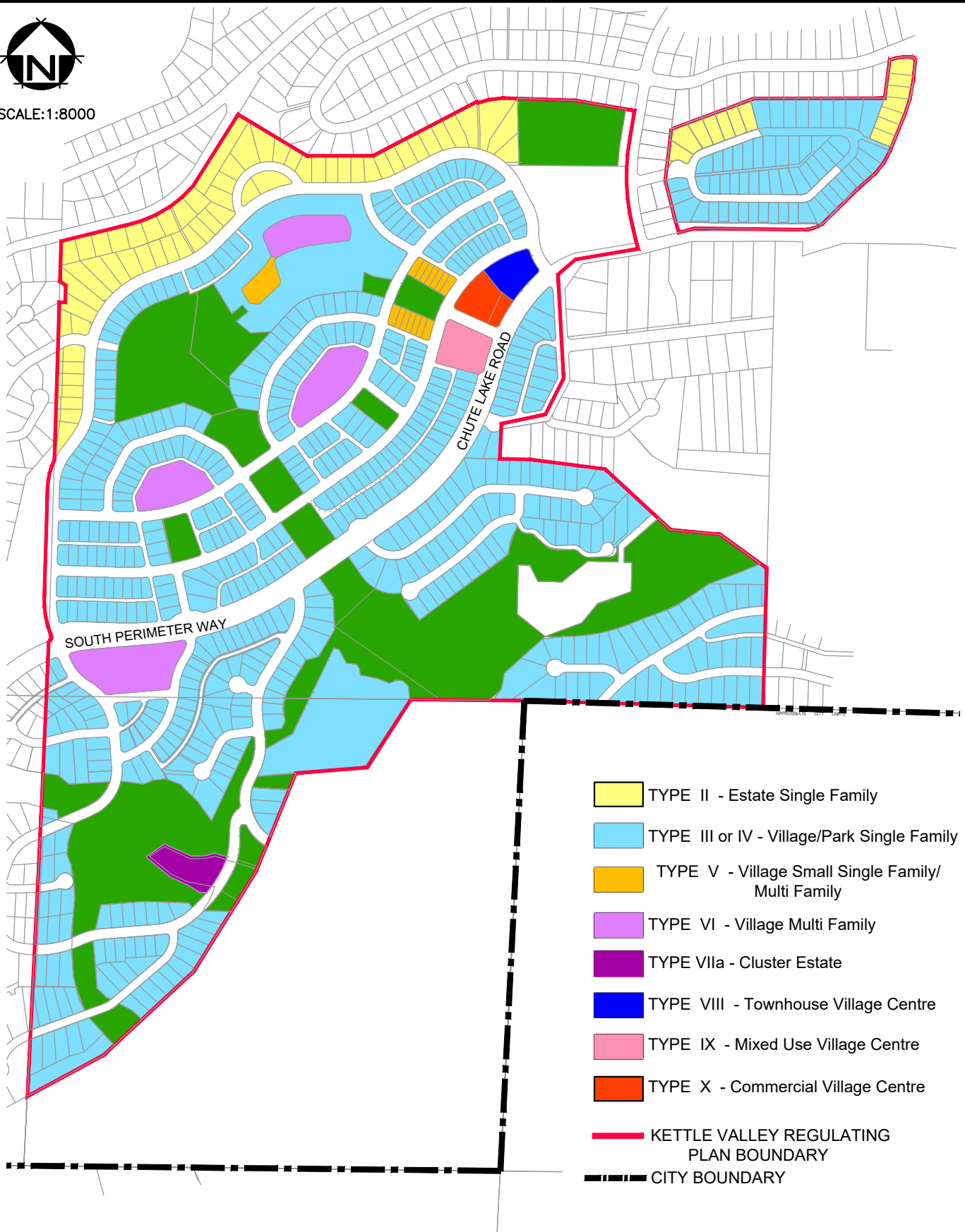
- ▶ Development Planning Staff recommend **support** for the proposed text amendment application
 - ▶ Consistent with the Future Land Use designation
 - ▶ Meets the intent of the Kettle Valley Comprehensive Zone
 - ▶ Meets infill growth policies within the Permanent Growth Boundary



Conclusion of Staff Remarks



SCALE:1:8000



KETTLE VALLEY REGULATING PLAN

UPDATED 03 31 2020

EK-12-018-KVRP



Schedule A – CD2 – Kettle Valley Comprehensive Residential Development - Zoning Bylaw No. 8000 Text Amendments

Planner Initials WM

No.	Section	Relevant Existing	Proposed	Explanation
1.	18 – Schedule B – Comprehensive Development Zones – CD2 – Kettle Valley Comprehensive Residential Development Kettle Valley Regulating Plan – Overview Map	Kettle Valley Regulating Plan – Overview Map (Nov 10/2016)	Kettle Valley Regulating Plan (Mar 21/2020)	Replace the existing map with the proposed map. To amend the subject property from Type VII to Type III or IV.
2.	CD2 – Kettle Valley Comprehensive Residential Development Development Type Schedule	Development Type Schedule (Types II-VIIa)	Development Type Schedule (Types II-VIIa)	Replace the existing schedule for proposed schedule. To remove Type VII from the Schedule as there is no existing or proposed development of this type.
3.	CD2 – Kettle Valley Comprehensive Residential Development 1.4(d) replace	Single detached housing, semi-detached housing and row housing (Types II-VII CD2 Map 1): 9.5m	Single detached housing, semi-detached housing and row housing (Types II-VI CD2 Map 1): 9.5m	Replace based on the removal of Type VII.
4.	CD2 - Kettle Valley Comprehensive Residential Development Map 1 (page 3 of 17) to Map 1 (page 15 of 17)		Delete all Diagrams referencing Development Type Schedule with all Map 1 pages	Remove the duplication of each Development Type Map within Bylaw that the Kettle Valley Regulating Plan provides.



CITY OF KELOWNA

MEMORANDUM

Date: December 17, 2019
File No.: TA19-0020
To: Land Use Management Department (WM)
From: Development Engineering Manager
Subject: 5533 Mountainside Drive Lot A Plan EPP91489

The Development Engineering Branch comments and requirements regarding this application for a Text Amendment to change the current Kettle Valley CD2 Type VII zone to CD2 Type III and IV zone to accommodate a 34 lot subdivision are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

All requirements associated with this application will be addressed in the pending subdivision application..

The submitted design drawings in support of this application will be reviewed at the PLR application stage.

James Kay, P. Eng.
Development Engineering Manager

JF

This forms part of application
TA19-0020

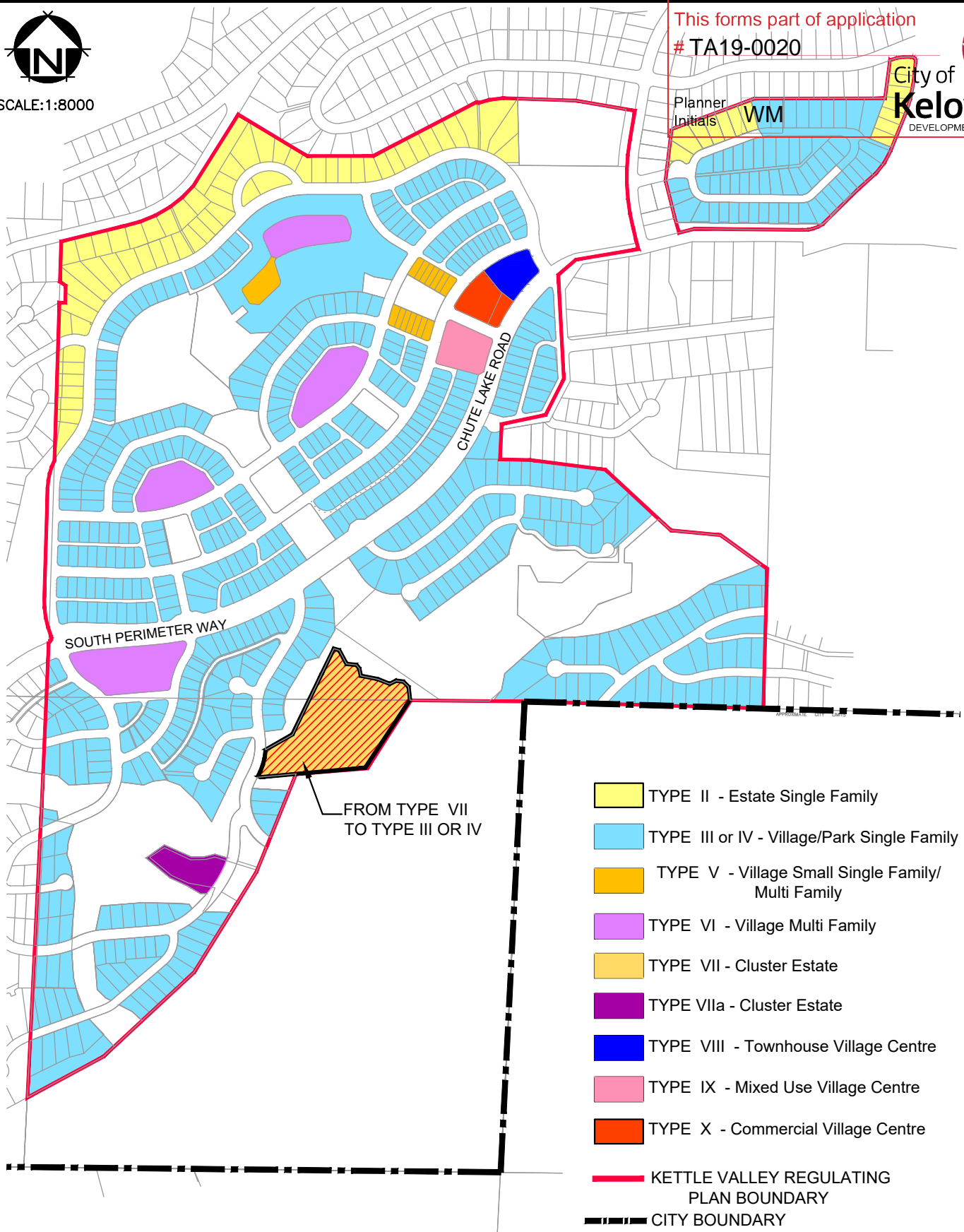
Planner
Initials

WM

City of
Kelowna
DEVELOPMENT PLANNING



SCALE:1:8000



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ECORA ENGINEERING LTD.
579 Lawrence Ave., KELOWNA, B.C. V1Y 6L8
Phone 250.469.9757

KETTLE VALLEY REGULATING PLAN

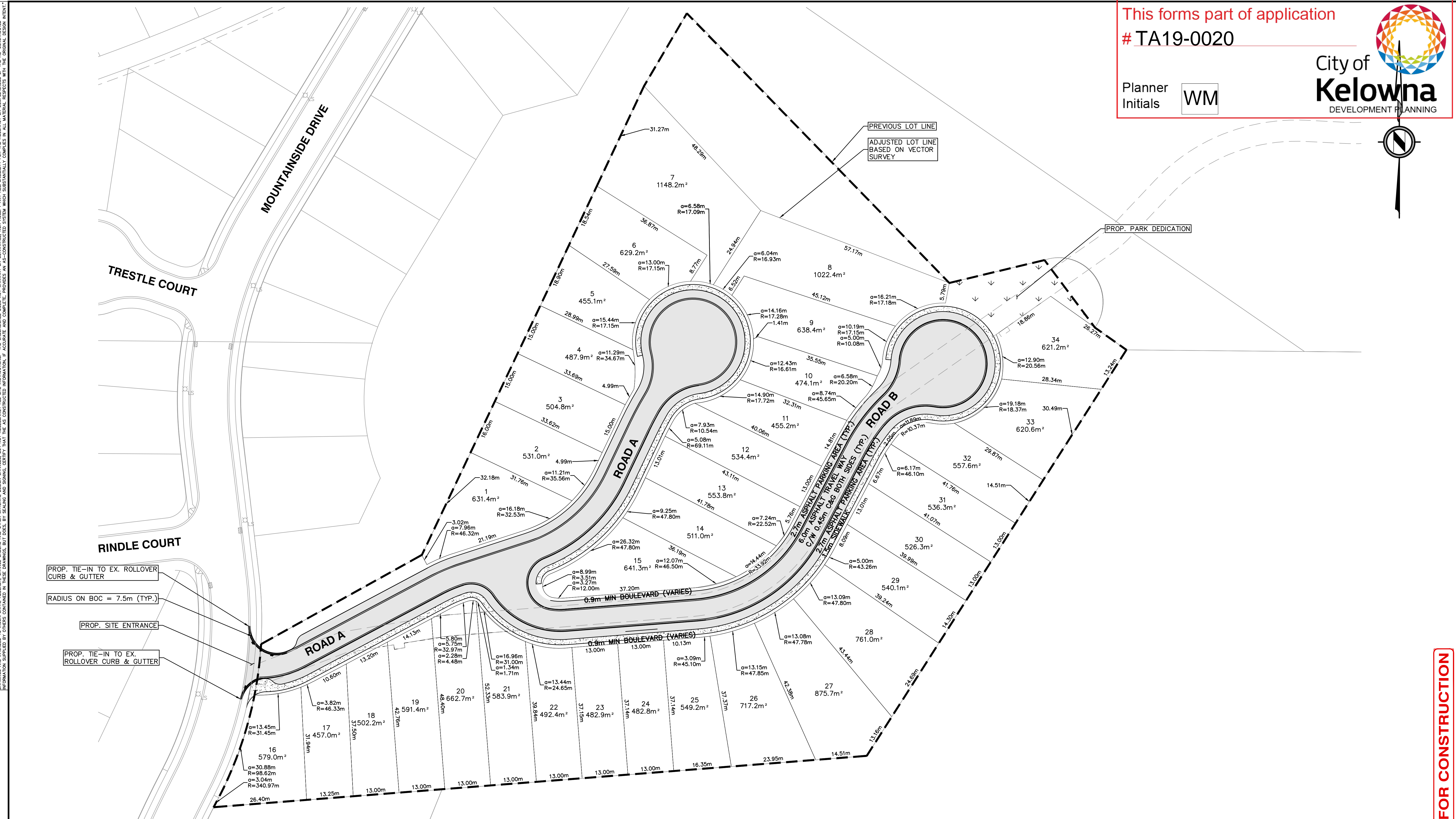
UPDATED 03 21 2020

EK-12-018-KVRP

This forms part of application # TA19-0020

Planner Initials WM

City of Kelowna DEVELOPMENT PLANNING



The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LEGAL DESCRIPTION:
LOT 1, SECTION 23, TOWNSHIP 28, LAND DISTRICT 54, PLAN KAP85435

B.M. MONUMENT NO. ELEVATION:

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

MANHOLE
UTILITY POLE
POWER POLE
LAMP STANDARD
CATCH BASIN
HYDRANT
TREES
SURVEY MONUMENT

LEGEND

NEW PAVEMENT
ASPHALT REPLACEMENT
MILL AND OVERLAY

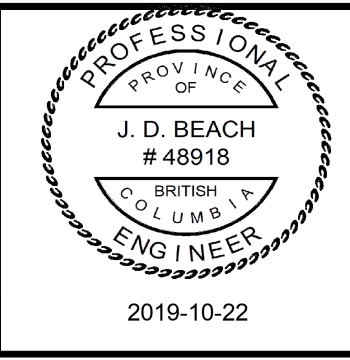
LEGEND

MANHOLE
UTILITY POLE
POWER POLE
LAMP STANDARD
CATCH BASIN
HYDRANT
TREES
SURVEY MONUMENT

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

1258 Ellis Street, Kelowna, B.C. Canada V1Y 1Z4
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

1	19/10/22	JMR	ISSUED FOR PRELIMINARY LAYOUT REVIEW	JRG
0	19/04/01	RJB	ISSUED FOR INFORMATION	BR
NO.	YY/MM/DD	BY	REVISION	CH/KD



BASE	JRG	DESIGN	JMR
APPROVED	JDB		
DATE	OCTOBER 2019		
SCALE	HORIZ. 1:500 VERT. N/A		
SCALE NOT ACCURATE OVER LONG DISTANCES			

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION

VILLAGE OF KETTLE VALLEY
5533 MOUNTAINSIDE DRIVE
SUBDIVISION PLAN

CITY FILE NO.
DRAWING NO. 18-3073-031
REV NO. 1

NOT FOR CONSTRUCTION

CITY OF KELOWNA

BYLAW NO. 12016

TA19-0020 – Amendment to the CD2 – Kettle Valley Comprehensive Residential Development

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

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

1. THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD2 – Kettle Valley Comprehensive Residential Development, 1.4(d) Development Regulations** be amended by:

Deleting the following:

"Single detached housing, semi-detached housing and row housing (Types II-VII CD2 Map 1): 9.5m"

And replacing it with:

"Single detached housing, semi-detached housing and row housing (Types II-VI CD2 Map 1): 9.5m"

2. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD2 – Kettle Valley Comprehensive Residential Development** be amended by:

- a) Deleting the "Kettle Valley Regulating Plan" Overview Map as attached to and forming part of this bylaw as Map A and replacing it with a new "Kettle Valley Regulating Plan" map as attached to and forming part of this bylaw as Map B;
- b) Deleting the "Development Type Schedule (Types II-VIIa)" as attached to and forming part of this bylaw as TABLE 1 and replacing it with a new "Development Type Schedule (Types II-VIIa)" as attached to and forming part of this bylaw as TABLE 2;
- c) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 3 of 17)"** map as attached to and forming part of this bylaw as Map C and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 3 of 17)"** as attached and forming part of this bylaw as Map D;
- d) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 5 of 17)"** map as attached to and forming part of this bylaw as Map E and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 5 of 17)"** as attached and forming part of this bylaw as Map F;
- e) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 6 of 17)"** map as attached to and forming part of this bylaw as Map G and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 6 of 17)"** as attached and forming part of this bylaw as Map H;
- f) Deleting the **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 7 of 17)"** map as attached to and forming part of this bylaw as Map I and replacing it with a new **"CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 7 of 17)"** as attached and forming part of this bylaw as Map J;

- g) Deleting the "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 8 of 17)**" map as attached to and forming part of this bylaw as Map K and replacing it with a new "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 8 of 17)**" as attached and forming part of this bylaw as Map L;
 - h) Deleting the "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 10 of 17)**" map as attached to and forming part of this bylaw as Map M and replacing it with a new "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 10 of 17)**" as attached and forming part of this bylaw as Map N;
 - i) Deleting the "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 12 of 17)**" map as attached to and forming part of this bylaw as Map O and replacing it with a new "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 12 of 17)**" as attached and forming part of this bylaw as Map P;
 - j) Deleting the "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 15 of 17)**" map as attached to and forming part of this bylaw as Map Q and replacing it with a new "**CD2 – Kettle Valley Comprehensive Residential Development – Map 1 (page 15 of 17)**" as attached and forming part of this bylaw as Map R.
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

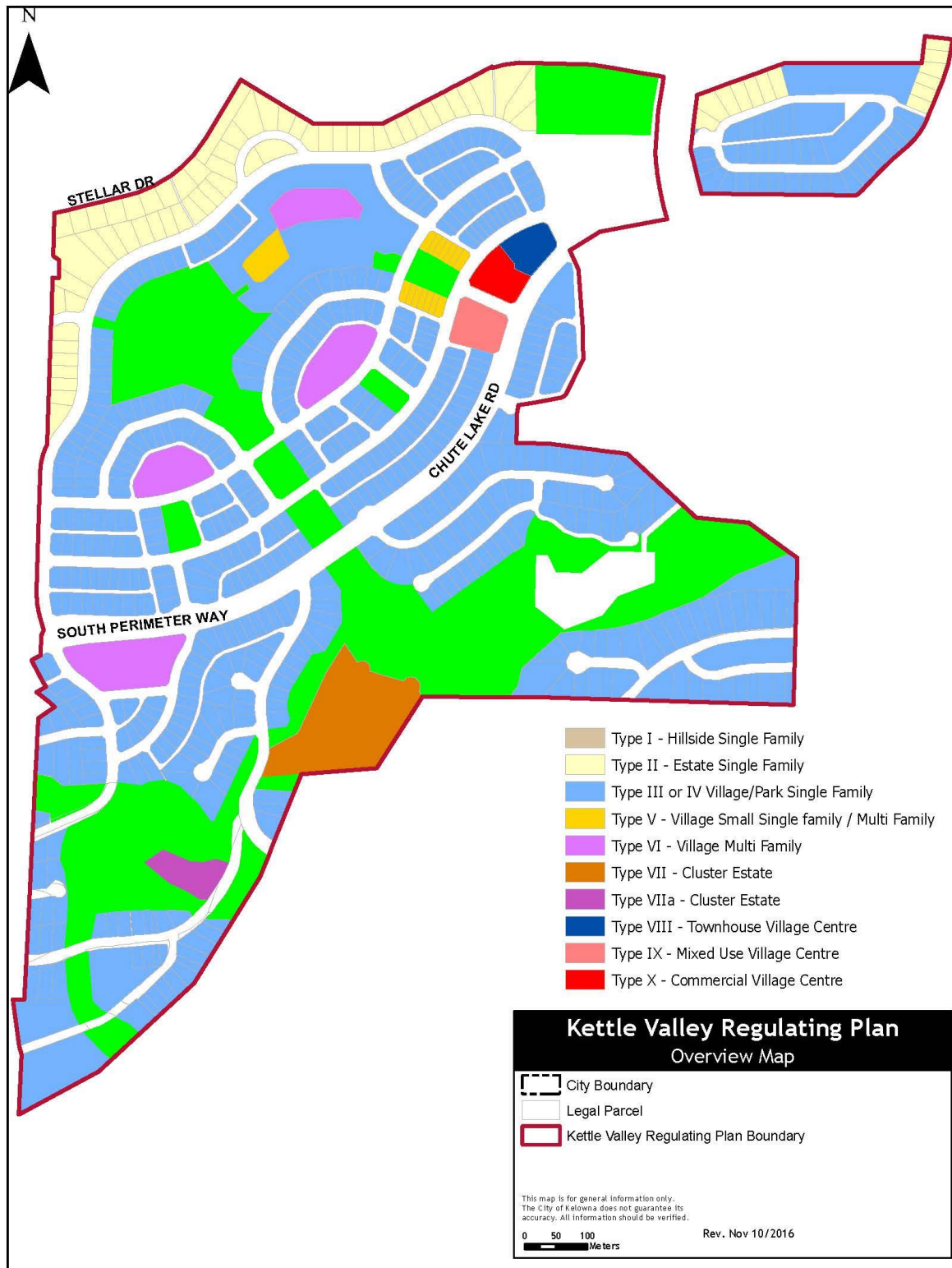
Considered at a Public Hearing on the

Read a second and third time and be adopted by the Municipal Council this

Mayor

City Clerk

MAP A



MAP B

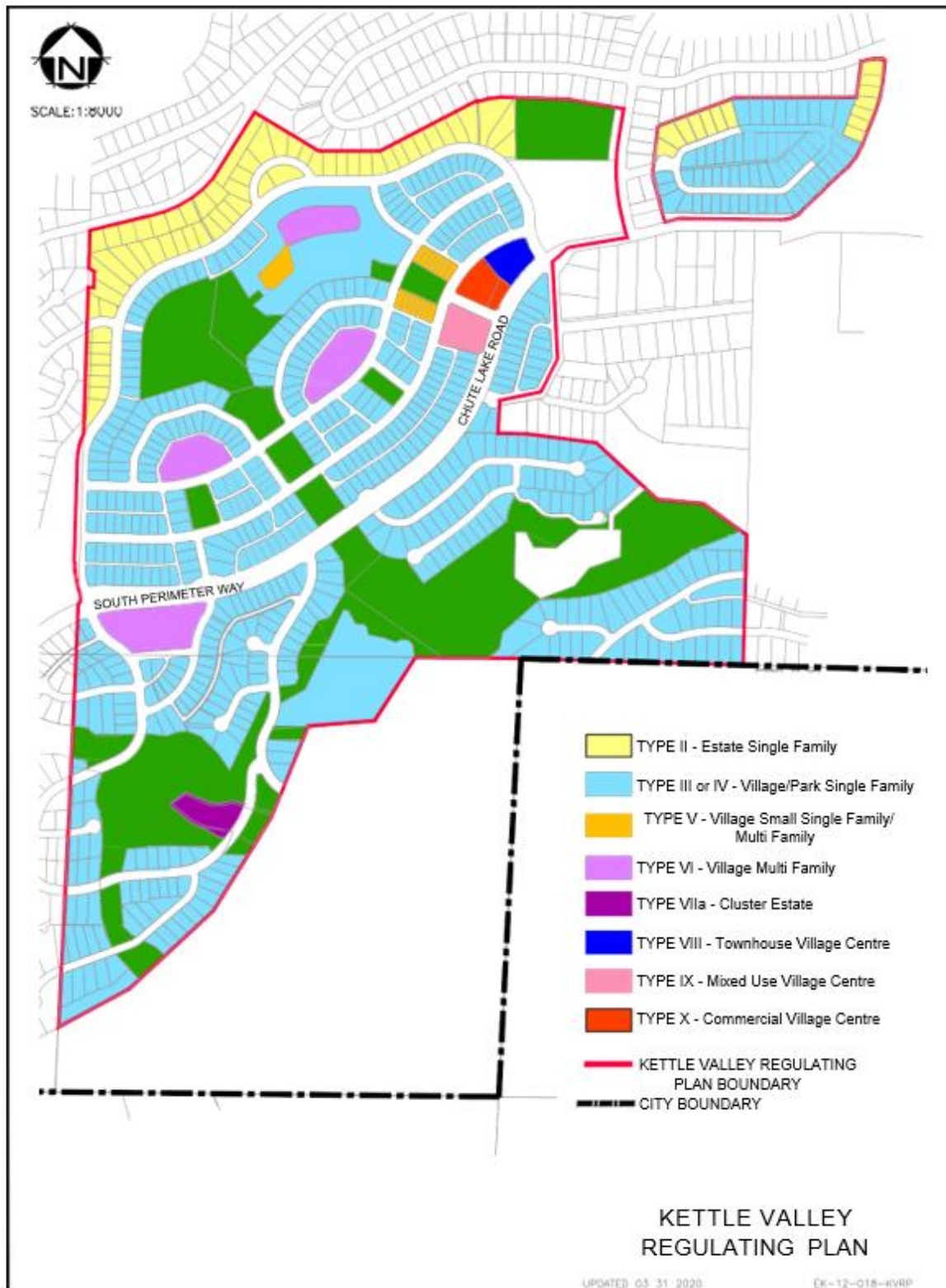


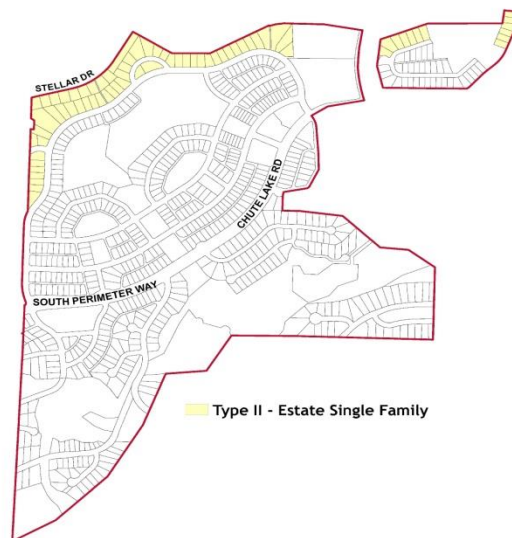
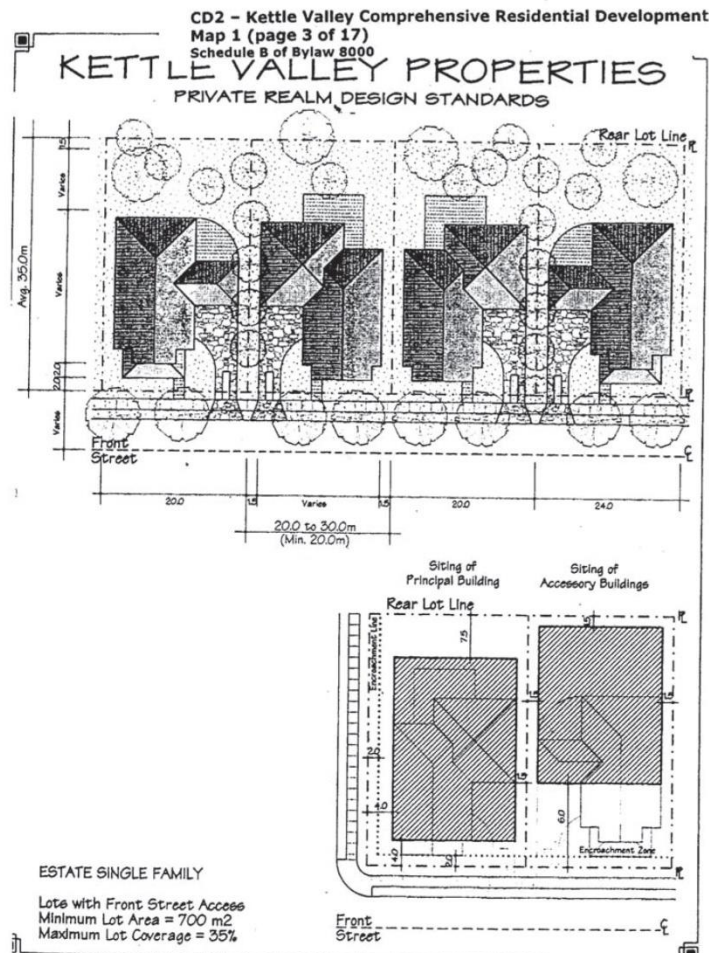
TABLE 1

	Type II	Type III or IV	Type V	Type VI	Type VII	Type VIIa
Map Colour Code						
Lot type	Estate Single Family	Village Park Single Family	Village Single, Multi- Family	Village Multi-Family	Cluster Estate	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached Houses , Multi-Family Housing (up to 4 units)	Single Family, Semi-detached, Multi-Family Housing (up to 4 Units)
Minimum Lot Area	700 m ²	455 m ²	245 m ² per dwelling unit	5000 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	15	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access from Street: 6 m Access from Lane: 12 m	12 m	12 m	12 m	12 m
Setback From Property Line Flanking a Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principle Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5m	Cluster Estate: 6 m Estate: 7.5m
Accessory Building Rear Yard Setback	Access from Street: 7.5m Access from Lane: 1.5m	Access from Street: 7.5m Access from Lane: 1.5m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m	Cluster Estate: NA Estate: 7.5 m

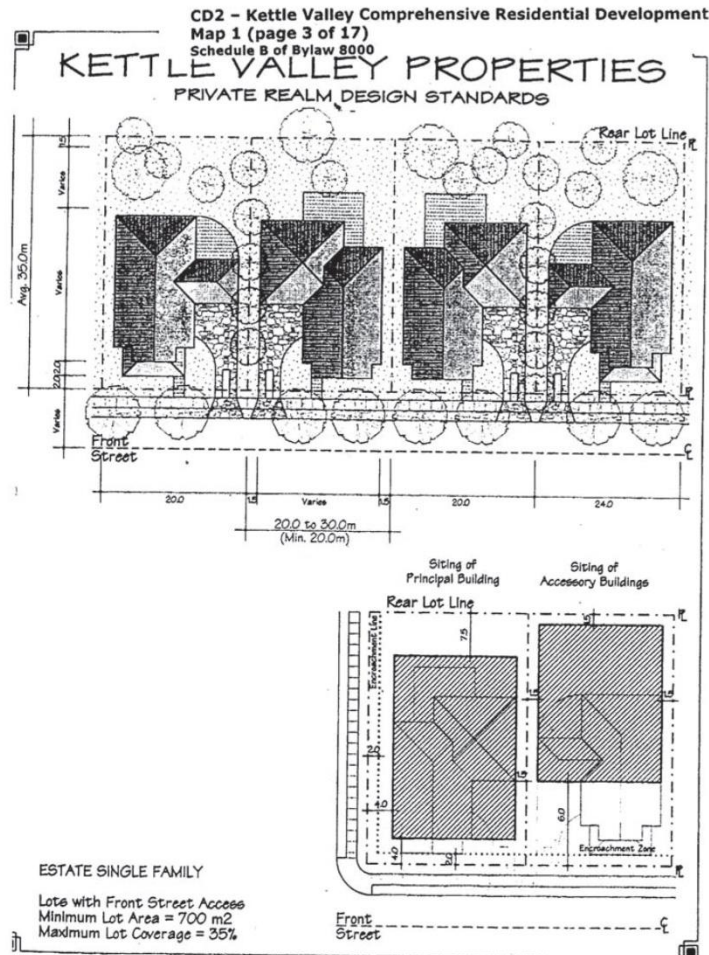
TABLE 2

	Type II	Type III or IV	Type V	Type VI	Type VIIa
Map Colour Code					
Lot Type	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Single Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached, Multi-Family Housing (Up to 4 Units)
Minimum Lot area	700 m ²	455 m ²	245 m ² Per Dwelling Unit	5000 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access From Street: 6 m Access From Lane: 12 m	12 m	12 m	12 m
Setback From Property Line Flanking Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principl Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5 m
Accessory Building Rear Yard Setback	Access From Street: 7.5 m Access From Lane: 1.5 m	Access From Street: 7.5 m Access From Lane: 1.5 m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m

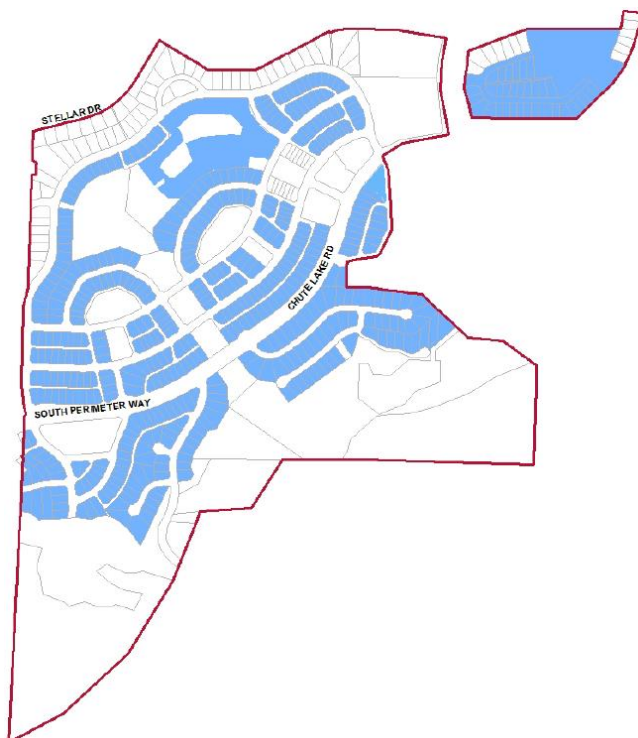
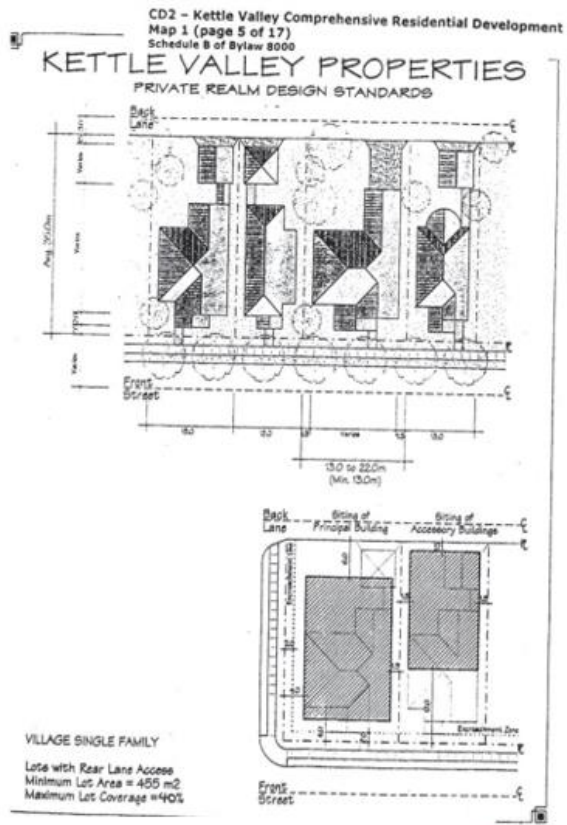
MAP C



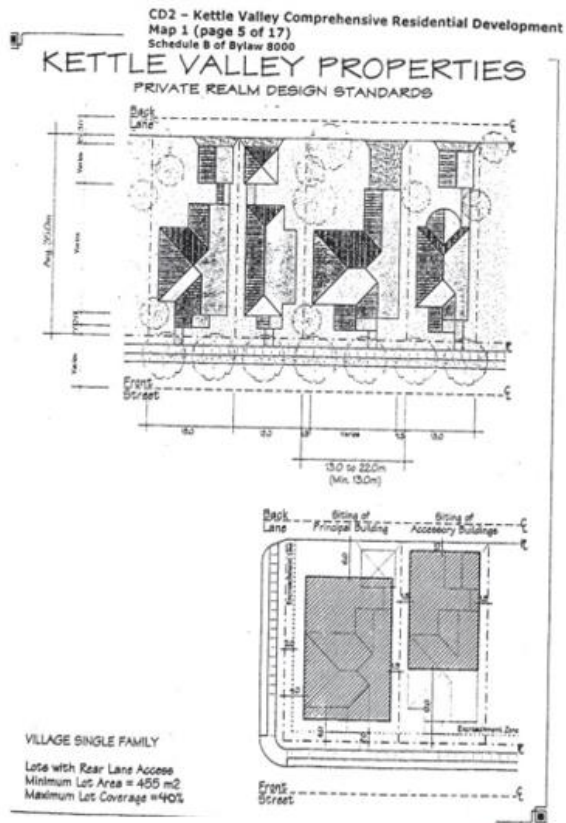
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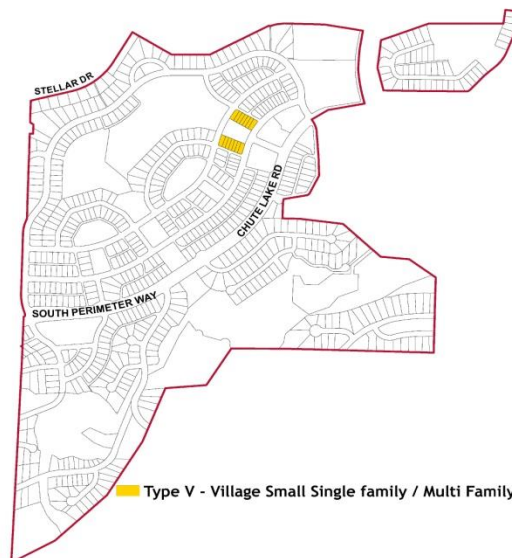
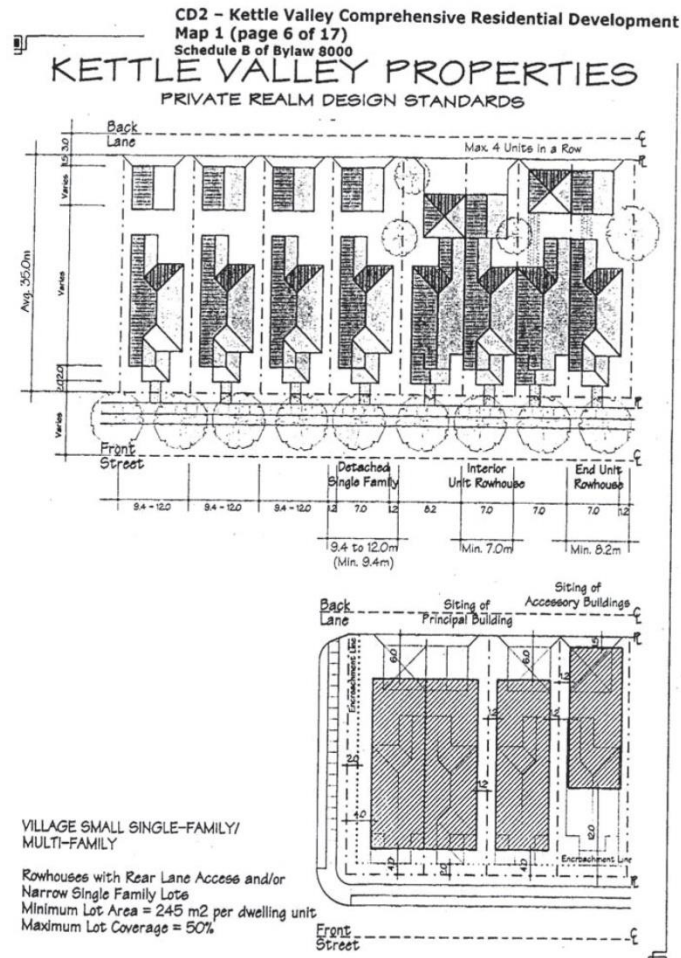
MAP E



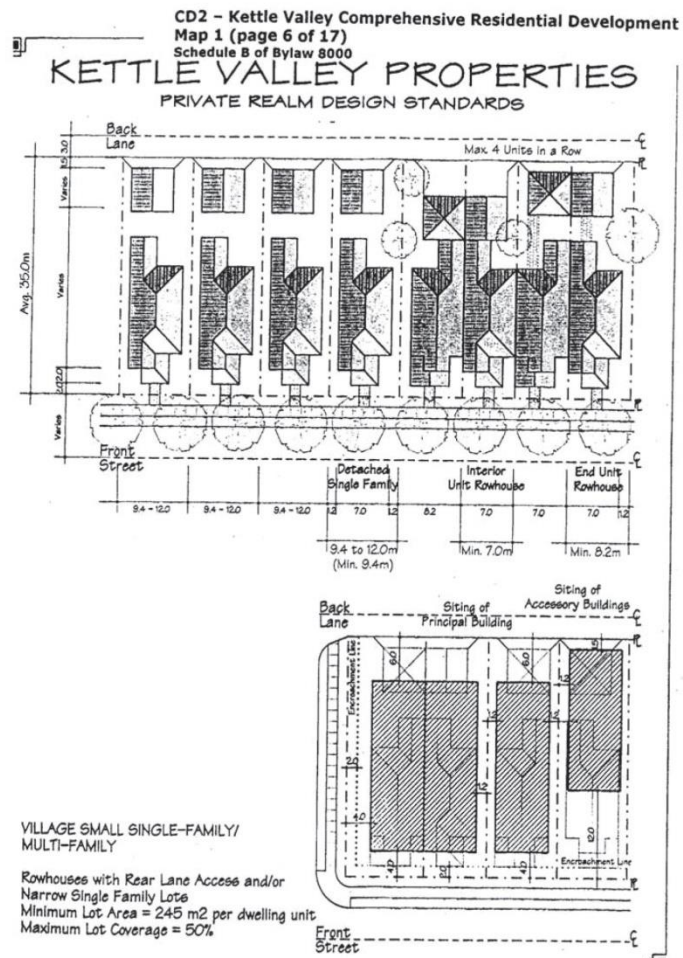
MAP F



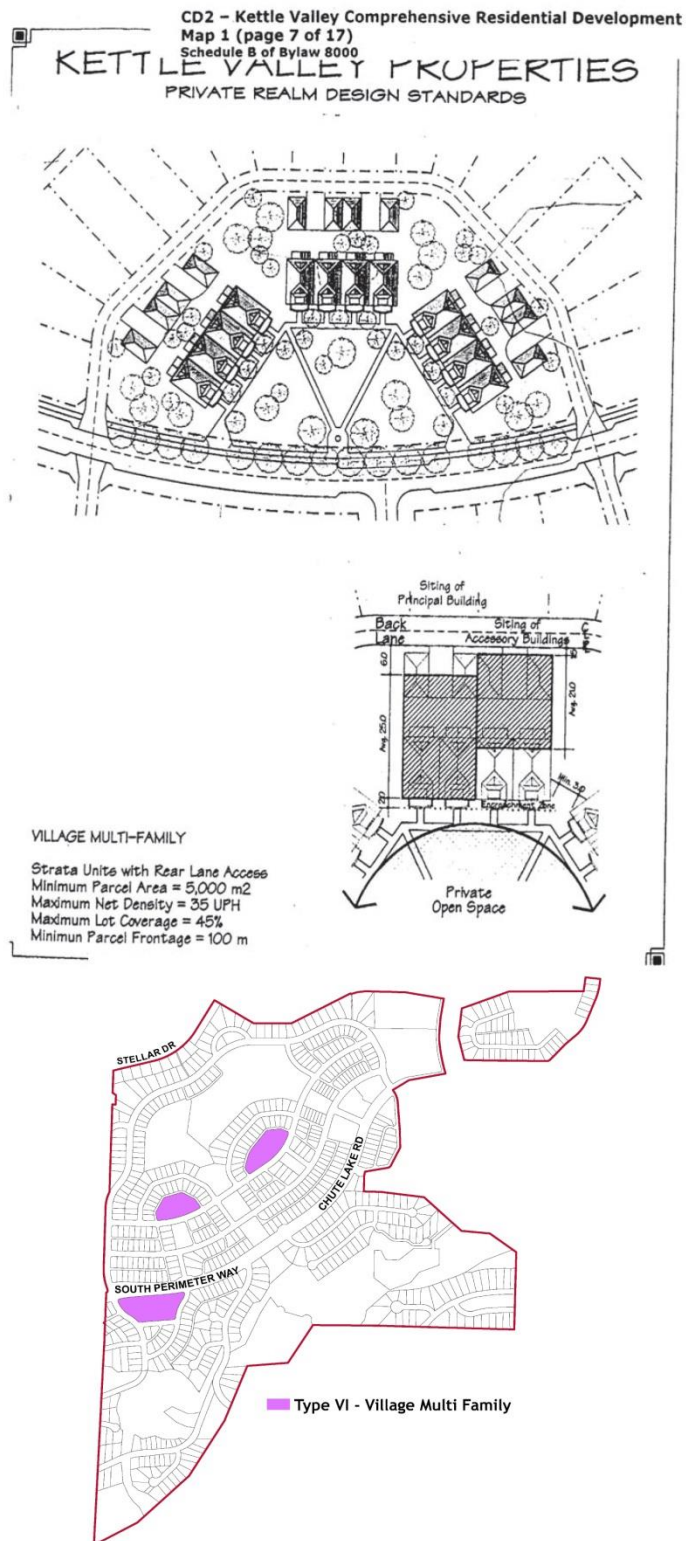
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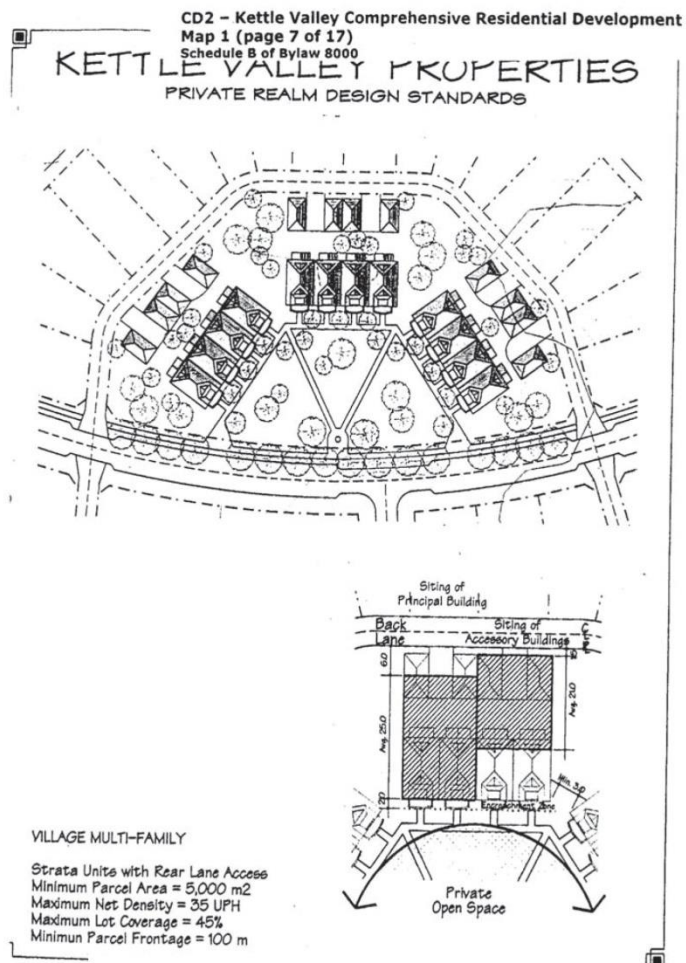
MAP H



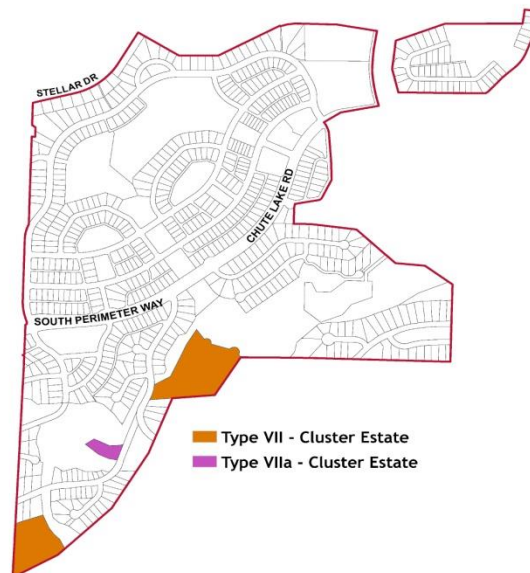
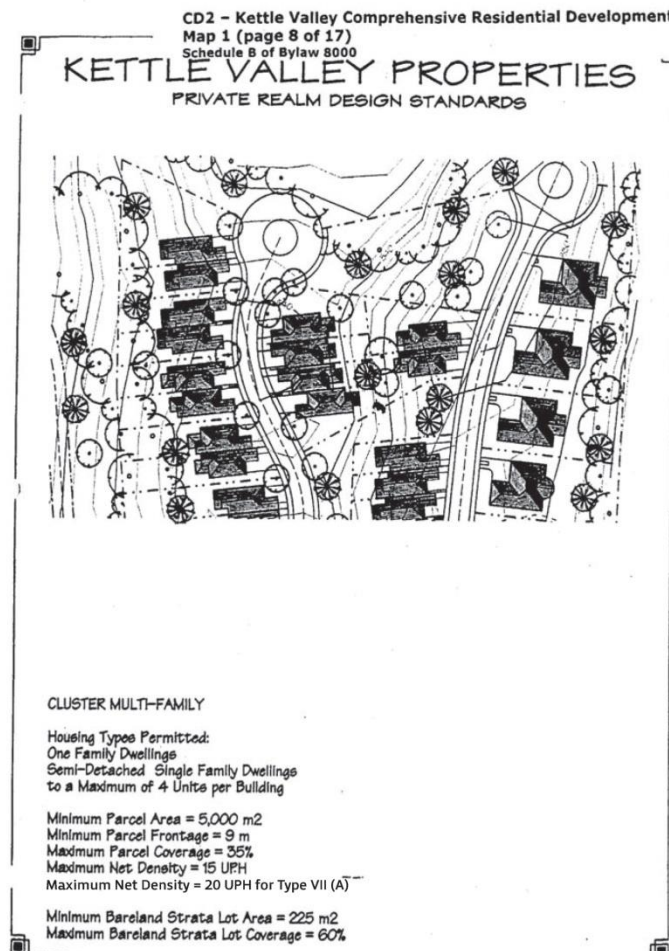
MAP I

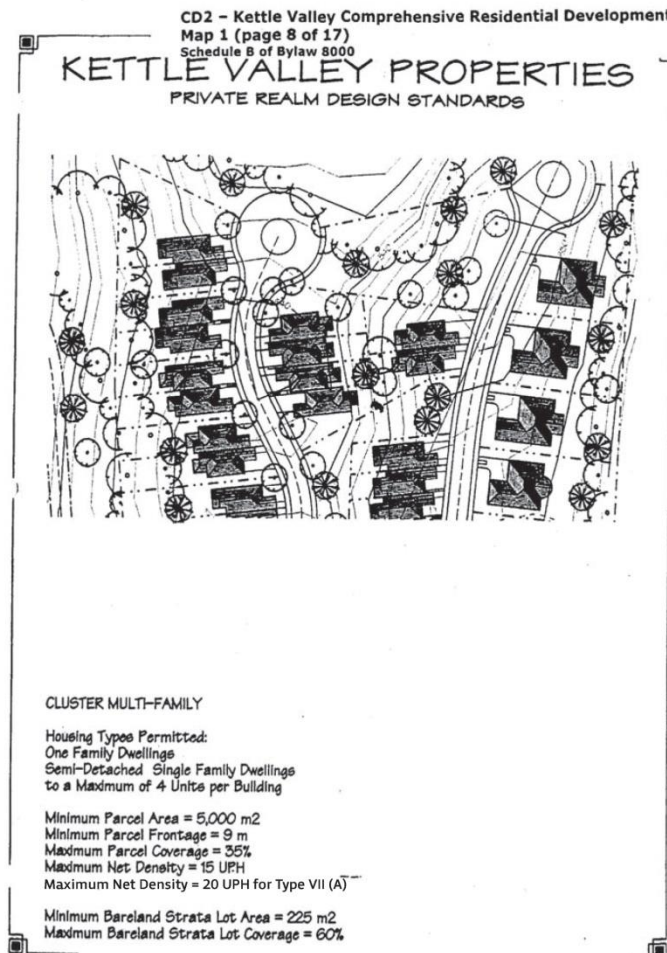


MAP J



MAP K



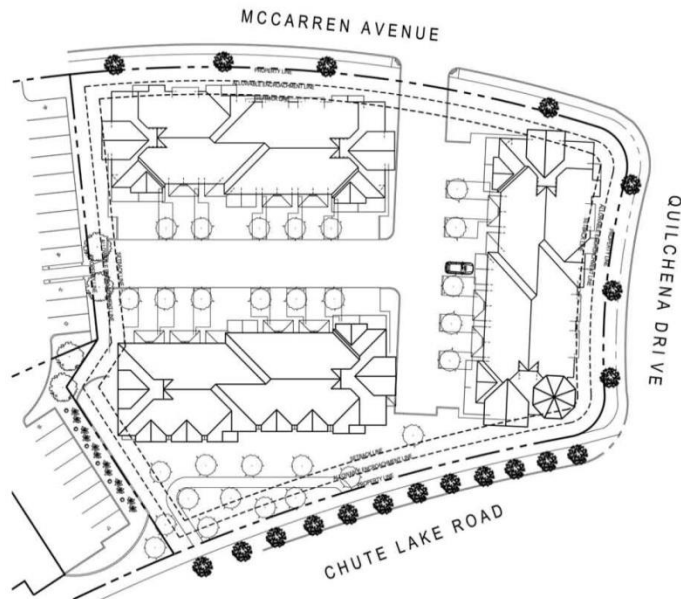


MAP M

CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 10-17)

Schedule B of Bylaw 8000

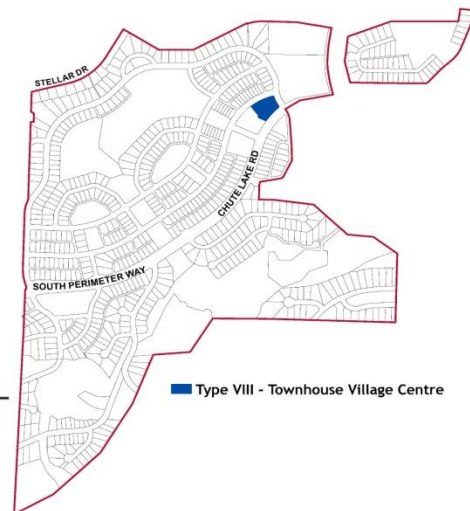
KETTLE VALLEY PROPERTIES PRIVATE REALM DESIGN STANDARDS



TOWNHOUSE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0

Location: Within the Village Centre Area
Maximum Number of Self Contained Suites = 21 UNITS
Maximum Lot Coverage = 40%



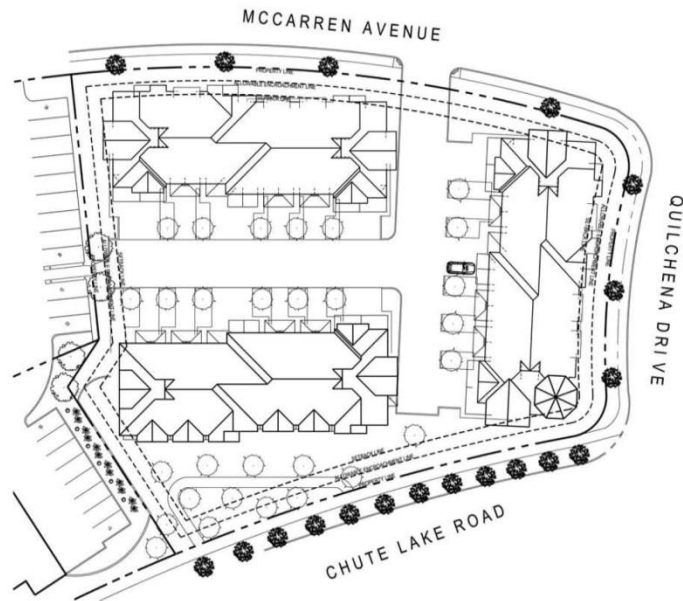
■ Type VIII - Townhouse Village Centre

CD2 - Kettle Valley Comprehensive Residential Development
Map 1 (page 10-17)

Schedule B of Bylaw 8000

KETTLE VALLEY PROPERTIES

PRIVATE REALM DESIGN STANDARDS

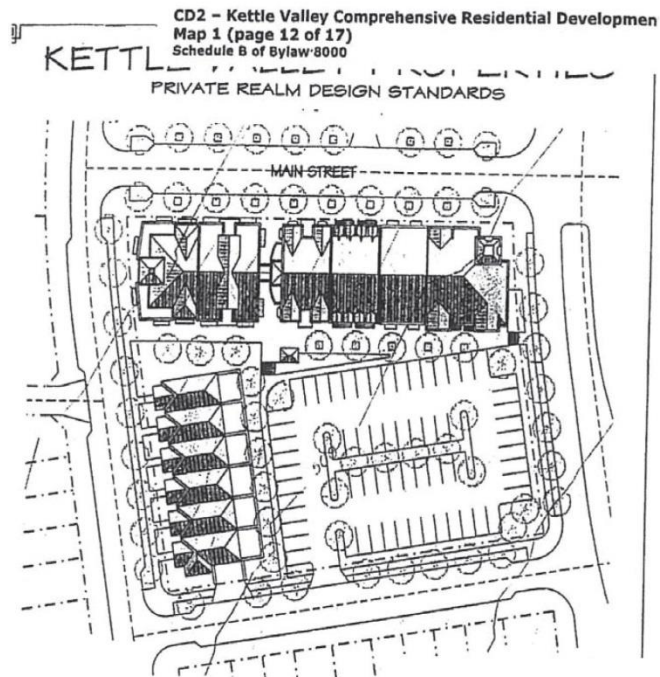


TOWNHOUSE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0

Location: Within the Village Centre Area
Maximum Number of Self Contained Suites = 21 UNITS
Maximum Lot Coverage = 40%

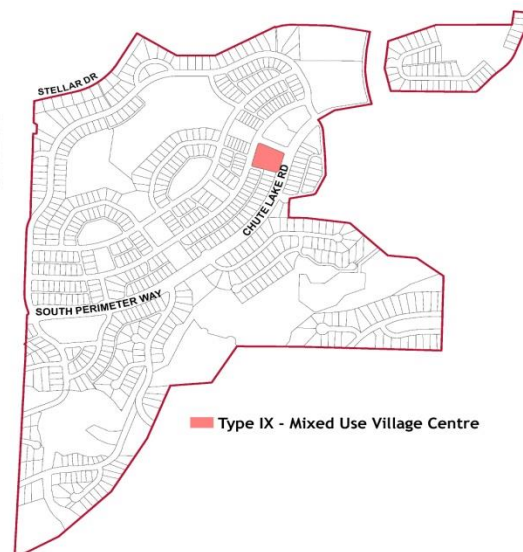
MAP O



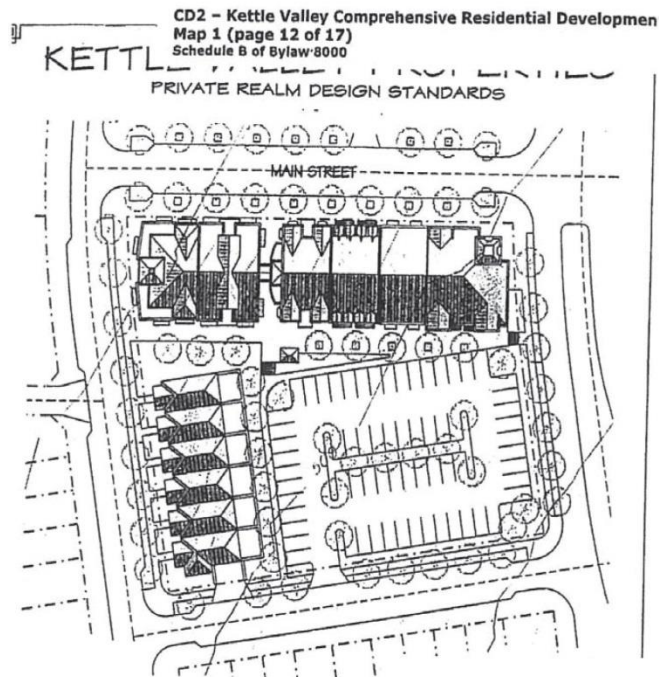
MIXED USE VILLAGE CENTRE

Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0
0.2 FAR bonus for under building parking for a total FAR of 1.2

Location: Within the Village Centre Area
Maximum Number of Residential Units = 107 UPH
Maximum Lot Coverage = 50%



MAP P

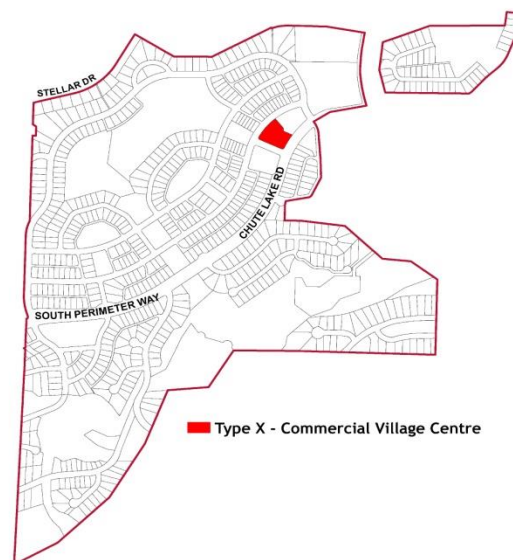
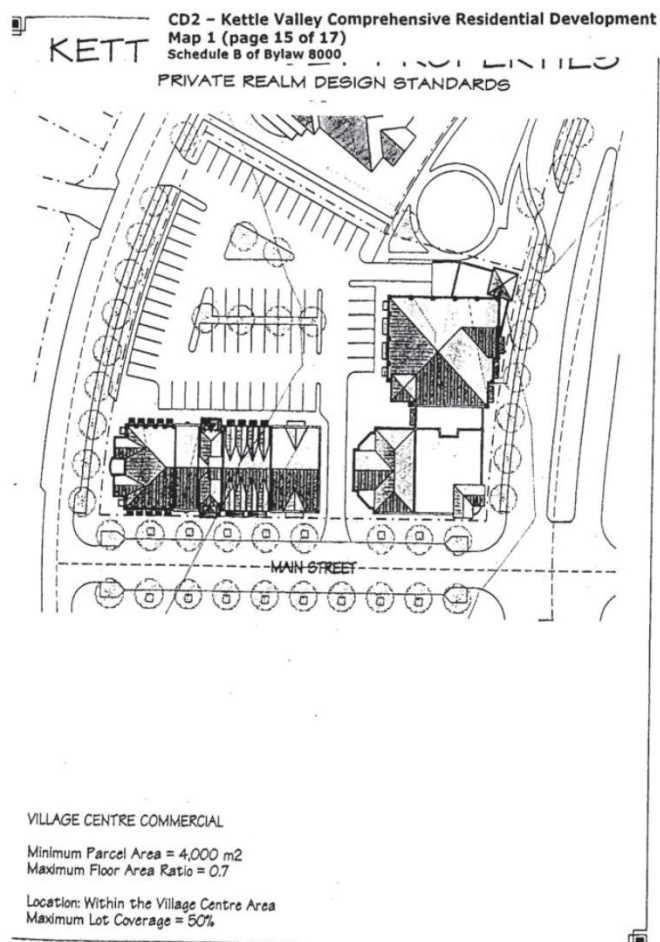


MIXED USE VILLAGE CENTRE

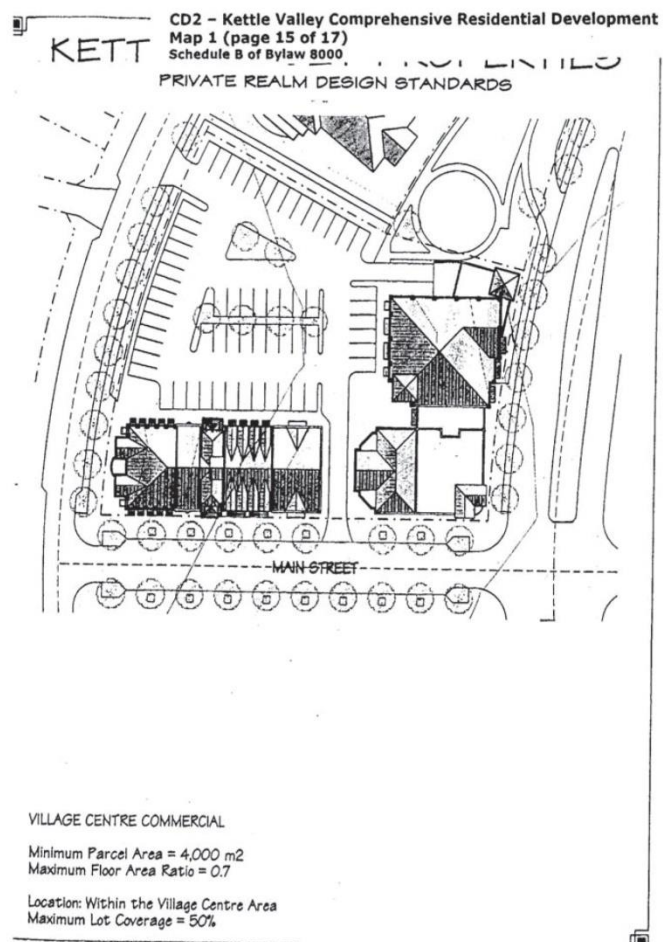
Minimum Parcel Area = 4,000 m²
Maximum Floor Area Ratio = 1.0
0.2 FAR bonus for under building
parking for a total FAR of 1.2

Location: Within the Village Centre Area
Maximum Number of Residential Units = 107 UPH
Maximum Lot Coverage = 50%

MAP Q



MAP R



Report to Council



Date: April 20 2020
To: Council
From: City Manager
Subject: Z17-0078 Rescind Bylaw No. 11573 for 3054 Springfield Road
Department: Development Planning Department

Recommendation:

THAT Council receives, for information, the Report from the Development Planning Department dated April 20, 2020, with respect to Rezoning Application No. Z17-0078 for the property located at Lot 171 Section 23 Township 26, ODYD, Plan 22418 for 3054 Springfield Road Kelowna BC;

AND THAT Bylaw No. 11573 be forwarded for rescindment consideration and the file be closed.

Purpose:

To rescind all three readings given to Rezoning Bylaw No. 11573 and direct staff to close the file

Community Planning

An application to rezone the subject property was made on August 1, 2017 to rezone from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to legalize an existing carriage house.

Bylaw No. 11573 received second and third readings at a Regular Meeting of Council on April 10, 2018, following the Public Hearing held on the same date. Final adoption of the zone amendment bylaw was subject to final documentation being provided to allow the legalizing of the carriage house to go forward, which was never completed.

A letter was sent to the owner advising that due to inactivity, the bylaw would be rescinded. It noted that should the applicant wish to reconsider the carriage house in the future a new application would be required. The City's Bylaw Services Department has been engaged with the property owner regarding past complaints of an illegal carriage house on-site and is working towards resolution.

Given the above, staff are recommending that Council rescind first, second and third readings of Bylaw No. 11573 and direct staff to close the file.

CITY OF KELOWNA
BYLAW NO. 11573
Z17-0078 – 3054 Springfield 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 171 Section 23 Township 26 ODYD Plan 22418 located on Springfield Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of March, 2018.

Considered at a Public Hearing on the 10th day of April, 2018.

Read a second and third time by the Municipal Council this 10th day of April, 2018.

Rescind first, second and third readings by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11970
TA19-0004 – Section 7 Landscaping & Screening

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 7 – Landscaping and Screening, 7.1 Required Landscaping, 7.1.1** be deleted and replaced with:

"The minimum level of **landscaping** required in each **zone** along all front, rear and **side yards** shall be determined from the **Minimum Landscape Buffer Treatment Levels Schedule (Table 7.1)** and **landscaping** details entitled Minimum Landscape Buffer in Section 7.6;"
2. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.1 Required Landscaping, Landscaping Standards 7.2.2** be deleted and replaced with:

"Required landscape buffers in Section 7.6 shall be continuous along the affected property boundaries, except that they may be interrupted only by walkways and driveways providing access to the property and running perpendicular to the property line;"
3. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.2 Landscaping Standards, 7.2.10** be deleted and replaced with:

"Urban plazas are permitted as a substitute for a **front yard** or **side yard street** landscape buffers according to the provisions of Section 7.4 and Section 7.6;"
4. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.5 Fencing and Retaining Walls, 7.5.3** be deleted and replaced with:

"No **fence** constructed at the **natural grade** in rural residential or **residential zones** shall exceed 2.0 m in **height**, except where **abutting** an **agricultural** or **commercial zone**, the maximum **height** is 2.4 m. Where fences are constructed adjacent to the front lot line or a flanking street, the maximum fence height shall be 1.06 m;
5. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.6 Minimum Landscape Buffers, 7.6.1(b)** be deleted and replaced with:

"**Level 2:** a minimum 3.0 m landscape buffer is required to separate **uses** from **adjacent** properties;"
6. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.6 Minimum Landscape Buffers, 7.6.1(c)** be deleted and replaced with:

"**Level 3:** a minimum 3.0 m landscape buffer is required to separate **uses** from **adjacent** properties. The buffer will consist of a vegetative buffer and may include a continuous barrier;"
7. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.6 Minimum Landscape Buffers, 7.6.1(d)** be deleted and replaced with:

"**Level 4:** a minimum 3.0 m landscape buffer is required to separate **uses** from **adjacent** properties. The buffer will consist of coniferous tree species or native vegetation to provide a continuous opaque screen for parking areas; and;"

8. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, 7.6 Minimum Landscape Buffers, 7.6.1(f)** be added as follows:

“Level 6: a minimum 3.0 m landscape buffer is required along all **lot lines abutting** a Future Land Use designation of Transportation Corridor (TC) in the **Official Community Plan**.

The minimum landscape buffer will include trees which are to be planted every 10.0 m on center within the landscape buffer area. Without limiting Section 7.5.5, any fencing within the minimum landscape buffer must be a black chain link fence, or other materials approved by the Divisional Director of Planning and Development Services, with a maximum height of 2.0 m and with a minimum of one pedestrian access gate along the **lot line** abutting the TC designation. The fence is to be located at least 0.15 m from the **lot line** abutting the TC designation. The pedestrian gate will be a minimum 1.6 m wide and may be lockable and controlled by the subject property owner.

Only where the bylaw requires a continuous opaque barrier may the chain link fence be substituted for the opaque barrier and a minimum of one pedestrian access gate is required within an opaque barrier.

Lands within the Agricultural Land Reserve and lots zoned P3 – Parks and Open Space are exempt from Level 6 requirements;”

9. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule** be amended, by adding in its appropriate location the following column heading:

Location	Front or Flanking Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)

10. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening, Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule** be amended, by adding in its appropriate location the following text:

Location	Front or Flanking Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)
All lots abutting a Future Land Use designation of Transportation Corridor (TC)	6			

11. AND FURTHER THAT City of Kelowna Zoning Bylaw No. 8000, **Section 7 – Landscaping and Screening** be amended, by deleting **Diagram 7.3, 7.4, 7.5 and 7.6**.

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

Read a first time by the Municipal Council this 27th day of January, 2020.

Considered at a Public Hearing on the 25th day of February, 2020.

Read a second and third time by the Municipal Council this 25th day of February, 2020.

Approved under the Transportation Act this 27th day of February, 2020.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 20, 2020
To: Council
From: City Manager
Subject: Revenue Anticipation Borrowing Bylaw
Department: Financial Services

Recommendation:

THAT Council receives, for information, the report from Financial Services, dated April 20, 2020 with respect to establishing a Revenue Anticipation Borrowing Bylaw.

AND THAT Bylaw No. 12026 being the Revenue Anticipation Borrowing Bylaw be forwarded for reading consideration.

Purpose:

To establish a Revenue Anticipation Borrowing Bylaw, to ensure funds are available to support payments for legislated and essential costs as a result of financial disruptions caused by the COVID19 pandemic.

Background:

On April 6, 2020, in response to the COVID19 pandemic, Divisional Director, Financial Services brought forward a Report to Council discussing the future presentation of a Revenue Anticipation Borrowing Bylaw to mitigate potential cash flow risks associated with the timing of the collection of tax revenue and paying other taxing authorities while providing for City essential services.

Discussion:

Before the adoption of the annual property tax bylaw in any year, Part 6 Division 3 Section 177 of the *Community Charter* allows revenue anticipation borrowing to a maximum of 75% of all property taxes imposed for all purposes in the preceding year. Using the 2019 property taxes amount of \$254,657,555 the maximum borrowing under this section is \$190,993,166.

Given the potential financial difficulties experienced by many local businesses and residents, it is anticipated that cash flows may need support through other financial tools, such as short-term borrowing.

Conclusion:

It is recommended that Council approve the Revenue Anticipation Borrowing Bylaw to ensure adequate funds are available to support payments for legislated and essential costs on a one-time basis, for this extraordinary event being the COVID-19 pandemic. The City will only borrow what is necessary to cover determined cash flow shortages.

Internal Circulation:

Office of the City Clerks

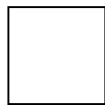
Legal/Statutory Authority:

Section 177 of the *Community Charter* provides that Council may, by bylaw, provide for the borrowing of money in accordance with Part 6 Division 3 – Revenue Anticipation Borrowing to meet current lawful expenditures and pay amounts required to meet the municipality's taxing obligations in relation to another local government or other public body.

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

Submitted by: S. Little, Corporate Finance Manager, Financial Services

Approved for inclusion:



GD

cc:

S. Fleming, City Clerk



Revenue Anticipation Borrowing Bylaw

April 20, 2020



Revenue Anticipation Borrowing Bylaw

- ▶ Mitigate cash flow risk
- ▶ Community Charter – Part 6 Division 3 Section 177
- ▶ Requested borrowing is consistent with the Community Charter
- ▶ Support payments for legislated and essential costs

Next Steps

- ▶ Discussions with lending institutions
- ▶ Select borrowing options to maximize cost effectiveness
- ▶ Monitor cash flows and borrow only as required



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12026

2020 Revenue Anticipation Borrowing Bylaw

WHEREAS Section 177 of the *Community Charter* empowers Council, by bylaw to borrow such sums of money as may be necessary to meet the current lawful expenditures of the Municipality;

AND WHEREAS the annual property tax bylaw for the current year has not been adopted;

AND WHEREAS the amount of the tax levy for the current year cannot be ascertained;

AND WHEREAS Section 177 of the *Community Charter* limits the amount that can be lawfully borrowed under these circumstances to seventy-five per centum (75%) of all taxes imposed for all purposes in the preceding year plus any monies remaining due from other governments;

AND WHEREAS all taxes imposed for all purposes in the preceding year, being 2019, was Two Hundred Fifty-Four Million, Six Hundred Fifty-Seven Thousand, Five Hundred Fifty-Five Dollars and Zero cents (\$254,657,555.00);

AND WHEREAS the total amount of liability that Council may incur is One Hundred Ninety Million, Nine Hundred Ninety-Three Thousand, One Hundred Sixty-Six Dollars and Zero cents (\$190,993,166.00);

AND WHEREAS there is no liability outstanding under Section 177 of the *Community Charter*;

AND WHEREAS to meet the current lawful expenditures of the City of Kelowna (the "Municipality") for the current year 2020, it may be necessary to borrow up to the sum of One Hundred Fifty Million, Dollars (\$150,000,000.00);

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

1. It shall be lawful for the Council to borrow upon the credit of the Municipality a sum of money up to One Hundred Fifty Million, Dollars (\$150,000,000.00) being the amount which the Council deems necessary to meet the current lawful expenditures of the Municipality, the money so borrowed to bear interest at a rate not to exceed the Royal Bank of Canada prime lending rate.
2. The aforesaid sum of One Hundred Fifty Million, Dollars (\$150,000,000.00) may from time to time, be borrowed in one or more part sums and from different persons or corporations as may be required by the Municipality.
3. The money so borrowed shall be expended in defraying the current lawful expenditures of the Municipality for the year 2020, and shall, together with the interest thereon, be repayable and repaid to the lender or lenders on or before December 31st, 2020.

4. The amount or amounts so borrowed and the interest thereon shall be a liability of the Municipality and shall further be secured upon the whole amount of all the unpaid taxes due to the Municipality to the end of the preceding year and to the end of the current year, and the said taxes are hereby set aside as a special security for the re-payment of the maximum sum of One Hundred Fifty Million, Dollars (\$150,000,000.00) which shall be a first charge thereon. The form of obligation to be given as an acknowledgement of such liability to the lender or lenders of the money so borrowed, shall be an indenture made between the Municipality and the person or corporation, signed by the Mayor and the Municipal Officer assigned responsibility under Section 149 of the *Community Charter*, bearing the seal of the Municipality and containing a covenant by the Municipality to pay on or before December 31st, 2020, the sum or sums of money so borrowed, up to a maximum of One Hundred Fifty Million Dollars (\$150,000,000.00) to such person or corporation with interest thereon at a rate not to exceed the Royal Bank of Canada prime lending rate, which interest shall be payable in the manner aforesaid from the time when the monies are so borrowed until re-payment thereof.
5. The Municipal Officer assigned responsibility under Section 149 of the *Community Charter* is hereby authorized and directed out of the said taxes from time to time as and when collected, to pay to such person or corporation the amount of principal and interest due to the person or corporation by virtue of the obligation mentioned in the preceding section.
6. This bylaw may be cited for all purposes as " 2020 Revenue Anticipation Borrowing Bylaw No. 12026 ".
7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time and adopted by the Municipal Council this

Mayor

City Clerk

Report to Council



Date: April 20, 2020
To: Council
From: City Manager
Subject: 2020 Tax Distribution Policy
Department: Financial Services

Recommendation:

THAT Council approve a Municipal Tax Distribution Policy as outlined in the Report dated April 20, 2020, for the year 2020 that will result in a modification of the 2019 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

Property Class	2019 Tax Class Ratios	2020 Tax Class Ratios
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	5.4690:1	4.9211:1
Major Industrial	6.4174:1	6.0425:1
Light Industrial/Business/Other	2.3555:1	2.1724:1
Farm Land	0.1523:1	0.1706:1
Farm Improvements	0.4980:1	0.5096:1

AND THAT Council approve development of 2020 tax rates to reflect the 2020 assessment changes in property market values.

Purpose:

To establish tax class ratios that will be used in the preparation of the 2020 tax rates.

Background:

The 2020 assessment roll is based on market values established on July 1, 2019. The market value change to assessments is outlined in the following table:

<u>Property Class</u>	<u>Market Increase/(Decrease)</u>
Residential/Rec/NP/SH	-1.08%
Utilities	9.93%
Major Industrial	5.06%
Light Industrial/Business/Other	7.26%
Farm Land	0.69%
Farm Improvements	-3.34%

Additional background information is attached to this report on the following:

- The B.C. Assessment Authority and the Assessment System
- The Taxation System
- Historical Council Policy - Tax Class Ratios
- The 2020 Revised Assessment Roll

Discussion:

Under Provincial legislation, Community Charter section 165(3.1)(b), municipalities must set out objectives and policies in relation to the distribution of property value taxes among the property classes. The current Council policy is to modify tax class ratios to provide an effective tax increase that is the same for all classes. Market value changes that result in uneven changes between property classes result in a tax burden shift to the class experiencing greater market value increases unless tax class ratios are modified to mitigate this shift. Over time, this can lead to changes in the tax ratios of one, or several, property classes if their market change is different from the residential class, which is used as the base.

From 2019 information on municipalities with a population of over 75,000, Kelowna has the second lowest Business Class ratio and was one of seven municipalities that had a Business class ratio under 3.00. To remain competitive, Kelowna ensures that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000. A maximum of 3.00 is to be considered for these classes and any impacts from this cap will be reported to council.

There is a Provincial regulation capping the Utility class multiple at 2.5 times the Business property class ratio; this equates to a maximum of 5.4310 for the current year. The Utility Class ratio remains close to the maximum ratio that can be used and could impact the tax sharing in future years, however the impact would be minimal due to the smaller assessment in that property class. Farm Land tax rates are set by statute and for 2020 are \$0.55/1,000 of assessed value; 2019 rate was \$0.50/1,000 of assessed value.

Impact on Properties Within Each Property Class

It is important to be aware that the tax rates established as a result of new tax class ratios are designed to avoid shifts between property classes; however, the rates established are based on the average market value increase for the entire class or classes.

The establishment of tax class ratios that prevent shifts between classes does not eliminate potential shifts within a property class where a property has experienced a market value change that is greater than the average for that class.

The establishment of modified tax class ratios provides a basis for an equitable distribution of general municipal taxes between classes; however, the establishment of the required tax rate will be dependent on the final tax demand as determined by Council during Final Budget deliberations.

Conclusion:

Utilities, Major Industrial, and Light Industrial/Business/Other tax class ratios for 2020 have decreased in relation to the residential class. This reflects the market value changes experienced in those classes in comparison to the residential class. The Farm Land tax rate will increase to fifty-five cents per thousand of assessed value, as set by statute.

Internal Circulation:

Divisional Director, Financial Services
Controller

Legal/Statutory Authority:

Community Charter section 165(3.1)(b)
Taxation (Rural Area) Act Regulation B.C. Reg 387/82(5)

Existing Policy:

As included in the Five Year Financial Plan Bylaw:

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

Financial/Budgetary Considerations:

The approved tax class ratios will be used to establish the 2020 property tax rates.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Personnel Implications:

External Agency/Public Comments:

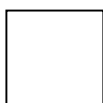
Communications Comments:

Alternate Recommendation:

Submitted by:

Angie Schumacher, Revenue Supervisor

Approved for inclusion:



Genelle Davidson, Divisional Director, Financial Services

BACKGROUND INFORMATION

ASSESSMENT SYSTEM/TAXATION SYSTEM

The B.C. Assessment Authority and the Assessment System

The B.C. Assessment Authority is an independent body created by the Provincial Legislature and is charged with the responsibility of preparing an Assessment Roll for all of the properties in British Columbia.

Taxing authorities, at various levels of government (e.g. Provincial, Municipalities, Regional Districts, Hospitals, School Districts) use the Assessment Roll to assist them with the distribution of the taxes required to operate their corporations.

July 1st is the assessment valuation date for properties listed in the assessment roll.

Although the Assessment Roll preparation is the responsibility of the Assessment Authority, for use by various taxing jurisdictions, B.C. Assessment has nothing to do with the actual levying of taxes, other than for its own operating levy.

The Taxation System

City Council is responsible only for the General Municipal portion of the property taxes appearing on the Kelowna tax bill that is sent to property owners in May of each year. The City of Kelowna is responsible for the billing and collection of taxes levied by other taxing jurisdictions such as the School District, however City Council has no direct control over these levies.

The General Municipal tax levy is the City's primary revenue source, which is used to pay for the services that it delivers to its citizens such as fire and police protection, street and parks maintenance, library, new road construction, etc.

The provision of water, sewer and airport services is funded by way of user rates. These costs are not included in the general municipal tax levy.

The Assessment System managed by B.C. Assessment and the Taxation System managed by the City of Kelowna are two separate systems, subject to different Acts of Legislature and meant for two different purposes.

Over the years, the taxation system has changed substantially and has been constantly reviewed and amended by the Province in an attempt to provide a more equitable and understandable method of sharing the taxation requirements within each municipality.

Prior to the present system, which provides the authority for Municipalities to set the tax class ratios, uneven market fluctuations between classes resulted in shifts in the taxation burden from one property class to another.

Tax Class ratios represent the relative tax amounts that each class will pay as a ratio of the residential tax class. For example, if the tax class ratio of the Business to Residential class is 2.50:1, this means that for each dollar of market value the Business Class tax rate will be two and one-half times that of the Residential Class.

The ability to establish different tax rates for each class of property means that municipalities can avoid shifts of taxation between classes of property, unless there is a deliberate political decision to do otherwise.

The differential tax rate powers granted to municipalities are not, however, designed to prevent shifts of taxation between properties within a particular class.

Historical Council Policy - Tax Class Ratios

From 1984, when City Council was granted the authority to establish tax class ratios, to 1988, there was very little market value movement in the City. As a result, there was no need to adjust the tax class ratios to prevent shifts in the tax burden from one property class to another.

This changed slightly in 1989 and the City chose to modify the tax class ratios at that time to reflect the difference in market movement between the residential class and the business class.

In 1991 there was a more dramatic change in the market values of residential property which necessitated a more significant change in the tax class ratios to ensure that the residential class did not experience a greater percentage tax increase, on average, than other property classes that year.

The following is a historical recap of the tax class ratios which were established from 1991 through to 2020 based on market value shifts that occurred during that period (some years are omitted to condense the information):

<u>Property Class</u>	<u>1985</u>	<u>1991</u>	<u>1997</u>	<u>2003</u>	<u>2009</u>	<u>2015</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Residential/ Supportive Housing	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	2.21	3.00	3.03	3.76	6.15	5.13	5.32	5.55	5.47	4.92
Major Industry	1.74	2.49	3.20	2.93	3.96	3.48	5.80	6.62	6.42	6.04
Light Industry/ Business	1.74	2.40	2.02	2.04	2.72	2.13	2.30	2.38	2.36	2.17

The 2020 Assessment Roll

The following is the 2020 split between market and non-market changes as provided by B.C. Assessment:

	<u>(000's)</u>			
	<u>2019</u>	<u>2020</u>	<u>Market</u>	<u>Non-Market</u>
Res/Rec/NP/SH	32,916,613	33,263,639	-1.08%	2.13%
Utilities	41,153	45,288	9.93%	0.11%
Major Industrial	23,783	24,807	5.06%	-0.75%
Light Ind/Bus/Other	5,770,467	6,374,592	7.09%	3.21%
Farm Land	20,939	21,232	0.69%	0.71%
Farm Improvements	373,815	378,319	-3.34%	4.55%
Totals	<u>39,146,769</u>	<u>40,107,877</u>	0.14%	2.31%

The 2020 Assessment Roll includes a total of \$904.82 million in non-market change values added and summarized as follows:

	<u>(million's)</u>
Residential/Rec/NP/SH	\$ 702.61
Utilities	0.05
Major Industrial	(0.18)
Light Industrial/Business & Other	185.20
Farm Land/Farm Improvements	17.14
Total	<u>\$ 904.82</u>



Tax Distribution Policy 2020



2020 Tax Distribution Policy

PURPOSE

- ▶ To establish the methodology for “Tax Class Ratios” or distribution of taxation demand among property classes resulting in the 2020 tax rate

2020 Tax Distribution Policy

BACKGROUND

- ▶ Provincial legislation empowers local governments to distribute property taxes among property classes
- ▶ There are nine property classes within the City of Kelowna:
 - Residential
 - Light Industrial
 - Major Industrial
 - Utilities
 - Business/Other
 - Farm Land
 - Supportive Housing
 - Rec/Non-Profit
 - Farm Improvements

2020 Tax Distribution Policy

TAX CLASS RATIO

- ▶ Used to calculate the Municipal Tax Rate for each Property Class
- ▶ A multiple of the tax rate in comparison to the residential rate (base rate)

2020 Tax Distribution Policy

FIXED SHARE TAX DISTRIBUTION

- ▶ The “Fixed Share” method has been supported by Council since 1989
- ▶ Compensates for market shifts between property classes
- ▶ Provides an effective tax increase that is the same for all property classes

2020 Tax Distribution Policy

STEP 1 - CALCULATE ASSESSMENT CHANGE			
Property Class	2019 Assessment Totals	2020 Assessment Totals	Assessment Percentage Change
Res/Rec/NP/SH	32,916.61	33,263.64	1.05%
Utilities	41.15	45.29	10.06%
Major Industrial	23.78	24.81	4.32%
Light Ind/Business/Other	5,770.47	6,374.59	10.47%
Farm Land	20.94	21.23	1.38%
Farm Improvements	373.82	378.32	1.20%
	(In millions)		

2020 Tax Distribution Policy

STEP 2 - IDENTIFY REASONS FOR CHANGE			
Property Class	Percentage Change	Non -Market Change	Market Change
Res/Rec/NP/SH	1.05%	2.13%	-1.08%
Utilities	10.06%	0.13%	9.93%
Major Industrial	4.32%	-0.74%	5.06%
Lgt Ind/Business/Other	10.47%	3.21%	7.26%
Farm Land	1.38%	0.69%	0.69%
Farm Improvements	1.20%	4.54%	-3.34%

2020 Tax Distribution Policy

- ▶ Fixed Share method modifies the Tax Class Ratios to account for market change

▶

STEP 3 - MODIFY THE TAX CLASS RATIOS					
Property Class	Market Change		2019 Tax Class Ratios	2020 Tax Class Ratios (Modified)	Effective Tax Increase
Res/Rec/NP/SH	-1.08%		1.0000	1.0000	4.15%
Utilities	9.93%		5.4690	4.9211	4.15%
Major Industrial	5.06%		6.4174	6.0425	4.15%
Lgt Ind/Bus/Other	7.26%		2.3555	2.1724	4.15%
Farm Improvements	-3.34%		0.4980	0.5096	4.15%

2020 Tax Distribution Policy

COMPARISON WITH 2019

Property Class	Market Change	2019 Tax Class	2020 Tax Class
Res/Rec/NP/SH	-1.08%	1.0000	1.0000
Utilities	9.93%	5.4690	4.9211
Major Industrial	5.06%	6.4174	6.0425
Lgt Ind/Business/Other	7.26%	2.3555	2.1724
Farm Land	0.69%	0.1523	0.1706
Farm Improvements	-3.34%	0.4980	0.5096

2020 Tax Distribution Policy

2019 TAX CLASS RATIOS

PROPERTY CLASS	MUNICIPAL	SCHOOL	BC ASSESSMENT	RDCO & HOSPITAL
Res/Rec/NP/SH	1.00	1.00	1.00	1.00
Utilities	5.47	9.43	12.42	3.50
Supportive Housing	1.00	0.07	0.00	1.00
Major Industrial	6.42	2.64	12.42	3.40
Light Industrial	2.36	2.64	2.78	3.40
Business/Other	2.36	2.64	2.78	2.45
Recreation/Non-Farm Land	1.00 0.15	1.64 5.07	1.00 1.00	1.00 1.00

2020 Tax Distribution Policy

2019 RATIOS: >75,000 POPULATION

Municipality	Business	Utilities	Major Ind.	Light Ind.
Saanich	4.14	9.86	2.25	2.25
New Westminster	3.86	10.28	9.87	4.66
Coquitlam	3.67	20.16	14.59	4.19
Burnaby	3.54	11.92	16.31	3.54
Victoria	3.48	10.01	3.48	3.48
Vancouver	3.20	18.14	22.76	3.20
Maple Ridge	3.15	14.12	7.30	3.15
North Vancouver	3.12	23.63	16.25	3.12
Surrey	3.11	16.09	5.36	2.63
Delta	3.04	17.07	11.00	2.96
Nanaimo	3.03	8.95	3.03	3.03
Abbotsford	2.99	12.94	-	2.22
North Vancouver	2.79	24.08	13.46	4.27
Richmond	2.76	19.03	6.38	2.76
Kamloops	2.72	8.03	14.42	4.09
Chilliwack	2.36	12.52	1.84	1.84
Kelowna	2.36	5.47	6.42	2.36
Prince George	2.34	5.85	7.26	3.76
<i>Average</i>	<i>3.09</i>			

2020 Tax Distribution Policy

FIXED SHARE TAX DISTRIBUTION

- ▶ Business Tax Class Ratio below cap of 3.00 :1
 - ▶ Remains below 2019 Provincial Average
- ▶ Utility Tax Class Ratio below legislated provincial cap of 2.5 times Business Tax Class Ratio

2020 Tax Distribution Policy

FIXED SHARE TAX DISTRIBUTION

- ▶ Provides stability and predictability
- ▶ Provides a basis for an equitable distribution of Municipal taxes between property classes

Property Class	Market Change	2020 Tax Class Ratios	Effective Tax Increase
Res/Rec/NP/SH	-1.08%	1.0000	4.15%
Utilities	9.93%	4.9211	4.15%
Major Industrial	5.06%	6.0425	4.15%
Lgt Ind/Business/Other	7.26%	2.1724	4.15%
Farm Improvements	-3.34%	0.5096	4.15%



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 20, 2020
To: Council
From: City Manager
Subject: Amendment No. 1 to the Five Year Financial Plan 2019-2023
Department: Financial Planning

Recommendation:

THAT Council receives, for information, the Report from Financial Services dated April 20, 2020 with respect to amendments to the Five Year Financial Plan 2019-2023 Bylaw;

AND THAT Bylaw No. 12010 being Amendment No. 1 to the Five Year Financial Plan 2019-2023 Bylaw No. 11805 be advanced for reading consideration.

Purpose:

To amend the Five Year Financial Plan (2019-2023) as required by the Community Charter to include the authorized transfers and amendments which occurred in the 2019 year.

Background:

The City of Kelowna, in order to comply with section 165(1) of the Community Charter (Financial Management), amends the financial plan annually to provide for expenditures required after adoption of the Five Year Financial Plan Bylaw. These expenditures, in all cases, do not impact taxation demand but rather result in the shift of funding from one source to another and/or shifts in expenditures within, or from one municipal purpose area to another.

The amended financial plan is impacted on a departmental basis by contingency fund transfers and other transfers as permitted under the Budget Amendment Policy #262 and Budget Transfer Policy #261. Updates to these policies were approved by Council on December 9, 2019 to reduce the number of low value approvals required by Council, while at the same time, maintaining an appropriate level of oversight and control. Highlights of the updates include the requirement of Council pre-approval for:

1. Cancellation of an approved program or project to meet the needs of an anticipated over-expenditure in another program or project
2. Transfer funds for a new program or project
3. Amendments greater than \$200k

In addition to updating these Council policies, Corporate Financial Policies were developed for both transfers and amendments to guide those transfer and amendments that fall under the threshold and

do not require Council pre-approval. These Corporate policies provide for a high level of internal control, requiring multiple layers of approvals.

The attached Schedule A summarizes the authorized transfers and amendments that occurred throughout the 2019 year. The following are a couple of transfers and amendments of note that are being brought before Council for the first time.

Infrastructure Division:

Both the Gyro Forcemain and Swordy Sanitary Sewer Upgrade budgets were increased, by \$197K and \$125K respectively, as the engineering estimates were higher than anticipated and additional funding was required for the construction component of the projects. This funding was transferred from the Airport Gravity Main Bypass project which was delivered underbudget using a cost-effective design.

An amendment was required to increase budget by \$79K to cover additional costs required to complete Crawford-Swamp Road. This increase included 84.5% DCC reserve funds with the 15.5% tax assist coming from a transfer of budget from the Roads Resurfacing capital project.

Partnerships & Investments Division:

An amendment was completed to bring in 50% partnership funding of \$101K received from School District #23 as a part of the planning and design for a new Parkinson Recreation Centre.

Considerations applicable to this report:

Legal/Statutory Authority:

Community Charter section 165.

Considerations not applicable to this report:

Discussion:

Internal Circulation:

Conclusion:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Melanie Antunes, Acting Financial Planning Manager

Approved for inclusion: G. Davidson, CPA, CMA Divisional Director Financial Services

Attachment:

1: Schedule A

2. Amendment No. 1 to the Five Year Financial Plan 2019-2023 Council Presentation

CITY OF KELOWNA

BYLAW NO. 12010

Amendment No. 1 to the Five Year Financial Plan 2019-2023 Bylaw No. 11805

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

1. THAT the Five Year Financial Plan 2019-2023 Bylaw No. 11805 be amended by deleting Schedule "A" in its entirety and replacing with them new Schedule "A" as attached to and forming part of this bylaw;
2. This bylaw may be cited for all purposes as Bylaw No. 12010 being "Amendment No. 1 to the Five Year Financial Plan Bylaw, 2019-2023, No. 11805."

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

Financial Plan 2019 - 2023

	2019 Amended Budget	2019	2020	2021	2022	2023	2024-2030
Revenue							
Property Value Tax	142,524,821	142,524,821	149,280,095	154,351,756	160,126,155	167,901,157	1,340,717,882
Library Requisition	6,389,123	6,389,123	6,516,905	6,647,244	6,780,189	6,915,793	52,442,244
Parcel Taxes	3,127,080	2,956,580	2,675,802	3,439,556	3,464,276	3,486,612	20,376,265
Fees and Charges	138,924,467	137,048,716	139,008,937	141,836,210	144,561,903	147,902,606	1,135,270,026
Borrowing Proceeds	10,434,250	10,434,250	-	6,684,000	68,079,300	32,680,000	46,560,000
Other Sources	118,089,873	115,422,050	59,308,105	53,078,490	50,408,903	51,703,739	443,671,340
	419,489,614	414,775,540	356,789,843	366,037,256	433,420,725	410,589,906	3,039,037,757
Transfer between Funds							
Reserve Funds	2,528,406	1,603,176	1,187,644	1,187,644	1,187,644	972,916	6,810,412
DCC Funds	29,775,935	28,530,637	16,059,074	27,104,714	12,460,219	20,974,029	182,321,644
Surplus/Reserve Accounts	164,175,389	138,278,367	59,946,363	56,796,162	65,667,632	52,628,191	296,706,440
	196,479,730	168,412,180	77,193,081	85,088,520	79,315,495	74,575,136	485,838,496
Total Revenue	615,969,344	583,187,720	433,982,924	451,125,776	512,736,220	485,165,042	3,524,876,253
Expenditures							
Municipal Debt							
Debt Interest	5,327,772	5,327,772	4,288,586	4,025,619	5,229,466	6,771,620	51,933,311
Debt Principal	14,035,293	11,810,243	8,728,587	6,830,677	6,326,306	8,735,609	63,470,188
Capital Expenditures	260,020,925	241,876,020	100,191,975	109,507,785	163,692,564	123,053,076	725,185,818
Other Municipal Purposes							-
General Government	37,174,199	34,631,612	34,341,777	35,304,099	36,080,808	37,079,795	289,504,825
Planning, Development &							
Building Services	33,321,435	31,489,726	24,649,249	24,073,356	24,720,542	25,448,095	198,510,371
Community Services	92,215,640	86,757,074	88,258,268	92,006,036	94,660,384	97,522,535	770,246,336
Protective Services	60,998,657	60,459,039	63,795,721	66,016,961	68,204,137	70,464,448	561,335,346
Utilities	25,267,599	24,624,088	23,364,975	23,316,868	23,861,273	24,442,709	188,607,284
Airport	19,102,976	17,492,496	17,623,510	18,148,970	18,701,101	19,271,837	152,098,542
	547,464,496	514,468,070	365,242,648	379,230,371	441,476,581	412,789,724	3,000,892,020
Transfers between Funds							
Reserve Funds	28,815,578	26,707,935	28,650,867	28,755,866	28,341,785	28,425,465	201,224,980
DCC Funds	-	-	-	-	-	-	-
Surplus/Reserve Accounts	39,689,270	42,011,715	40,089,409	43,139,539	42,917,854	43,949,853	322,759,253
	68,504,848	68,719,650	68,740,276	71,895,405	71,259,639	72,375,318	523,984,233
Total Expenditures	615,969,344	583,187,720	433,982,924	451,125,776	512,736,220	485,165,042	3,524,876,253



2019 - 2023 Five Year Financial Plan

#kelownabudget





Amended Budget

- ▶ Community Charter requirement
- ▶ No impact on 2019 taxation demand
- ▶ Financial Plan changes permitted under:
 - ▶ Budget Amendment Policy #262
 - ▶ Budget Transfer Policy #261





Questions?

For more information, visit kelowna.ca/budget



CITY OF KELOWNA

BYLAW NO. 12010

Amendment No. 1 to the Five Year Financial Plan 2019-2023 Bylaw No. 11805

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

1. THAT the Five Year Financial Plan 2019-2023 Bylaw No. 11805 be amended by deleting Schedule "A" in its entirety and replacing with them new Schedule "A" as attached to and forming part of this bylaw;
2. This bylaw may be cited for all purposes as Bylaw No. 12010 being "Amendment No. 1 to the Five Year Financial Plan Bylaw, 2019-2023, No. 11805."

Read a first, second and third time and adopt by the Municipal Council this

Mayor

City Clerk

Schedule "A"

Financial Plan 2019 - 2023

	2019 Amended Budget	2019	2020	2021	2022	2023	2024-2030
Revenue							
Property Value Tax	142,524,821	142,524,821	149,280,095	154,351,756	160,126,155	167,901,157	1,340,717,882
Library Requisition	6,389,123	6,389,123	6,516,905	6,647,244	6,780,189	6,915,793	52,442,244
Parcel Taxes	3,127,080	2,956,580	2,675,802	3,439,556	3,464,276	3,486,612	20,376,265
Fees and Charges	138,924,467	137,048,716	139,008,937	141,836,210	144,561,903	147,902,606	1,135,270,026
Borrowing Proceeds	10,434,250	10,434,250	-	6,684,000	68,079,300	32,680,000	46,560,000
Other Sources	118,089,873	115,422,050	59,308,105	53,078,490	50,408,903	51,703,739	443,671,340
	419,489,614	414,775,540	356,789,843	366,037,256	433,420,725	410,589,906	3,039,037,757
Transfer between Funds							
Reserve Funds	2,528,406	1,603,176	1,187,644	1,187,644	1,187,644	972,916	6,810,412
DCC Funds	29,775,935	28,530,637	16,059,074	27,104,714	12,460,219	20,974,029	182,321,644
Surplus/Reserve Accounts	164,175,389	138,278,367	59,946,363	56,796,162	65,667,632	52,628,191	296,706,440
	196,479,730	168,412,180	77,193,081	85,088,520	79,315,495	74,575,136	485,838,496
Total Revenue	615,969,344	583,187,720	433,982,924	451,125,776	512,736,220	485,165,042	3,524,876,253
Expenditures							
Municipal Debt							
Debt Interest	5,327,772	5,327,772	4,288,586	4,025,619	5,229,466	6,771,620	51,933,311
Debt Principal	14,035,293	11,810,243	8,728,587	6,830,677	6,326,306	8,735,609	63,470,188
Capital Expenditures	260,020,925	241,876,020	100,191,975	109,507,785	163,692,564	123,053,076	725,185,818
Other Municipal Purposes							-
General Government	37,174,199	34,631,612	34,341,777	35,304,099	36,080,808	37,079,795	289,504,825
Planning, Development &							
Building Services	33,321,435	31,489,726	24,649,249	24,073,356	24,720,542	25,448,095	198,510,371
Community Services	92,215,640	86,757,074	88,258,268	92,006,036	94,660,384	97,522,535	770,246,336
Protective Services	60,998,657	60,459,039	63,795,721	66,016,961	68,204,137	70,464,448	561,335,346
Utilities	25,267,599	24,624,088	23,364,975	23,316,868	23,861,273	24,442,709	188,607,284
Airport	19,102,976	17,492,496	17,623,510	18,148,970	18,701,101	19,271,837	152,098,542
	547,464,496	514,468,070	365,242,648	379,230,371	441,476,581	412,789,724	3,000,892,020
Transfers between Funds							
Reserve Funds	28,815,578	26,707,935	28,650,867	28,755,866	28,341,785	28,425,465	201,224,980
DCC Funds	-	-	-	-	-	-	-
Surplus/Reserve Accounts	39,689,270	42,011,715	40,089,409	43,139,539	42,917,854	43,949,853	322,759,253
	68,504,848	68,719,650	68,740,276	71,895,405	71,259,639	72,375,318	523,984,233
Total Expenditures	615,969,344	583,187,720	433,982,924	451,125,776	512,736,220	485,165,042	3,524,876,253

Report to Council



Date: April 20, 2020
To: Council
From: City Manager
Subject: 2020 Sterile Insect Release (SIR) parcel tax
Department: Financial Services

Recommendation:

THAT Council approve the Sterile Insect Release Program as outlined in the report of the Revenue Supervisor dated April 20, 2020, charging the 2020 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2020 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12020 being the Sterile Insect Release Program Parcel Tax Bylaw 2020 be forwarded for reading consideration.

Purpose:

To authorize the 2020 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.

Background:

The SIR Program is an area wide codling moth management program operating in key growing areas of the Okanagan, Similkameen and Shuswap Valleys, in commercial orchards and urban areas. The SIR Board governs the service provided through bylaws of the Okanagan Similkameen, Central Okanagan, North Okanagan and Columbia Shuswap Regional Districts. Funding is requisitioned through a land value tax paid by all property owners in the service area and a parcel tax levied against planted host tree acreage.

The SIR Program provides enforcement of area wide management and control of codling moth infestation as well as the rearing and releasing of sterile codling moths throughout orchards. This environmentally friendly technique reduces the need for reliance on pesticides. Sterile insect technology allows for greater opportunities for sustainable agricultural practices such as integrated pest management controls of orchard pests. A reduction in chemical sprays benefits the entire

community through less environmental impact to the air, water and soil quality, benefiting public health as well as producing quality fruit.

The program consists of two separate levies. The first levy is based on the assessed value of the land and a tax rate for each class of property (residential, utility, major and light industrial, recreational, business, and farm land), and is provided by the Regional District of Central Okanagan. It applies, generally, to all property tax rolls within the City of Kelowna.

The second levy is a parcel tax applicable to all properties that are 0.30 acres or more and contain 20 or more codling moth host trees (apple, pear, crab apple, and quince). The 2020 charge of \$139.26 per assessed acre will be applied to all property tax rolls on the list provided by SIR administration and are attached to Bylaw 12020.

The following chart lists the historical annual budget figures levied on property within the City of Kelowna as well as the year over year percentage change.

	2014	2015	2016	2017	2018	2019	2020
General Levy on All Properties	\$715,400	\$719,400	\$725,950	\$731,272	\$738,469	\$744,305	\$747,829
Percentage Change from Prior Year	0.95%	0.56%	0.91%	0.73%	0.98%	0.79%	0.47%
Parcel Tax Levy	\$344,695	\$336,120	\$329,755	\$322,597	\$319,073	\$307,121	\$292,855
Percentage Change from Prior Year	-2.27%	-2.49%	-1.89%	-2.17%	-1.09%	-3.75%	-4.65%
Per Acre Charge for Parcel Tax	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26
Percentage Change from Prior Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Internal Circulation:

Office of the City Clerks

Legal/Statutory Authority:

Section 200 of the Community Charter provides that Council may, by bylaw, impose a parcel tax in accordance with Part 7 Division 4 – Parcel Taxes to provide all or part of the funding for a service.

Financial/Budgetary Considerations:

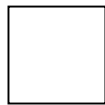
While the SIR program is run across the 4 participating regional districts, each municipality has tax authority over their own specific area. Each municipality deals with the parcel tax and then passes on the funds to the Regional District, who then uses the funds to pay for the SIR Program.

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

Submitted by:

Angie Schumacher, Revenue Supervisor

Approved for inclusion:



Genelle Davidson, Divisional Director, Financial Services



Sterile Insect Release (SIR) Program 2020

Part 1: Levy on Land Only

- ▶ A general levy of 0.0354 cents per thousand of assessed value of land on all classes.
 - ▶ For example: \$3.54 would be levied on land that is assessed at 100,000

Part 2: Levy on Parcels

- ▶ All parcels of land that are greater than **0.3** of an acre and contain 20 or more codling moth host trees are charged \$139.26 per assessed acre.



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12020

Sterile Insect Release Program Parcel Tax Bylaw 2020

A bylaw pursuant to Section 200 of the *Community Charter* to impose and levy a Parcel Tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2020 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Thirty-Nine Dollars and Twenty-Six Cents (\$139.26) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2020 No. 12020".

Read a first, second and third time and adopted by the Municipal Council this

Mayor

City Clerk

Schedule A

Regional District of Central Okanagan

2020 OKSIR PARCEL TAX ROLL

Jurisdiction 217

Folio	Property Address	Legal Description	Adj. Acres	x139.26
03108.010	1355 LATTI, KELOWNA	PL KAP1611, LT 10, SEC 1, TWP 23,	5.47	761.75
03121.000	2355 MCKENZIE, KELOWNA	PL KAP15859, LT A, SEC 1, TWP 23,	5.90	821.63
03121.010	2295 MCKENZIE, KELOWNA	PL KAP33255, LT 2, SEC 1, TWP 23,	19.13	2664.04
03186.100	2685 SEXSMITH, KELOWNA	PL KAP45492, LT 1, SEC 3, TWP 23,	9.01	1254.73
03205.000	2635 SEXSMITH, KELOWNA	PL KAP12772, LT 1, SEC 3&33, TWP 23,	8.00	1114.08
03210.125	2517 SEXSMITH, KELOWNA	PL KAP21431, LT 10, SEC 3&4, TWP 23,	6.84	952.54
03210.210	705 VALLEY, KELOWNA	PL KAP31659, LT B, SEC 3, TWP 23,	4.97	692.12
03236.002	770 PACKINGHOUSE, KELOWNA	PL EPP68383, LT 1, TWP 23,	3.86	537.54
03245.000	590 BRENDA, KELOWNA	PL KAP896, LT 25, BLK 5, SEC 4&9, TWP 23,	4.85	675.41
03255.321	1982 UNION, KELOWNA	PL KAP75150, LT A, SEC 4, TWP 23,	1.00	139.26
03255.322	1980 UNION, KELOWNA	PL KAP75150, LT B, SEC 4, TWP 23,	1.00	139.26
03262.000	2389 LONGHILL, KELOWNA	PL KAP1068, LT 13, BLK 9, SEC 4, TWP 23,	4.60	640.60
03263.000	2206 LONGHILL, KELOWNA	PL KAP1068, LT 2, BLK 17, SEC 4&34, TWP 23,	7.33	1020.78
03264.000	185 VALLEY, KELOWNA	PL KAP1068, LT 3, BLK 17, SEC 4&34, TWP 23,	3.77	525.01
03266.000	143 VALLEY, KELOWNA	PL KAP1068, LT 5, BLK 17, SEC 4, TWP 23,	3.84	534.76
03267.000	1 - 127 VALLEY, KELOWNA	PL KAP1068, LT 6, BLK 17, SEC 4, TWP 23,	9.27	1290.94
03268.000	2214 BONN, KELOWNA	PL KAP1068, LT 7, BLK 17, SEC 4, TWP 23,	4.51	628.06
03269.000	115 VALLEY, KELOWNA	PL KAP1068, LT 8, BLK 17, SEC 4, TWP 23,	10.16	1414.88
03270.000	2547 SEXSMITH, KELOWNA	PL KAP1068, LT 11, BLK 17, SEC 3&4, TWP 23,	1.00	139.26
03271.000	220 MAIL, KELOWNA	PL KAP1068, LT 12, BLK 17, SEC 4, TWP 23,	8.45	1176.75
03272.000	180 MAIL, KELOWNA	PL KAP1068, LT 13, BLK 17, SEC 4, TWP 23,	7.02	977.61
03274.000	135 VALLEY, KELOWNA	PL KAP1636, LT H, SEC 4, TWP 23,	5.34	743.65
03278.000	800 PACKINGHOUSE, KELOWNA	PL KAP1884, LT 3, SEC 4&9, TWP 23,	1.00	139.26
03279.000	2160 SCENIC, KELOWNA	PL KAP1884, LT 4, SEC 4&9, TWP 23,	4.11	572.36
03410.000	1250 GLENMORE, KELOWNA	PL KAP1068, LT 1, BLK 11, SEC 9, TWP 23,	2.42	337.01
03645.000	2434 GALE, KELOWNA	PL KAP1453, LT 2, SEC 23, TWP 23,	1.77	246.49
03646.000	2504 GALE, KELOWNA	PL KAP1453, LT 3, BLK 24, SEC 23, TWP 23,	4.17	580.71
03650.000	2801 DRY VALLEY, KELOWNA	PL KAP1453, LT 7, SEC 23, TWP 23,	1.63	226.99
03664.000	2155 PIER MAC, KELOWNA	PL KAP2257, LT 1, SEC 23, TWP 23,	2.33	324.48
03664.514	2855 DRY VALLEY, KELOWNA	PL KAP37471, LT A, SEC 23, TWP 23,	3.56	495.77
03664.516	2849 DRY VALLEY, KELOWNA	PL KAP37471, LT B, SEC 23, TWP 23,	10.66	1484.51
03884.000	3310 MATHEWS, KELOWNA	PL KAP1247, LT 63, SEC 3&34, TWP 26,	6.71	934.43
03905.001	4232 SPIERS, KELOWNA	PL KAP1247, LT 117, SEC 3, TWP 26,	7.16	997.10
03905.104	4236 SPIERS, KELOWNA	PL KAP92871, LT B, SEC 3, TWP 26,	4.44	618.31
03906.000	4233 SPIERS, KELOWNA	PL KAP1247, LT 119, SEC 3, TWP 26,	5.00	696.30
03907.000	4221 SPIERS, KELOWNA	PL KAP1247, LT 120, SEC 3, TWP 26,	11.20	1559.71
03908.000	4215 SPIERS, KELOWNA	PL KAP1247, LT 121, SEC 3, TWP 26,	1.00	139.26
03912.000	3030 GRIEVE, KELOWNA	PL KAP1247, LT 125, SEC 3, TWP 26,	5.50	765.93
03913.001	3015 GRIEVE, KELOWNA	PL KAP1247, LT 126, SEC 3, TWP 26,	9.89	1377.28
03913.100	3145 GULLEY, KELOWNA	PL KAP1247, LT 127, SEC 3, TWP 26,	9.20	1281.19
03949.320	4280 SPIERS, KELOWNA	PL KAP34609, LT B, SEC 3, TWP 26,	8.63	1201.81
03949.340	4207 SPIERS, KELOWNA	PL KAP47098, LT B, SEC 3, TWP 26,	3.07	427.53
03949.390	3480 WATER, KELOWNA	PL KAP71707, LT A, SEC 3, TWP 26,	5.16	718.58

03950.000	3965 TODD, KELOWNA	PL KAP1247, SEC 4, TWP 26,	8.67	1207.38
03952.062	3865 SPIERS, KELOWNA	PL KAP1247, LT 138, SEC 4, TWP 26,	6.75	940.01
03956.000	4201 SPIERS, KELOWNA	PL KAP1247, LT 142, SEC 4, TWP 26,	6.18	860.63
03960.000	2699 SAUCIER, KELOWNA	PL KAP1247, LT 145, SEC 4, TWP 26,	1.35	188.00
03965.000	4175 TODD, KELOWNA	PL KAP1247, LT 150, SEC 4, TWP 26,	8.33	1160.04
03968.000	4067 TODD, KELOWNA	PL KAP1247, LT 153, SEC 4, TWP 26,	6.42	894.05
03971.503	2287 WARD, KELOWNA	PL KAP78689, LT B, SEC 4, TWP 26,	35.85	4992.47
03973.000	3980 TODD, KELOWNA	PL KAP1247, LT 159, SEC 4, TWP 26,	2.41	335.62
03979.000	2715 HEWLETT, KELOWNA	PL KAP1656, LT 3, SEC 4, TWP 26,	8.30	1155.86
03981.000	2570 SAUCIER, KELOWNA	PL KAP6018B, SEC 4, TWP 26,	1.18	164.33
03985.000	2675 HEWLETT, KELOWNA	PL KAP12142, LT A, SEC 4, TWP 26,	4.83	672.63
03990.002	3950 SPIERS, KELOWNA	PL KAP12142, LT E, SEC 4, TWP 26,	1.37	190.79
03995.027	3920 TODD, KELOWNA	PL KAP21140, LT B, SEC 4, TWP 26,	1.00	139.26
03995.159	3955 SPIERS, KELOWNA	PL KAP56989, LT A, SEC 4, TWP 26,	1.40	194.96
03995.172	2620 HEWLETT, KELOWNA	PL KAP92520, LT 2, SEC 4, TWP 26,	10.02	1395.39
03997.000	1591 SAUCIER, KELOWNA	PL KAP1247, LT 237, SEC 5, TWP 26,	7.79	1084.84
04008.004	4025 CASORSO, KELOWNA	PL EPP72879, LT 1, SEC 5, TWP 26,	5.60	779.86
04008.005	4100 TODD, KELOWNA	PL EPP72879, LT 2, SEC 5, TWP 26,	1.00	139.26
04014.004	3896A CASORSO, KELOWNA	PL KAP92331, LT A, SEC 5, TWP 26,	7.81	1087.62
04016.000	3877 CASORSO, KELOWNA	PL KAP2243, LT 4, SEC 5, TWP 26,	1.51	210.28
04021.000	3995 CASORSO, KELOWNA	PL KAP2243, LT 8, SEC 5, TWP 26,	4.94	687.94
04023.001	1989 WARD, KELOWNA	PL EPP95434, LT 1, SEC 5, TWP 26,	8.96	1247.77
04029.000	4153 BEDFORD, KELOWNA	PL KAP15793, LT 1, SEC 5, TWP 26,	5.77	803.53
04031.000	4122 BEDFORD, KELOWNA	PL KAP15793, LT 4, SEC 5, TWP 26,	1.88	261.81
04032.158	3860 CASORSO, KELOWNA	PL KAP89549, LT 2, SEC 5, TWP 26,	1.00	139.26
04084.000	2090 WARD, KELOWNA	PL KAP1780, LT B, SEC 8, TWP 26,	13.48	1877.22
04118.205	1950 WARD, KELOWNA	PL KAP48946, LT A, SEC 8, TWP 12,	13.05	1817.34
04118.206	1990 WARD, KELOWNA	PL KAP48946, LT B, SEC 8, TWP 12,	2.27	316.12
04121.000	3677 SPIERS, KELOWNA	PL KAP1072, LT 1, BLK 2, SEC 9, TWP 26,	7.25	1009.64
04127.000	3663 SPIERS, KELOWNA	PL KAP1765, LT 2, SEC 9, TWP 26,	7.25	1009.64
04151.030	3769 SPIERS, KELOWNA	PL KAP23684, LT 1, SEC 9, TWP 26,	1.66	231.17
04151.105	2190 GULLEY, KELOWNA	PL KAP26008, LT A, SEC 9, TWP 26,	7.69	1070.91
04151.140	3664 SPIERS, KELOWNA	PL KAP28797, LT A, SEC 9, TWP 26,	14.61	2034.59
04151.150	3668 SPIERS, KELOWNA	PL KAP28797, LT B, SEC 9, TWP 26,	1.00	139.26
04151.155	3678 SPIERS, KELOWNA	PL KAP28797, LT C, SEC 9, TWP 26,	6.77	942.79
04151.192	2777 K.L.O., KELOWNA	PL KAP43297, LT A, SEC 9&10, TWP 26,	9.55	1329.93
04151.195	3740 HART, KELOWNA	PL KAP29282, LT 6, SEC 9, TWP 26,	5.98	832.77
04151.200	2452 GULLEY, KELOWNA	PL KAP29282, LT 7, SEC 9, TWP 26,	21.94	3055.36
04151.210	2725 K.L.O., KELOWNA	PL KAP45934, LT A, TWP 26,	26.80	3732.17
04151.260	2295 K.L.O., KELOWNA	PL KAP33463, LT 2, SEC 9, TWP 26,	8.62	1200.42
04151.265	3551 SPIERS, KELOWNA	PL KAP33463, LT 3, SEC 9, TWP 26,	2.86	398.28
04151.292	2202 GULLEY, KELOWNA	PL KAP44147, LT A, SEC 9, TWP 26,	3.85	536.15
04152.000	3690 POOLEY, KELOWNA	SEC 10, TWP 26,	16.99	2366.03
04154.000	3400 REEKIE, KELOWNA	PL KAP355, LT 3, SEC 10, TWP 26,	8.74	1217.13
04156.000	3455 ROSE, KELOWNA	PL KAP355, LT 4, SEC 10, TWP 26,	12.19	1697.58
04157.051	3480 FITZGERALD, KELOWNA	PL KAP355, LT 5, SEC 10, TWP 26,	10.07	1402.35
04159.000	3030 MCCULLOCH, KELOWNA	PL KAP790, LT 4, SEC 10, TWP 26,	3.81	530.58
04160.001	3090 MCCULLOCH, KELOWNA	PL KAP790, LT 5, SEC 10, TWP 26,	5.64	785.43

04161.000	3641 HART, KELOWNA	PL KAP790, LT 7, SEC 10, TWP 26,	6.80	946.97
04166.000	3274 MCCULLOCH, KELOWNA	PL KAP978, LT 2, SEC 10, TWP 26,	3.72	518.05
04167.000	3286 MCCULLOCH, KELOWNA	PL KAP978, LT 3, SEC 10, TWP 26,	6.46	899.62
04170.000	3041 POOLEY, KELOWNA	PL KAP1517, LT 3, SEC 10, TWP 26,	2.40	334.22
04171.000	3131 POOLEY, KELOWNA	PL KAP1517, LT 2, SEC 10, TWP 26,	1.00	139.26
04173.000	3020 MCCULLOCH, KELOWNA	PL KAP1517, LT 3, SEC 10, TWP 26,	1.47	204.71
04174.002	3099 MCCULLOCH, KELOWNA	PL KAP71621, LT B, SEC 10, TWP 26,	2.91	405.25
04176.000	3591 HART, KELOWNA	PL KAP1589, LT 3, SEC 10, TWP 26,	3.33	463.74
04179.000	3635 REEKIE, KELOWNA	PL KAP2038, LT A, SEC 10, TWP 26,	15.68	2183.60
04180.000	3695 FITZGERALD, KELOWNA	PL KAP2038, LT B, SEC 10, TWP 26,	22.54	3138.92
04181.000	3520 REEKIE, KELOWNA	PL KAP2398, LT 1, SEC 10, TWP 26,	3.95	550.08
04183.000	3680 REEKIE, KELOWNA	PL KAP2398, LT 2, SEC 10, TWP 26,	8.08	1125.22
04184.000	3096 MCCULLOCH, KELOWNA	PL KAP2957, LT 1, SEC 10, TWP 26,	1.00	139.26
04194.000	3275 MCCULLOCH, KELOWNA	PL KAP6530, LT 1, SEC 10, TWP 26,	12.18	1696.19
04198.000	3524 ROSE, KELOWNA	PL KAP11840, LT A, SEC 10, TWP 26,	9.18	1278.41
04199.100	3564 ROSE, KELOWNA	PL KAP18708, LT A, SEC 10, TWP 26,	11.96	1665.55
04199.156	3269 MCCULLOCH, KELOWNA	PL KAP90496, LT 2, SEC 10, TWP 26,	2.06	286.88
04199.180	3301 MCCULLOCH, KELOWNA	PL KAP28811, LT 2, SEC 3, TWP 26,	14.83	2065.23
04199.252	3630 FITZGERALD, KELOWNA	PL KAP30817, LT B, SEC 10, TWP 26,	10.10	1406.53
04199.278	3565 ROSE, KELOWNA	PL KAP38325, LT A, SEC 10, TWP 26,	7.87	1095.98
04199.280	3248 MCCULLOCH, KELOWNA	PL KAP38325, LT B, SEC 10, TWP 26,	1.00	139.26
04199.303	3255 MCCULLOCH, KELOWNA	PL KAP63291, LT A, SEC 10, TWP 26,	1.00	139.26
04199.308	3665 HART, KELOWNA	PL EPP74364, LT 1, SEC 10, TWP 26,	2.78	387.14
04201.000	3940 SENER, KELOWNA	SEC 11, TWP 26,	5.55	772.89
04209.000	2502 BELGO, KELOWNA	PL KAP1380, LT 6, BLK 16, SEC 11, TWP 26,	9.27	1290.94
04210.000	2550 WALBURN, KELOWNA	PL KAP1380, LT 7, BLK 16, TWP 26,	3.35	466.52
04214.000	2605 BELGO, KELOWNA	PL KAP1380, LT 3, BLK 17, SEC 11, TWP 26,	8.54	1189.28
04215.000	2505 BELGO, KELOWNA	PL KAP1380, LT 4, BLK 17, SEC 11, TWP 26,	5.13	714.40
04220.000	3950 BORLAND, KELOWNA	PL KAP1862B, SEC 11, TWP 26,	2.92	406.64
04222.000	3527 BEMROSE, KELOWNA	PL KAP2005, LT 2, SEC 11, TWP 26,	3.17	441.45
04223.000	3835 BORLAND, KELOWNA	PL KAP2645, LT A, SEC 11, TWP 26,	4.08	568.18
04225.000	3553 BEMROSE, KELOWNA	PL KAP4332, LT 1, SEC 11, TWP 26,	4.36	607.17
04228.000	3625 BEMROSE, KELOWNA	PL KAP4553, LT A, SEC 11, TWP 26,	7.96	1108.51
04232.000	3647 BEMROSE, KELOWNA	PL KAP5787, LT 1, SEC 11, TWP 26,	4.58	637.81
04234.000	4010 SENER, KELOWNA	PL KAP6005, LT A, SEC 11, TWP 26,	25.25	3516.32
04235.000	3975 SENER, KELOWNA	PL KAP6633, LT A, SEC 11, TWP 26,	2.62	364.86
04237.120	2149 BELGO, KELOWNA	PL KAP31521, LT 1, BLK 17, TWP 26,	10.04	1398.17
04237.128	2277 BELGO, KELOWNA	PL EPP30052, LT 1, SEC 11, TWP 26,	1.00	139.26
04237.130	2327 BELGO, KELOWNA	PL KAP33009, LT 1, SEC 11, TWP 26,	8.55	1190.67
04237.137	3547 BEMROSE, KELOWNA	PL KAP71097, LT 1, SEC 26, TWP 11,	1.00	139.26
04237.138	2547 BELGO, KELOWNA	PL KAP76995, LT A, SEC 11, TWP 26,	1.00	139.26
04237.139	3567 BEMROSE, KELOWNA	PL KAP77725, LT A, SEC 11, TWP 26,	1.00	139.26
04243.000	2455 WALBURN, KELOWNA	PL KAP3238B, LT B, SEC 12, TWP 26,	4.84	674.02
04245.051	2601 WALBURN, KELOWNA	PL KAP62978, LT 2, SEC 12, TWP 26,	5.89	820.24
04247.000	1190 LEWIS, KELOWNA	PL KAP1380, LT 9, BLK 9, SEC 13, TWP 26,	8.08	1125.22
04248.000	2290 GARNER, KELOWNA	PL KAP1380, LT 2, BLK 18, SEC 13, TWP 26,	7.52	1047.24
04249.000	2148 WALBURN, KELOWNA	PL KAP1380, LT 4, BLK 18, SEC 13, TWP 26,	10.44	1453.87
04254.000	1093 TEASDALE, KELOWNA	PL KAP1380, LT 8, BLK 20, TWP 26,	5.17	719.97

04256.000	1320 BELGO, KELOWNA	PL KAP1926, LT 1, SEC 13, TWP 26,	2.76	384.36
04258.000	1404 LEWIS, KELOWNA	PL KAP1926, LT 2, SEC 13, TWP 26,	7.32	1019.38
04261.000	1839 WALBURN, KELOWNA	PL KAP1926, LT 7, SEC 13, TWP 26, DL 508,	5.61	781.25
04269.002	2091 WALBURN, KELOWNA	PL KAP4119, LT 2, SEC 13, TWP 26,	1.00	139.26
04270.003	1959 WALBURN, KELOWNA	PL KAP91170, LT B, SEC 13, TWP 26,	1.00	139.26
04293.000	1181 LEWIS, KELOWNA	PL KAP11265, LT A, SEC 13, TWP 26,	1.00	139.26
04310.500	2021 WALBURN, KELOWNA	PL KAP34516, LT A, SEC 13, TWP 26,	1.00	139.26
04315.000	3855 EAST KELOWNA, KELOWNA	PL KAP665, LT 13, SEC 14, TWP 26,	4.96	690.73
04317.000	2075 BELGO, KELOWNA	PL KAP1380, LT 9, BLK 17, SEC 14, TWP 26,	3.81	530.58
04318.001	1865 BELGO, KELOWNA	PL KAP1380, LT 11, BLK 17, SEC 14, TWP 26,	9.27	1290.94
04319.000	2280 HOLLYWOOD, KELOWNA	PL KAP1380, LT 12, BLK 17, SEC 14, TWP 26,	2.38	331.44
04324.000	1650 GEEN, KELOWNA	PL KAP1380, LT 3, BLK 19, SEC 14, TWP 26,	1.64	228.39
04325.001	1390 GEEN, KELOWNA	PL KAP90868, LT A, SEC 14, TWP 26,	5.27	733.90
04327.004	1595 TEASDALE, KELOWNA	PL EPP32484, LT B, SEC 14, TWP 26,	2.66	370.43
04329.000	1409 TEASDALE, KELOWNA	PL KAP1380, LT 8, BLK 19, SEC 14, TWP 26,	3.03	421.96
04330.000	1555 TEASDALE, KELOWNA	PL KAP1380, LT 10, BLK 19, SEC 14, TWP 26,	1.04	144.83
04334.001	1225 TEASDALE, KELOWNA	PL KAP1380, LT 6, BLK 20, SEC 14, TWP 26,	3.52	490.20
04335.000	1103 TEASDALE, KELOWNA	PL KAP1380, LT 7, BLK 20, SEC 14, TWP 26,	2.17	302.19
04343.000	2270 HOLLYWOOD, KELOWNA	PL KAP1845, LT A, SEC 14, TWP 26,	1.00	139.26
04344.000	2015 BELGO, KELOWNA	PL KAP1845, LT B, SEC 14, TWP 26, , EXCPTPLN EPP76229	8.87	1235.24
04345.000	1525 GEEN, KELOWNA	PL KAP1846, LT A, SEC 14, TWP 26,	1.45	201.93
04346.000	1 - 1565 BELGO, KELOWNA	PL KAP1846, LT B, SEC 14, TWP 26,	5.13	714.40
04350.000	1469 TEASDALE, KELOWNA	PL KAP4384, LT 1, SEC 14, TWP 26,	7.19	1001.28
04351.000	1429 TEASDALE, KELOWNA	PL KAP4384, LT 2, SEC 14, TWP 26,	1.96	272.95
04354.000	3223 REID, KELOWNA	PL KAP76792, LT B, SEC 15, TWP 26,	1.00	139.26
04360.093	3754 EAST KELOWNA, KELOWNA	PL KAP84170, LT B, SEC 14, TWP 26,	6.87	956.72
04360.267	1708 GEEN, KELOWNA	PL KAP82075, LT 1, SEC 14, TWP 26,	5.00	696.30
04360.268	1605 GEEN, KELOWNA	PL KAP82075, LT 2, SEC 14, TWP 26,	7.44	1036.09
04360.354	1950 BELGO, KELOWNA	PL KAP25528, LT 2, SEC 14, TWP 26,	14.26	1985.85
04360.527	3795 EAST KELOWNA, KELOWNA	PL KAP58793, LT A, SEC 14, TWP 26,	1.72	239.53
04364.000	2995 DUNSTER, KELOWNA	PL KAP187, LT 6, SEC 15, TWP 26,	1.46	203.32
04365.000	3098 EAST KELOWNA, KELOWNA	PL KAP187, LT 6, SEC 15, TWP 26,	9.89	1377.28
04366.000	3002 EAST KELOWNA, KELOWNA	PL KAP187, LT 6, SEC 15, TWP 26,	2.39	332.83
04367.000	2855 DUNSTER, KELOWNA	PL KAP187, LT 7, SEC 15, TWP 26,	15.87	2210.06
04368.000	3152 EAST KELOWNA, KELOWNA	PL KAP187, LT 7, SEC 15, TWP 26,	14.22	1980.28
04369.000	2795 DUNSTER, KELOWNA	PL KAP187, LT 8, SEC 15, TWP 26,	17.25	2402.24
04370.002	3250 EAST KELOWNA, KELOWNA	PL EPP54381, LT B, SEC 15, TWP 26,	13.16	1832.66
04372.000	3208 REID, KELOWNA	PL KAP187, LT 18, SEC 15, TWP 26,	6.07	845.31
04375.000	3350 POOLEY, KELOWNA	PL KAP187, LT 20, SEC 15, TWP 26,	3.62	504.12
04379.000	3073 DUNSTER, KELOWNA	PL KAP665, LT 12, SEC 16, TWP 26,	5.97	831.38
04380.000	3502 EAST KELOWNA, KELOWNA	PL KAP187, LT 11, SEC 15, TWP 26,	8.21	1143.32
04381.000	2947 EAST KELOWNA, KELOWNA	PL KAP736, LT 1, SEC 15, TWP 26,	7.42	1033.31
04382.000	2981 EAST KELOWNA, KELOWNA	PL KAP736, LT 2, SEC 15, TWP 26,	6.57	914.94
04385.000	3072 EAST KELOWNA, KELOWNA	PL KAP821B, LT 6, SEC 15, TWP 26,	2.38	331.44
04386.001	3622 EAST KELOWNA, KELOWNA	PL KAP187, LT 12, SEC 15, TWP 26,	1.00	139.26
04386.002	3652 EAST KELOWNA, KELOWNA	PL KAP187, LT 12, SEC 15, TWP 26,	1.05	146.22
04387.000	3183 DUNSTER, KELOWNA	PL KAP187, SEC 15, TWP 26,	4.77	664.27
04394.000	3582 EAST KELOWNA, KELOWNA	PL KAP1670, LT B, SEC 15, TWP 26,	3.76	523.62

04396.000	2960 MCCULLOCH, KELOWNA	PL KAP1703, LT B, SEC 15, TWP 26,	4.42	615.53
04400.000	3430 POOLEY, KELOWNA	PL KAP1725, LT B, SEC 15, TWP 26,	10.68	1487.30
04402.000	3251 EAST KELOWNA, KELOWNA	PL KAP3379, LT 1, SEC 15, TWP 26,	3.89	541.72
04404.000	3260 POOLEY, KELOWNA	PL KAP3379, LT 3, SEC 15, TWP 26,	9.13	1271.44
04406.000	3420 EAST KELOWNA, KELOWNA	PL KAP3380, LT 1, SEC 15, TWP 26,	1.00	139.26
04412.000	3288 REID, KELOWNA	PL KAP4618, LT A, SEC 15, TWP 26,	13.42	1868.87
04416.000	3329 EAST KELOWNA, KELOWNA	PL KAP5512, LT 1, SEC 15, TWP 26,	6.75	940.01
04418.000	3375 DALL, KELOWNA	PL KAP6585, LT 1, SEC 15, TWP 26,	5.07	706.05
04420.000	3060 POOLEY, KELOWNA	LT 2, PL KAP6585, SEC 15, TWP 26, , EXCPTPLN EPP90643	2.15	299.41
04423.190	3350 EAST KELOWNA, KELOWNA	PL KAP30593, LT 1, SEC 15, TWP 26,	1.00	139.26
04423.192	3310 EAST KELOWNA, KELOWNA	PL KAP30593, LT 2, SEC 15, TWP 26,	11.89	1655.80
04423.194	3410 POOLEY, KELOWNA	PL KAP34483, LT A, SEC 15, TWP 26,	2.20	306.37
04423.198	3120 POOLEY, KELOWNA	PL KAP34888, LT B, SEC 15, TWP 26,	9.08	1264.48
04423.205	3480 POOLEY, KELOWNA	PL KAP53451, LT A, SEC 15, TWP 26,	1.00	139.26
04423.207	3367 REID, KELOWNA	PL KAP55650, LT B, SEC 15, TWP 26,	1.86	259.02
04423.208	3390 REID, KELOWNA	PL KAP56635, LT 1, SEC 15, TWP 26,	1.00	139.26
04423.209	3360 REID, KELOWNA	PL KAP56635, LT 2, SEC 15, TWP 26,	7.33	1020.78
04428.000	3395 NEID, KELOWNA	PL KAP187, LT 26, SEC 16, TWP 26,	2.38	331.44
04432.000	3194 DUNSTER, KELOWNA	PL KAP665, LT 5, SEC 16, TWP 26,	1.94	270.16
04433.000	3172 DUNSTER, KELOWNA	PL KAP665, LT 6, SEC 16, TWP 26,	1.17	162.93
04436.000	1 - 3042 DUNSTER, KELOWNA	PL KAP665, LT 9, SEC 16, TWP 26,	1.67	232.56
04525.228	2877 EAST KELOWNA, KELOWNA	PL KAP33697, LT B, SEC 16, TWP 26,	5.65	786.82
04525.503	2690 BEWLAY, KELOWNA	PL KAP56199, LT 1, SEC 16, TWP 26,	3.20	445.63
04574.000	2990 DUNSTER, KELOWNA	PL KAP1353B, SEC 21, TWP 26,	9.71	1352.21
04591.000	2934 DUNSTER, KELOWNA	PL KAP1700, LT C, SEC 22, TWP 26,	7.88	1097.37
04805.214	2960 DUNSTER, KELOWNA	PL KAP73437, LT 1, SEC 22, TWP 26,	12.96	1804.81
04825.001	3 - 1368 TEASDALE, KELOWNA	PL KAP2329, LT 3, SEC 23, TWP 26,	22.84	3180.70
04898.001	879 HIGHWAY 33, KELOWNA	PL EPP32580, LT 1, TWP 26,	8.85	1232.45
05479.000	3363 SPRINGFIELD, KELOWNA	PL KAP1802, LT 5, SEC 24, TWP 26,	7.77	1082.05
05502.130	811 HIGHWAY 33, KELOWNA	PL KAP23321, LT A, SEC 24, TWP 26,	1.93	268.77
05502.305	1151 LEWIS, KELOWNA	PL KAP33567, LT A, SEC 24, TWP 26,	5.39	750.61
05502.310	881 HIGHWAY 33, KELOWNA	PL KAP33567, LT B, SEC 24, TWP 26,	7.95	1107.12
05503.001	751 HARTMAN, KELOWNA	PL KAP264, BLK 34, SEC 25, TWP 26,	8.85	1232.45
05510.000	920 HARTMAN, KELOWNA	PL KAP731, LT 3, SEC 25, TWP 26,	5.95	828.60
05511.000	1130 HARTMAN, KELOWNA	PL KAP731, LT 4, SEC 25, TWP 26,	2.92	406.64
05512.000	690 MUGFORD, KELOWNA	PL KAP603, LT 3, SEC 25, TWP 26,	4.32	601.60
05513.004	1120 GIBSON, KELOWNA	PL EPP11757, LT B, SEC 25, TWP 26,	6.28	874.55
05514.000	1145 MORRISON, KELOWNA	PL KAP1515, LT 2, SEC 25, TWP 26,	2.51	349.54
05516.000	712 MCCURDY, KELOWNA	PL KAP1515, LT 4, SEC 25, TWP 26,	6.83	951.15
05519.002	1610 SWAINSON, KELOWNA	PL KAP77945, LT 1, TWP 26,	10.30	1434.38
05524.000	1308 MCKENZIE, KELOWNA	PL KAP1760, LT 12, SEC 25, TWP 26,	6.55	912.15
05530.000	1550 SWAINSON, KELOWNA	PL KAP77944, LT 1, TWP 26,	13.42	1868.87
05548.000	1090 MCKENZIE, KELOWNA	PL KAP4586, LT 2, SEC 25, TWP 26,	26.74	3723.81
05561.000	690 HARTMAN, KELOWNA	PL KAP5499, LT A, SEC 25, TWP 26,	16.60	2311.72
05579.469	1045 EL PASO, KELOWNA	PL KAP22986, LT 22, SEC 25, TWP 26,	5.95	828.60
05579.575	839 HARTMAN, KELOWNA	PL KAP29183, LT 2, SEC 25, TWP 26,	17.86	2487.18
05579.684	837 HARTMAN, KELOWNA	PL KAP35135, LT A, SEC 25, TWP 26,	2.66	370.43
06470.000	483 VALLEY, KELOWNA	PL KAP896, LT 1, BLK 9, SEC 32, TWP 26,	5.33	742.26

06471.000	463 VALLEY, KELOWNA	PL KAP896, LT 2, BLK 9, TWP 26,	2.03	282.70
06499.001	445 VALLEY, KELOWNA	PL KAP896, LT 3, BLK 9, SEC 33, TWP 26,	3.75	522.23
06501.000	2224 ROJEM, KELOWNA	PL KAP896, LT 4, BLK 9, SEC 33, TWP 26,	2.06	286.88
06502.000	389 VALLEY, KELOWNA	PL KAP896, LT 5, BLK 9, SEC 33, TWP 26,	4.17	580.71
06507.000	2429 LONGHILL, KELOWNA	PL KAP1068, LT 14, BLK 9, SEC 33, TWP 26,	10.78	1501.22
06508.000	2449 LONGHILL, KELOWNA	PL KAP1068, LT 15, BLK 9, SEC 33, TWP 26,	1.46	203.32
06510.000	120 MAIL, KELOWNA	PL KAP1068, LT 15, BLK 17, TWP 26,	7.99	1112.69
06511.000	102 MAIL, KELOWNA	PL KAP1068, LT 16, BLK 17, TWP 26,	8.75	1218.53
06515.000	545 RIFLE, KELOWNA	PL KAP1249, LT 7, BLK 21, TWP 26,	6.11	850.88
06524.000	30 - 2300 SILVER, KELOWNA	PL KAP1249, LT 8, BLK 22, SEC 33, TWP 26,	3.43	477.66
06525.000	2227 ROJEM, KELOWNA	PL KAP1249, LT 9, BLK 22, SEC 33, TWP 26,	2.10	292.45
06527.000	2255 ROJEM, KELOWNA	PL KAP1249, LT 11, BLK 22, SEC 33, TWP 26,	4.42	615.53
06528.000	2309 ROJEM, KELOWNA	PL KAP1249, LT 12, BLK 22, SEC 33, TWP 26,	4.36	607.17
06529.000	2323 ROJEM, KELOWNA	PL KAP1249, LT 13, BLK 22, SEC 33, TWP 26,	1.04	144.83
06533.000	2379 ROJEM, KELOWNA	PL KAP1249, LT 17, BLK 22, SEC 33, TWP 26,	1.97	274.34
06541.001	330 VALLEY, KELOWNA	PL EPP94225, LT A, SEC 33, TWP 26,	1.35	188.00
06554.140	2400 LONGHILL, KELOWNA	PLAN KAP26592 LOT A SECTION 4&33 TOWNSHIP 23 & TWP 26.	2.41	335.62
06554.160	2461 LONGHILL, KELOWNA	PLAN KAP28623 LOT A SECTION 33 TOWNSHIP 26	4.75	661.49
06554.195	2350 SILVER, KELOWNA	PLAN KAP33461 LOT 1 SECTION 33 TOWNSHIP 26	3.51	488.80
06554.197	2489 LONGHILL, KELOWNA	PLAN KAP33461 LOT 2 SECTION 33 TOWNSHIP 26	4.12	573.75
06554.199	574 RIFLE, KELOWNA	PLAN KAP33461 LOT 3 SECTION 33 TOWNSHIP 26 EXCEPT PLAN 41433.	3.39	472.09
06554.238	2351 ROJEM, KELOWNA	PLAN KAP61113 LOT C SECTION 33 TOWNSHIP 26	1.00	139.26
06557.002	2710 LONGHILL, KELOWNA	PLAN KAP88097 LOT B SECTION 34 TOWNSHIP 26	1.00	139.26
06612.470	2512 LONGHILL, KELOWNA	PLAN KAP26258 LOT A TOWNSHIP 26 SECTION 33&34, EXCEPT PLAN 40166, MANUFACTURED HOME REG. # 85193.	13.49	1878.62
06612.672	2614 LONGHILL, KELOWNA	PLAN KAP40166 LOT 1 SECTION 34 TOWNSHIP 26	2.17	302.19
06647.000	610 CORNISH, KELOWNA	PLAN KAP425 LOT 28 SECTION 35 TOWNSHIP 26 & SEC 36.	7.94	1105.72
06650.000	420 CORNISH, KELOWNA	PLAN KAP425 LOT 31 SECTION 35 TOWNSHIP 26	1.00	139.26
06658.000	355 CORNISH, KELOWNA	PLAN KAP425 LOT 41 SECTION 35 TOWNSHIP 26	3.64	506.91
06661.000	298 CORNISH, KELOWNA	PLAN KAP425 LOT 45 SECTION 35 TOWNSHIP 26	3.99	555.65
06723.000	310 FITZPATRICK, KELOWNA	PLAN KAP9092 LOT 2 SECTION 35 TOWNSHIP 26	1.00	139.26
06773.003	1685 RUTLAND, KELOWNA	PLAN KAP18313 LOT 3 SECTION 35 TOWNSHIP 26	2.05	285.48
06773.440	585 CORNISH, KELOWNA	PLAN KAP19142 LOT 1 SECTION 35 TOWNSHIP 26	3.86	537.54
06774.244	245 CORNISH, KELOWNA	PLAN KAP43294 LOT B SECTION 35 TOWNSHIP 26	2.10	292.45
06776.850	2105 MORRISON, KELOWNA	PLAN KAP425 LOT 1 SECTION 36 TOWNSHIP 26 EXCEPT PLAN KAP77337.	6.51	906.58
06776.900	1990 MCKENZIE, KELOWNA	PLAN KAP425 LOT 2 SECTION 36 TOWNSHIP 26 EXCEPT PLAN KAP78155, KAP92012.	14.43	2009.52
06777.000	1900 MCKENZIE, KELOWNA	PLAN KAP425 LOT 3 SECTION 36 TOWNSHIP 26 N 1/2 OF LOT 3.	6.03	839.74
06778.000	1893 MORRISON, KELOWNA	PLAN KAP425 LOT 3 SECTION 36 TOWNSHIP 26 S 1/2 OF LOT 3.	4.17	580.71
06788.000	1304 MORRISON, KELOWNA	PLAN KAP425 LOT 10 SECTION 36 TOWNSHIP 26	7.59	1056.98
06792.000	2062 MORRISON, KELOWNA	PLAN KAP425 LOT 14 SECTION 36 TOWNSHIP 26	3.38	470.70
06794.000	2 - 685 OLD VERNON, KELOWNA	PLAN KAP425 LOT 16 TOWNSHIP 26 SECTION 35 & 36.	6.07	845.31
06796.000	745 CORNISH, KELOWNA	PLAN KAP425 LOT 18 TOWNSHIP 26 SECTION 35 & 36, MANUFACTURED HOME REG. # 68085.	6.35	884.30
06799.510	1425 MORRISON, KELOWNA	PLAN EPP15301 LOT B SECTION 36 TOWNSHIP 26	7.41	1031.92
06803.000	1350 HORNING, KELOWNA	PLAN KAP1760 LOT 20 SECTION 36 TOWNSHIP 26 EXCEPT PLAN KAP53546.	14.63	2037.37
06805.005	1920 MCCURDY, KELOWNA	PLAN KAP91486 LOT 3 SECTION 31 TOWNSHIP 27	13.61	1895.33
06806.000	1431 LATTA, KELOWNA	PLAN KAP1760 LOT 24 TOWNSHIP 26 SECTION 36&31, & TWP 27.	1.00	139.26

06807.001	1305 LATTA, KELOWNA	PLAN KAP1760 LOT 25 SECTION 36 TOWNSHIP 26 EXCEPT PLAN B4218 & 33998.	10.36	1442.73
06810.002	1341 LATTA, KELOWNA	PLAN KAP1760 LOT 28 SECTION 36 TOWNSHIP 26 EXCEPT PLAN 31944.	9.96	1387.03
06814.007	1448 LATTA, KELOWNA	PLAN KAP91485 LOT 3 SECTION 31 TOWNSHIP 27 & OF SEC 36 TWP 26.	17.21	2396.66
06817.001	1331 MCCURDY, KELOWNA	PLAN KAP4060 LOT 1 SECTION 36 TOWNSHIP 26 EXCEPT PLAN 30660 KAP67186.	19.59	2728.10
06819.000	1545 MCCURDY, KELOWNA	PLAN KAP4060 LOT 3 SECTION 36 TOWNSHIP 26 EXCEPT PLAN KAP56029 AND KAP63091.	15.92	2217.02
06820.000	1445 LATTA, KELOWNA	PLAN KAP4218B LOT 25 SECTION 36 TOWNSHIP 26	7.20	1002.67
06828.500	1750 MCKENZIE, KELOWNA	PLAN KAP25654 LOT B SECTION 36 TOWNSHIP 26 EXCEPT PLAN KAP90335.	10.24	1426.02
06828.524	1700 MCKENZIE, KELOWNA	PLAN KAP25654 LOT D SECTION 36 TOWNSHIP 26	7.36	1024.95
06828.618	1301 LATTA, KELOWNA	PLAN KAP33998 LOT 1 SECTION 36 TOWNSHIP 26 HERETO IS ANNEXED EASEMENT CA3247673 OVER LOT 25 PLAN 1760 EXCEPT PLANS B4218 AND 33998 THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE PLAN M11328.	1.00	139.26
06828.642	837 MCCURDY, KELOWNA	PLAN EPP14181 LOT 2 SECTION 36 TOWNSHIP 26	1.00	139.26
06828.644	833 MCCURDY, KELOWNA	PLAN EPP14181 LOT 3 SECTION 36 TOWNSHIP 26	1.00	139.26
06886.003	1 - 2025 TREETOP, KELOWNA	PLAN KAP1760 LOT 1 SECTION 19 TOWNSHIP 27 EXCEPT PLAN 26646, & SEC 30 & EXC PL 30907, MANUFACTURED HOME REG. # 13479.	9.58	1334.11
06960.185	5681 LAKESHORE, KELOWNA	PLAN EPP37698 LOT 1 SECTION 16 TOWNSHIP 28	1.00	139.26
07143.000	559 BARNABY, KELOWNA	PLAN KAP1743 LOT 3 SECTION 25 TOWNSHIP 28	1.00	139.26
07161.000	4856 LAKESHORE, KELOWNA	PLAN KAP1722 SECTION 25 TOWNSHIP 29 PARCEL A, SHOWN ON PL B5804 OF LOT 3, LOT 2, PLAN KAP3679, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT.	3.21	447.02
07255.052	1690 SAUCIER, KELOWNA	PLAN EPP89866 LOT B SECTION 32 TOWNSHIP 29	1.00	139.26
07264.002	1456 DEHART, KELOWNA	PLAN KAP1837 LOT 1 TOWNSHIP 29 SECTION 31&32, EXCEPT PLAN 21254 28408.	11.58	1612.63
07269.000	999 CRAWFORD, KELOWNA	PLAN KAP13170 LOT 1 SECTION 31 TOWNSHIP 29 EXCEPT PLAN 20569.	11.85	1650.23
07270.072	1265 CRAWFORD, KELOWNA	PLAN KAP21104 LOT 2 SECTION 31 TOWNSHIP 29	1.00	139.26
07270.074	1285 CRAWFORD, KELOWNA	PLAN KAP21104 LOT 3 TOWNSHIP 29 SECTION 31&32.	1.00	139.26
07278.000	4551 STEWART, KELOWNA	PLAN KAP1247 LOT 220 SECTION 32 TOWNSHIP 29	2.89	402.46
07280.000	4480 STEWART, KELOWNA	PLAN KAP1247 LOT 222 SECTION 32 TOWNSHIP 29	1.00	139.26
07287.000	1670 SAUCIER, KELOWNA	PLAN KAP1247 LOT 229 SECTION 32 TOWNSHIP 29 EXCEPT PLAN EPP89865	3.02	420.57
07290.000	1650 SAUCIER, KELOWNA	PL KAP1247, LT 232, SEC 32, TWP 29, , EXCPTPLN EPP89865	8.28	1153.07
07291.000	4202 BEDFORD, KELOWNA	PL KAP1247, LT 233, SEC 32, TWP 29,	9.74	1356.39
07293.000	1601 SAUCIER, KELOWNA	PL KAP1247, LT 238, SEC 32, TWP 29,	1.63	226.99
07296.000	1475 DEHART, KELOWNA	PL KAP1247, LT 246, SEC 32, TWP 29,	1.00	139.26
07304.000	4132 BEDFORD, KELOWNA	PL KAP15793, LT 3, SEC 32, TWP 29,	6.38	888.48
07304.010	1485 DEHART, KELOWNA	PL KAP20969, LT 1, SEC 32, TWP 29,	1.21	168.50
07351.000	4305 JAUD, KELOWNA	PL KAP6171, LT 5, SEC 34, TWP 29,	16.95	2360.46
09533.000	2517 GALE, KELOWNA	PL KAP10810, LT 2, DL 32A,	6.91	962.29
09533.052	2499 GALE, KELOWNA	PL KAP19044, LT C, DL 32A,	1.00	139.26
09533.053	2475 GALE, KELOWNA	PL KAP19044, LT D, DL 32A,	1.00	139.26
09533.054	2449 GALE, KELOWNA	PL KAP19044, LT E, DL 32A,	1.00	139.26
09533.055	2427 GALE, KELOWNA	PL KAP19044, LT F, DL 32A,	1.00	139.26
09533.057	2555 GALE, KELOWNA	PL EPP65442, LT A, DL 32A,	1.39	193.57
10392.000	2240 MAYER, KELOWNA	PL KAP2332, LT 1, DL 128,	20.16	2807.48
10393.000	2050 BYRNS, KELOWNA	PL KAP2830, LT 1, SEC 17, TWP 26, DL 128,	19.86	2765.70
10394.001	2190 COOPER, KELOWNA	PL KAP80629, LT A, DL 128,	2.64	367.65

10410.000	1756 BYRNS, KELOWNA	PL KAP415, LT 23, DL 129,	11.40	1587.56
10411.000	1890 BYRNS, KELOWNA	PL KAP415, LT 23, SEC 19, TWP 26, DL 129,	4.35	605.78
10414.000	1756 BYRNS, KELOWNA	PL KAP415, LT 26, DL 129,	10.64	1481.73
10518.000	1650 BYRNS, KELOWNA	PL KAP78759, LT 2, DL 129,	3.61	502.73
10519.852	2225 SPALL, KELOWNA	PL KAP40808, LT B, DL 129,	13.31	1853.55
10519.854	1980 BYRNS, KELOWNA	PL KAP40808, LT C, DL 129,	10.97	1527.68
10519.856	1990 BYRNS, KELOWNA	PL KAP40808, LT D, DL 129,	1.00	139.26
10531.000	1909 BYRNS, KELOWNA	PL KAP415, LT 15, DL 130,	6.34	882.91
10543.001	2589 BENVOLIN, KELOWNA	PL KAP3357, LT 1, DL 130,	5.66	788.21
10549.000	2029 BYRNS, KELOWNA	PL KAP8615, LT 2, DL 130,	7.94	1105.72
10589.113	1909 BYRNS, KELOWNA	PL KAP67173, LT B, DL 130,	23.50	3272.61
11501.711	4345 HOBSON, KELOWNA	PL KAP27559, LT 25, DL 167,	1.00	139.26
11502.309	4340 HOBSON, KELOWNA	PL KAP69885, LT A, DL 167,	1.00	139.26
12185.840	2450 SAUCIER, KELOWNA	PL KAP1247, LT 166, SEC 33, TWP 29,	3.68	512.48
12185.870	2225 SAUCIER, KELOWNA	PL KAP1247, LT 180, SEC 33, TWP 29, DL ?,	1.00	139.26
12185.885	4485 SALLOWS, KELOWNA	PL KAP1247, LT 184, SEC 33, TWP 29, DL 359,	2.04	284.09
12191.000	4400 JAUD, KELOWNA	PL KAP1734, LT 3, SEC 33, TWP 29, DL 360,	2.84	395.50
12199.072	4499 WALLACE HILL, KELOWNA	PL KAP35213, LT A, DL 360,	8.98	1250.55
12199.082	4380 WALLACE HILL, KELOWNA	PL KAP39632, LT 2, DL 360,	4.70	654.52
12199.103	2740 HARVARD, KELOWNA	PL KAP62784, LT 14, DL 360,	3.11	433.10
12199.105	4300 WALLACE HILL, KELOWNA	PL KAP62482, LT B, DL 360,	15.83	2204.49
340 Folios			2,102.94	292,855.42

Report to Council



Date: April 20, 2020
To: Council
From: City Manager
Subject: Public Hearing Options
Department: Office of the City Clerk

Recommendation:

THAT Council receive, for information, the report from the Office of the City Clerk dated April 20, 2020 with respect to Public Hearing Options;

AND THAT Council direct staff to hold the Tuesday, May 12, 2020 Public Hearing and Regular Meeting in accordance with Option 1 described in the report from the Office of the City Clerk dated April 20, 2020.

Purpose:

To provide information and options on holding future public hearings during the pandemic and to hold the May 12, 2020 Public Hearing and Regular Meeting in a modified way to meet public health and procedural requirements.

Background:

Holding Public Hearings during the COVID-19 pandemic presents unique challenges due to physical distancing guidelines and orders regarding gathering of people. Along with meeting these obligations, local governments must continue to satisfy the rules of procedural fairness and legislative requirements under the *Local Government Act* that enable public participation and support transparent decision-making. As of April 15, the Province has not issued any temporary orders that change public hearing procedures.

For the Public Hearing and Regular Meeting held on March 17, several measures were introduced to mitigate some of the restrictions associated with the pandemic. These included accepting written correspondence up to 4 pm the day of the meeting, allowing attendees to submit written comments to staff during the meeting with staff reading them out if the individual didn't want to stay, blocking off alternating rows and seats in Council Chambers, posting signage, maintaining a running total of participants to limit to 50 people, and minimizing the number of staff in attendance.

Council has directed staff to recommend Public Hearings be waived for rezoning applications that are consistent with the Official Community Plan (OCP), have a staff recommendation of support, and are not expected to generate significant public input. With this now being applied, applications being considered at Public Hearings are likely to be more complex, including OCP amendments, more significant rezoning applications, and text amendments.

Discussion:

Staff have been considering options to hold the May 12, 2020 Public Hearing and Regular Meeting that meet pandemic-related requirements and allows for safe and meaningful public participation. Currently, a total of four applications were given first reading on March 23 and April 6 and are scheduled to go to a Public Hearing. Additional items will be considered by Council in the next couple of weeks and may be advanced to a Public Hearing. Seven development variance permit applications are also ready for Council consideration.

Two options to hold a Public Hearing on May 12 are described below.

Option 1: Back-to-Back Public Hearings Held in Council Chambers

This option would see back-to-back Public Hearings set for each application to be considered individually, allowing only those individuals interested in that item to attend at a defined time. The main benefit of this approach is it limits the number of people attending to those interested in one application, reducing the risk of reaching the maximum number of 50 people. This better supports procedural fairness since everyone who wants to participate in a Public Hearing must be given the opportunity to do so.

Physical distancing can be met with some Councillors participating electronically and continuing to block off alternating rows and seats in Council Chambers. It is expected that five staff would be in attendance. The technology in Council Chambers enables Councillors to participate electronically and allows for the public to watch the live audio and video broadcast.

The Office of the City Clerk would work with Development Planning to determine how much time to allocate to each item based on experience and knowledge of the application. Note, this may result in gaps between applications being considered if an item does not take as long as expected.

The follow is an example of how this would work in practice:

Meeting	Application	Time
Public Hearing #1	Application OCP19-XXXX / Z19-XXXX	6:00 pm
Public Hearing #2	Application TA20-XXXX	6:30 pm
Public Hearing #3	Application OCP19-XXXX / Z19-XXXX	7:00 pm
Public Hearing #4	Application TA19-XXXX	7:45 pm

Option 2: Grouped Public Hearings Held at the Kelowna Community Theatre

This option would see groupings of applications considered at Public Hearings held at the Kelowna Community Theatre. The main benefit of this approach is that it allows for more substantial physical distancing for attendees. Grouping applications, which is more in line with the City's normal practice of holding a single Public Hearing for all applications, increases the risk of reaching the maximum number of 50 people. Although members of the public may only be interested in one item, this could compromise procedural fairness as the City cannot prevent members of the public from attending a Public Hearing.

Holding a Public Hearing at the Theatre does present some logistical challenges with technology and staffing needs. While the technology (e.g., microphones, PowerPoint displays, camera system) would support a Public Hearing and allow Councillors to participate electronically, the setup is not purpose-built for Council or live broadcasting in the same way as Council Chambers. Further, more staff would be needed to run the meeting, limiting the number of public who can attend. There is no additional cost to using the Theatre for a Public Hearing.

The follow is an example of how this would work in practice:

Meeting	Application	Time
Public Hearing #1	Application OCP19-XXXX / Z19-XXXX Application TA20-XXXX Application OCP19-XXXX / Z19-XXXX	1:00 pm
Public Hearing #2	Application TA19-XXXX Application OCP20-XXXX / Z20-XXXX	6:00 pm

Bylaw Readings

Typically, Council would consider bylaw readings at a Regular Meeting immediately following the Public Hearing. Since Councillors participating electronically are unable to view presentations or materials submitted at the Public Hearing, applicants will be asked to submit presentation materials in advance of the meeting for circulation to Council. Any presentations and other materials presented or submitted during the Public Hearing will be circulated to Council following the Public Hearing and Council can watch the presentations online afterwards.

Depending on the circumstances, it may be possible to give the bylaws further readings at a Regular Meeting following the Public Hearing. This will be determined on a case by case basis immediately after the Public Hearing. Where this is not feasible, the bylaws will be on a subsequent Council meeting agenda to ensure all of Council has access to the same information prior to considering giving the bylaws further readings.

As with all Public Hearings, Council is unable to accept additional correspondence on an application after the Public Hearing is closed.

Recommendation

Staff recommend Council proceed with Option 1 as it offers the greatest opportunity to limit the number of attendees to 50 and ensure physical distancing with the least impacts on the integrity of the Public Hearing process. Additionally, the technology in Council Chambers better facilitates electronic participation by Councillors and live broadcasting. A similar approach is recommended for the Tuesday Regular Meeting for Council to consider development variance permits.

For either option, notices will state that written submissions will be accepted by email, mail, or in-person up to the time of the meeting and will be accepted in-person during the meeting. Written submissions will be encouraged, particularly for those who may not want or be able to attend in person.

Other options, such as delegating a Public Hearing to a subset of Council or holding a 'virtual' Public Hearing where the public participates electronically, were considered and are not being put forward at this time for procedural and logistical reasons.

Conclusion:

Holding Public Hearings during the COVID-19 pandemic requires a different approach than typical Public Hearings. Option 1, with individual Public Hearings for each application, is recommended as the best way to balance public health needs with procedural requirements. Promoting written correspondence and ensuring procedural fairness will continue to support public participation in the process. Staff will continue to monitor further updates from the Province for any changes in guidance or requirements for holding Public Hearings.

Internal Circulation:

Planning & Development Services

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464

Legal/Statutory Procedural Requirements:

Local Government Act s. 465

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Stephen Fleming, City Clerk

cc:

R. Smith, Divisional Director, Planning & Development Services



Public Hearing Options

April 20, 2020



Background

- ▶ Different approach to Public Hearings needed during the pandemic
 - ▶ Meet physical distancing and orders around gathering of people
 - ▶ Satisfy procedural fairness and legislative requirements
- ▶ Some mitigation measures in place
 - ▶ Promoting written correspondence
 - ▶ Blocking off rows & seats in Chambers
 - ▶ Minimal staff in attendance
 - ▶ Waiving public hearings

Option 1: Back-to-Back Public Hearings in Council Chambers

- ▶ Individual Public Hearing for each application
 - ▶ Only those interested in that application attend at that time
 - ▶ Reduces risk of reaching maximum number of 50 people
- ▶ Physical distancing needs can be met
- ▶ Councillors can participate electronically & meeting is broadcast live
- ▶ Staff would estimate how much time is needed per application
 - ▶ May result in gaps between items being considered

Option 1 Example

Meeting	Application	Time
Public Hearing #1	Application OCP ₁₉ -XXXX / Z ₁₉ -XXXX	6:00 pm
Public Hearing #2	Application TA ₂₀ -XXXX	6:30 pm
Public Hearing #3	Application OCP ₁₉ -XXXX / Z ₁₉ -XXXX	7:00 pm
Public Hearing #4	Application TA ₁₉ -XXXX	7:45 pm

Option 2: Grouped Public Hearings at Kelowna Community Theatre

- ▶ Groupings of applications in Public Hearings held at the Theatre
 - ▶ Substantial physical distancing
 - ▶ Increased risk of reaching maximum number of 50 people
 - ▶ Members of the public cannot be prevented from attending a Public Hearing
- ▶ Councillors can participate electronically
- ▶ Technology not purpose-built for Council meetings or live broadcasting
 - ▶ Requires more staff to run, limiting the number of public who can attend

Option 2 Example

Meeting	Application	Time
Public Hearing #1	Application OCP ₁₉ -XXXX / Z ₁₉ -XXXX Application TA ₂₀ -XXXX Application OCP ₁₉ -XXXX / Z ₁₉ -XXXX	1:00 pm
Public Hearing #2	Application TA ₁₉ -XXXX Application OCP ₂₀ -XXXX / Z ₂₀ -XXXX	6:00 pm

Information & Bylaw Readings

- ▶ Applicants will be asked to submit presentations in advance
 - ▶ Items presented or submitted during the Public Hearing will be circulated to Council after the meeting
- ▶ Further bylaw readings may be at a Regular Meeting immediately following the Public Hearing or at a subsequent meeting
 - ▶ All of Council must have access to the same information before further reading consideration

Recommendation

- ▶ Option 1 best meets public health, procedural fairness & legislative requirements
 - ▶ Ensure physical distancing
 - ▶ Greatest opportunity to limit to 50 attendees without compromising the Public Hearing process
 - ▶ Better option for electronic participation by Council & live broadcasting
- ▶ Written submissions will be encouraged
- ▶ Apply to both the May 12 Public Hearing & Regular Meeting



Questions?

CITY OF KELOWNA

BYLAW NO. 11979

Road Closure and Removal of Highway Dedication Bylaw **(Portion of Dall Road, West Corner)**

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Dall Road, West Corner

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

1. That portion of highway attached as Schedule "A" comprising 184.2m² shown in bold black as Closed Road on the Reference Plan EPP100243 prepared by Robert T. Macdonald, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 6th day of April, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Bylaw No. 11979 - Page 2

Schedule "A"

