

City of Kelowna

Regular Council Meeting

AGENDA



Monday, June 27, 2016
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes

3 - 6

PM Meeting - June 20, 2016

3. Public in Attendance

3.1 Kelowna Museums Society

7 - 39

Annual Presentation to Council by Executive Director, Linda Digby.

3.2 Okanagan Regional Library - Kelowna Downtown Library Branch Renovations

40 - 83

Presentation to Council by CEO, Stephanie Hall, and PR Manager, Marla O'Brien.

4. Development Application Reports & Related Bylaws

4.1 3754 East Kelowna Road, A16-0003 - Balwinder Singh & Harbax Kaur Khun Khun

84 - 102

Mayor to invite the Applicants, or Applicants' Representative, to come forward.
To consider a staff recommendation NOT to support a Non-Farm Use Application to the Agricultural Land Commission for full time farm help in a permanent dwelling.

4.2 815 Rose Avenue, Z16-0022 - Paul Neufeld & Douglas Kirk

103 - 125

To rezone the subject property to facilitate the development of a duplex and the renovation of an existing dwelling.

- 4.3 815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld & Douglas Kirk 126 - 126**

To give Bylaw No. 11256 first reading in order to rezone the subject property to facilitate the development of a duplex and the renovation of an existing dwelling.

- 4.4 1251 Ladner Road, Z16-0021 - John Hodges 127 - 138**

To rezone the subject property to facilitate a subdivision of the parcel into three lots.

- 4.5 1251 Ladner Road, Z16-0021 - John Hodges 139 - 139**

To give Bylaw No. 11257 first reading in order to rezone the subject property to facilitate a subdivision of the parcel into three lots.

- 4.6 773 Glenmore Road, DP16-0081 - 0904419 BC Ltd. 140 - 160**

To consider the issuance of a Form and Character Development Permit for an 87 unit multi-dwelling residential building as an additional development on the Conservatory site.

5. Bylaws for Adoption (Development Related)

- 5.1 2420 Abbott Street, BL11252 (Z16-0014) - Stephani Bruckal 161 - 161**

52 in order to rezone the subject property to facilitate the construction of a second dwelling.

6. Non-Development Reports & Related Bylaws

- 6.1 Brandt's Creek Trade Waste Treatment Plant - Sale of Industry Capacity 162 - 163**

To determine the action on a City Right of First Refusal over the sale of treatment facility capacity by Sun-Rype Products Ltd.

- 6.2 Transit Ridership, Expansion Plans and 2016 Service Adjustments 164 - 176**

To provide a review of transit ridership performance in 2015 by route, and to provide Council with information and seek approval for planned service adjustments and expansion from 2016 - 2019.

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 20, 2016
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Mohini Singh and Luke Stack

Members Absent Councillors Charlie Hodge and Brad Sieben

Staff Present Acting City Manager, Doug Gilchrist, Deputy City Clerk, Karen Needham, Cultural Services Manager, Sandra Kochan*; Urban Planning Manager, Terry Barton*; Community & Neighbourhood Services Manager, Louise Roberts*; Development Engineering Manager, Purvez Irani*; Utility Planning Manager, Andrew Reeder*; Financial Services Director, Genelle Davidson*; Divisional Director, Corporate & Protective Services, Rob Mayne*; Financial Projects Manager, Garry Filafilo*; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:30 p.m.

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

2. Confirmation of Minutes

Moved By Councillor Gray/Seconded By Councillor DeHart

R508/16/06/20 THAT the Minutes of the Regular Meetings of June 13, 2016 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Kelowna Art Gallery

Sandra Kochan, Cultural Services Manager

- Introduced the Kelowna Art Gallery Executive Director, Nataley Nagy,

Nataley Nagy, Executive Director, Kelowna Art Gallery

- Displayed a PowerPoint Presentation summarizing the annual activities of the Kelowna Art Gallery and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1 5080 Lakeshore Road, Z16-0009 & LUC16-0001 - James Sharko

Staff:

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

Moved By Councillor Given/Seconded By Councillor Stack

R509/16/06/20 THAT Application No. LUC16-0001 to discharge LUC77-1012 from Lot C, Section 23, Township 28, SDYD, Plan 30063, located on 5080 Lakeshore Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z16-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, Section 23, Township 28, SDYD, Plan 30063, located on 5080 Lakeshore Road, Kelowna, BC, from the A1 - Agriculture zone to the RR2c - Rural Residential 2 with Carriage House be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 13th 2016.

4.2 5080 Lakeshore Road, BL11255 (Z16-0009 & LUC16-0001) - James Sharko

Moved By Councillor Gray/Seconded By Councillor Donn

R510/16/06/20 THAT Bylaw No. 11255 be given first reading.

Carried

5. Non-Development Reports & Related Bylaws

5.1 School District #23 Joint Use Agreements

Staff:

- Provided a summary of the School District #23 Joint Use Agreements and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R511/16/06/20 THAT Council receives, for information, the report from the Community & Neighbourhood Services Manager dated June 20, 2016, regarding School District #23 Joint Use Agreements;

AND THAT Council approves the Joint Use Agreements between School District #23 and the City of Kelowna for Bankhead Elementary School, South Kelowna Elementary School, and Watson Road Elementary School as outlined in the report from the Community & Neighbourhood Services Manager dated June 20, 2016;

AND THAT the Mayor and City Clerk be authorized to execute the School District #23 Joint Use Agreements on behalf of the City of Kelowna.

Carried

5.2 North Clifton Sanitary Sewer Extension & Individual Lot Connections

Staff:

- Provided a summary of the North Clifton Sanitary Sewer Extension and lot connections and displayed a map of the project location.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Donn

R512/16/06/20 THAT Council receives, for information, the report from the Development Engineering Manager dated June 20, 2016 regarding sewer connection on Clifton Road;

AND THAT Council authorizes the expenditure of \$400,000 plus applicable taxes for the purposes of entering into an agreement with Melcor to construct residential sewer connections and a gravity sewer main along Clifton Road;

AND THAT Council authorize the creation of a Latecomer Agreement with the City sewer utility for the purposes of recovering the costs of constructing the works stipulated within the Development Engineering Manager report dated June 08, 2016 along Clifton Road;

AND FURTHER THAT the 2016 Financial Plan be amended to include this additional \$400,000 plus applicable taxes for this project funded from the Wastewater Utility, with the understanding that all costs incurred will be recovered from the benefiting properties.

Carried

5.3 2015 GFOA Budget and 2014 Reporting Awards

Staff:

- Provided an overview of the submission process for the GFOA and Reporting Awards.
- Presented Council with the City's Government Finance Officers Associations Awards for financial reporting and budget presentation.

Moved By Councillor DeHart/Seconded By Councillor Donn

R513/16/06/20 THAT Council receives, for information, the report from the Financial Services Director dated June 20, 2016, with respect to the Government Finance Officers Association (GFOA) awards received by the City.

Carried

5.4 2015 Annual Report

Staff:

- Provided an overview of the 2015 Annual Report and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Donn

R514/16/06/20 THAT Council receives, for information, the 2015 Annual Report for the year ended December 31, 2015 attached to the Report of the Financial Projects Manager dated June 15, 2016;

AND THAT Council receives, for information, the 2015 Council Remuneration and Expense report, Employee Remuneration and Schedule of Payment for the Provision of Goods and Services' attached to the Report of the Financial Projects Manager dated June 15, 2016.

Carried

6. Mayor and Councillor Items

Councillor Singh:

- Reminder that June 21st is National Aboriginal Day and a celebration will be held at the Ki-Low-Na Friendship Society on Leon Avenue.

Councillor Gray:

- Spoke to her attendance and proclamation, on behalf of Mayor and Council, at the Canadian Blood Services very first Downtown Blood Donor Clinic.
- Spoke to her attendance at the Regional District Parks Tour.

Councillor Given:

- Acknowledged the International Children's Games send-off celebration at Stuart Park.

7. Termination

This meeting was declared terminated at 2:34 p.m.

Mayor

/acm



Deputy City Clerk

Kelowna Museums

Alive With Our History



Mission (2014)

The Kelowna Museums Society provides the public with educational exhibits and programs that stimulate curiosity and engage people with the cultures, histories and possibilities of the Okanagan Region.

Vision (2015)

To inspire a community to be alive with its history – *connecting people and place.*

Kelowna Museums

- Okanagan Heritage Museum
- Okanagan Military Museum
- BC Orchard Industry Museum
- BC Wine Museum & ~~VQA Wine Shop~~
- Central Okanagan Sports Hall of Fame
- Kelowna Public Archives
- Ursula Surtees Conservation Lab
- Laurel Packinghouse

2015: 5 Goals & 49 Objectives

1. To increase financial sustainability.
2. To develop human resources and become an employer of choice.
3. To deepen our relationships with the community.
4. To offer more engaging exhibitions and programs.
5. To strengthen our role as stewards of historic resources.

Launched Gallery Overhaul



The Glory Passes



Voices From the Engraver



Duty, Honour & Izzat



Excellence in Motion





30 New Partnerships



Elder Eric Mitchell
Dr. Jeanette Armstrong's Students

Conservation Activation



BCAC funding

Conservation Workshops



Heritage Canada
100 participants
15 museums

Managing Collections – *in*



60 donors

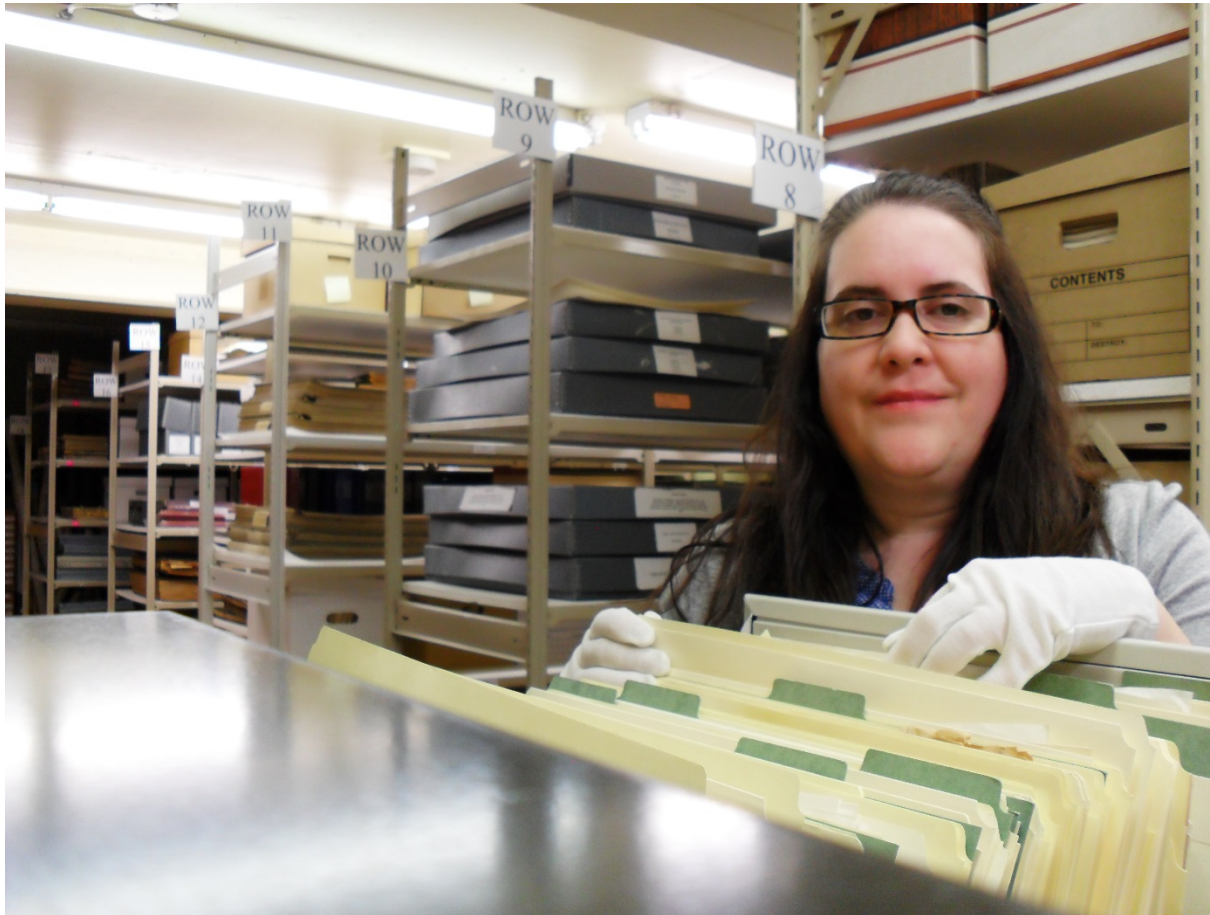
Managing Collections - *out*



CN Railway

Revelstoke
Railway
Museum

Access to Archives



9% more
researchers

Heritage Canada
Grant

Enrich School Programs



300 groups
8900 people

Grew Public Programs 52%



Almost 12,000 people

Reach Out



30 Outreach
Events

Honour our Champions



**Central Okanagan Sports Hall of Fame
2015 Inductees**

Athlete Category: Sarah Charles

Athlete Category: Christi Van Hees

Pioneer Athlete Category: Wayne Hicks

Builder Category: Rod Belinski

Bennett Award: John & Jennifer Hindle



Support the Staff



Change is Stressful
but
100% find the work meaningful.

2016: 14 F/T, 16 P/T including
students & intern. W& B = \$832K

Develop the Volunteers



27 new

82 Active

3865 + Hours
= 19% increase

Cheryl Purdy

Grow Laurel Rentals



163 rentals

Re-Imagine the BC Wine Museum & VQA Wine Shop



19 years



Dec 31, 2015

2015 Other Highlights

- Achieved most of our 49 objectives
- Decreased Administration Expenses 19%
- Launched quarterly newsletter
- New website and social media strategy increased online participation.

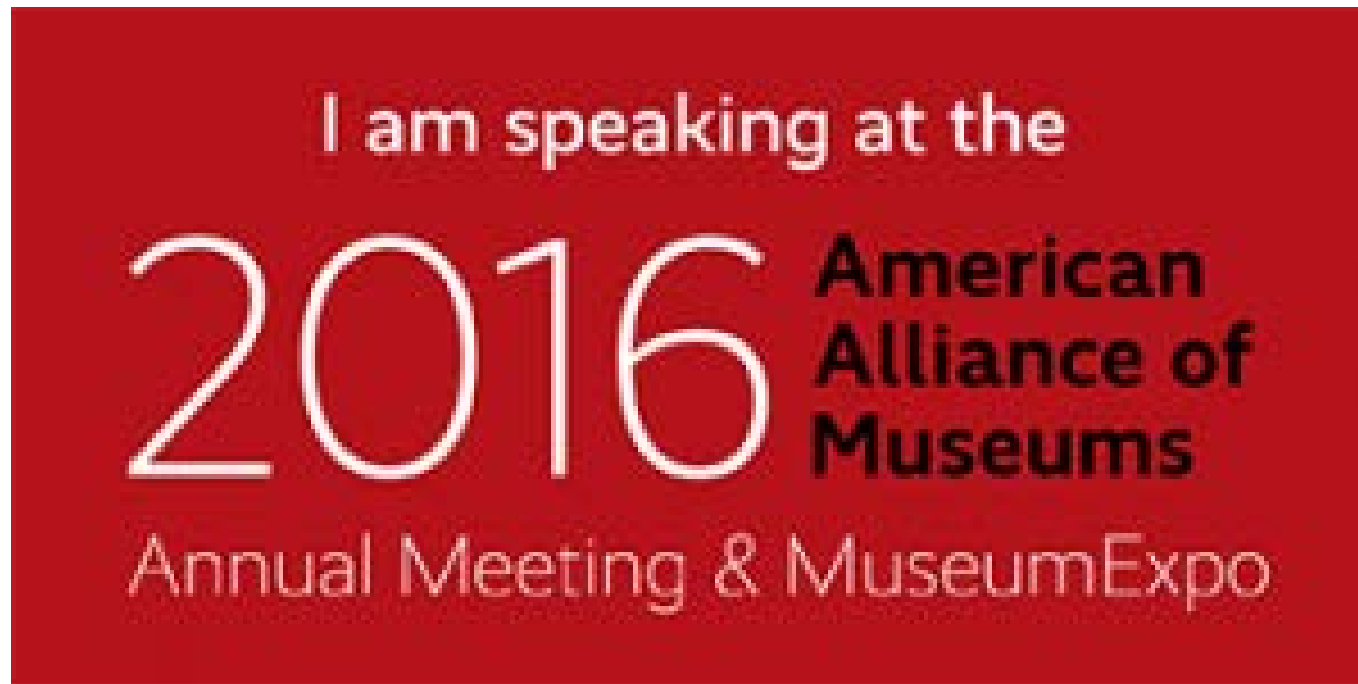
2015 Visitation Statistics

- 38,670 museum visitors
- 20,632 programs & education
- 67.5% gallery visitors were tourists
- 48,882 Laurel guests
- 52% increase in program participation
- Walk-in traffic is down
- Participation is up 2% over 5 year average

2016 Priorities

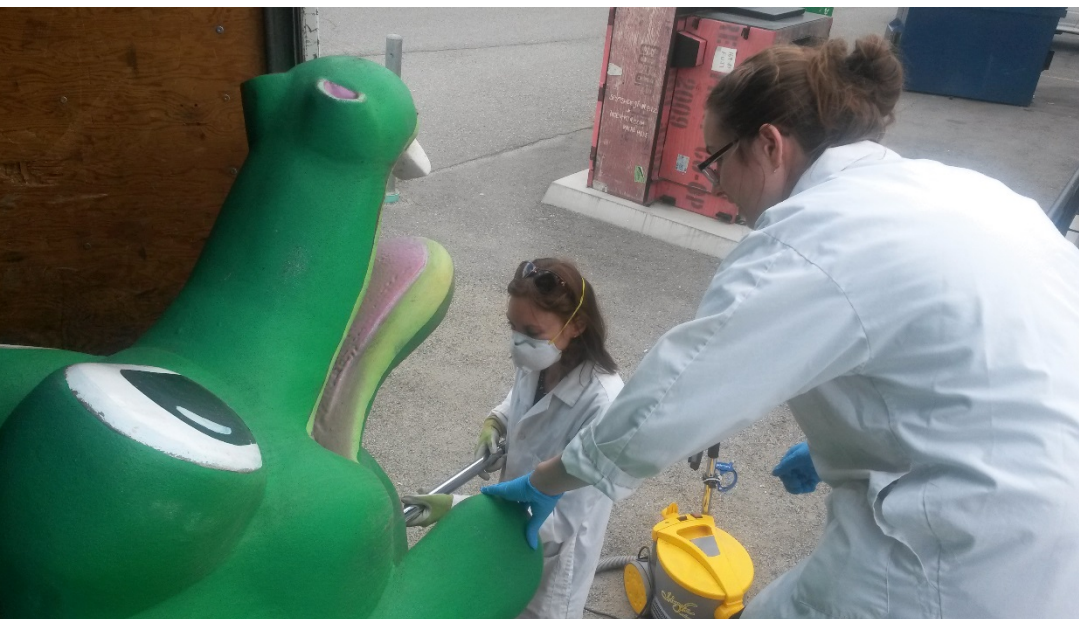
- Overhaul the gallery at the Okanagan Heritage Museum.
- Increase revenues & heritage impact of the Laurel Packinghouse, in stages.
- Keep the focus on the community, through collaboration, consultation, partnerships, and participation.
- Review and update governance documents.

Imagine...a city informed & enriched by museums...

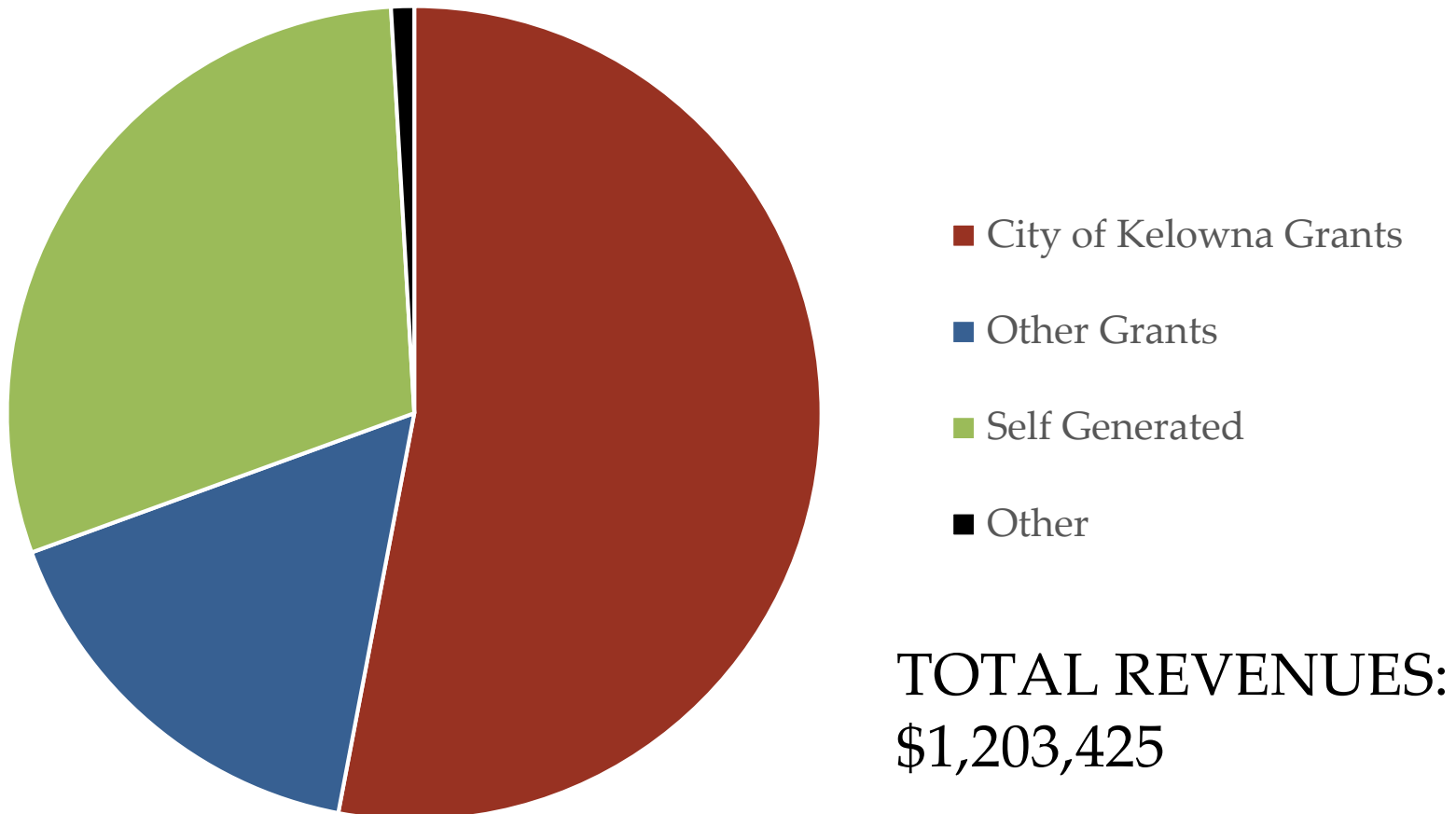




Kelowna's museum society collects, conserves, exhibits, and supports research and learning

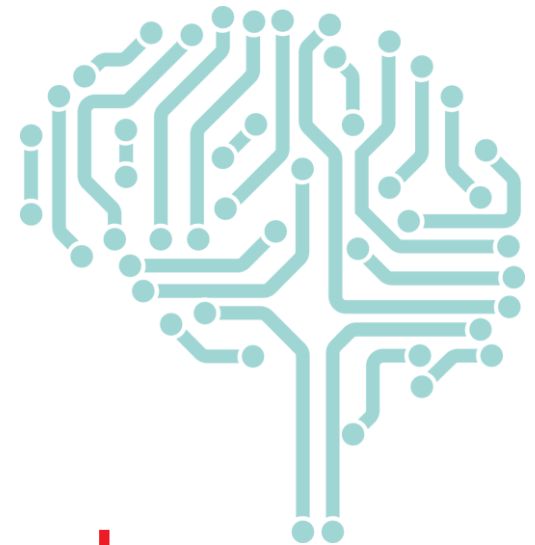


2016 Budget-Revenues



Thank You!





Okanagan Regional Library's Mission:

Connecting Curious Minds

UPDATE to Kelowna Council, June 27, 2016

S. Hall, CEO

What we'll cover

- Brief overview of ORL's New Strategic Plan
- Kelowna Downtown Branch Revitalization
- Why it Matters
- How we are proposing to achieve our Goals

Strategic Plan 2016-19: How we got here



Themes

1/ Our library advances learning, creativity, and imagination



2./ Our library is an integral part of life in our diverse communities



3/ Our library branches are innovative, inviting, and reflect their communities



4/ Our library is focused on customer service, staffed by learners confident in their abilities





2015/2016 UPDATE

KELOWNA REVITALIZATION

Why now?

How will the strategic plan be realized at the ORL's largest branch?

DRIVER 1

Libraries are becoming generator hubs for learning, community engagement and entrepreneurial activity.



DRIVER 2

The Kelowna Main Branch has not been renovated since it was built 20 years ago. It's time to update to meet the new demands for innovative Library services!



DRIVER 3

PARTNERSHIPS:

1. City of Kelowna
2. Okanagan Centre for Innovation
3. UBC Okanagan

1. City of Kelowna

NEAR-TERM CONCEPT 5 - 10 YEARS

- ▶ RCMP
- ▶ Art Walk to Doyle Ave
- ▶ Civic Plaza
- ▶ Bennett Plaza



LEGEND

FUTURE CIVIC USE

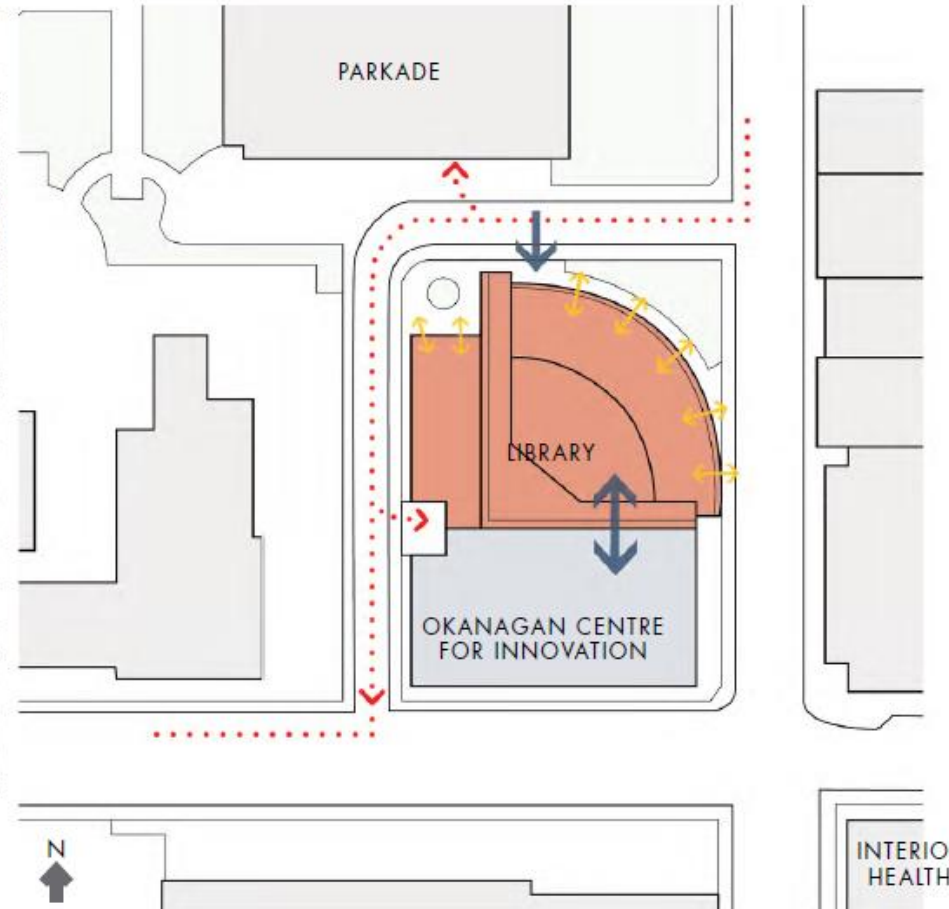
- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic

kelowna.ca

2. Okanagan Centre for Innovation



The Library will be linked to the new Okanagan Centre for Innovation.

UBC Innovation Library

From an engagement perspective:

- Cooperative programming
- Access point for academic content
- Support for researchers
- Meeting and “lab” space
- Community presence for the university



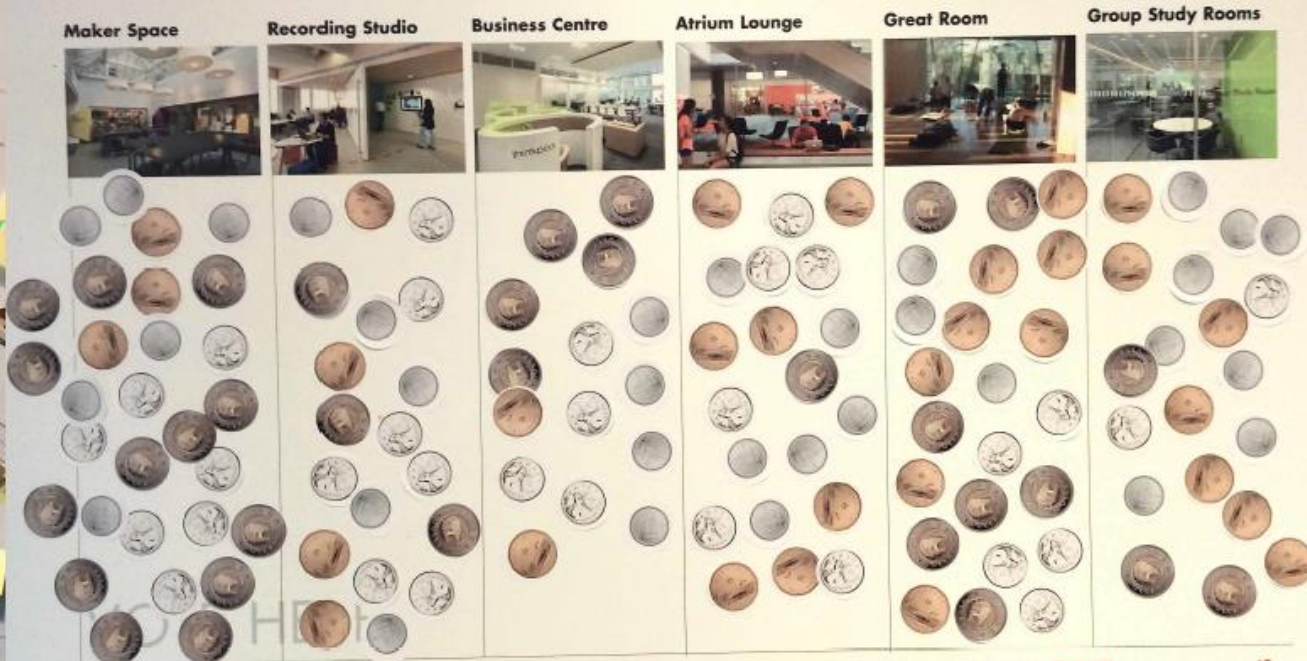
EXPANDING THE VISION



COLLABORATIVE DESIGN PROCESS



What do you think? What new spaces does the Library need?



A New Vision for the ORL

NOVEMBER 2015

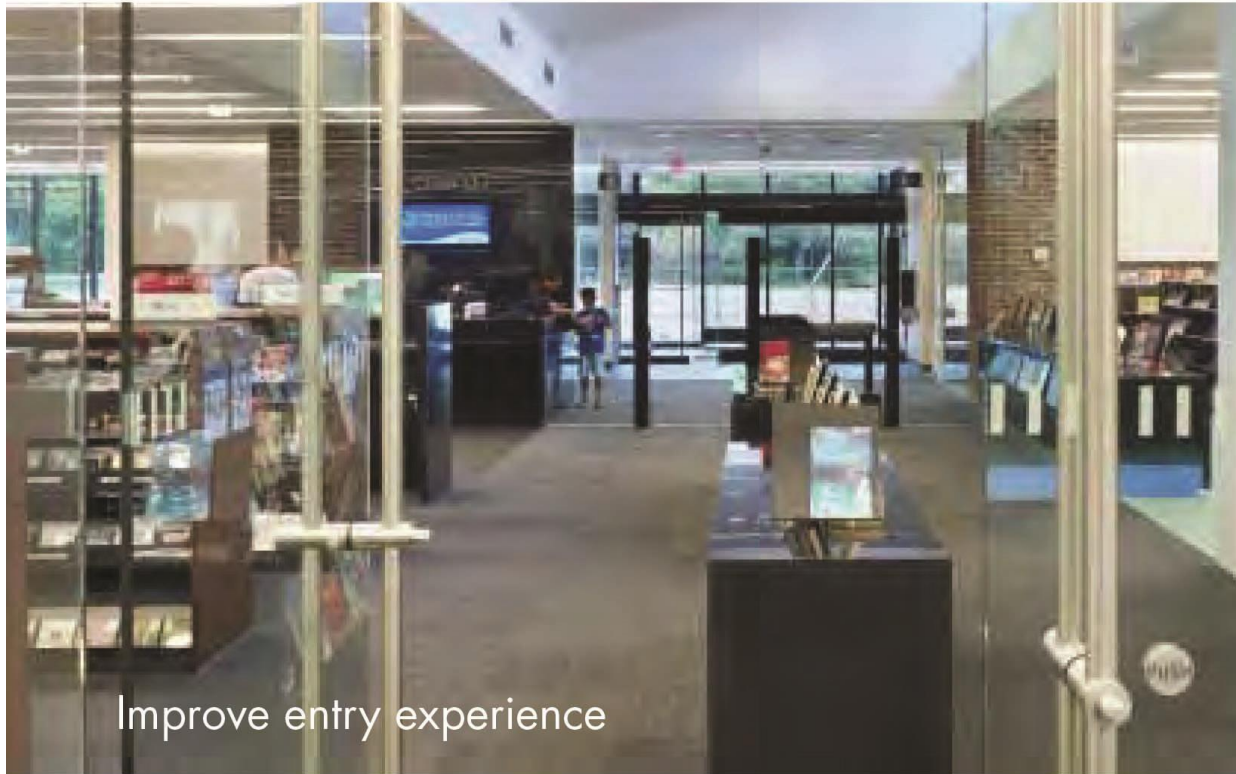
GOALS

1. Strengthen the library as a Community Hub.
2. Support collaboration, entrepreneurship, and creativity.
3. Create partnerships with the community.

HOW?

1. Rethink existing services and spaces
2. Activate the Atrium
3. Add new creative spaces
4. Create a Great Room

1. RETHINK EXISTING SERVICES + SPACES



Improve entry experience

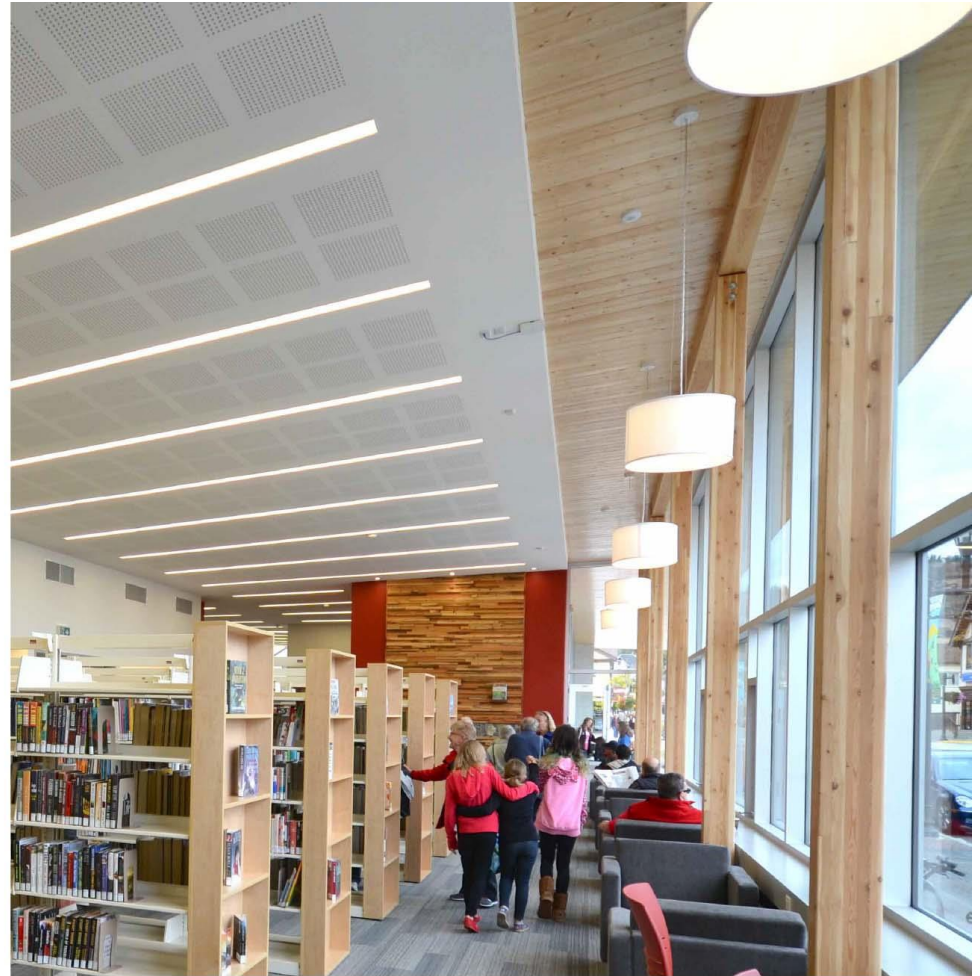
Enhance meet and greet with eyes on the front door.



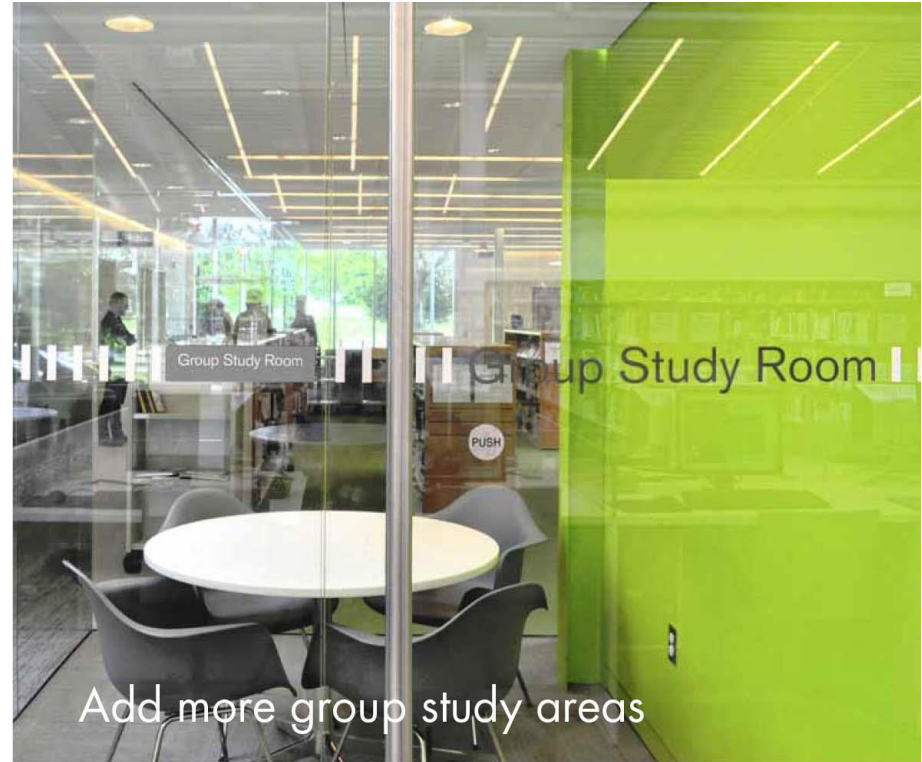
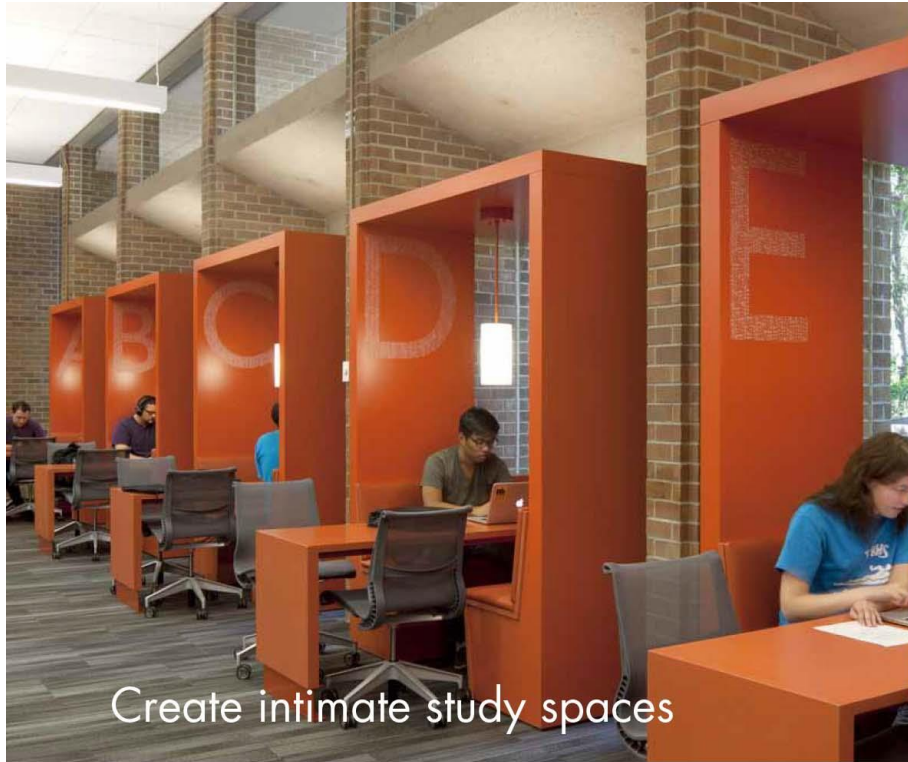
Improve customer service points.



Inhabit the Window



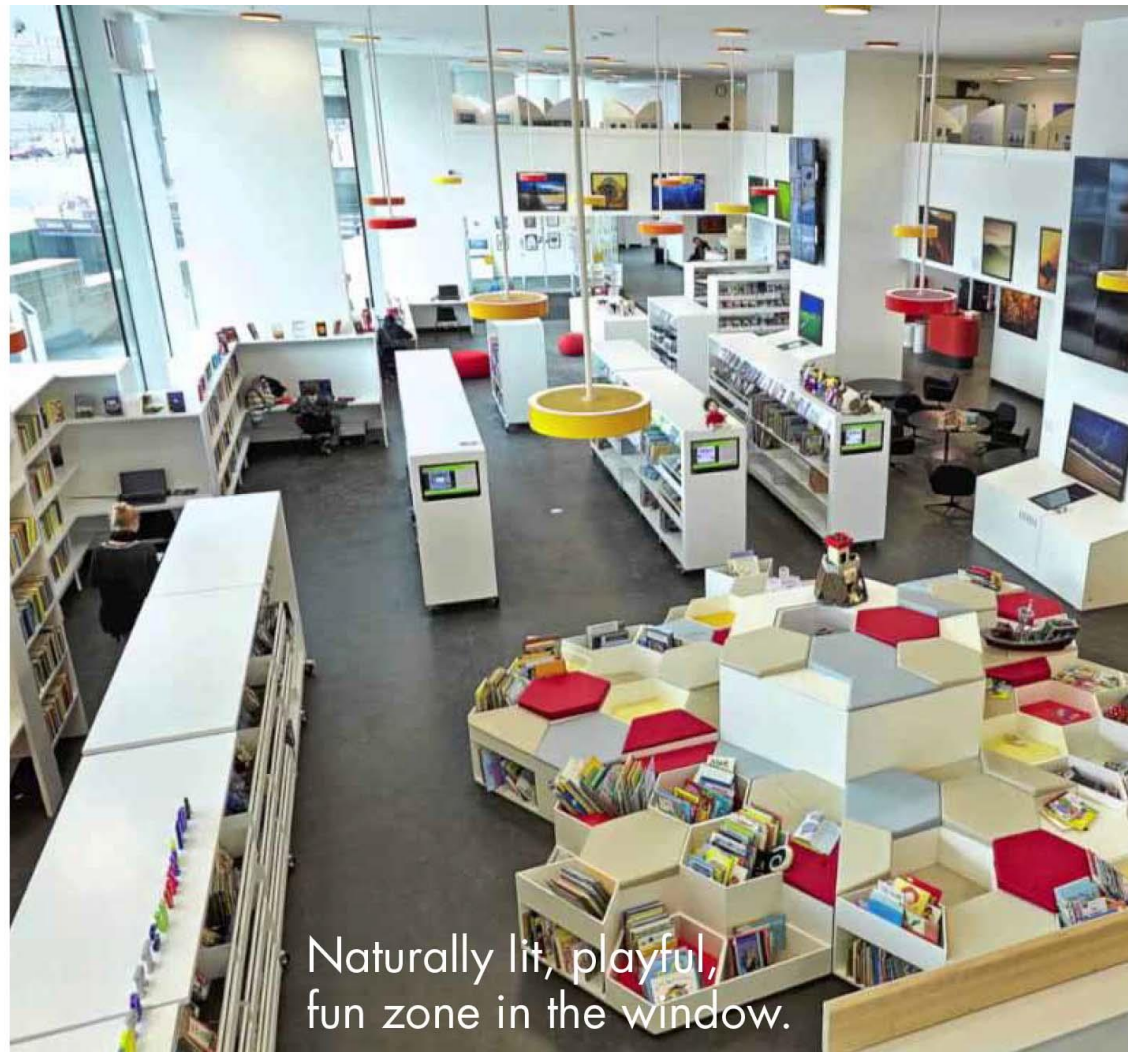
Increase access to natural light.



Increase Study Spaces



Expand Young Adults



Refresh Children's Zone

2. ACTIVATE THE ATRIUM

Build upon success of the Atrium by improving connections between the floors.

Create a social heart on the ground floor:

1. Casual gathering space for adults
2. Provide overlook and adjacency to Children's Library
3. Include moveable stacks to relocate to facilitate public events.

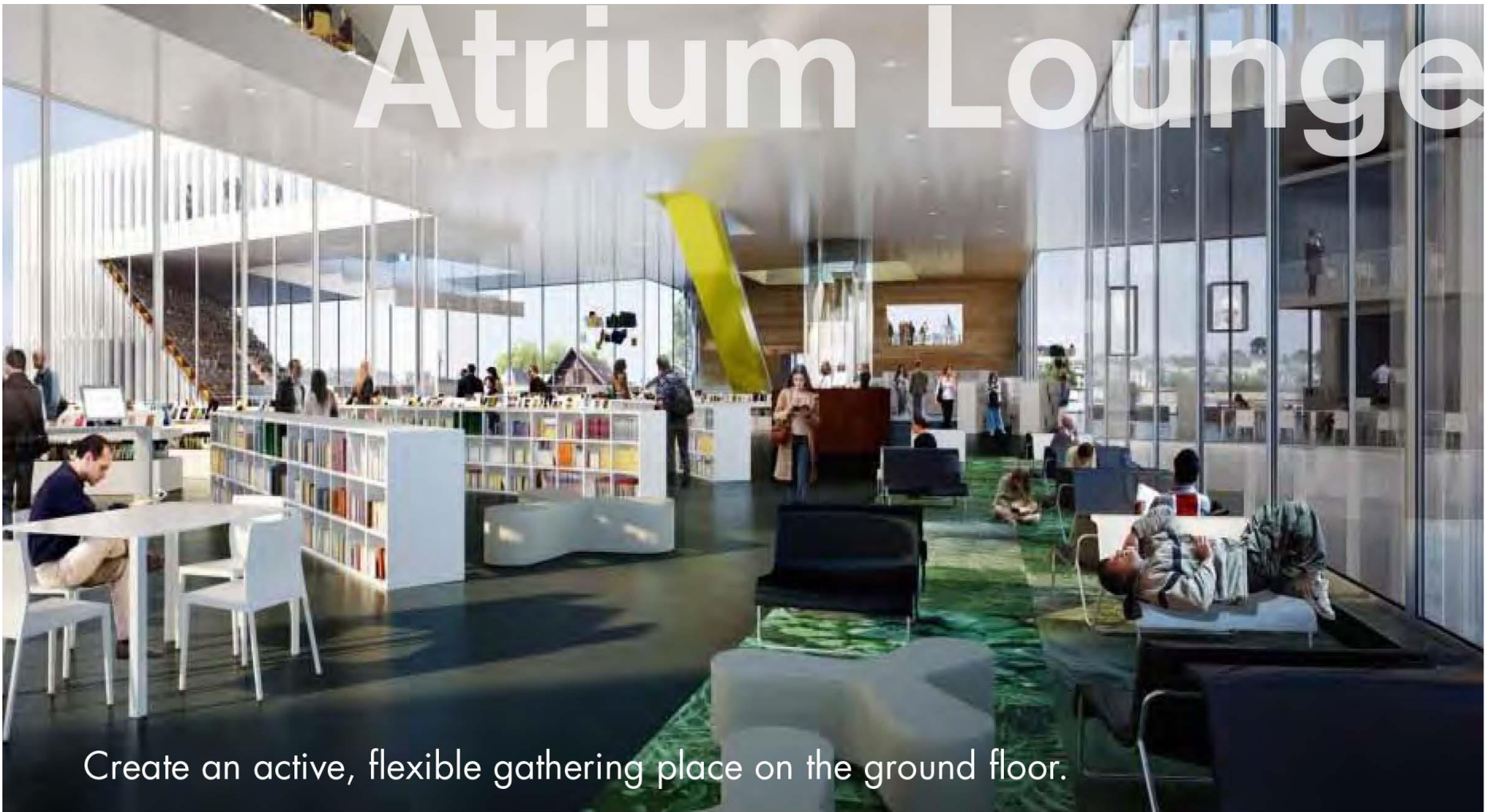


Atrium Nodes



Provide space for reading, relaxing + conversation with overlook to the Children's area.

Atrium Lounge



Create an active, flexible gathering place on the ground floor.

Connect to the entry and link to the OCI.



Animate the edges

Add study spaces overlooking the Atrium below.

3. ADD NEW CREATIVE SPACES

A variety of spaces for community creativity and engagement.



Maker Space

Lego Days
Mind Storm Robotics Club
PodCast Classes
Kid Maker PD Day
Maker Meet-ups
3D Printer Workshops
Photoshop Workshops
Knitting Circles
Halloween Costume Design

Business Hub

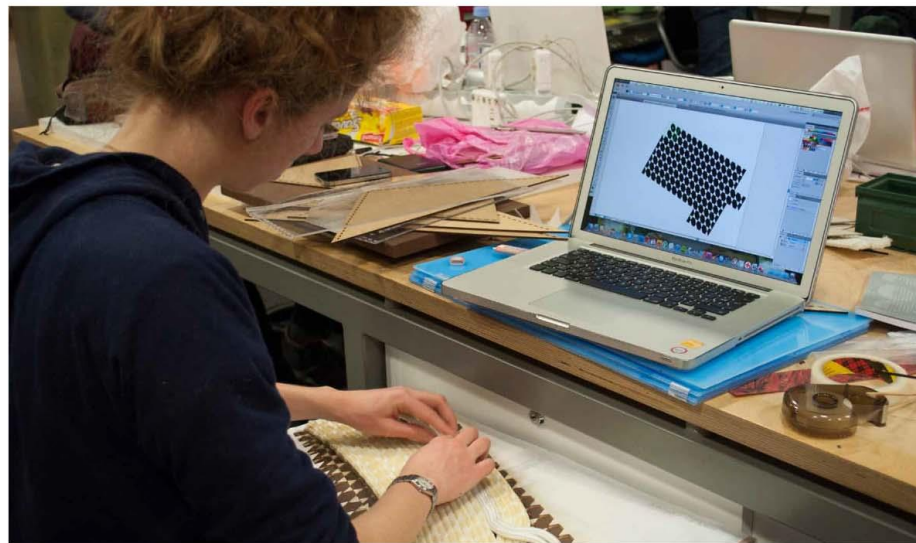
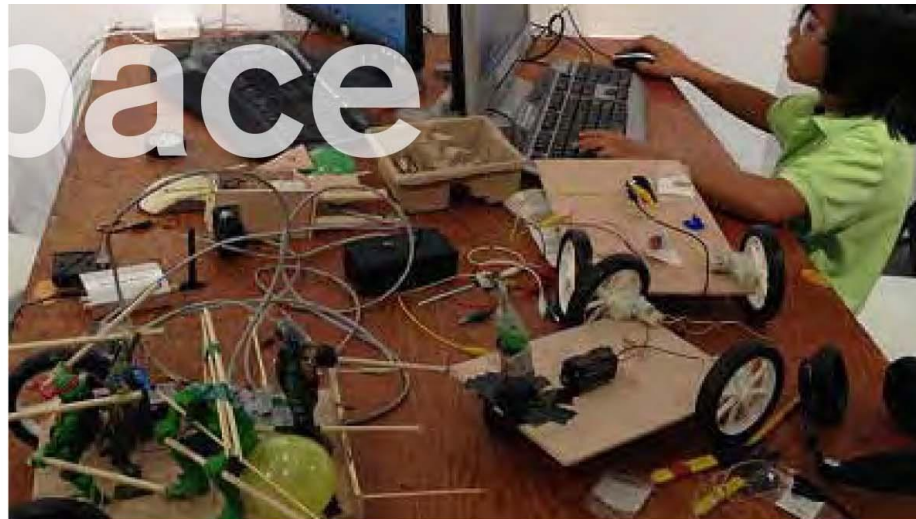
Meetings
Net working events
Lunchtime lectures
Brainstorming

Recording Studio

iMovie Workshops
Gaming Nights
Video Nights
Jam Sessions

Expand Programs

Maker Space



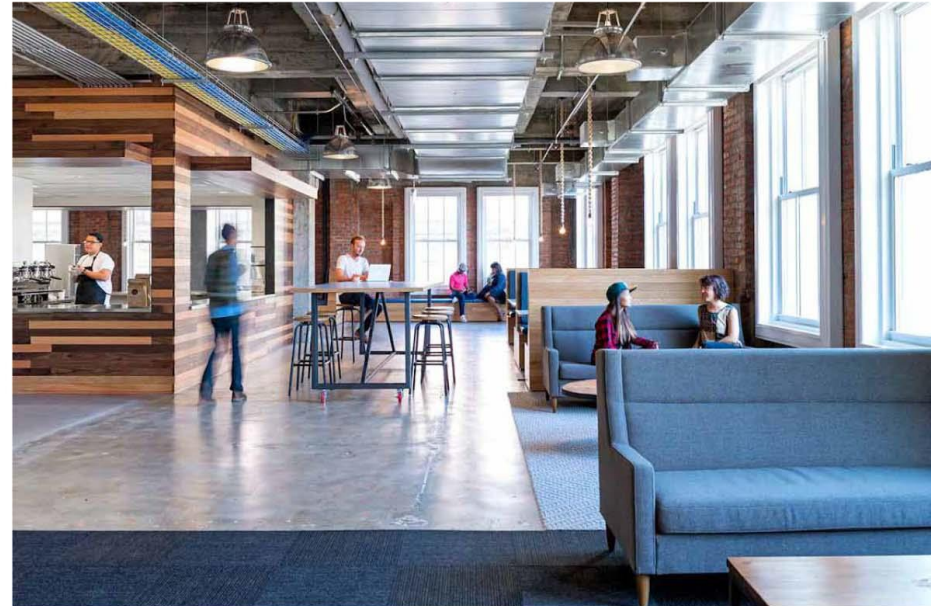
A place of collaboration and creating with 3-D printing, digital tools, + crafts.

Recording Studio



A space for digital editing and creating music and videos.

Business Hub



Infrastructure for start-ups - individual and group work zones and meeting space.

4. CREATE A GREAT ROOM

Flexible community space
on the 2nd floor

Activities:

- Lectures
- Children's Programs
- Fitness Classes
- Community Workshops
- Concerts
- Swap Meets + Book Sales
- School Programs
- Health Seminars
- Business Meet and Greet
- Seasonal Parties





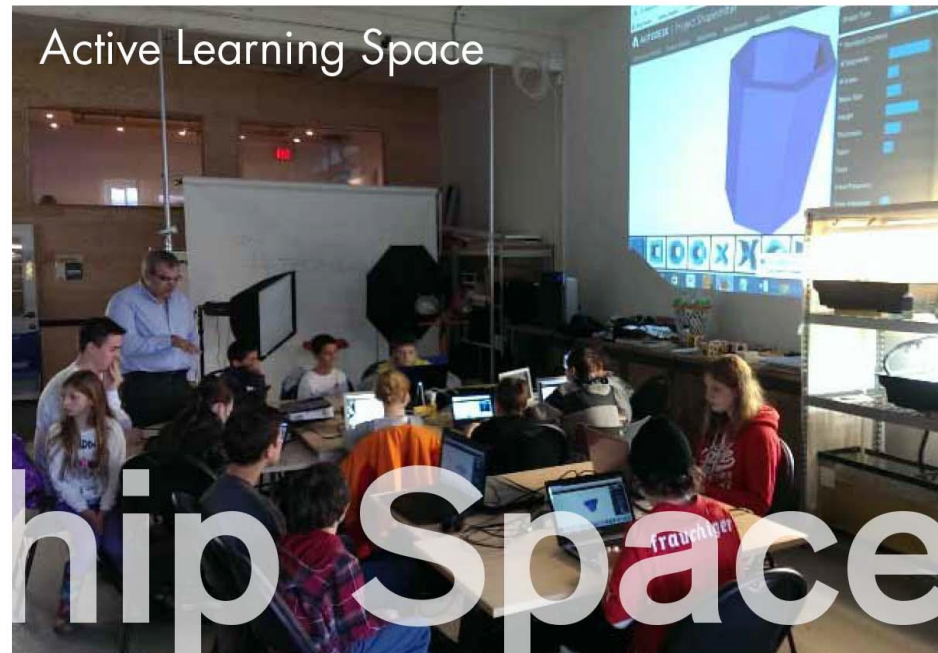
Community Services



Lectures



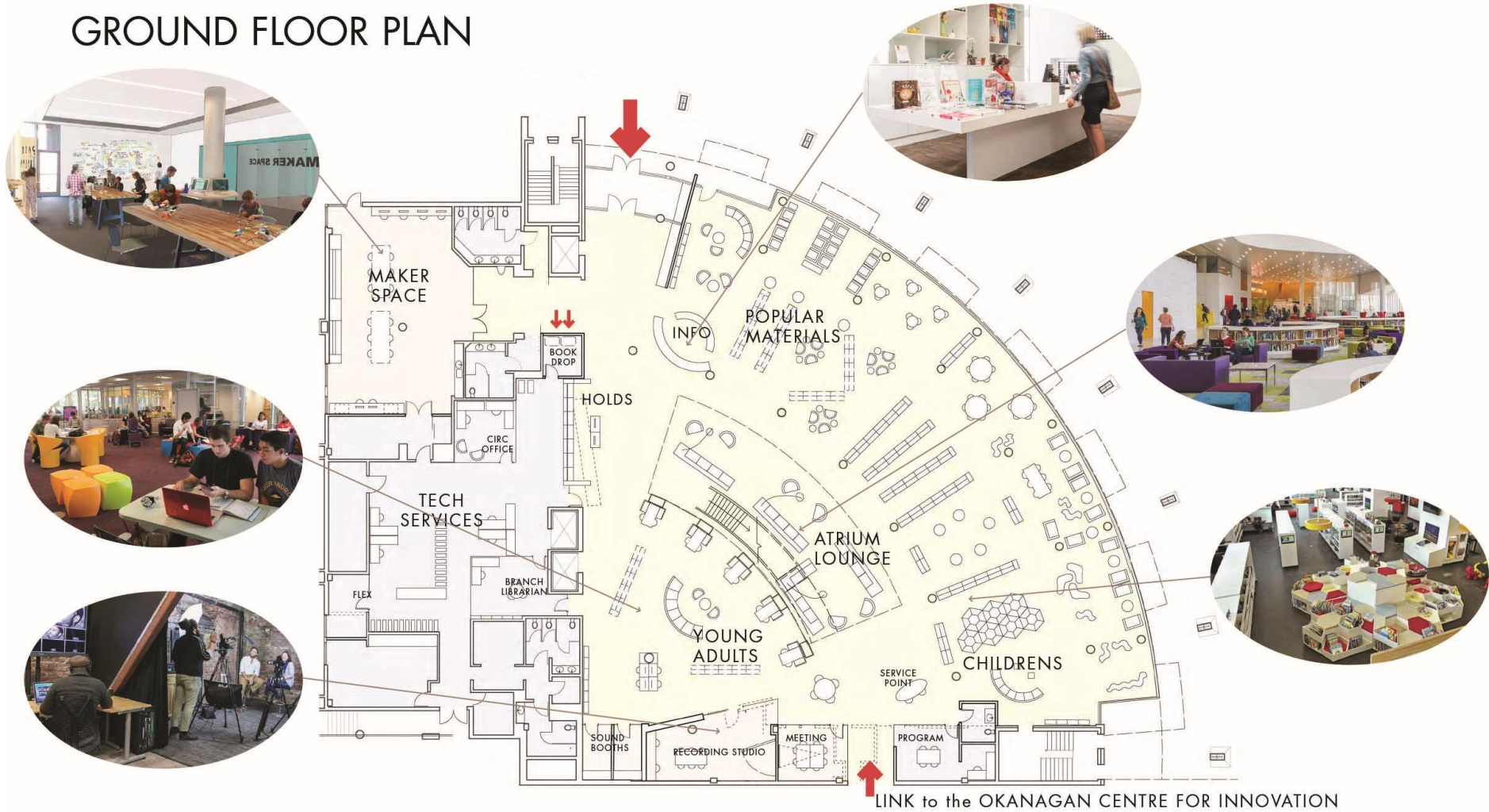
Childrens' Programs



Active Learning Space

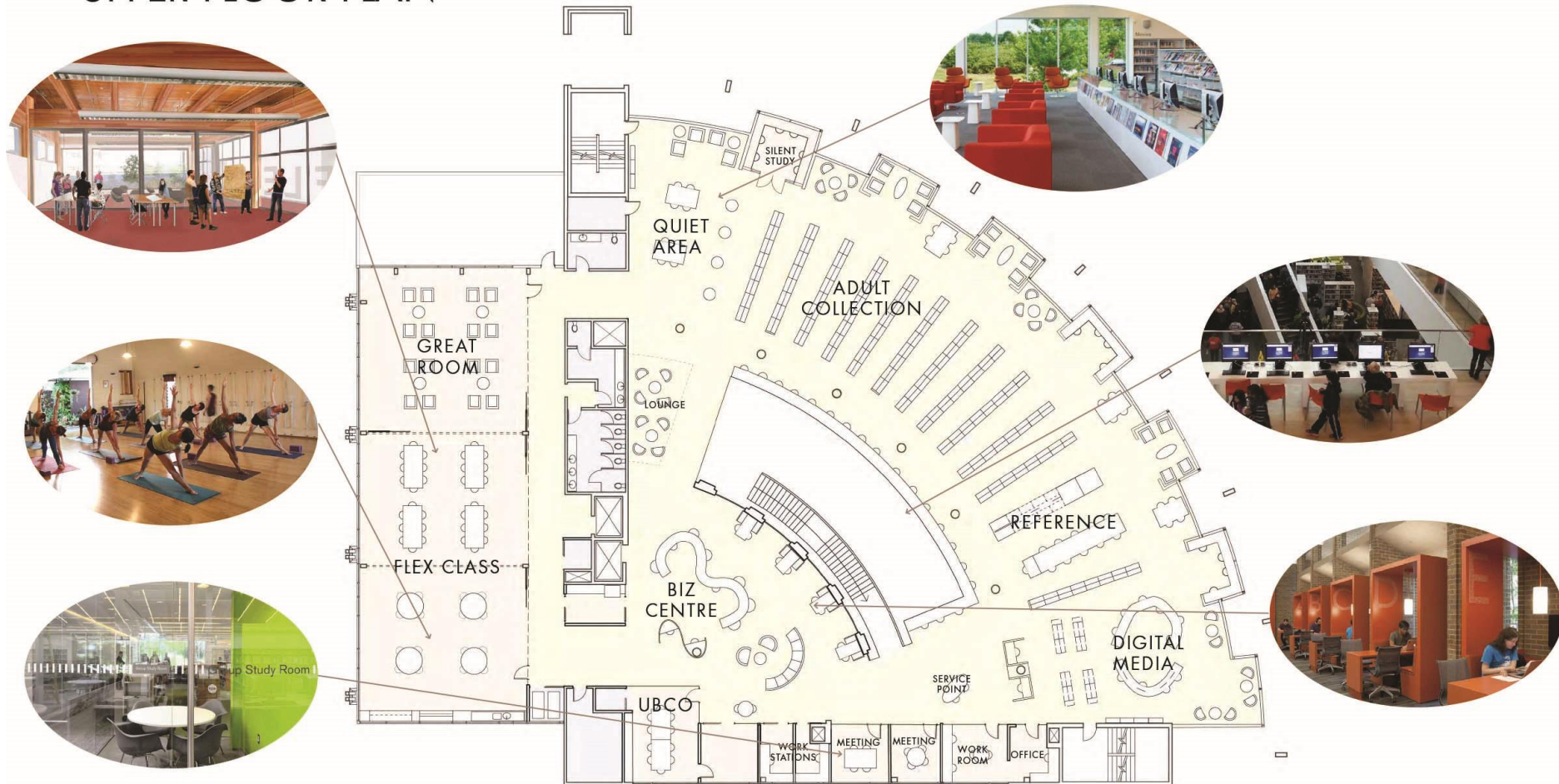
Partnership Space

GROUND FLOOR PLAN





UPPER FLOOR PLAN



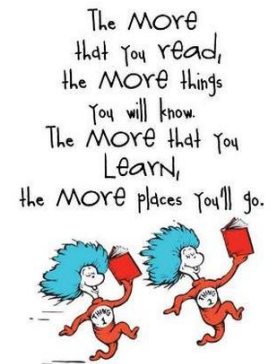


Great Room

Why it Matters

- Libraries build readers
- Both the AAP and CPS have issued formal statements on the benefits of reading to children
- *Globe and Mail*, July 6, 2014: most kids who have not mastered reading by the end of Grade 3 will never catch up.

Libraries build literacy (all types)



- Higher literacy is associated with higher employment levels and earnings
- Poor literacy is associated with poor health
- Higher literacy is associated with higher levels of community involvement and volunteerism
- *Globe and Mail*, July 6, 2014: Low literacy skills are found among 80 per cent of prison inmates

Kelowna Branch – by the numbers



- Cardholders – 30,689
- Physical Items circulated – 345,226
- Program attendance – 24,952
- Branch visits - 212,788
- Reference questions – 30,500
- Wireless Internet sessions – 175,624 (65,963 hours)

New eServices

- Streaming movies



- Language learning



- Online newspapers

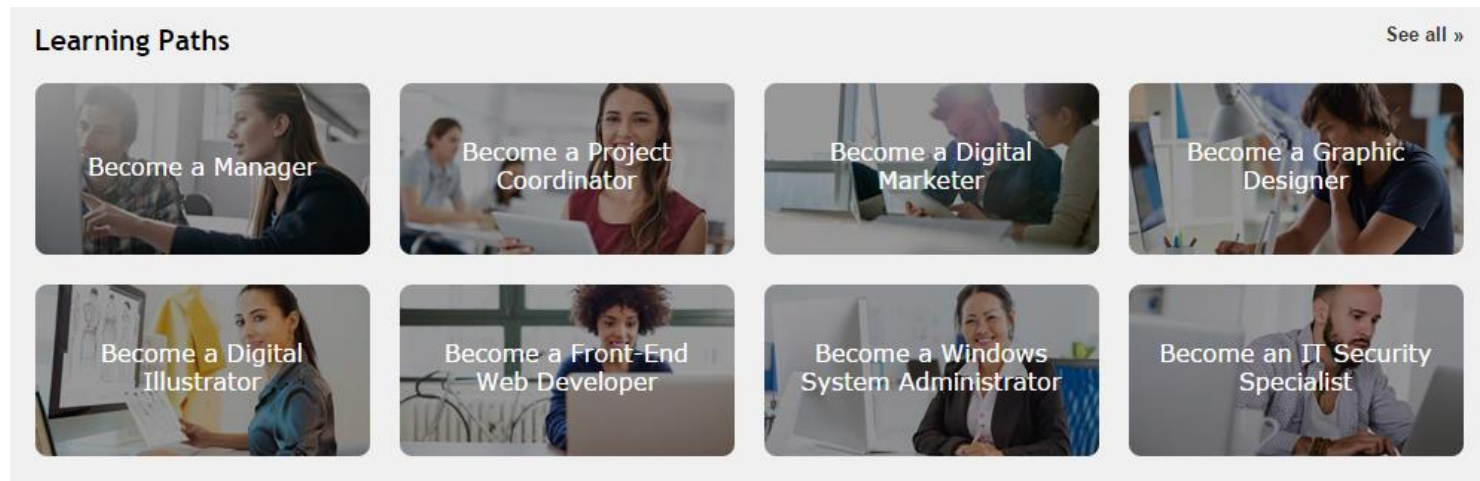


— Example: Globe and Mail, Province, National Post



More eServices

- Lynda.com  – professional learning materials for free (for example, learn MS Project)



Realizing the Vision for

Kelowna Library

Re·VITAL·ization

Cost Estimates

- Approximately \$3.5 million plus furnishing, equipment and soft costs
 - Includes support from City for carpet and OCI connection
- *Need to engage community (Friends, members, vendors, advocates)*

\$ Capital Campaign \$

- Donations from individuals, community groups, business and granting organizations
- Independent fundraising peer-to-peer and online
- Sponsorships
- Naming Opportunities for Spaces within the Branch:
 - Will collaborate with City on policies and best practices

FYI – further info

ORL Strategic Plan

<http://www.orl.bc.ca/about-us/your-orl-board>

ORL Annual Report, 2015

<http://www.orl.bc.ca/about-us/annual-report>

Contact info:

Stephanie Hall

Chief Executive Officer

Okanagan Regional Library

1430 K.L.O. Road, Kelowna, B.C. V1W 3P6

250-860-4033, Ext. 2491

shall@orl.bc.ca



2015/2016 UPDATE

QUESTIONS

REPORT TO COUNCIL



Date: June 27, 2016

RIM No. 1210-21

To: City Manager

From: Community Planning Department (TY)

Application: A16-0003 **Owner:** Balwinder Singh & Harbax Kaur Khun Khun

Address: 3754 East Kelowna Road **Applicant:** Balwinder Singh Khun Khun

Subject: Non-Farm Use for Full Time Farm Help in a Permanent Building

Existing OCP Designation: REP - Resource Protection Area

Existing Zone: A1 - Agriculture 1

1.0 Recommendation

THAT Agricultural Land Commission Application No. A16-0003 for Lot B Section 14 Township 26 ODYD Plan KAP84170, located at 3754 East Kelowna Road, Kelowna, BC for a Non-Farm Use pursuant to Section 21 (2) of the Agricultural Land Commission Act, NOT be supported by Council; AND THAT Council direct staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To consider a staff recommendation NOT to support a Non-Farm Use Application to the Agricultural Land Commission for full time farm help in a permanent dwelling.

3.0 Community Planning

Community Planning does not support the proposed application to allow the non-farm use of a permanent farm help dwelling. The application as proposed is to house a total of 27 farm workers (as per federal standards) in a time frame ranging from March 5th to November 15th.

The structure on this property, for this farm operation would be in use 37 weeks of each year, permanently. This type of structure and use, although proposed as farm help dwelling, is defined as Congregate Housing in Kelowna's Zoning Bylaw No. 8000, and is permitted in MRM - Multiple Unit Residential (Medium Density) Future Land Use designations.

Staff recommend temporary dwellings. An alternative to consider may be a renovation to the existing principal dwelling. A renovation/addition could accommodate kitchen and shower requirements for temporary farm workers within the existing dwelling structure, which would accommodate the placement of temporary sleeping trailers or bunk houses on the property.

4.0 Proposal

4.1 Background

The applicant owns three parcels of land in the Kelowna area, totaling 13.7 hectares/34 acres of tree fruits (apples and cherries). Another 134 acres/54 hectares are leased by the applicant in the Kelowna area as part of this fruit tree agricultural operation.

The current farm operation employs numerous full time staff as well as Temporary Foreign Workers through the Seasonal Agriculture Worker Program (SAWP). Accommodations for these workers are spread out over the three properties in existing dwellings and buildings. The applicant has noted that current structures do not meet federal standards for SAWP employees.

The subject property is 13 acres in size, active agriculture includes 8 acres of apples and 4 acres of cherries. One single family dwelling, one mobile dwelling and an agri-accessory building also are located on the property.

4.2 Project Description

This application is a Non-Farm Use application to the ALC for Farm Worker Housing. The structure is to accommodate a total of 27 Temporary Farm Workers for an eight month long agricultural operation. The dates required by the applicant for worker accommodation are March 5th to November 15th. The proposed structure is a two storey, permanent stick build dwelling with a concrete footing complete with permanent water and electrical services and an on site septic system.

The owner/applicant has poured a concrete footing without proper permits or Geotechnical engineering on an exposed bank. It is unknown if the existing illegal footings conform to City Zoning regulations with regards Site Context to setbacks from side property lines. BC Building Code compliance is also unknown. City of Kelowna Building and Permitting Department has issued a Stop Work Order on this property as this concrete foundation work was completed without required geotechnical engineering or building permits which is unlawful.

The proposed structure is situated along the east property line, along the top of a bank. The elevation in this area is 451.0 m, with the grade immediately sloping down at the property line to an elevation of 424.0 m. The slope is approximately 1.7:1 ratio. The soils in this area which include the bank are classified as Rutland & Dartmouth Soils which have characteristics of gravel, stone.

4.3 Proposed Farm Worker Housing Use

The applicant is proposing to construct a permanent, two storey structure for the purposes of housing employees through the Temporary Farm Worker programs. The applicant farms a total of 168 acres (34 owned, 134 leased). The attached SAWP contract (Attachment C) shows that a total of 40 different individuals will be employed in the farm operation in 2016. The proposed permanent dwelling, under federal regulations has the potential to accommodate 27 workers.

Existing structures on the subject parcel:

- A foundation has been poured by the applicant without the proper permits in 2016.
- The property currently contains one single family dwelling & one mobile home

City of Kelowna Council Policy 03 - Agricultural Land Reserve (A.L.R.) Referrals:

All approvals for Agricultural Dwellings, Additional for full-time farm workers in the Agricultural Land Reserve require a "Non-Farm Use" application to the ALC. This Policy does not apply to Temporary Farm Worker Housing.

The City of Kelowna Community Planning Department has the authority through the ALC and Kelowna City Council to permit temporary farm worker housing, provided a development meets certain requirements. City Staff do not have the authority to approve development on ALR land that does not meet current guidelines.

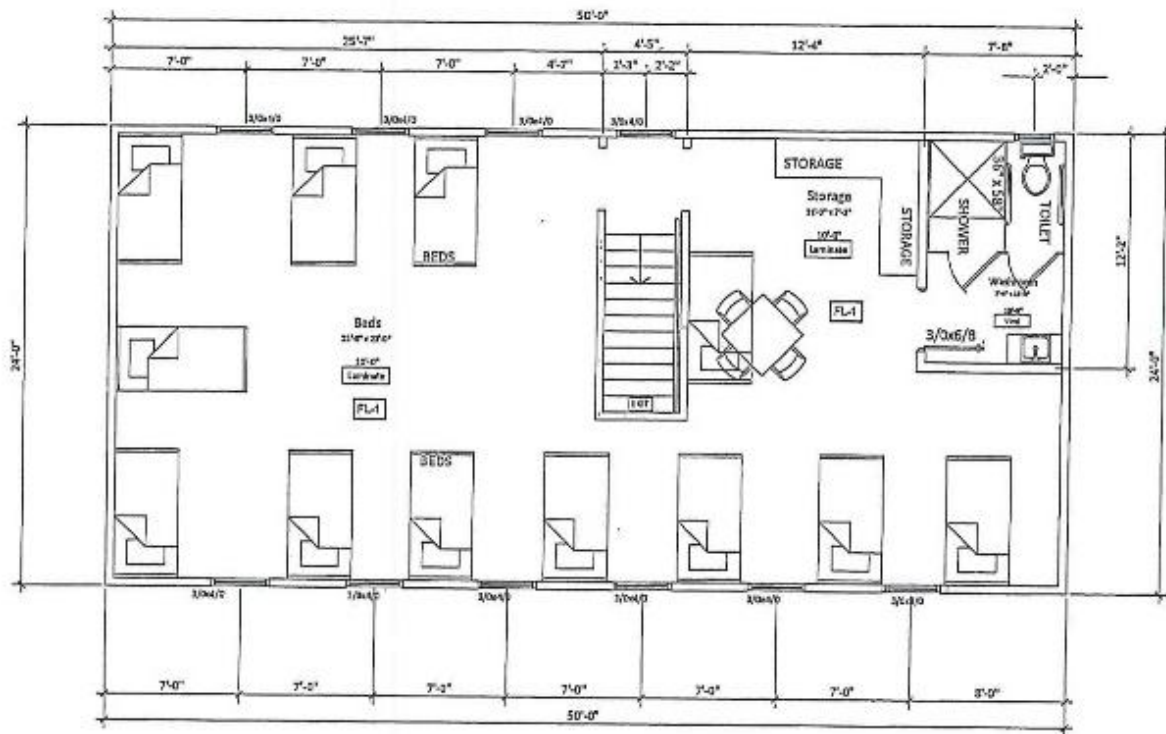
Although the proposed employees are authorized through a TFW program, the applicant is seeking occupation of the proposed dwelling from March to November of each year, meaning the building would only be vacant for 3 months of the year. The applicant is also proposing to build a new structure, with a permanent foundation.

As the proposed development does not meet the City of Kelowna's requirements for Temporary Farm Worker housing, it must be sent to the ALC as a Non-farm Use Application. See below a table identifying where the proposed development does and does not meet Kelowna guidelines.

4.4 Temporary Farm Worker Housing Criteria (TFWH) *Proposed Development Checklist*

Requirement <i>(Federal regulations & City of Kelowna agriculture goals)</i>		Explanation
Workers are required for a temporary, seasonal basis only.	X	The proposed application is for three terms of workers ranging from 4 - 7 months for a total span of 37 weeks (9 months) of a year.
Housing should be provided as a "bunkhouse" style accommodation, very minimalist in nature	✓	The overall design of this structure is a very simple, minimalist design. The two storey design does take up less of a footprint on the land.
Housing should be in an existing building or a manufactured home	X	The proposed design does not utilize either of two existing dwellings on the subject parcel. It is not a mobile/manufactured home, rather a stick build.
Housing is to be provided on a temporary foundation (no concrete footings) and no basement	X	The applicant proposes to construct the dwelling on a permanent concrete footing. The applicant has poured a concrete footing for the proposed dwelling without the proper permits or Geotechnical assessment on an exposed slope.
Housing located on a declared home plate. Consideration given where topography or agricultural viability demonstrated	✓	The proposed location does not interfere with current or future farming & is in close proximity to an existing building & service road.
Living space to be 7 m ² per person. (does not include washrooms, laundry, storage)	✓	Proposed 189 m ² of living space which equals 27 workers. Federal regulations also require: 1 shower per 10 workers, 1 toilet per 10 workers The applicant is proposing a total of 4 toilets and 4 showers. This number of toilets and showers would accommodate 40 workers; <u>however</u> , the size of living space limits the dwelling to

[illegible]



Second Floor Plan

4.5 Site Context

The subject property is located at 3754 East Kelowna Road, in the Southeast Sector of Kelowna. The property is located on the north side of the East Kelowna Road switchback that leads to Hollywood Road South.

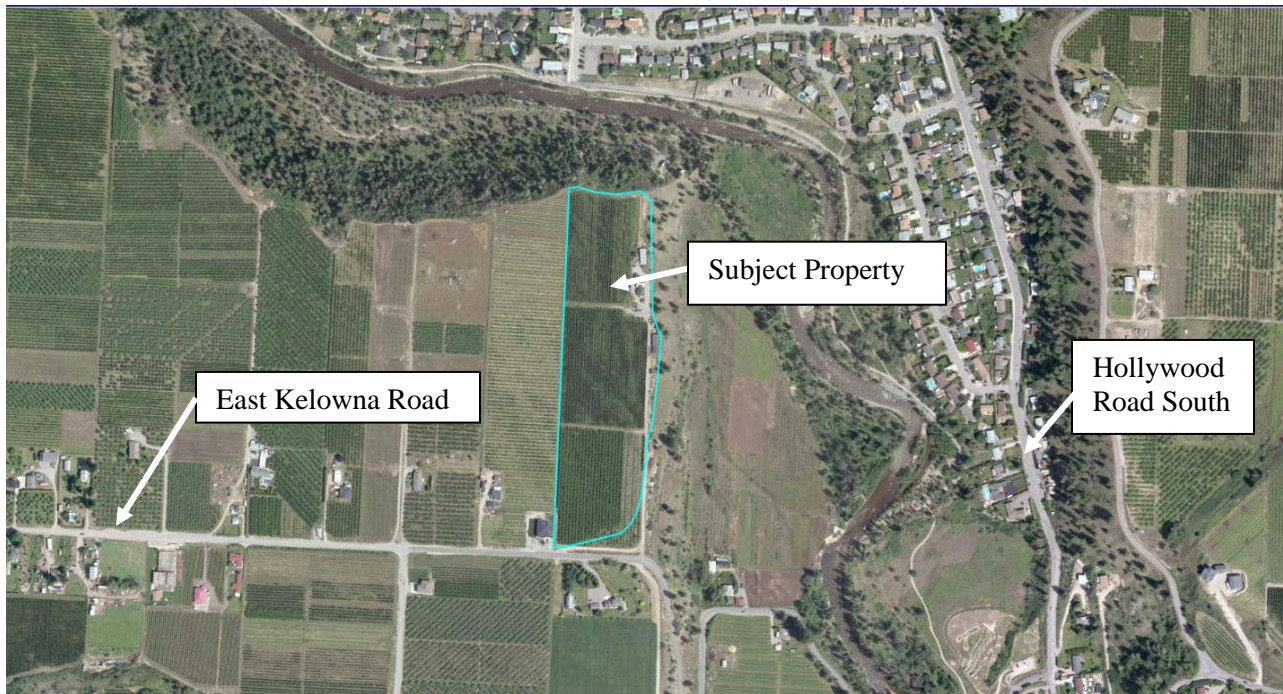
The subject property is in the ALR: land use to the east, west, southwest and south is agricultural and is surrounded completely by properties in the ALR (see Map 3). The subject property is also within the South East Kelowna Irrigation District (SEKID) water supply area.

Parcel Summary - 3754 East Kelowna Road:

Parcel Size: 5.5 ha (13.07 acres)

Elevation: 448.0 to 456.0 metres above sea level (masl) (approx.)

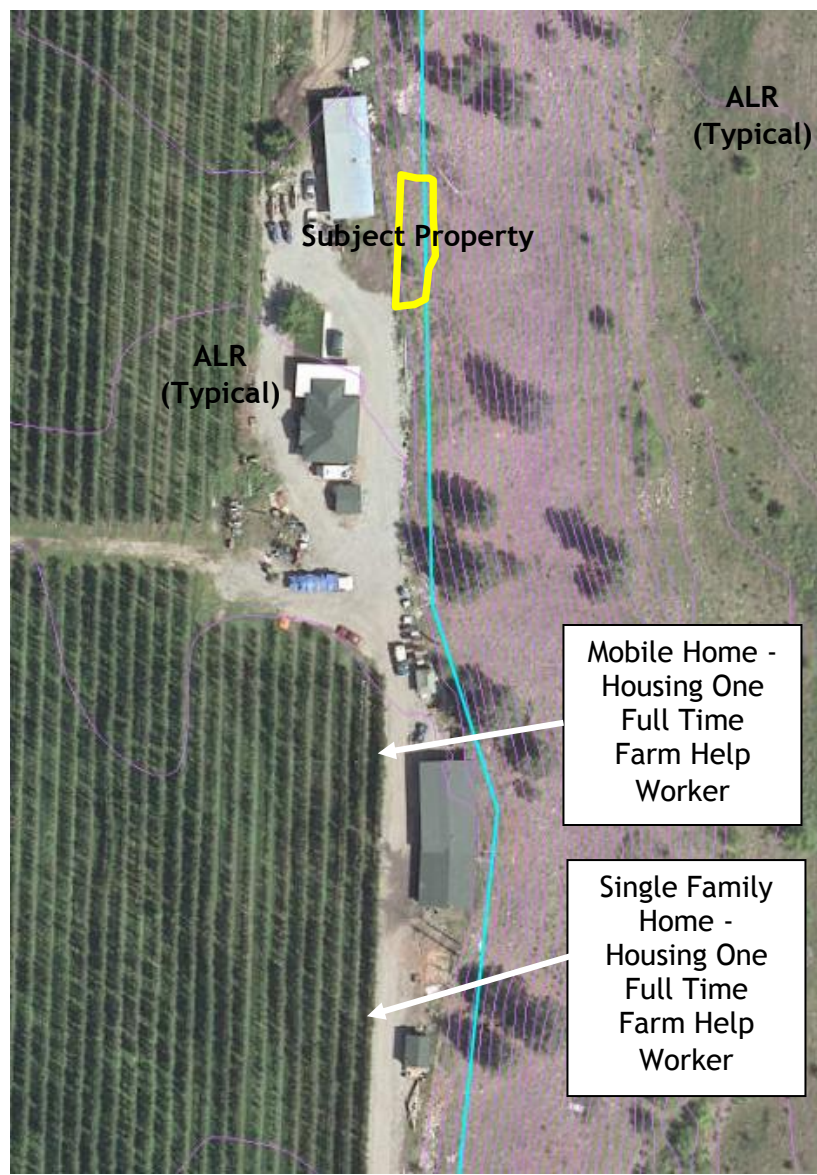
Map 1 - Neighbourhood



Map 2 - Agricultural Land Reserve



Map 3 -
Conditions

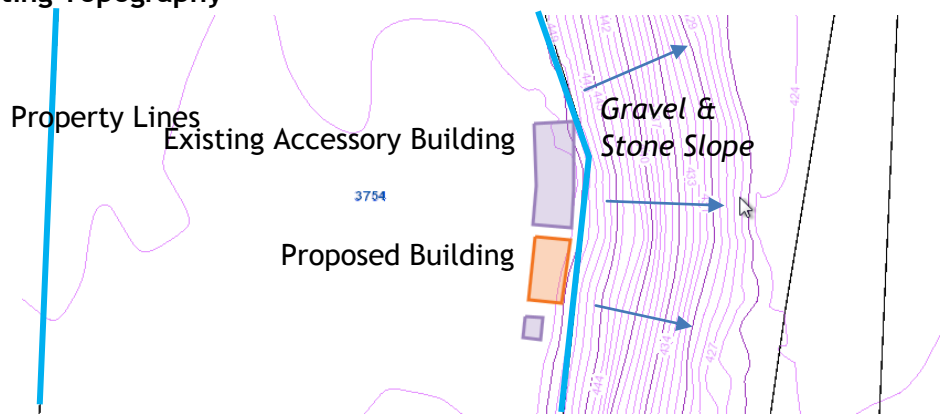


Storage Shed

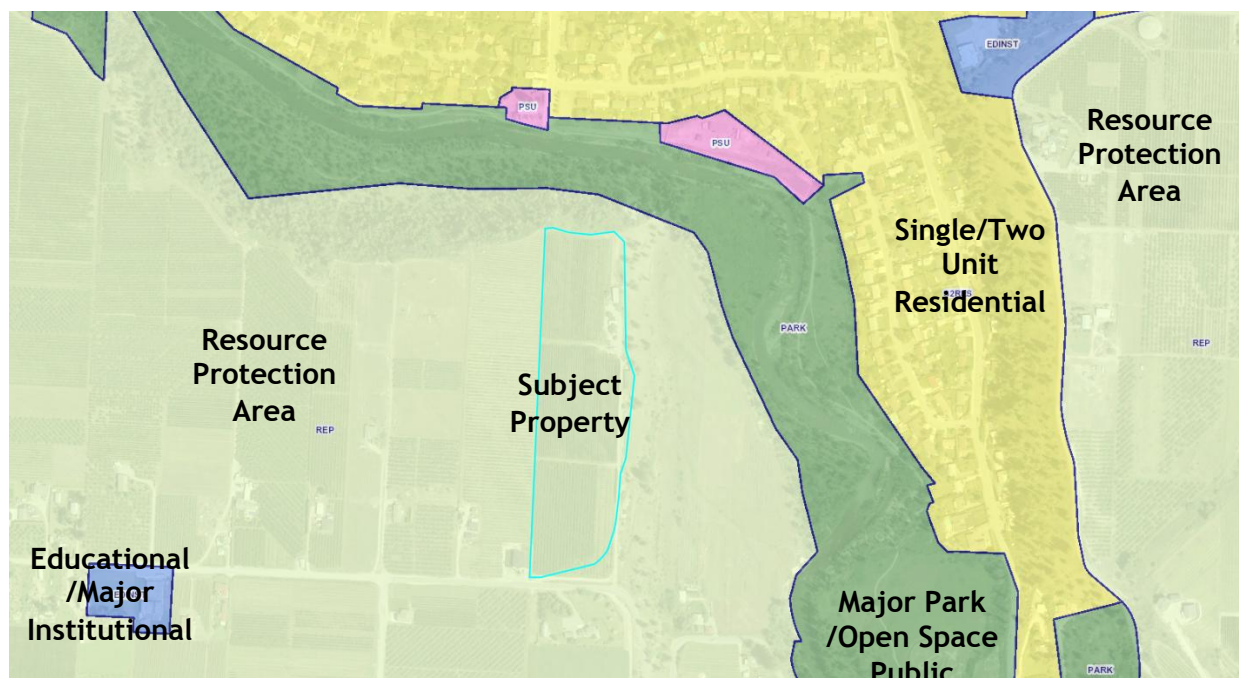


Foundation
Location

Map 4 - Existing Topography



Map 5 - Future Land Use



4.6 Zoning of Adjacent Property Table

Direction	Zoning Designation	Land Use	Future Land Use	ALR
North	A1 - Agriculture 1	CoK Naturalized Bank	REP & PARK	Yes
East	A1 - Agriculture 1	Agricultural / Rural Residential	REP	Yes
South	A1c - Agriculture 1 with Carriage House	Rural Residential	REP	Yes
West	A1 - Agriculture 1	CoK Vacant Land (Future Road Reserve)	REP	Yes

4.7 Zoning Analysis Table

Section 11 - A1 Zone Accessory Structures		
CRITERIA	A1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	2.0 ha / 20,000 m ²	5.2 ha / 52,896 m ²
Lot Width	40.0 m	m
Development Regulations		
Site coverage for residential development	10%	1%
Height	9.5 m or 2 ½ storeys	m
Front Yard	6.0 m	m
Side Yard (west)	3.0 m	m
Side Yard (east)	3.0 m	m
Rear Yard	3.0 m	m
❗ It is unknown if a variance would be required for the proposed building / existing foundation as a survey plan has not been provided by the applicant.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use¹

With respect to lands outside the Permanent Growth Boundary, Chapter 4 of the OCP states:

- Lands outside the permanent growth boundary will not be supported for urban uses.

Farm Protection Development Permit Guidelines²

Farm Protection Development Permit Guidelines include:

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

The subject property has a future land use designation of Resource Protection Area and relevant policies are included below:

Objective 5.33 Protect and enhance local agriculture³.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy .7 Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

Objective 5.34 Preserve productive agricultural land⁴.

Policy .1 Secondary Suites. Encourage secondary suites on agricultural land to be located within a permitted principal dwelling.

Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

¹ City of Kelowna Official Community Plan, Chapter 4.7 (Future Land Use).

² City of Kelowna Official Community Plan, Chapter 15.2 (Farm Protection DP Guidelines).

³ City of Kelowna 2030 Official Community Plan: Greening Our Future (2011), Development Process Chapter; p. 5.33.

⁴ City of Kelowna 2030 Official Community Plan: Greening Our Future (2011), Development Process Chapter; p. 5.34.

5.2 City of Kelowna Agriculture Plan

ALR Application Criteria⁵. Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported.

General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

5.3 Agricultural Land Commission Act (ALCA)

Purposes of the commission - Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

6.0 Technical Comments

6.1 Building & Permitting Department

- A Stop Work Order has been placed on the property with regards to a concrete foundation that is underway.
- Should this application be successful, Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits for new construction.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.
- Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.

6.2 Development Engineering Department

- Should this application be successful, a full site analysis is required in order to determine access restrictions, geotechnical requirements.
- On-site treatment and disposal of wastewater is under the jurisdiction of the Public Health Officer.

⁵ City of Kelowna Agriculture Plan (1998); p. 130.

7.0 Application Process

As noted previously in this report, all permanent dwellings for full time farm workers are sent to the ALC for recommendation as a Non-Farm Use Application. As this application is both a) for a permanent, stick-build structure and b) for use 37 weeks of the year (71% of the year) this is not considered a temporary use.

The process for this application (A16-0003) is as follows:

Application is reviewed by AAC for comments	These comments are forwarded to Council for their consideration
Application is considered by Council	<p>Council may:</p> <p>Support & forward to AAC</p> <ul style="list-style-type: none"> - AAC would consider the application. <p>Non-Support & forward to AAC</p> <ul style="list-style-type: none"> - AAC would consider the application. <p>Non-Support & Not forward to AAC</p> <ul style="list-style-type: none"> - AAC would not receive the application as it would be defeated. The applicant may come forward with an alternative proposal immediately. The applicant may wait 6 months to apply for the same proposal.
Should the application be considered by ALC	<p>ALC Supports</p> <ul style="list-style-type: none"> - The applicant must now receive proper permits from City of Kelowna. <p>ALC Defeats</p> <ul style="list-style-type: none"> - Application is defeated. (Applicant options same as above)

8.0 Application Chronology

Date of Application Received: February 2, 2016
 Date of Complete Application: March 30, 2016
 Date of Agricultural Advisory Committee: April 14, 2016

9.0 Agricultural Advisory Committee

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on April 14, 2016 and the following recommendations were passed:

THAT the Agricultural Advisory Committee recommends that Council support an application to the Agricultural Land Commission under Section 20(3) of the Agricultural Land Commission Act for "non-farm use" on the subject property at 3754 East Kelowna Road for a permanent dwelling to accommodate 27 farm workers.

The following Anecdotal Comments were included in the recommendation:

The Agricultural Advisory Committee supported this application for "non-farm use" on this property realizing that farmers require farm help and recognize that this particular proposal presents a small footprint and could be smaller than a trailer type of arrangement. The Agricultural Committee raised concerns with the number of people in the farm area which raised a broader issue of farm worker housing in general; suggested the City find ways to accommodate farmer's objective of having workers closer to shopping and transit and not residing on agricultural land. The Agricultural Committee raised concerns with the building

design and the lack of privacy. Suggested some form of condition be placed on the property ensuring utilities and water are turned off during the non-farm work period of the year. The Agricultural Committee suggested the mobile home on the property be researched for any bylaw issues.

10.0 Alternate Recommendation

THAT Agricultural Land Commission Application No. A16-0003 for Lot B Section 14 Township 26 ODYD Plan KAP84170, located at 3754 East Kelowna Road, Kelowna, BC for a Non-Farm Use pursuant to Section 21 (2) of the Agricultural Land Commission Act, NOT be supported by Council; AND THAT Council direct Staff to forward the subject application to the Agricultural Land Commission for consideration.

Report Prepared by: Tracey Yuzik, Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Farm Operation Details
Proposed Architectural Plans (farm worker dwelling)
Context/Site Photo

Khun Khun Orchards

Locations of our orchards where workers will work:

Owned farm properties:

Name on Title: Balwinder Khun Khun & Harbax Khun Khun

3754 East Kelowna Road, Kelowna, BC (8 acres apples & 4 acres cherries)
Lot B, Plan KAP84170, Section 13, Township 25 ODYLD
Location of worker accommodation - building to be constructed

3370 Old Vernon Road, Kelowna, BC (13 acres apples)
Lot 2, Plan KAP19835, Section 12, Township 23 ODYLD)

1650 Geen Road, Kelowna, BC (1 acre apples & 8 acres cherries)
Lot 3, Block 19, Plan KAP1380 Section 14, Township 26 ODYLD)

Leased properties that are a part of the operation:

3375 Dall Road, Kelowna, BC (4 acres apples & 10 acres cherries)
Lot 1, Plan KAP6585, Section 15, Township 26 ODYLD)

4775 & 4655 Postill Drive, Kelowna, BC (30 acres apples)

4831 Scotty Creek Road, Kelowna, BC (23 acres apples)

6030 Postill Lake Road, Kelowna, BC (9 acres apples)

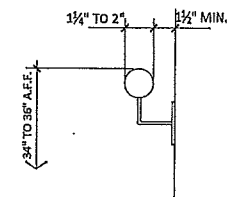
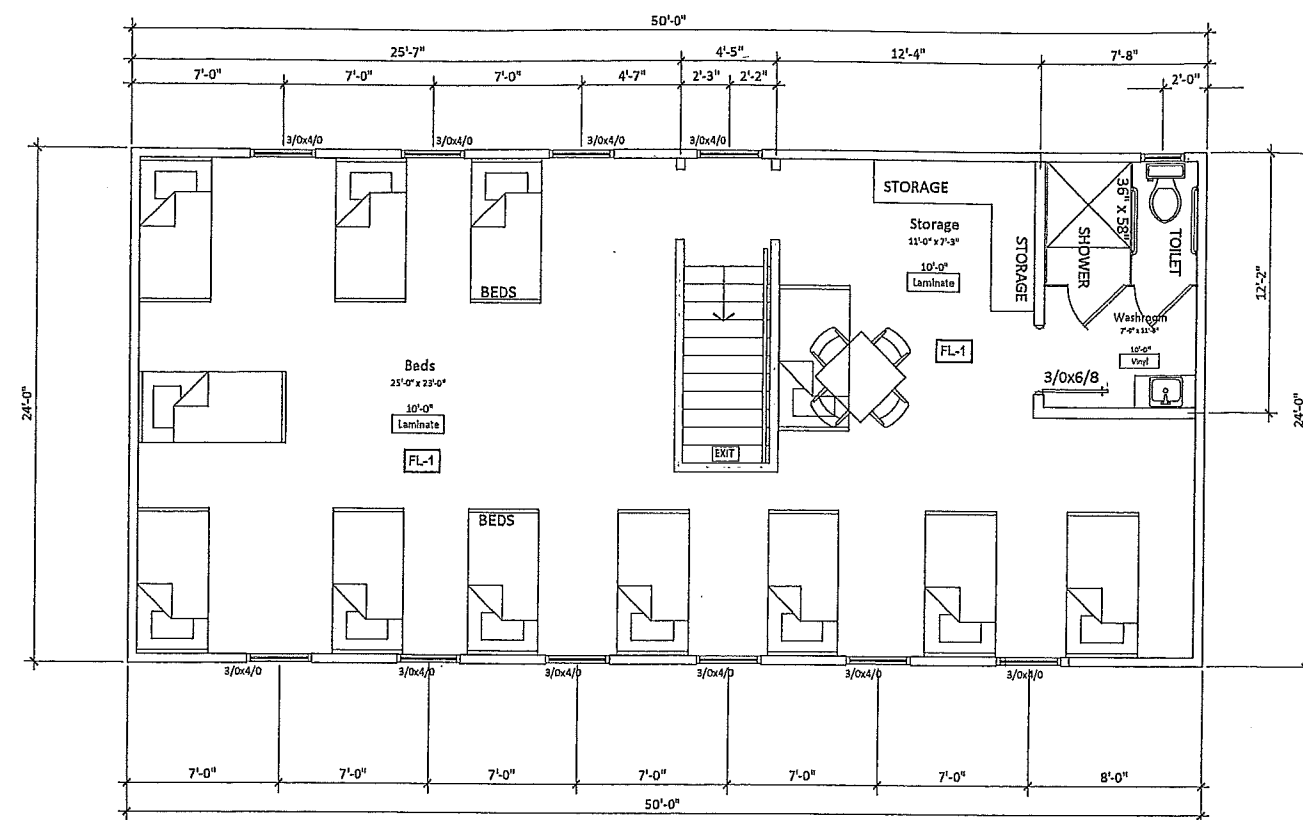
2389 Longhill Road, Kelowna, BC (6.5 acres apples)
Lot 13, Block 9, Plan KAP1068 Section 4, Township 23 ODYLD)

2452 Gulley Road, Kelowna, BC (25 acres apples & 4 acres cherries)

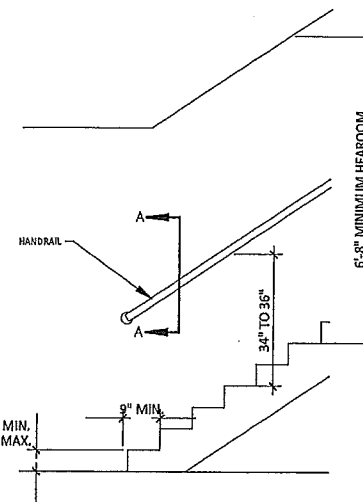
3350 Pooley Road, Kelowna, BC (5 acres apples & 18 acres cherries)

Number of foreign workers under contract currently: 30

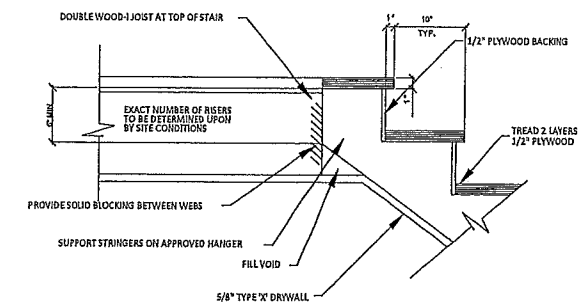
Additional foreign workers required due to increased production: 25
(Replanted trees beginning to produce / increase in cherry crop yield)



4 HANDRAIL DETAIL
A2 NOT TO SCALE



3 STAIR DETAIL
A2 $1\frac{1}{2}'' = 1'-0''$

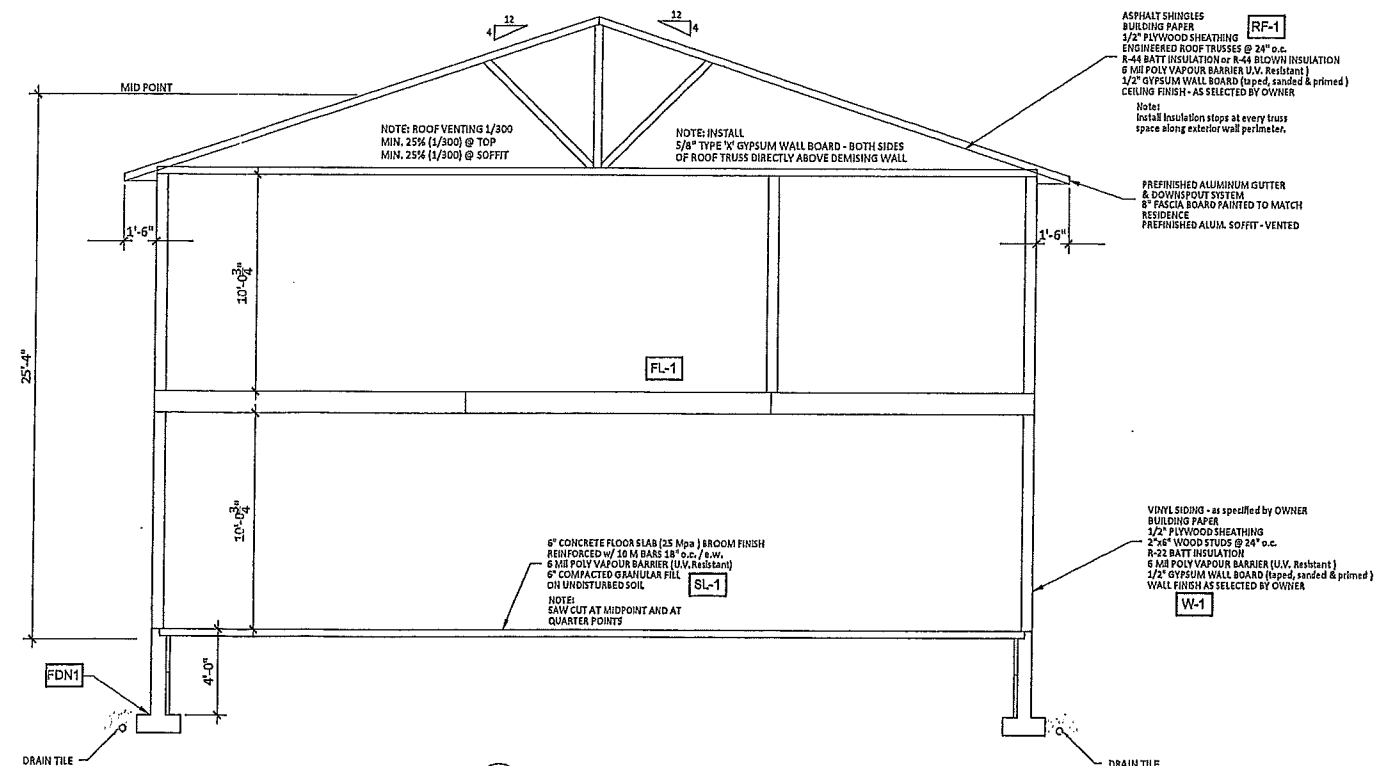


5
A2

STAIR
LANDING DETAIL

$1/2" = 1'-0"$

1 UPPER FLOOR PLAN
A2 1/4" = 1'-0"



2 CROSS SECTION
A2 $1/4" \times 1'-0"$

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**HOLDEN'S
DRAUGHTING & DESIGN**
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KELOWNA, B.C.
V1Y 4A3

Phone: 250.858.0982
Fax: 250.853.0982

 H.D.D.

Email: r-holden@shaw.ca

3754 EAST KELOWNA ROAD
KELOWNA, B.C.

SHEET TITLE

UPPER FLOOR PLAN &
CROSS SECTION

<table border="1"> <tr> <td>DRAWN</td> <td>RAH</td> </tr> <tr> <td>CHECKED</td> <td></td> </tr> <tr> <td>SCALE</td> <td>$1/4" = 1'-0"$</td> </tr> <tr> <td>DATE</td> <td>2015.07.27</td> </tr> </table>	DRAWN	RAH	CHECKED		SCALE	$1/4" = 1'-0"$	DATE	2015.07.27	SHEET NO. <div style="font-size: 2em; font-weight: bold;">A 2</div>
DRAWN	RAH								
CHECKED									
SCALE	$1/4" = 1'-0"$								
DATE	2015.07.27								
	Rev: 0								

Site Conditions March 30, 2016



Foundation shown does not have required permits, approvals

REPORT TO COUNCIL



Date: June 27, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z16-0022

Owner: Paul Benjamin Neufeld
Douglas Richard Kirk

Address: 815 Rose Avenue

Applicant: Douglas Richard Kirk

Subject: Rezoning Application

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

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM1 - Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 6, 2016;

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

2.0 Purpose

To rezone the subject property to facilitate the development of a duplex and the renovation of an existing dwelling.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the development of a duplex and renovation of an existing dwelling. The MRL - Multiple Unit Residential (Low

Density) land use designation supports the proposed RM1 - Four Dwelling Housing zone. The proposed duplex is consistent with the Official Community Plan (OCP) policies for Compact Urban Form, Sensitive Infill, Healthy Communities, and Embracing Diversity. Should Council approve this rezoning, staff will work with the applicant to issue a Development Permit.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package that was delivered in person on April 9th, 2016.

4.0 Proposal

4.1 Background

The subject property features a 1 ½ storey single family dwelling that was constructed in 1960 and a small storage shed that will be demolished as part of this development. The existing single family dwelling features 3 bedrooms and will be renovated to modernize the form and character and increase the square footage. The existing driveway on Rose Avenue will be decommissioned as a function of this rezoning. The applicants have had numerous pre-application meetings to ensure their application is complete and aligns with current OCP policies.

4.2 Project Description

The proposed rezoning would facilitate the development of a duplex on the rear of the subject property while retaining and renovating the existing single family dwelling for a total of three dwellings. This is consistent with the OCP Future Land Use designation of Multiple Unit Residential Low Density. The lot meets the requirements of the zoning bylaw and does not require any variances.

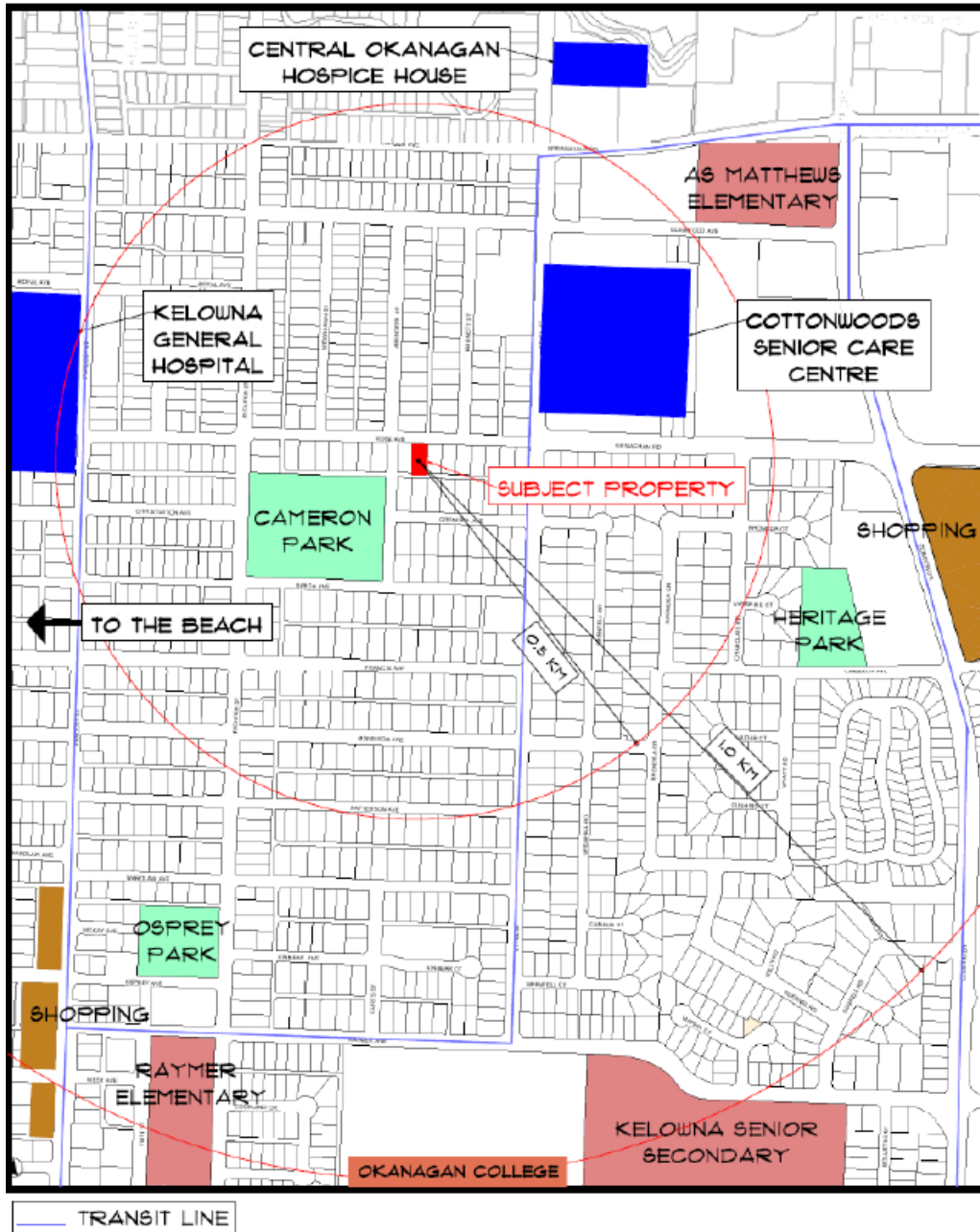
The proposed 2 ½ storey duplex is designed with 2 bedrooms plus a flex room. The front of the duplex faces onto the lane with visible entrances that activate the laneway. Each side of the duplex features a single car garage with an additional parking space in front of the garage. Two parking stalls for the single family dwelling will be relocated from the front driveway to a rear driveway with access from the lane.

Private outdoor space for the single family dwelling is improved through the addition of a covered porch in the front yard. Private outdoor space for the duplex units is achieved through the use of decks, porches, and covered patios. The proposed landscape plan includes the addition of several trees to the site along with fencing for privacy, and shrubs for screening.

As a function of this rezoning, a 5.0m road reserve in favour of the City of Kelowna will be registered on title for future widening of Rose Avenue.

4.3 Site Context

The subject property is located in South Pandosy east of Richter Street and south of Ethel Street on the south side of Rose Avenue. The subject property is within walking distance to a variety of amenities including Guisachan Village, Cameron Park, Kelowna General Hospital, and is located on a bicycle corridor with access to the proposed Ethel Street Active Transportation Corridor.



Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	774.17 m ²
Lot Width	20.0 m	19.54 m
Lot Depth	30.0 m	39.62 m
Development Regulations		
Floor Area Ratio	.60	.527
Height	2.5 stories or 9.5 m	2.5 stories or 8.46 m
Front Yard	4.5 m	5.25 m
Side Yard (west)	2.5 m	3.55 m
Side Yard (east)	2.0 m	m
Rear Yard	6.0 m	6.86 m
Other Regulations		
Minimum Parking Requirements	6	6
Private Open Space	25 m ² per unit	48 m ² per unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

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

Healthy Communities.³ Through current zoning regulations and development processes, foster healthy, inclusive communities, and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Embracing Diversity.⁴ Increase understanding of various forms of housing needs and styles toward increasing acceptance of housing meeting the needs of diverse populations by encouraging applicants to undertake early and on-going consultation relating to their project, including provision of support material where appropriate.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

Please see attached Schedule "A" dated June 6, 2016

6.3 Fire Department

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

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

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

⁴ City of Kelowna Official Community Plan, Policy 5.22.8 (Development Process Chapter).

- Emergency access to the duplex (south) must be maintained - a laneway is not adequate for emergency access
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- All units shall have a posted address on Rose Ave. for emergency response
- The fire department has no issues with the zoning

6.4 FortisBC Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Rose Avenue and within the lane adjacent the subject's south property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: April 6, 2016
Date Public Consultation Completed: April 9, 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": City of Kelowna Memorandum dated June 6, 2016
Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos

CITY OF KELOWNA

MEMORANDUM

Date: June 6, 2016
File No.: Z16-0022
To: Community Planning (TB)
From: Development Engineering Manager(SM)
Subject: 815 Rose Ave *REVISED*

RU6 to RM1

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

1. **Domestic Water and Fire Protection**

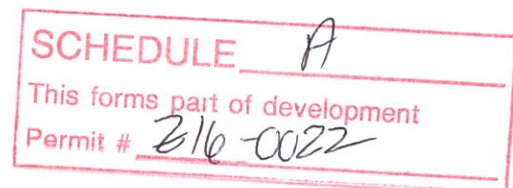
The subject property is currently serviced with a 19mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

2. **Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. **Road Improvements**

Rose Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$7,227.00 not including utility service cost.**



- (a) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Rose Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$ 2,855.00
Curb & Gutter	\$ 1,954.00
Road Fillet	\$ 2,052.00
Blvd Landscaping	\$ 366.00
Total	\$ 7,227.00

4. **Subdivision**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Provide a 5.0m road reserve along the full frontage of Rose Avenue.
- (c) 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

5. **Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.
Access is permitted from the lane only.

6. **Electric Power and Telecommunication Services**

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

7. **Bonding and Levy Summary**

(a) Levies

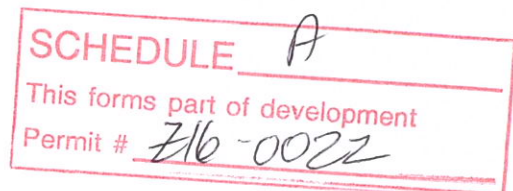
1. Rose Ave frontage improvements **\$7,227.00**

(b) Bonding

1. Service upgrades To be determined

Steve Muenz, P. Eng.
Development Engineering Manager

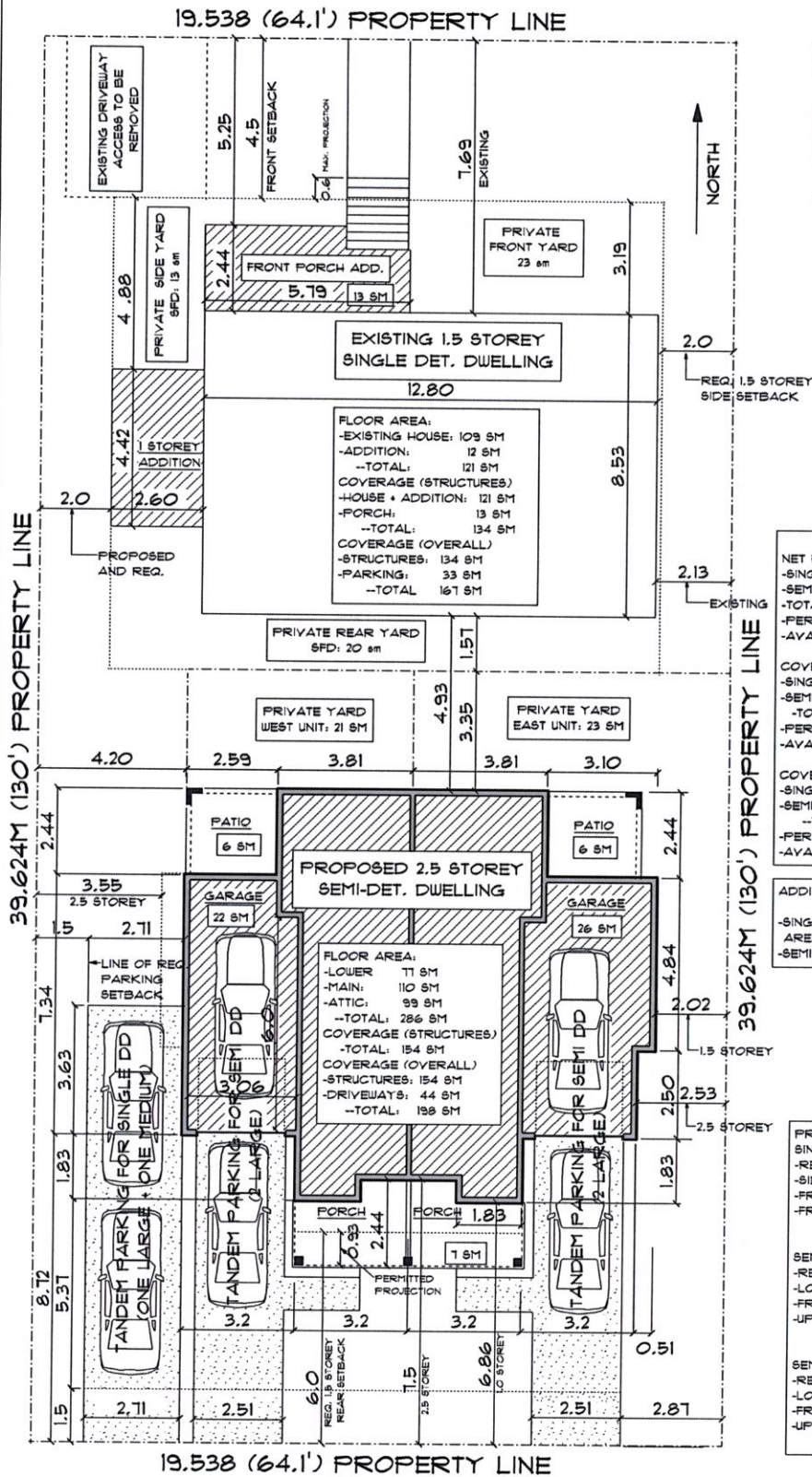
SS



ROSE AVENUE

SITE PLAN

1/8" = 10'



CIVIC: 815 ROSE AVENUE
PID: 003-888-888
LEGAL: LOT 2, PLAN KAP8116,
DL 136, LD 41
CURRENT ZONING: RU6
PROP. ZONING: RM1
SITE AREA: 114.11 SM

NET FLOOR AREA:
-SINGLE DD 121 SM
-SEMI DD 286 SM
--TOTAL 407 SM (52.6%)
-PERMITTED: 465 SM (60%)
-AVAILABLE: 58 SM

COVERAGE (STRUCTURES):
-SINGLE DD 134 SM
-SEMI DD 154 SM
--TOTAL: 288 SM (37.2%)
-PERMITTED: 310 SM (40%)
-AVAILABLE: 22 SM

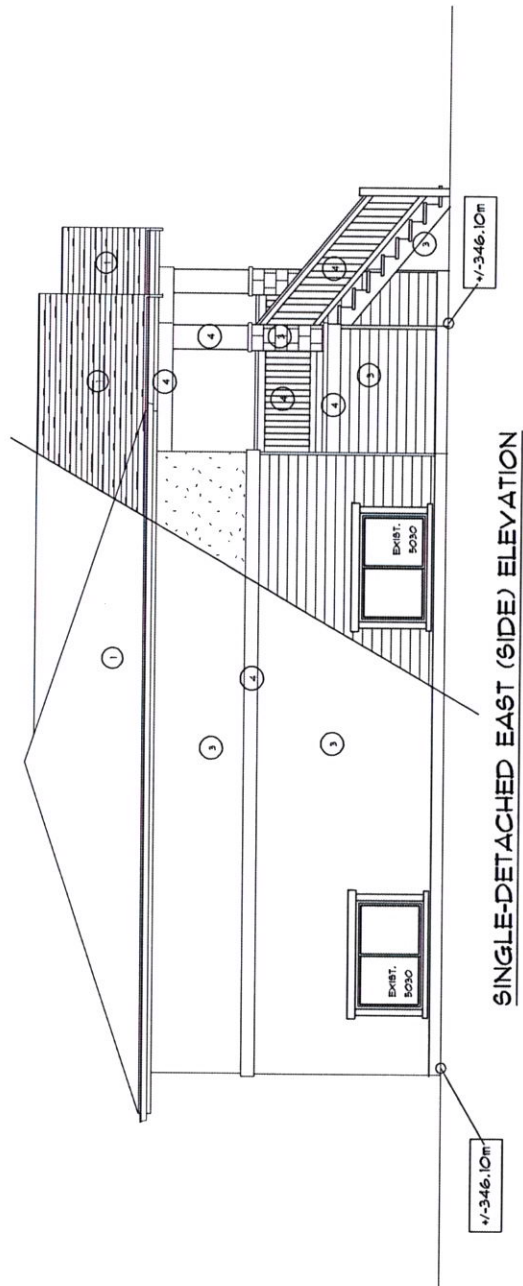
COVERAGE (OVERALL):
-SINGLE DD: 134 + 33 = 167 SM
-SEMI DD: 154 + 44 = 198 SM
--TOTAL: 365 SM (47.1%)
-PERMITTED: 387 SM (50%)
-AVAILABLE: 22 SM

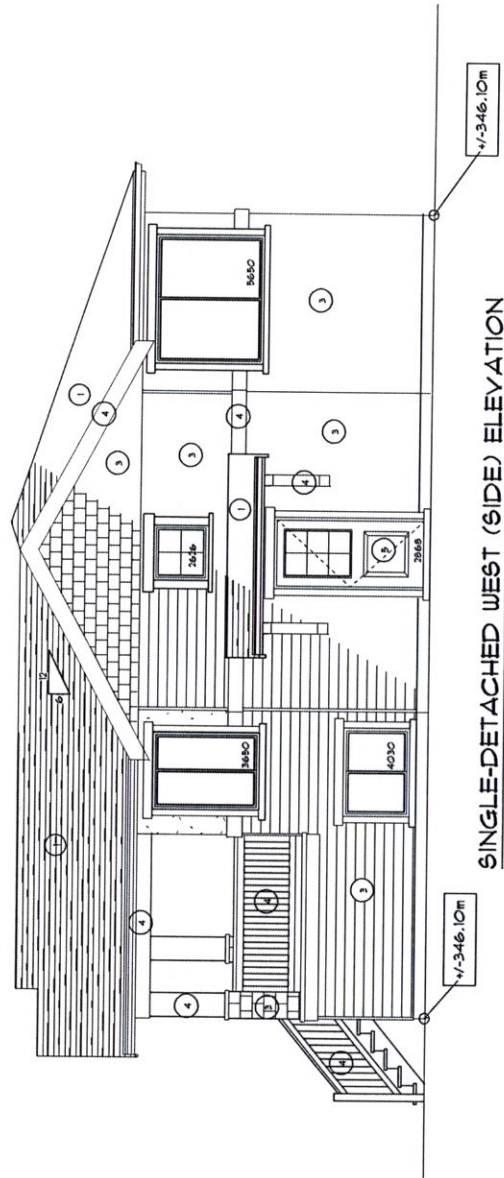
ADDITIONAL AREA:
-SINGLE DD UNFINISHED STORAGE
AREA IN BASEMENT: 109 SM
-SEMI DD GARAGES: 48 SM

PRIVATE OPEN SPACE:
SINGLE DD
-REAR YARD: 20 SM
-SIDE YARD: 13 SM
-FRONT YARD: 23 SM
-FRONT PORCH: 13 SM
--TOTAL: 69 SM

SEMI DD WEST:
-REAR YARD: 21 SM
-LOWER PATIO: 6 SM
-FRONT PORCH: 7 SM
-UPPER DECK: 14 SM
--TOTAL: 48 SM

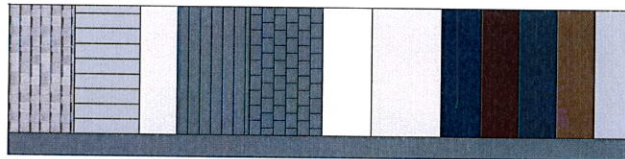
SEMI DD EAST:
-REAR YARD: 23 SM
-LOWER PATIO: 6 SM
-FRONT PORCH: 7 SM
-UPPER DECK: 14 SM
--TOTAL: 50 SM





$3/16" \times 10"$ on 11x17

MAIN ROOF:
 ASPHALT
 CERTAINTED "SILVER BIRCH"
 ACCENT ROOF:
 METAL
 WESTMAN STEEL "BONE WHITE"
 GUTTERS
 ALUMINUM: PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10
 MAIN SIDING:
 FIBRE CEMENT
 6" HORIZONTAL HARDIE "NIGHT GRAY"
 ACCENT SIDING:
 FIBRE CEMENT
 HARDIE SHINGLE "NIGHT GRAY"
 WINDOWS:
 WHITE VINYL
 ALL TRIM:
 WOOD OR FIBRE CEMENT
 PAINTED BEN. MOORE "CHANTILLY LACE" 2121-10
 FRONT DOOR OPTION #1:
 METAL: BEN. MOORE "POLO BLUE" 2062-10
 FRONT DOOR OPTION #2:
 METAL: BEN. MOORE "RAPHAEL" CC-2
 FRONT DOOR OPTION #3:
 METAL: BEN. MOORE "NOCTURNAL GRAY" 2135-30
 FRONT PORCH TREADS: TREATED WOOD
 SIKKENS (OR SIM.) WOOD COLOURED STAIN
 FRONT PORCH DECK: GRAY VINYL



HIGH FENCE:
 TREATED WOOD
 SIKKENS (OR SIM.)
 WOOD COLOURED STAIN
 LOW FENCE:
 TREATED WOOD
 PAINTED BEN. MOORE
 "CHANTILLY LACE" 2121-10



815 AVENUE ROSE AVENUE
 SINGLE-DETACHED DWELLING

COLOUR BOARD
 JAN. 25, 2016

Existing Single Detached Dwelling



North (Front)

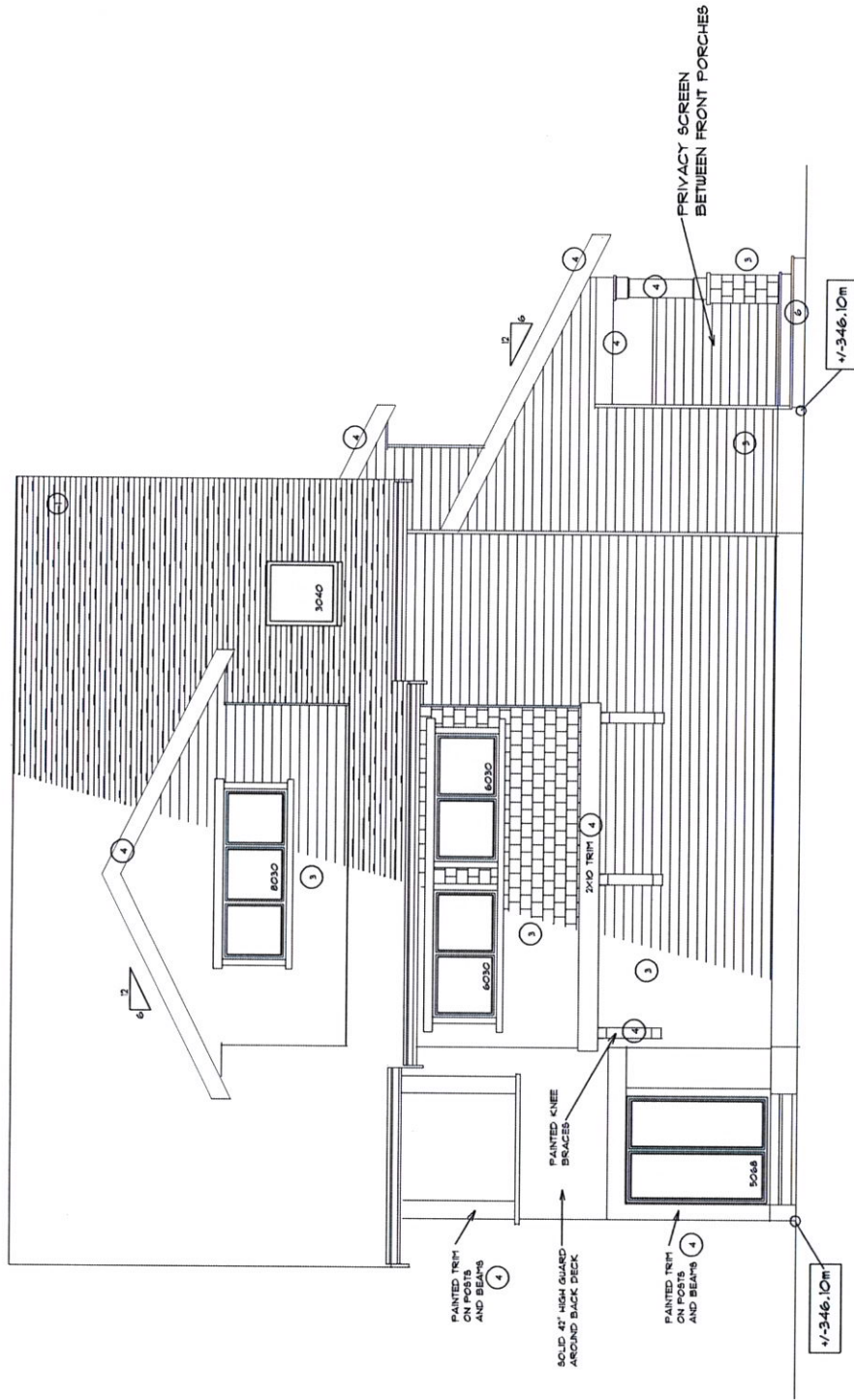


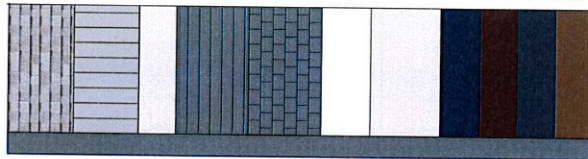
Northwest

$(\frac{1}{4}^{\circ} \times 1^{\circ})$
or $\frac{3}{16}^{\circ} \times 1^{\circ}$ on 11x17

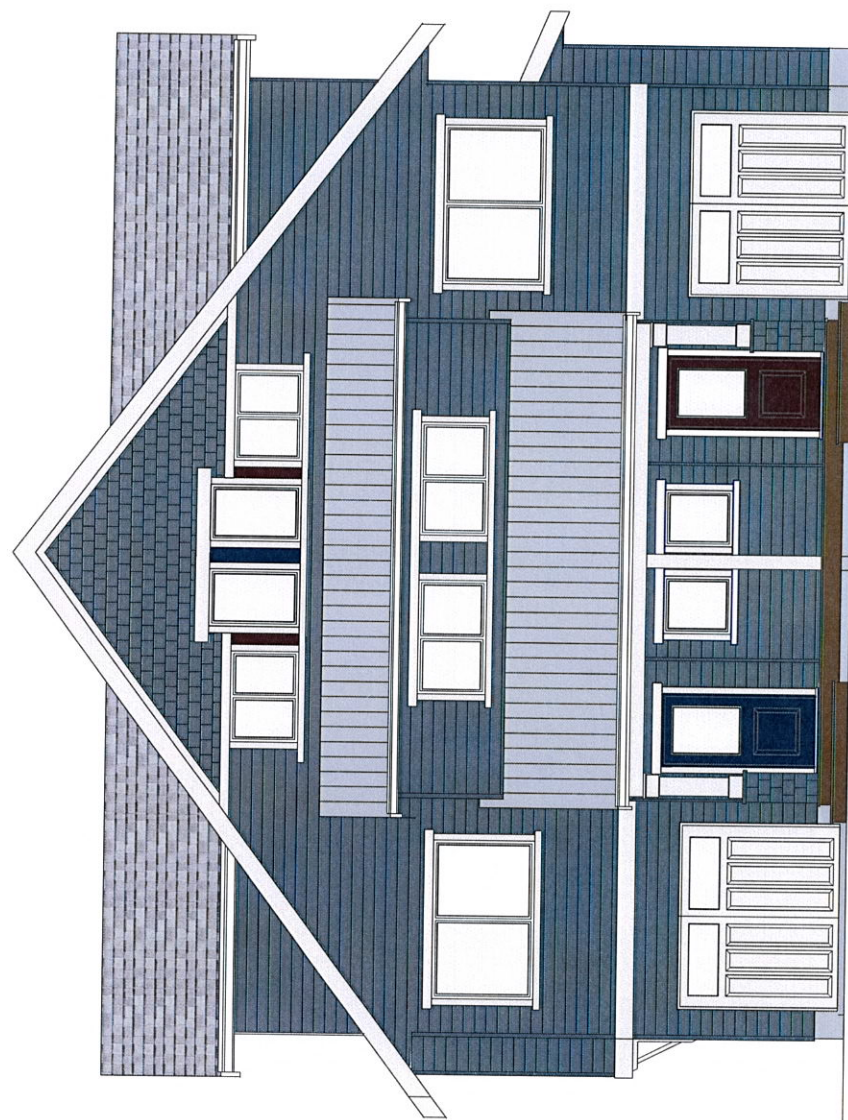


SEMI-DETACHED WEST (SIDE) ELEVATION





MAIN ROOF:
 ASPHALT
 CERTAINTED "SILVER BIRCH"
 ACCENT ROOF:
 METAL
 WESTMAN STEEL "BONE WHITE"
 GUTTERS
 ALUMINUM: PAINTED BEN. MOORE "CHANTILLY LACE" 2121-TO
 MAIN SIDING:
 FIBRE CEMENT
 6" HORIZONTAL HARDIE "NIGHT GRAY"
 ACCENT SIDING:
 FIBRE CEMENT
 HARDIE SHINGLE "NIGHT GRAY"
 WINDOWS:
 WHITE VINYL
 ALL TRIM:
 WOOD OR FIBRE CEMENT
 PAINTED BEN. MOORE "CHANTILLY LACE" 2121-TO
 FRONT DOOR OPTION #1:
 METAL: BEN. MOORE "POLO BLUE" 2062-10
 FRONT DOOR OPTION #2:
 METAL: BEN. MOORE "RAPHAEL" CC-2
 FRONT DOOR OPTION #3:
 METAL: BEN. MOORE "NOCTURNAL GRAY" 2135-30
 FRONT PORCH: TREATED WOOD
 SIKKENS (OR SIM.) WOOD COLOURED STAIN



HIGH FENCE:
 TREATED WOOD
 SIKKENS (OR SIM.)
 WOOD COLOURED STAIN
 LOW FENCE:
 TREATED WOOD
 PAINTED BEN. MOORE
 "CHANTILLY LACE" 2121-TO



815 AVENUE ROSE AVENUE
 SEMI-DETACHED DWELLING

COLOUR BOARD
 JAN. 25, 2016

Proposed Semi-Detached Dwelling



Southwest



South

815 ROSE AVENUE

Landscape Cost Estimate (based on drawing 2016/03/16)
 March 16, 2016

Item	Description	Qty	Unit	Price	Extension
A1 Site Preparation (off-site disposal)					
.01	525mm Depth Shrub Bed Excavation	23	m ²	\$ 8.00	\$ 184.00
.02	150mm Depth Rock Mulch Area Excavation and Grading	145	m ²	\$ 4.00	\$ 580.00
.03	150mm Sod Area Excavation and Grading	247	m ²	\$ 4.00	\$ 988.00
.04	200mm Concrete Sidewalk Excavation and Compaction	22	m ²	\$ 5.00	\$ 110.00
A2 Landscape Materials					
.01	150mm Topsoil (from on-site stockpile) and Fine Grading	60	m ²	\$ 2.50	\$ 148.75
.02	450mm Topsoil (from on-site stockpile) and Fine Grading	23	m ²	\$ 5.00	\$ 113.50
.03	75mm Depth Ogogrow Mulch	16	m ²	\$ 4.00	\$ 64.00
.04	150mm Depth 25mm Crushed Granite	150	m ²	\$ 8.00	\$ 1,200.00
.05	600mm2 Precast Concrete Paver on 100mm Granular Base	23	ea	\$ 25.00	\$ 575.00
.06	100mm Depth Concrete Sidewalk on 100mm Granular Base	22	ea	\$ 65.00	\$ 1,410.50
.07	Sod (Ecoturf)	247	m2	\$ 7.00	\$ 1,725.50
.08	Wood Fencing (see building budget)				
.09	Asphalt Driveway (see building budget)				
A3 Plant Material					
.01	50mm Caliper Deciduous Tree	5	ea	\$ 450.00	\$ 2,250.00
.02	#3 Container Evergreen	9	ea	\$ 35.00	\$ 315.00
.03	#2 Container Perennials	20	ea	\$ 25.00	\$ 500.00
.04	#1 Container Perennials/Vines	17	ea	\$ 15.00	\$ 255.00
Subtotal				\$	10,419.25
G.S.T.				\$	520.96
Total				\$	10,940.21



SUBJECT PROPERTY 815 ROSE AVE



IMMEDIATE NEIGHBOUR TO WEST - FACES ABERDEEN



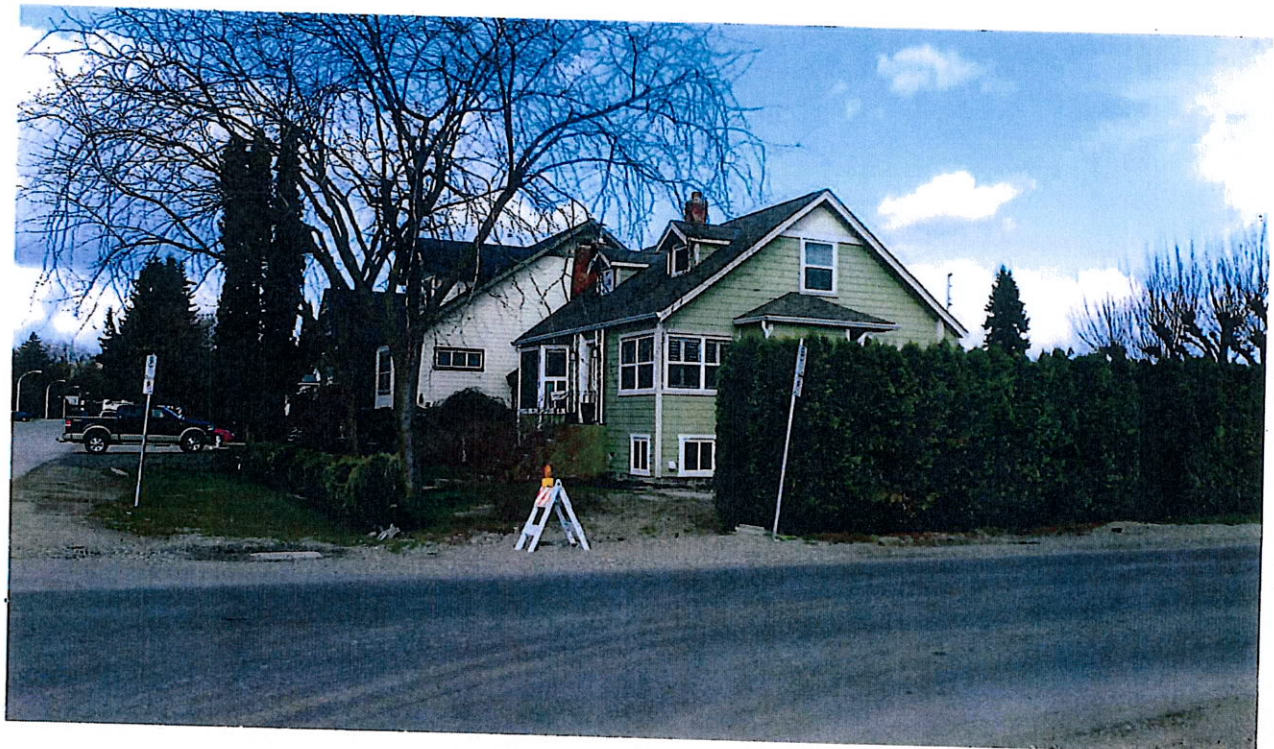
IMMEDIATE NEIGHBOUR TO EAST



THREE DOORS TO EAST



IMMEDIATE NEIGHBOR TO WEST FACING ABERDEEN



ACROSS ROSE AVE FROM SUBJECT

CITY OF KELOWNA
BYLAW NO. 11256
Z16-0022 - Paul Neufeld and Douglas Kirk
815 Rose Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 1236, ODYD, Plan 8116 located on Rose Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 27, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (MS)

Application: Z16-0021 **Owner:** John Hodges

Address: 1251 Ladner Road **Applicant:** John Hodges

Subject: Rezoning Application from RU1 to RU2 to facilitate a 3 lot subdivision

Existing OCP Designation: S2RES - Single & Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU2 - Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 13, District Lot 131, ODYD, Plan 14057*, located on *1251 Ladner Road*, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter, including a Farm Protection Development Permit, by the Approving Officer;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Engineering Manager dated May 13th, 2016.

2.0 Purpose

To rezone the subject property to facilitate a subdivision of the parcel into three lots.

3.0 Community Planning

The subject property is within the South Pandosy KLO Sector of Kelowna. It is designated as S2RES - Single/Two Unit Residential in the OCP and as such the application to rezone to RU2 to facilitate a 3 lot subdivision is in compliance with the designated future land use. In addition,

the OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

The proposed lots meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone and the property is serviced by City of Kelowna water and sanitary sewer.

Based on current City policy, available services, and the measures to buffer the ALR interface, City staff supports this application.

4.0 Proposal

4.1 Background

The applicant is requesting permission to subdivide the existing 1404.70 m² (0.35 ac) parcel into three equal parcels.

4.2 Project Description

The property currently has a single family dwelling on site. In order to create the subdivision, the house will need to be demolished.

The surrounding area is characterized by single family dwellings. There are lots with RU2 zoning on the street and neighbouring street.

The property is adjacent an agricultural parcel in the ALR with A1 - Agriculture 1 zoning. In accordance with the Zoning Bylaw 8000, Section 7, an additional 3.0 metres will be secured along the rear yard setback as a buffer to the ALR. This area will be required to be landscaped and fenced, per the bylaw. A landscape plan and bonding will also be required as part of a Farm Protection Development Permit, which will be a requirement of subdivision.

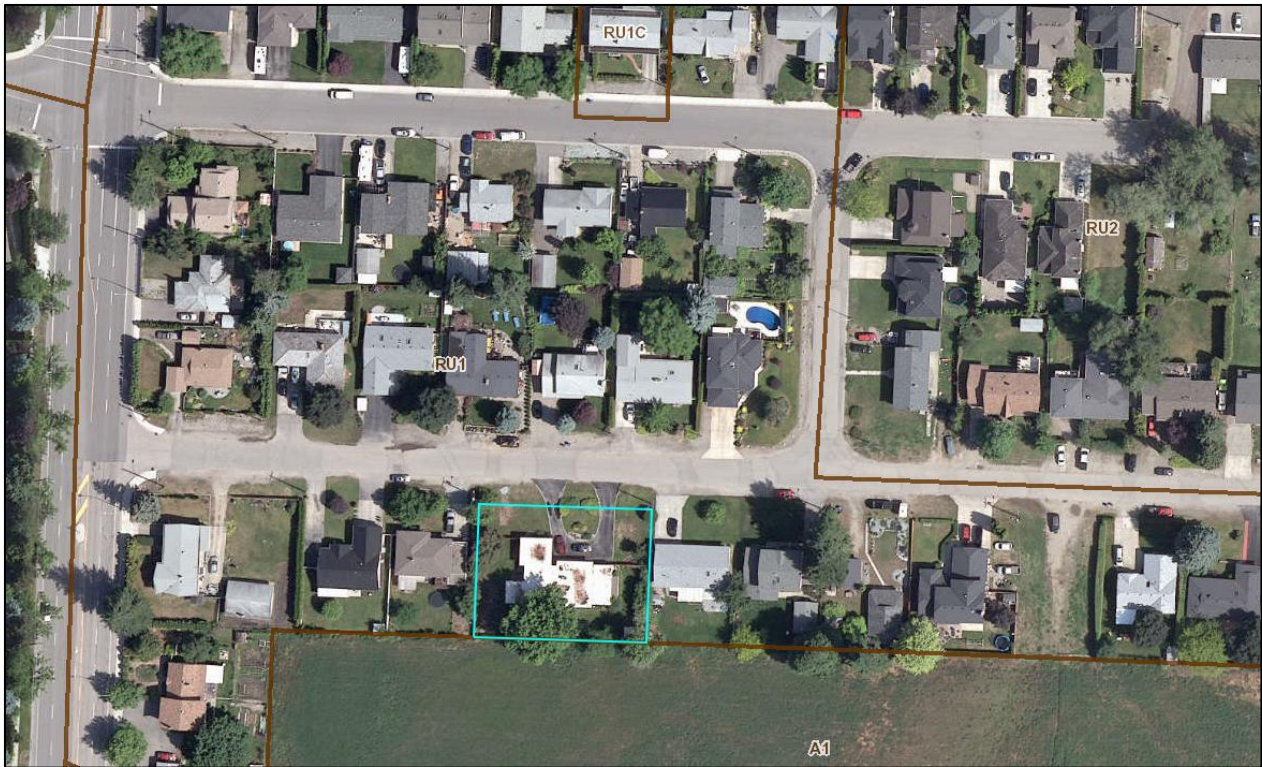
4.3 Site Context

The subject property is located in the Pandosy KLO Sector of Kelowna (see Map 1 - Subject Property, below).

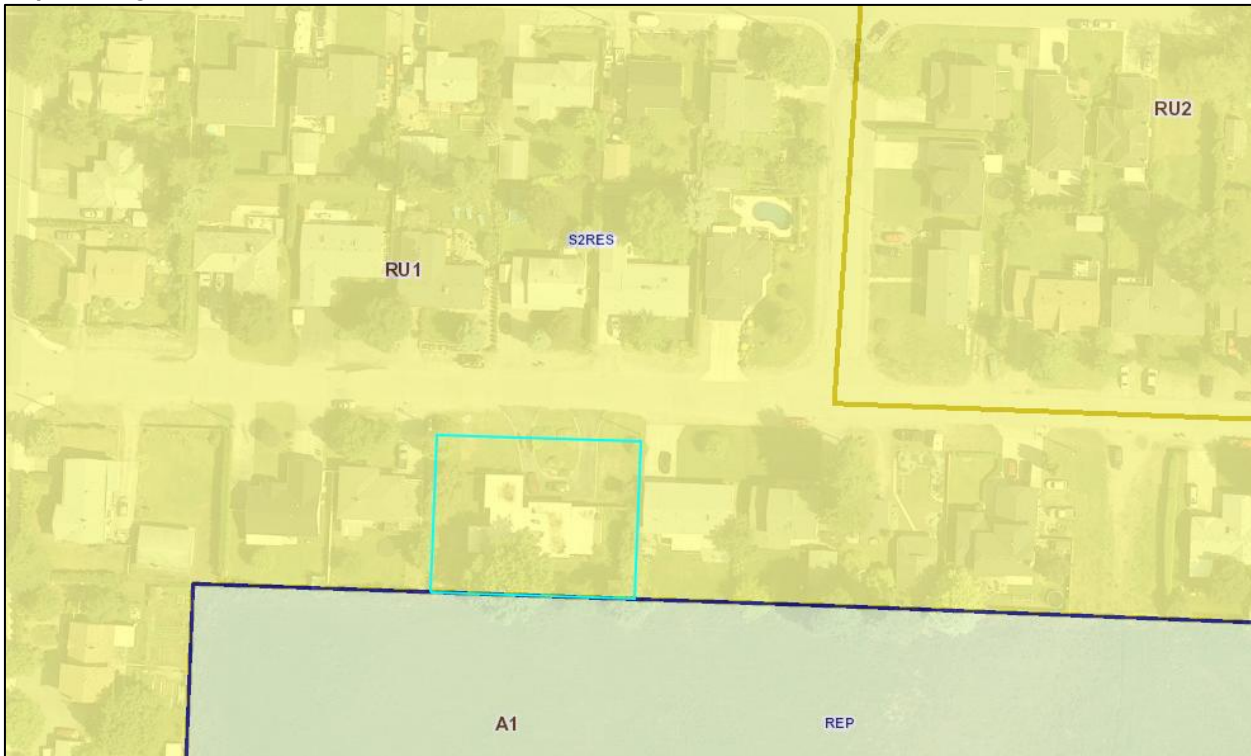
Specifically, adjacent land uses are as follows:

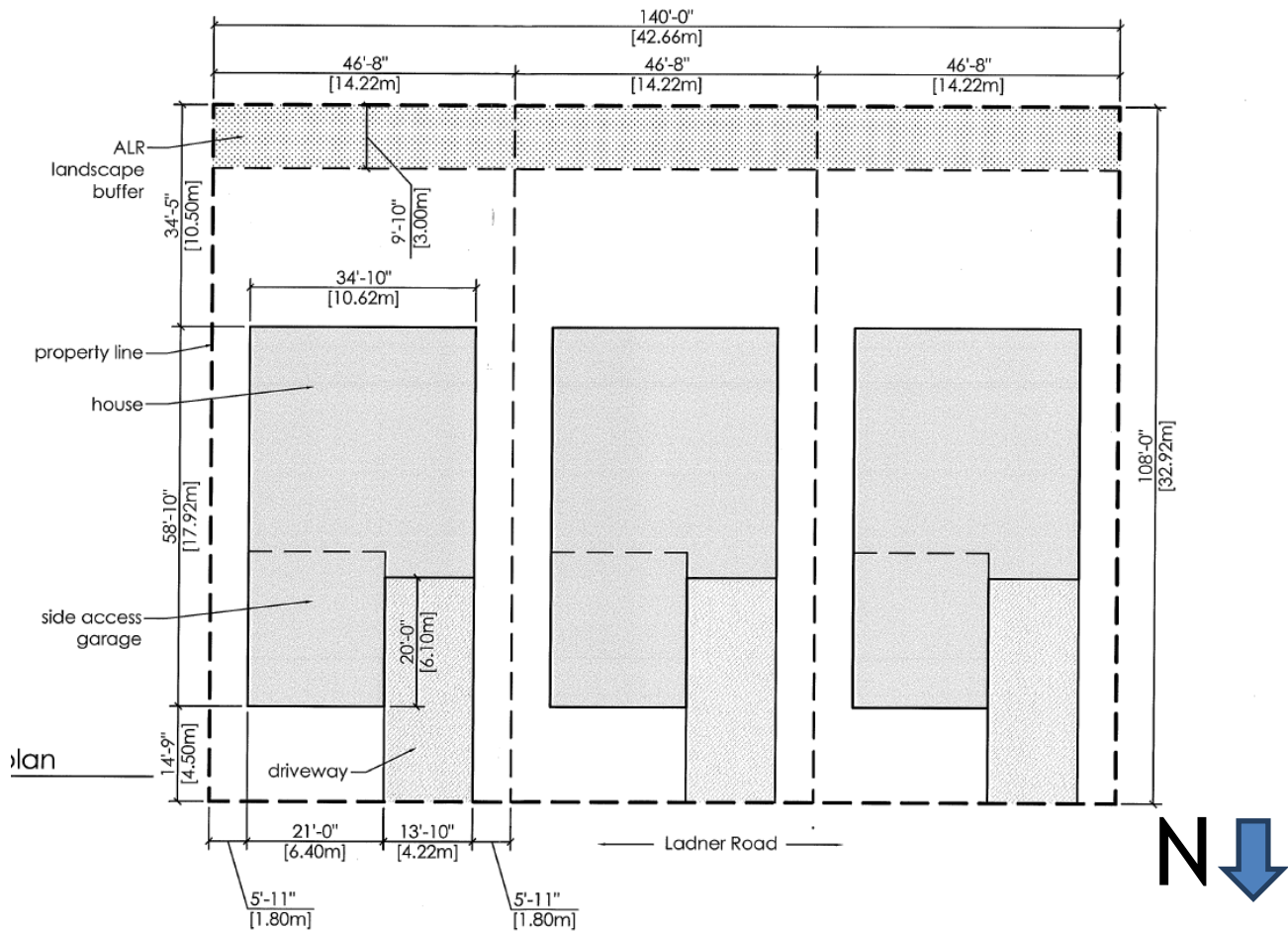
Orientation	Zoning	Land Use
North	RU-1 Large Lot Housing	Single Family Dwelling
East	RU-1 Large Lot Housing	Single Family Dwelling
South	A1 - Agriculture 1	Agriculture
West	RU-1 Large Lot Housing	Single Family Dwelling

Map 1: Subject Property - 1251 Ladner Road



Map 2: Neighbourhood Future Land Use



Map 3: Proposed Subdivision Layout

4.4 Zoning Analysis Table

The subdivision requirements for RU2 according to the Zoning Bylaw are below.

Zoning Analysis Table - Subdivision Regulations		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400 m ²	468.12 m ²
Lot Width	13.0 m	14.22 m
Lot Depth	30.0 m	32.92 m

4.5 Public Notification Summary

Consultation for the rezoning was undertaken by the applicant in accordance with Council Policy #367. The applicant contacted thirteen neighbours directly. A summary is attached to this report.

5.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

5.1 Kelowna 2020 - Official Community Plan - General Policies¹

Focus development to designated growth areas

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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Ensure context sensitive housing development³

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

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

5.2 Farm Protection Development Permit⁴

Chapter 15 Guidelines

On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:

- Consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning" and the ALC report "Landscape Buffer Specifications" or its replacement;
- Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;
- Preserve all healthy existing mature trees located within the buffer area; and
- Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer.

¹ City of Kelowna Official Community Plan - Development Process; p. 5.3

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

6.0 Technical Comments

6.1 Development Engineering Department

Road frontage improvements are required of this rezoning. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances. For additional detail, see attached 'Schedule A'.

6.2 Interior Health Authority

Interior Health Authority's interests are unaffected by the proposal.

6.3 School District No. 23

School District No. 23 has no objections to the application as proposed.

7.0 Application Chronology

Date of Complete Application Received: March 24, 2016

Date Public Consultation Completed: April 26, 2016

Report prepared by:

Melanie Steppuhn, Planner Specialist

Reviewed by:

☐

Todd Cashin, Suburban and Rural Planning Manager

Reviewed by Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Approved for Inclusion:

☐

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule A - Development Engineering Memo
Neighbourhood Consultation Forms (3 pages)
Plan and Conceptual Elevation

3 City of Kelowna Official Community Plan - Development Process; p. 5.27

4 City of Kelowna Official Community Plan - Chapter 15; p.15.3

SCHEDULE 'A'
CITY OF KELOWNA
MEMORANDUM

Date: May 13, 2016
File No.: Z16-0021

To: Community Planning (MS)

From: Development Engineering Manager (SM)

Subject: 1251 Ladner Road RU1 to RU2

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into three lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

Neighbour Consultation Form
(Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, John Hodges, the applicant for Application No. _____

for a rezone to R2 and 3 lot subdivision.
(brief description of proposal)

at 1251 Lakeshore rd. have conducted the required neighbour
(address)

consultation in accordance with Council Policy No. 367.

My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius

My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: by walking
door to door on a number of occasions

Please initial the following to confirm it has been included as part of the neighbour consultation:

- ☒ Location of the proposal;
- ☒ Detailed description of the proposal, including the specific changes proposed;
- ☒ Visual rendering and/or site plan of the proposal;
- ☒ Contact information for the applicant or authorized agent;
- ☒ Contact information for the appropriate City department;
- ☒ Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.

Riverview Construction Ltd.

3569 Scott rd

Kelowna B.C.

V1W3H5

John Hodges

469-1957 (cell)

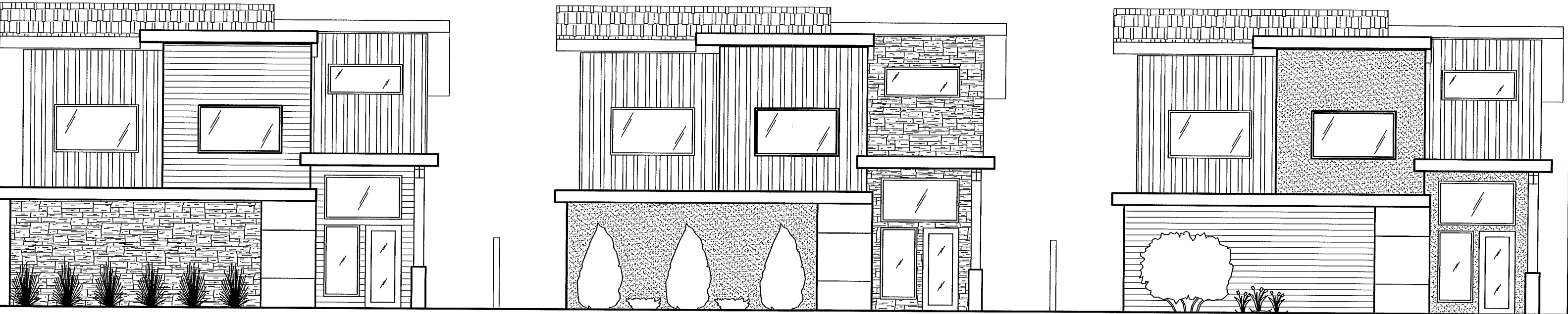
April 26, 2016

We consulted with occupants and property owners in the 50 meter radius of 1251 Ladner Road. There was support from homeowners. One member was even interested in purchasing one of the homes and the initiative to create opportunities for homes in the community impressed others.

Thanks for your consideration on this matter,
John Hodges.
Riverview const.
2504691957

Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
3379 Gordan Road	Arlene Strachan		April 8, 2016
3360 Gordan Road		X	April 20, 2016
1221 Ladner Road	Paula		April 11, 2016
1231 Ladner Road		X	April 20, 2016
1271 Ladner Road	Mike		April 17, 2016
1281 Ladner Road	Marty		April 11, 2016
1311 Ladner Road	Phill		April 17, 2016
1230 Ladner Road	Gaurneau		April 8, 2016
1240 Ladner Road		X	April 25, 2016
1250 Ladner Road	Jason		April 11, 2016
1260 Ladner Road	Suzanne		April 8, 2016
1280 Ladner Road	John		April 11, 2016
1290 Ladner Road	Bob		April 8, 2016

1 of 2
sheet no. 137



1 conceptual front elevation
2 of 2 1/8" = 1'-0" (1:100)

Leigh Blackburn
RID, IDC, NCIDQ, LEED AP ID+C
250.575.8833
leighblackburn@hotmail.com

1251 Ladner Road
Kelowna, BC
Developer: Riverview Construction Ltd.

dwg. title conceptual elevation
date mar. 3, 2016
scale 1/8"=1'-0" (1:100)
drawn by lb
5.
4.
3.
2. reissued for DP
1 issued for DP

mar. 25, 2016
mar. 3, 2016

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

CITY OF KELOWNA
BYLAW NO. 11257
Z16-0021 - John Hodges
1251 Ladner 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 13, District Lot 131, ODYD, Plan 14057 located on Ladner Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: June 27, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0081 **Owner:** 0904419 BC Ltd, Inc. No BC0904419

Address: 773 Glenmore Road **Applicant:** Sunshine Ventures Co. Ltd

Subject: Form and Character Development Permit

Existing OCP Designation: MRM - Multiple Unit Residential (Medium)

Existing Zone: CD3 - Conservatory

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0081 for Lot B, Section 29, Township 26, ODYD, Plan EPP54061 located at 773 Glenmore Road, Kelowna, BC subject to the following:

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

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 27, 2016;

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

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

2.0 Purpose

To consider the issuance of a Form and Character Development Permit for an 87 unit multi-dwelling residential building as an additional development on the Conservatory site.

3.0 Community Planning

Community Planning supports the development permit application for the proposed project. The site poses several design challenges, being located between two existing projects, needing to tie into an existing building, and needing to address a two storey grade change on the property. The proposed design works within those constraints and will complete the south façade of the Conservatory.

The 87 unit rental building will complete the existing Conservatory building, which still has the appearance of being semi-complete. The architect has not tried to match the building, but rather complete it in a way the defines the new space while remaining tied to the old.

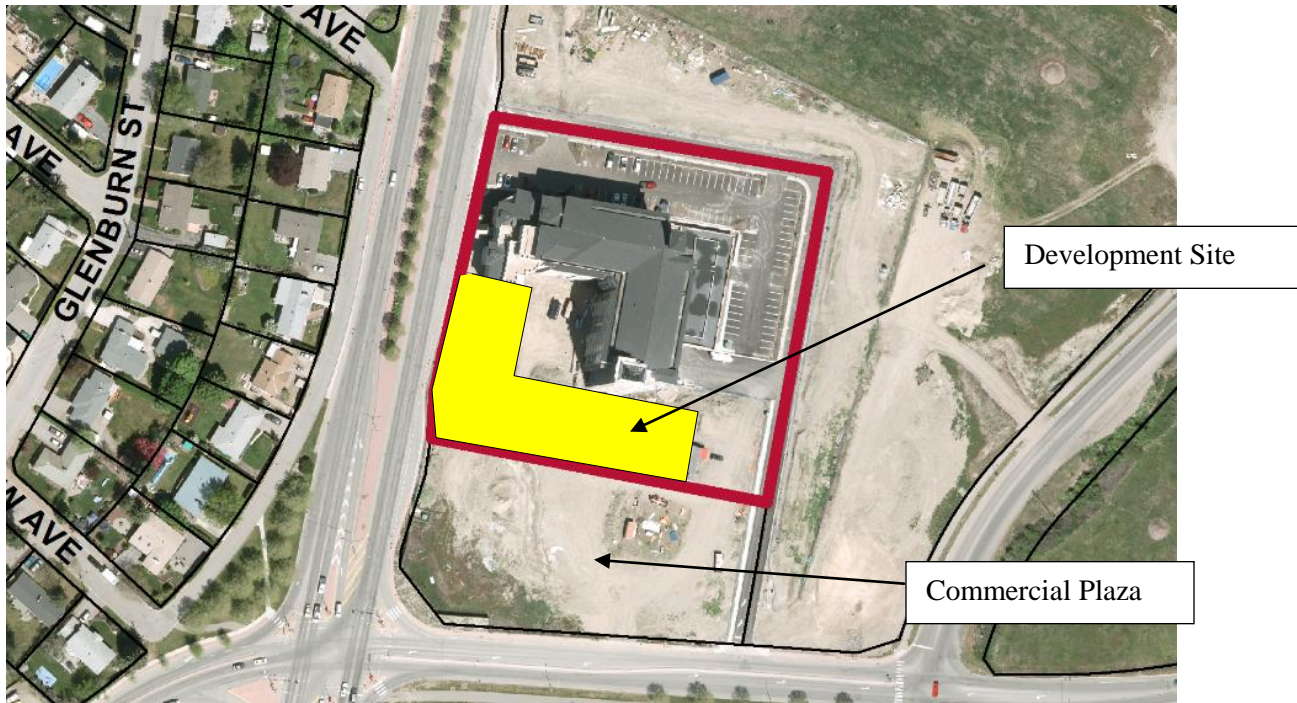
4.0 Proposal

4.1 Background

The site has been subject to a number of development proposals over the past 2 decades. There is currently a 6 storey residential rental building on the property. Last year, Council approved the issuance of a development permit for a commercial plaza on the property to the south through DP15-0161, which is currently under construction. The owners of the existing rental residential building have commissioned a new rental building to complete the site.

4.2 Project Description

The proposed 4 storey building will be built over two floors of underground parking. Because of the substantial elevation change, the parking floors will not be visible from any public right of way, and will only be visible from the interior of the site.



The proposed building will be L-shaped from the top, between the existing building and the commercial plaza. The western façade will be oriented out towards Glenmore Road, filling in the streetscape and strengthening the public realm. The building will screen the lower floors of the existing building from public view.



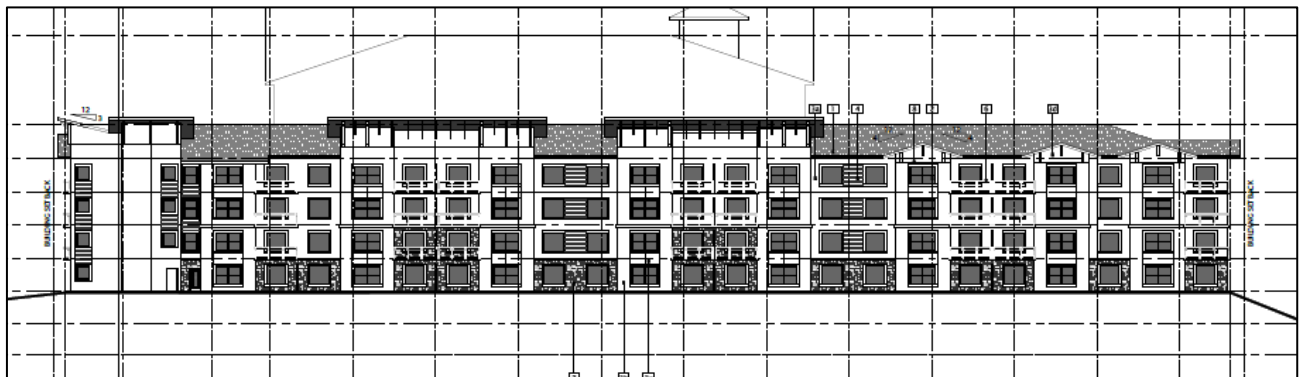
Design

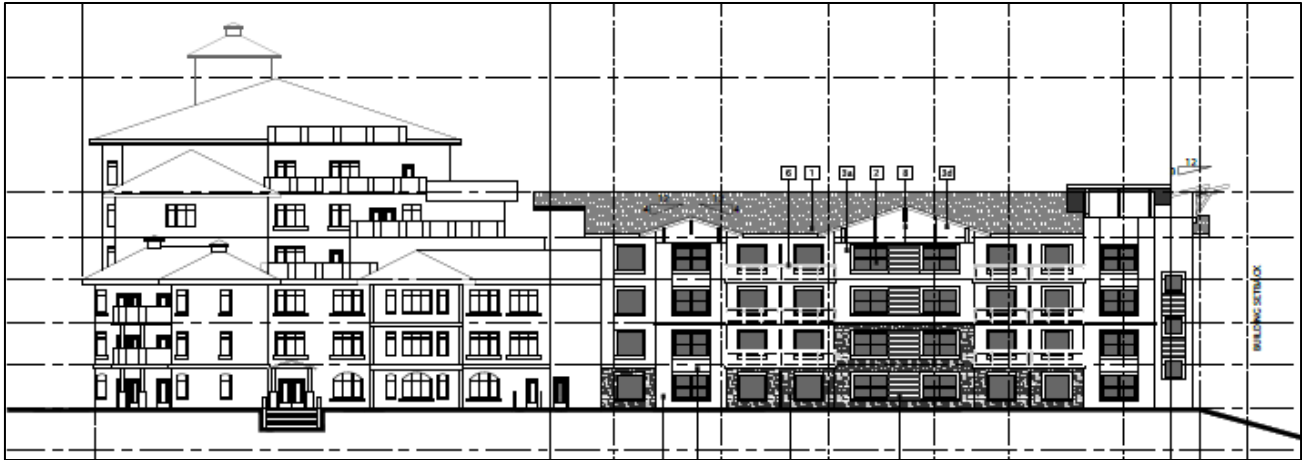
The applicants have attempted to match some elements of the existing residential building, but also use more contemporary materials and rooflines. The current Conservatory has a somewhat eclectic style, with design decisions that the applicant does not feel would translate well to the new building.

The new building will have some common elements with the existing building in terms of material and colour, with beige stucco and tan rocks matching between buildings. The applicant has also included some metal elements along the south façade to speak to the commercial development to the south.



Because the current building uses a variety of roofline types and the commercial development to the south has multiple rooflines, the applicant has varied the roofline across the proposed building.





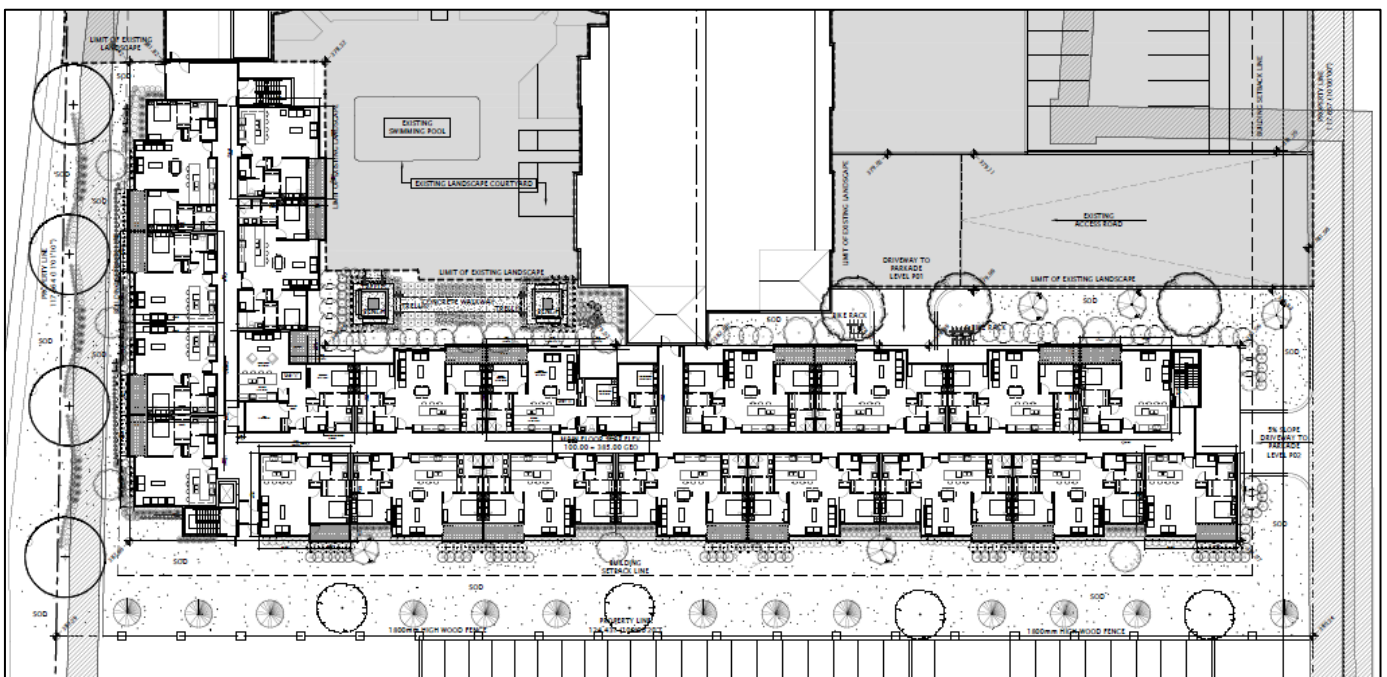
The applicant has also proposed using different coloured elements along the façade, to distinguish the new from the existing and give it a separate identity.

The overall impression of the building will be of one singular building that incorporates multiple forms of roofline, windows and materials. While this is not traditional design practice, staff feel that it is appropriate in this instance, owing to the eclectic design of the original building.

The design does not require any variances or amendments to the bylaw.

Landscaping

The applicant has proposed an extensive landscaping treatment for the tenants of the building, between the new building and the pool. The applicant has also included plans for screening landscaping along the south property line.



The applicant has included largely local low water plantings as screening, including London Plane, Ponderosa and Austrian Pine, and Greenspire Linden. These are hearty plants expected to thrive in the local climate.

4.3 Site Context

The proposed project sits on the site commonly known as the Conservatory. To the north, there is a 6 to 8 storey rental building that will be attached to the new building. To the south, there is a commercial plaza under construction.

The balance of the property is currently being marketed as a development site, and city staff are working with interested parties in assembling a development plan.

In the larger context, the site is several blocks south of several neighbourhood scale commercial developments. There is good transit and cycle access to the downtown core.

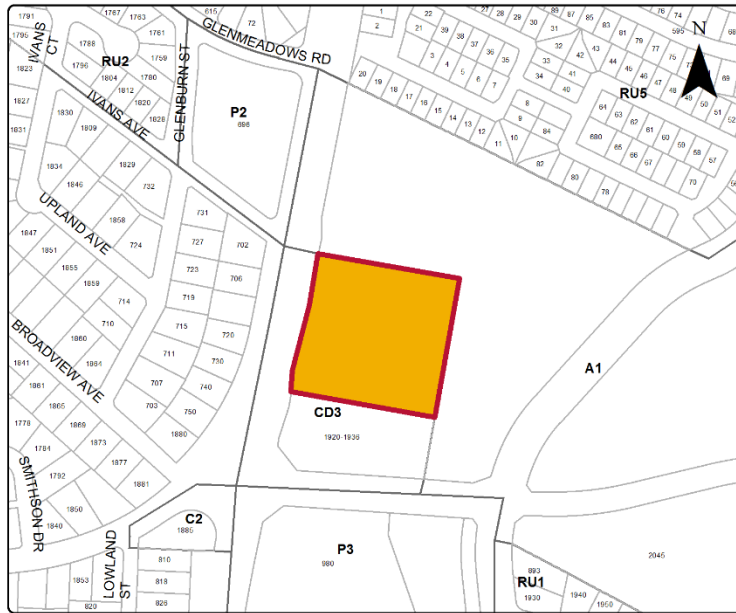
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agricultural	Vacant
East	A1 - Agricultural	Vacant
South	CD3 - Conservatory	Commercial Plaza
West	RU1 - Large Lot Housing	Residential

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Site Coverage (buildings)	40%	38%
Maximum Height	6 ½ storeys / 33.0 m	m
Minimum Front Yard	6.0 m	6.0 m

Minimum Side Yard (south)	6.0 m	9.4 m
Minimum Side Yard (north)	6.0 m	>50m
Minimum Rear Yard	6.0 m	6.0 m
Other Regulations		
Minimum Parking Requirements	124 stalls	130 stalls
Minimum Bicycle Parking	53	53

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

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

Chapter 14: Comprehensive Development Permit Objectives

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

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):

- a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - b. Spatial calculation should be provided for the building face adjacent to the existing structure.
 - c. This structure will be required to be of non-combustible construction to meet the requirements of the original structure or an alternative solution be accepted by the Chief Building Inspector prior to the release of the Development Permit
- 4) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 5) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 6) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 7) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 8) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit.
- 9) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application

6.2 Development Engineering

- 1) All servicing requirements for this strata development have been dealt with as part of the Development Permit application no. DP11-0150.
- 2) A Servicing Agreement, with securities are in place for the completion of the frontage improvements under file S15-0039

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- 3) This building shall be addressed off of the street it is accessed from - Valley or Summit. A visible address must be posted on this street. as per City of Kelowna By-Laws.
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.

- 5) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- 6) Fire Department access is to be met as per BCBC 3.2.5.
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.

7.0 Application Chronology

Date of Application Received: March 21, 2016
Date of newest resubmission: June 3rd, 2016

Report prepared by:

Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

Attachments:

Draft Permit

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP16-0081

Issued To: 0904419 BC Ltd
Site Address: 773 Glenmore Road
Legal Description: Lot B Sec 29 Twp. 26 ODYD EPP54061
Zoning Classification: CD3 - Comprehensive Development Zone 3
Development Permit Area: Comprehensive Form and Character

SCOPE OF APPROVAL

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

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

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

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0081 for Lot B Sec 29 Twp. 26 ODYD EPP54061, located at 773 Glenmore Road, Kelowna, BC to allow the construction of a 4 storey multiple dwelling housing building be approved subject to the following:

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

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$_____ OR
- b) A Certified Cheque in the amount of \$_____ OR
- c) An Irrevocable Letter of Credit in the amount of \$_____ .

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

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date



The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.

SCHEDULE A,
This forms part of development
Permit # **DP16-0081**

DATE	ISSUED FOR	RE
2016-03-11	ISSUED FOR CP	A
2016-06-02	ISSUED FOR CP RESUBMISSION	B

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	<p>North Arrow</p>
	<p>Depth Symbol</p>

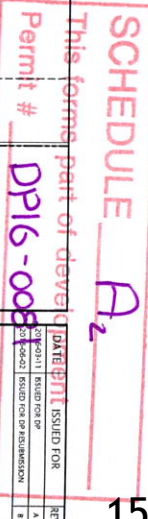
Consultants
Architectural: NORR Architects Planners Inc.
Landscape: NORR Architects Planners Inc.

NORR Architects Planners Inc.
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Telex: 00772 COTI

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NORR

Client:	Sunstar Ventures Inc.		
c/o:	RT Integrated Management Inc.		
Project:	KELOONA CONSERVATORY		
	PHASE II		
Sheet Number:	0	of	10
Project Number:	5	NO	Checked
Drawing No:	A10-00-01		



154

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North Arrow	Detail Symbol

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Architectural
Landscape
NORR Architects Planners Inc.
NORR Architects Planners Inc.

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San Francisco, CA, USA
Seattle, WA, USA
Tampa, FL, USA
Washington, DC, USA
Wichita, KS, USA
Wilmington, DE, USA
Winston-Salem, NC, USA
Yonkers, NY, USA

Client	Sunstar Ventures Inc.	Drawn To Scale	0 = 1/8" = 1'-0"
Project Manager	C/O RT Integrated Management Inc.	Drawn By	0 = 1/8" = 1'-0"
Project Leader		Checked	0 = 1/8" = 1'-0"
S. MD		S. MD	0 = 1/8" = 1'-0"

Project: KETOONA CONSERVATORY
PHASE II

Drawing Title: FLOOR PLAN
LEVEL 01
(PARKADE P01)

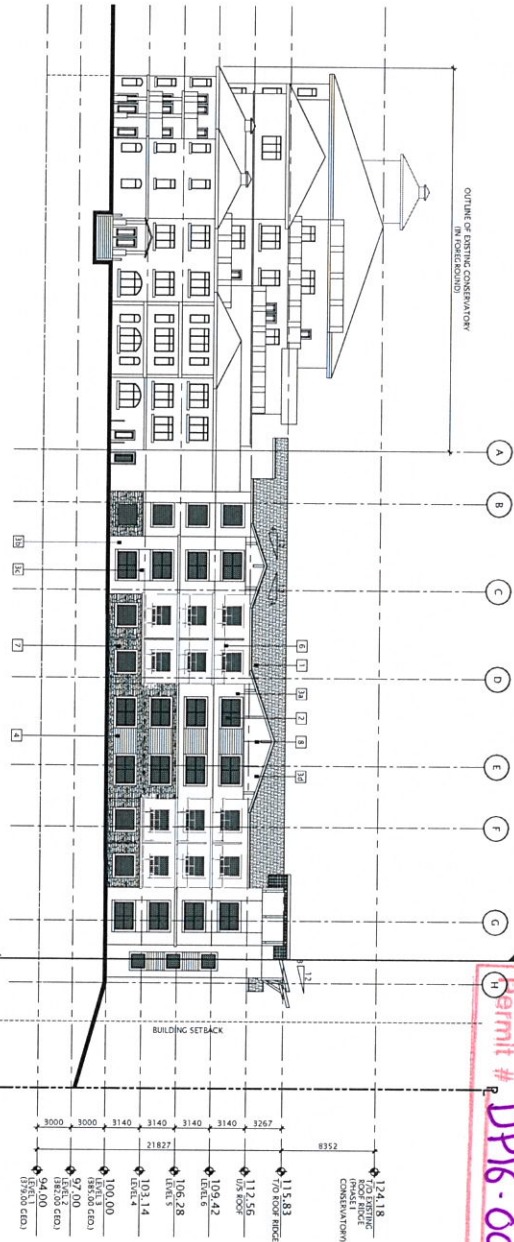
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0 = 1/8" = 1'-0"

Project No. OCA15-0031

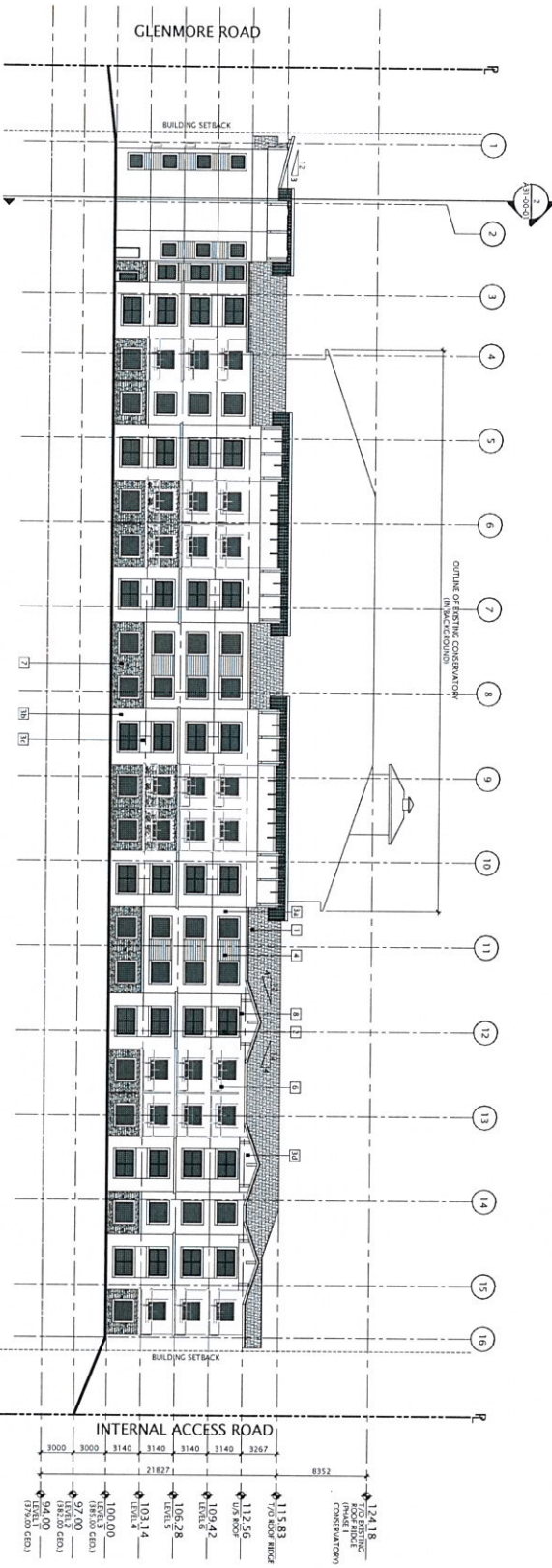
Drawing No. A20-00-01

MATERIAL LEGEND:

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- 2 THERMALLY BROKEN VINYL WINDOWS
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- 4 MAIN GREEN STUCCO
- 5 COLOR 2
- 6 MAIN GREEN STUCCO
- 7 COLOR 3
- 8 MAIN GREEN STUCCO
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- 10 CLASS BLOCK
- 11 REFINISHED ALUMINUM CLAZO GUARD
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01 WEST ELEVATION
(GLENMORE ROAD)
1:200

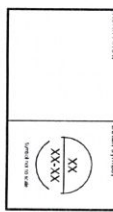


02 SOUTH ELEVATION
(ADJACENT COMMERCIAL DEVELOPMENT)
1:200

SCHEDULE B
This forms part of development permit # DP16-008

DATE	ISSUED FOR	REV
2016-06-02	APPROVED FOR PERMIT	A
	REVISIONS	B

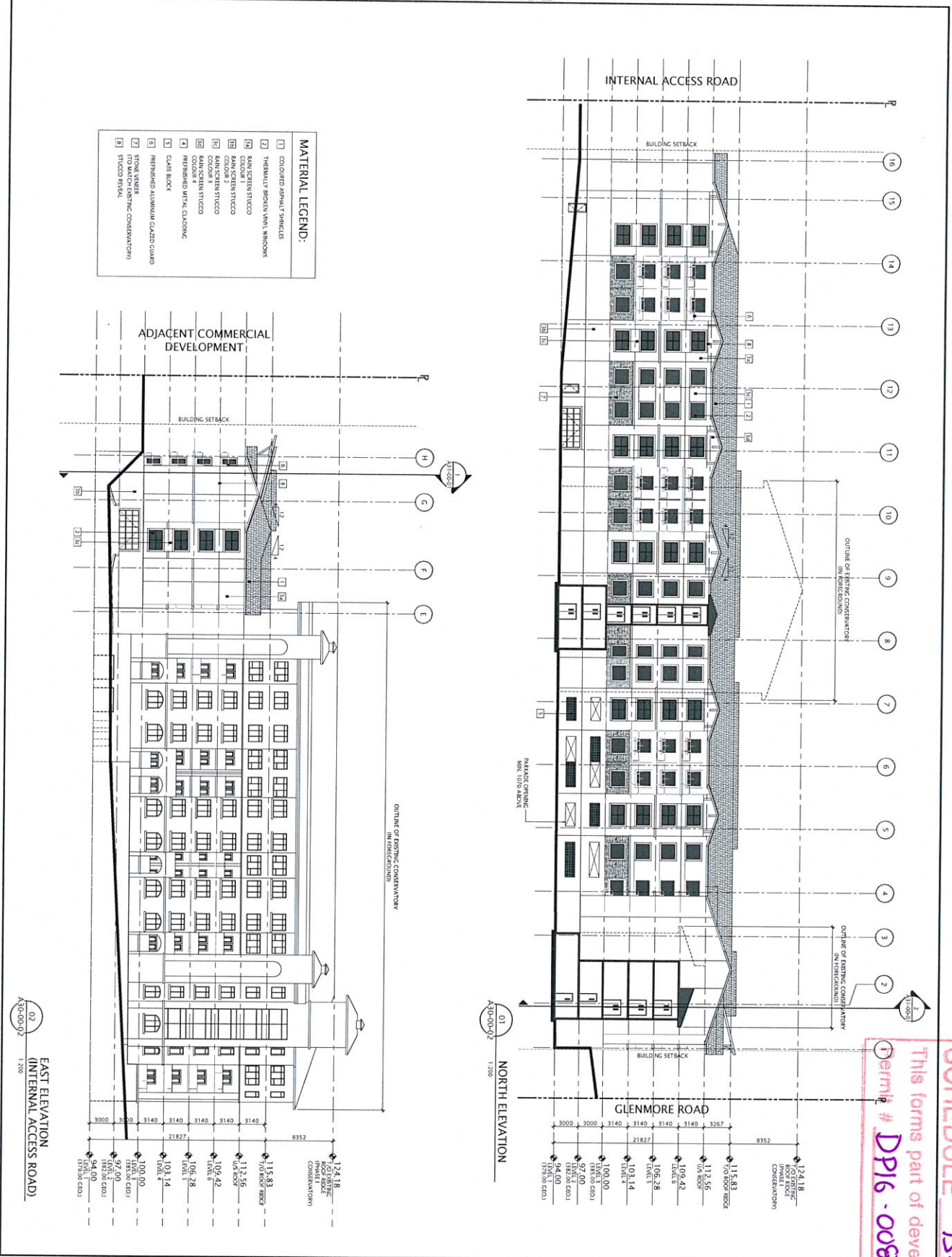
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Architects
NORR Architects Planners Inc.

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Fax: 604.681.1202
www.norr.com

Project Manager: [Signature]
Client: [Signature]
Project Lead: [Signature]
Project No.: OCVA15-0031
Drawing No.: A30-00-01
Check Scale (mm per foot indicated): 0.10mm
Drawing Title: BUILDING ELEVATIONS
SOUTH & WEST



SCHEDULE B₂

This forms part of development agreement # DP16-0081

DATE	ISSUED FOR	REV
2016-06-02	FOR REVIEW	A
2016-06-02	FOR REVISION	B

Project: KELLOWNA CONSERVATORY PHASE II
Client: Sunstar Ventures Inc.
c/o RT Integrated Management Inc.

Project Manager: S. NO
Project Engineer: S. NO
Project Architect: S. NO

Check Scale (mm) by paper reduced: 0.15mm

Drawing No: A30-00-02

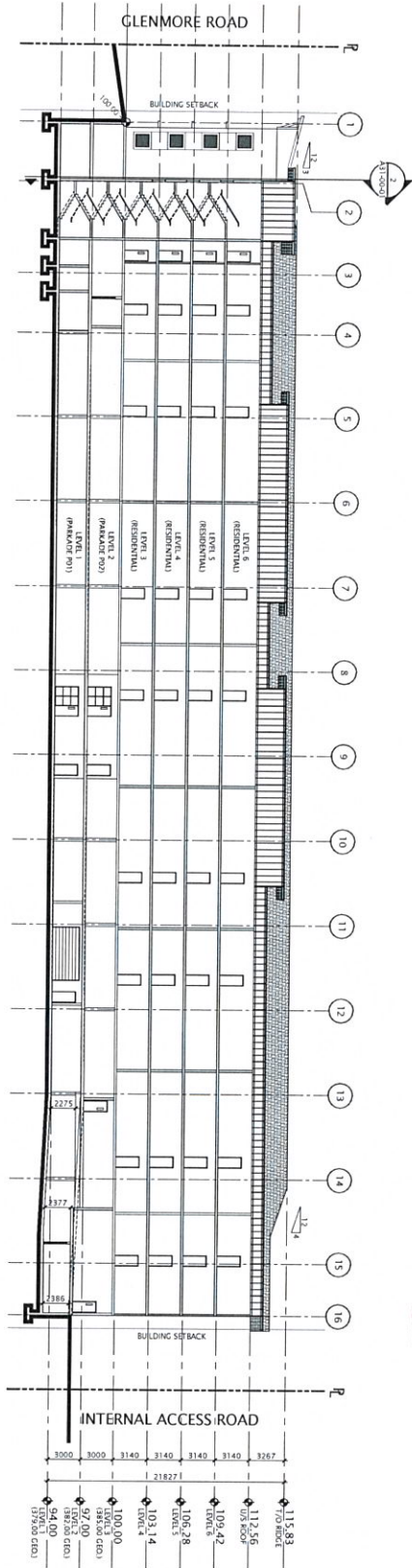
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Fax: (403) 243-1102
www.norr.ca

Consultant: NORR Architects Planners Inc.
Architectural: NORR Architects Planners Inc.
Landscape: NORR Architects Planners Inc.

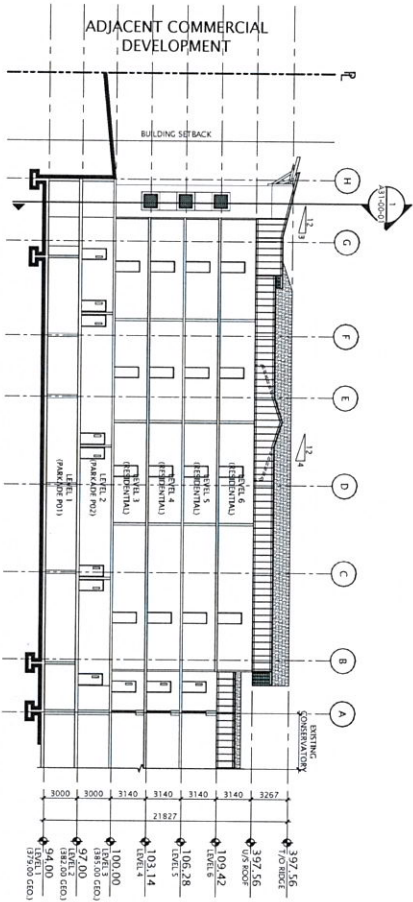
North Arrow

Detail Symbol

Scale: 1:200



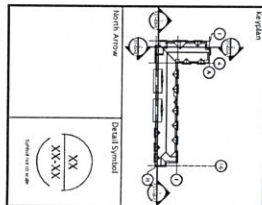
01
A31-00-01
BUILDING SECTION
LONGITUDINAL
1:200



02
A31-00-01
BUILDING SECTION
CROSS
1:200

SCHEDULE B3
This form is part of development
Permit # **DP16-0001**

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Consultants
NORR Architects Planners Inc.
Architectural
Landscape
NORR Architects Planners Inc.

Scale(s)

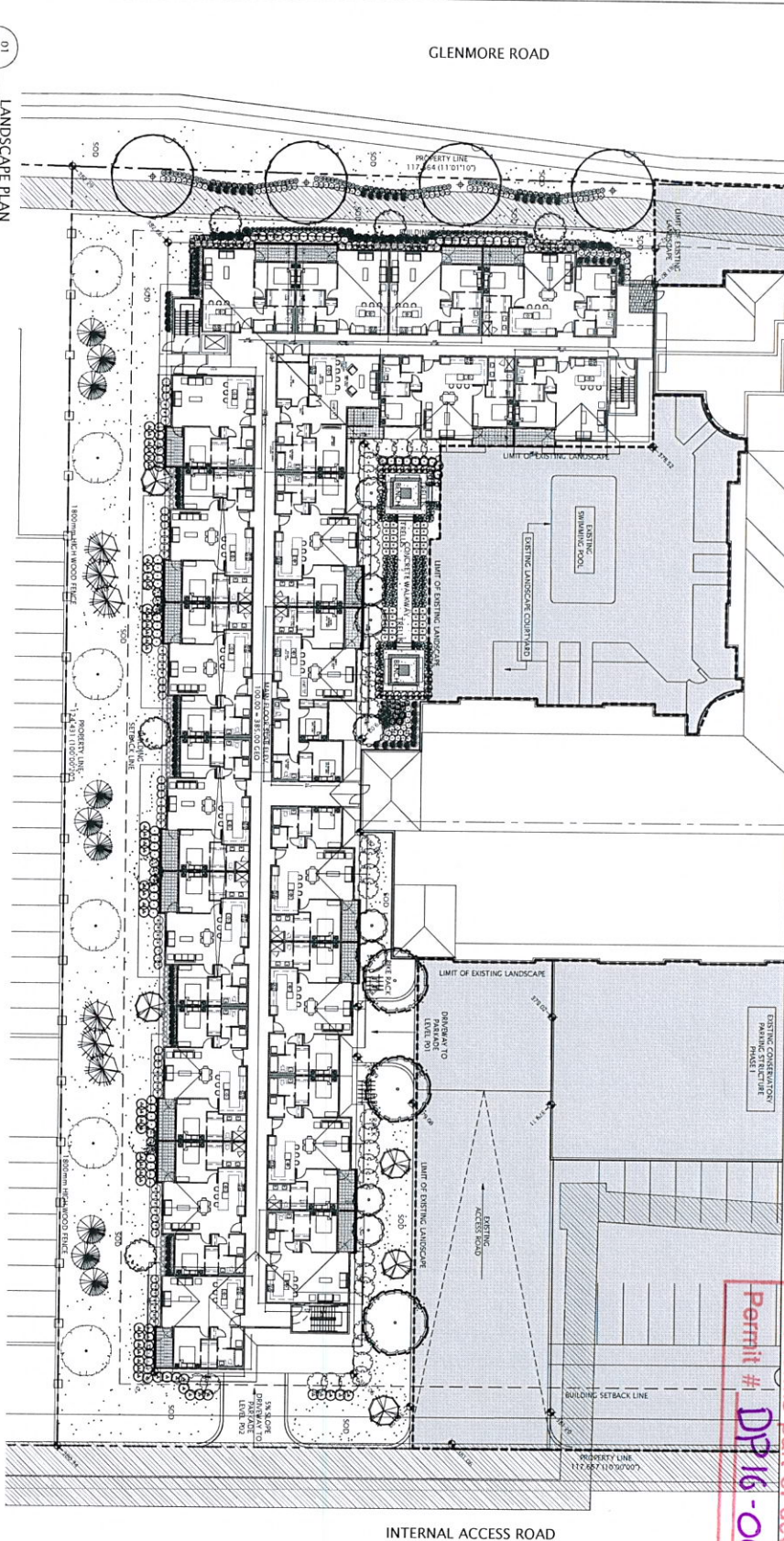
NORR Architects Planners Inc.

Project Manager
NORR Architects Planners Inc.
Project Engineer
NORR Architects Planners Inc.
Project Designer
NORR Architects Planners Inc.
Project Checker
NORR Architects Planners Inc.

NORR

Project
Sunstar Ventures Inc.
c/o RT Integrated Management Inc.
KELDOWNA CONSERVATORY
PHASE II
Drawing Title
BUILDING SECTIONS

Check Scale (mm) by photo reduced
Project No. OCVA15-0031
Drawing No. A31-00-01



LEGEND

FEATURES

- ECO
- SNW
- DECORATIVE PAINTING
- CONCRETE
- BENCH
- BIKE BACK
- TWELLS

PLANT LEGEND:

CONFOUNDERS			
Q17	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
01	Pinus nigra	Autumn Pine	1.5m tall tree
06	Pinus ponderosa	Autumn Pine	1.5m tall tree
DECIDUOUS TREES			
Q17	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
03	Acer glabrum / glaberrum	Autumn Blaze maple	Shrub up to 10m tall
05	Amelanchier alnifolia	Autumn Sparkles Starberry	Shrub up to 10m tall
06	Corylus koraiensis	Pink Flaming Dogwood	Shrub up to 10m tall
09	Fraxinus alba / alba / viridis	Fraxinus Dogwood	Shrub up to 10m tall
21	Lonicera alba / alba / viridis	Yellow Star	Shrub up to 10m tall
24	Prunus x cistena	Yellow Star	Shrub up to 10m tall
05	Quercus robur	English Oak	Shrub up to 10m tall
04	Tilia cordata / cordata	Common Linden	Shrub up to 10m tall
CONIFEROUS SHRUBS			
Q17	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
22	Juniperus communis	Autumn Juniper	Shrub up to 10m tall
43	Pinus sylvestris	Pinus Tree	Shrub up to 10m tall
27	Thuja occidentalis variegata	Pinus Tree	Shrub up to 10m tall

[illegible][illegible]

SCHEDULE C

This forms part of development

Permit # DP 16-0081

DATE	ISSUED FOR
2016-04-04	PAUSED FOR DP
2016-04-04	PAUSED FOR DP
A	
B	

158

SCHEDULE C
This forms part of development permit # **DP16-0081**

REV	DATE	ISSUED FOR
A	2016-04-08	ISSUED FOR DP
B	2016-04-08	ISSUED FOR DP

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Keyplan

North Arrow

Detail Symbol

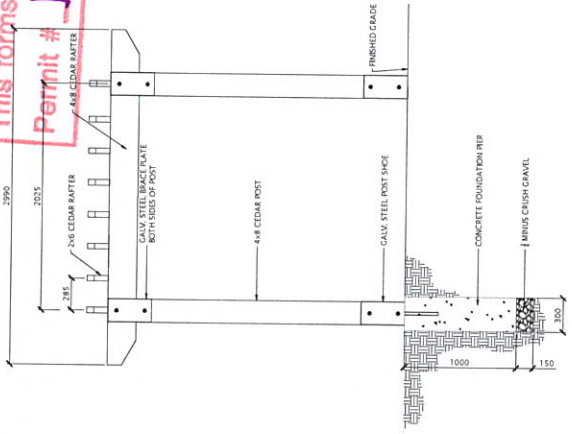
Consultants: NORR Architects Planners Inc.
Landscape: NORR Architects Planners Inc.

Scale: 1:20

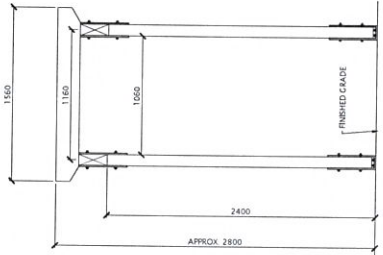
NORR Architects Planners Inc.
Suite 710 - 1201 West Beaver Street
V6B 4B5 3237 F 604 685 3241
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NORR

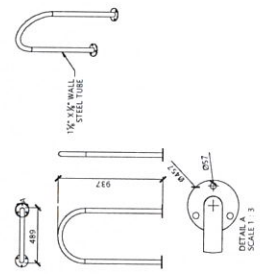
Project Manager	Drawn
S. HO	C.C.
Lead	S. HO
Client	S. HO
Project	KELOWNA CONSERVATORY
Phase	PHASE II
Drawing Title	LANDSCAPE DETAILS
Check Scale (may be photo reduced)	0 1 2m
Project No.	OCWA15-0033-00
Drawing No.	DP-L2-01



FRONT ELEVATION

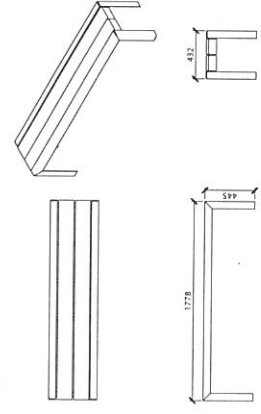


SIDE ELEVATION



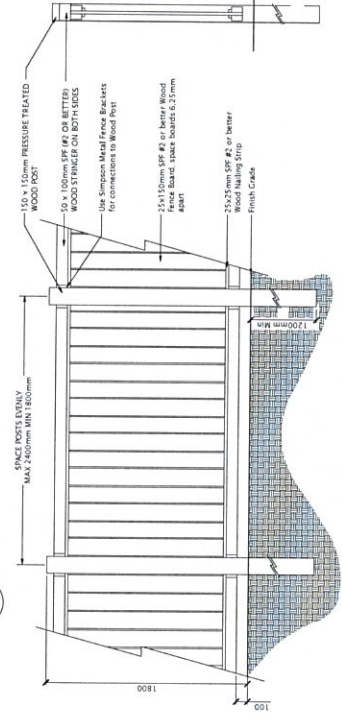
NOTES:
1. BOLT BACK TO BE SURFACE MOUNTED.
2. CONTRACTOR TO SUPPLY AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

BIKE RACK

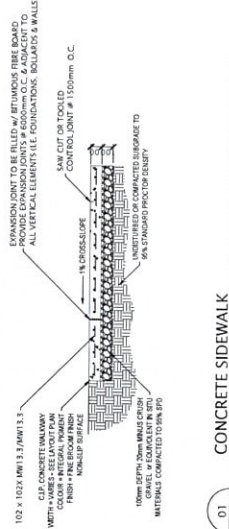


NOTES:
1. BENCH TO BE SURFACE MOUNTED.
2. CONTRACTOR TO SUPPLY AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

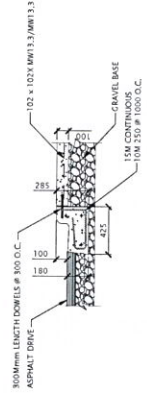
BENCH



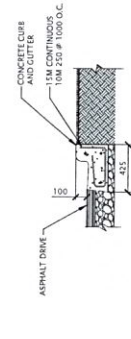
1800mm HIGH WOOD FENCE



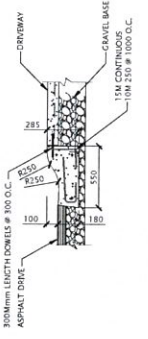
CONCRETE SIDEWALK



CONCRETE CURB AND GUTTER AT SIDEWALK



CONCRETE CURB AND GUTTER AT LANDSCAPE AREA



ROLLED CURB

08
TRELLIS
1:20

07
1800mm HIGH WOOD FENCE
1:20

06
BENCH
1:20

05
BIKE RACK
1:20

04
ROLLED CURB
1:20

03
CONCRETE CURB AND GUTTER AT LANDSCAPE AREA
1:20

02
CONCRETE CURB AND GUTTER AT SIDEWALK
1:20

01
CONCRETE SIDEWALK
1:20

CITY OF KELOWNA
BYLAW NO. 11252
Z16-0014 - Stephani Bruckal
2420 Abbott Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 14 ODYD Plan KAP69396 Except Plan KAP73098 located at Abbott Street, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 30th day of May, 2016.

Considered at a Public Hearing on the 13th day of June, 2016.

Read a second and third time by the Municipal Council this 13th day of June, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: June 22, 2016
File: 1880-50
To: City Manager
From: Kevin Van Vliet, Utility Services Manager
Subject: Brandt's Creek Trade Waste Treatment Plant - Sale of Industry Capacity

Recommendation:

THAT Council receives for information, the report from the Utility Services Manager dated June 22, 2016, pertaining to the Brandt's Creek Trade Waste Treatment Plant - Sale of Industry Capacity;

AND THAT Council waives the City's Right of First Refusal to purchase facility capacity from Sun-Rype Products Ltd.;

AND THAT Council authorizes the Mayor and City Clerk to execute the relevant Notice of Waiver for the Right of First Refusal.

Purpose:

To determine the action on a City Right of First Refusal over the sale of treatment facility capacity by Sun-Rype Products Ltd.

Background:

The City has a partnership agreement (the "Agreement") with Sun-Rype Products Ltd. and Canrim Packaging Ltd. regarding the ownership and operation of the Brandt's Creek Trade Waste Facility (the "Facility"). The Facility is owned and operated by the City with all costs (both capital and operating) being recovered from the industry partners.

The Agreement allocates specific facility capacity to each of the industry partners. If a partner wishes to sell some of the apportioned flow capacity to a third party, each of the other partners has the right of first refusal should they deem a need for that flow capacity.

Sun-Rype Products has approached the partners with a desire to sell a portion of their allocated capacity to a third party. If the sale proceeds accountability and responsibility for the costs and quality of flow from the third party would remain with Sun-Rype Products.

The City currently does not have any flow capacity at this facility allocated for City use. Should the City acquire capacity in the facility then the City would also be required to fund its portion of both operating and capital costs (potentially including past capital costs).

Staff do not see a future need for the City to acquire the flow capacity that Sun-Rype Products is requesting to sell, therefore a Notice of Waiver regarding the City's Right of Refusal can be executed.

Internal Circulation:

Andrew Reeder - Utility Planning Manager

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

K. Van Vliet, Utility Services Manager

Approved for inclusion:

A square box containing a handwritten signature in blue ink, which appears to be "JC".

Joe Creron, Divisional Director, Civic Operations

cc:

Andrew Reeder - Utility Planning Manager

Report to Council



Date: June 15, 2016
Rim No. 1405-06
To: City Manager
From: Jerry Dombowsky, Regional Programs Manager
Subject: Transit Ridership, Expansion Plans and 2016 Service Adjustments

Recommendation:

THAT Council receives, for information, the report of the Regional Programs Manager dated June 15, 2016 with respect to transit ridership performance in 2015;

AND THAT Council approve the Conventional Transit service adjustments to be implemented on September 4, 2016;

AND THAT the 2016 Financial Plan be amended by \$18,045, for the fall 2016 Custom Transit expansion, funded from an increase in all system ridership year to date;

AND FURTHER THAT Council authorizes the Regional Programs Manager to execute the 3 year Memorandum of Understanding on behalf of the City for transit service over the 2017-2019 service years.

Purpose: To provide a review of transit ridership performance in 2015 by route, and to provide Council with information and seek approval for planned service adjustments and expansion from 2016 - 2019.

Background:

Annual System Performance Review

Since 2012, an annual system performance review has been conducted, assessing the performance of all routes based on the minimum performance target thresholds established in the 2011 Transit Future Plan. This included a target threshold of 35 rides per service hour with a minimum threshold of 12 rides per hour; and a target of 35% cost recovery with a minimum 15% cost recovery on all routes.

For the last 4 months of 2015, on an all-week summary basis, average cost recovery on Conventional Bus Service routes combined was 33%. Cost recovery over the same period in 2014 was 31.3%. Within the City of Kelowna all routes, with the exception of the #15 Crawford, exceeded the minimum threshold of 12 rides per service hour, with an average of 26 rides per service hour for all routes. The 15% cost recovery minimum threshold was exceeded by all of Kelowna's Conventional Bus service routes with the exception of the #15 Crawford at 9%, the #12 McCulloch at 14%, and the #17 Southridge at 14%.

Route No	Boardings per revenue hour	Estimated Cost Recovery
1 Lakeshore	44.7	39%
2 North End Shuttle	26.3	23%
3 Dilworth Mt.	33.0	16%
4 Pandosy/UBCO Ex	25.5	22%
5 Gordon	28.0	25%
6 Glenmore/UBCO Ex	26.5	23%
7 Glenmore	22.6	20%
8 University	44.5	39%
9 Shopper Shuttle	20.9	18%
10 North Rutland	34.5	30%
11 Rutland	31.1	31%
12 McCulloch	15.4	14%
13 Quail Ridge	34.5	49%
14 Black Mountain	50.9	38%
15 Crawford	10.2	9%
16 Kettle Valley	18.7	16%
17 Southridge	16.4	14%
97 Okanagan	46.7	41%
All routes	25.7	33%

-  exceeds target performance standard

In comparison to performance in 2014, of note is the continued growth in both ridership and performance on the #1 Lakeshore and #5 Gordon Frequent Transit routes which saw boarding increase by 5% and 28% respectively. The #12 McCulloch and #14 Black Mountain Local Transit routes experienced 17% and 35% growth in boarding respectively.

Increased University and College enrollment, growth in ridership to and from Kelowna Senior Secondary/Okanagan College and the Mission Recreation Park, and growth in outlying areas are among the factors influencing growth in ridership and improvement in cost recovery City wide.

2016 Service Adjustments

Conventional Transit Service

Transit expansions since the major Rapid Bus service improvements in 2014 have been modest and generally limited to minor service adjustments to accommodate growth pressure and overload situations. With respect to 2016, a detailed report on the fall service adjustments is attached to this report. The adjustments comprise reinstatement of seasonal service as well as addressing some on-time performance issues. Resources saved from summer seasonal reductions are to be re-invested back into the system to provide hours for the on-time adjustments.

Custom Transit (handyDART) Expansion

In February 2016, the provincial government announced an increase of \$12.7 million in expansion funding over 3 years, making service expansions available again to local systems. To take advantage of this new offering, a modest 2,000 hour (5.6%) increase in handyDART service is proposed to take effect September 2016. This increase, in conjunction with new eligibility requirements being phased in, will provide some relief to existing handyDART clients and help to accommodate population growth as needs increase over time.

The funding for this service expansion is proposed to come from revenues generated from an increase in all system ridership year to date. The full years cost of \$54,135 to be considered during the 2017 budget deliberations along with the next two years AOA budget requests.

Transit Improvement Program (TIP) Process

The Transit Improvement Program communicates to local governments the expansion initiatives proposed for the next three years. It seeks the commitment to the expansion initiatives from the local government which thereby allows BC Transit to proceed with securing sufficient funding within the Provincial Budget.

Each year, a Memorandum of Understanding related to the TIPS expansion is signed by the local government. It sets out the City's intention to proceed. Of course, it is subject to annual City Council budget deliberation each fall. This year however, BC Transit has added the caveat that the lease cost of any new buses must be covered by the City, even if the expansion is not approved at budget time. The lag time associated with ordering buses means that BC Transit must commit to purchase up to a year in advance of actual receipt of an expansion bus.

With respect to impact upon City of Kelowna budget, this is mitigated by the Federal Gas Tax funding that is being applied to the pre-payment of bus lease fees. Both the 2016 handyDART and 2017/18 proposed Conventional expansion will be covered under this funding so there is no actual financial risk of additional cost impact.

2016 - 2019 Proposed Service Expansion

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Revenue	Total Costs*	Net Municipal Share
2017/18	Sept 2017	500	-	\$9,291	\$53,047	\$18,989
		City of Kelowna	On Saturdays, improve service and extend service spans on frequent transit corridors that connect with key activity centres (Downtown, KGH, Rutland) to accommodate varying shift start-finish times			
	Sept 2017	2,000	1	\$37,163	\$249,931	\$113,698
		City of Kelowna	On Frequent Transit Network Routes (Route 1, 8, 97), improve service to ensure schedule reliability and to address over-crowding and pass-ups and continue to grow ridership.			
	Sept 2018	2,000	1	\$37,163	\$259,698	\$119,502
		City of Kelowna	Re-align Route 6 and Route 7 with new connection to UBCO via John Hindle corridor. Realignment will see expanded service on Route 6 to accommodate expected increased demand and optimization of Route 7.			
	Sept 2018	2,000	1	\$18,213	\$259,698	\$138,452
		City of Kelowna	On Frequent Transit Network routes (Route 1, 5, 8, 97) improve service to ensure schedule reliability and to address over-crowding and pass-ups to continue to grow ridership			
	Sept 2018	1,000	-	\$18,582	\$110,338	\$40,239
		City of Kelowna	Introduce expanded service to Kelowna International Airport			
2019/2020	Sept 2019	5,000	2	\$45,532	\$654,361	\$340,942
		Kelowna Regional	Improve service reliability, address overcrowding and optimize service			

* Vehicle costs do not reflect Standardized Lease Fees

PROPOSED CUSTOM EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Revenue	Total Costs*	Net Municipal Share
2016/17	Sept 2016	2,000	1	\$8,150	\$151,371	\$54,135
		Description	Improve handyDART service during high-demand times			
2017/18	Sept 2017	500	-	\$2,037	\$34,732	\$9,532
		Description	Improve Custom Transit (handyDART) based on results of Service Review and Transit Future Action Plan			
2018/19	Sept 2018	1,000	1	\$4,075	\$91,429	\$39,176
		Description	Improve Custom Transit (handyDART) based on results of Service Review and Transit Future Action Plan			

The scope of service changes outlined in this report are recommended as they will respond to increasing pressure on the transit system by improving the network, attract new ridership and adhering to the goals outlined in the Central Okanagan Transit Future Plan with minimal disruption to existing customers. Once these service changes have been implemented, an extensive monitoring review will take place on the impacts of these changes, and any need to pursue alternative actions can be evaluated.

A copy of the MOU in respect to the TIPS process is attached to this report.

Council's approval of the above service adjustments is sought in this regard.

Internal Circulation:

Financial/Budgetary Considerations: The costs associated with the Custom Transit service expansion is not part of the City's current Financial Plan. The 2016 Financial Plan will require an addition of up to \$18,045 funded from increasing the associated revenues to account for the increase in all system ridership year to date.

Full year costs are \$54,135 and will need to be considered in the 2017 budget. Funding for the Custom and Conventional transit expansions in 2017 will be \$3,177 and \$44,229 respectively with full year costs of \$9,532 and \$132,687 to be considered in the 2018 budget. All cost estimates include vehicle lease payments which will be removed via pre-payment thorough Gas Tax funding. In addition, costs are calculated on current lease rates and do not reflect Standardized Lease rates which will come into effect in 2017.

External Agency/Public Comments: BC Transit has reviewed the report and attachments.

Considerations not applicable to this report:

Legal/Statutory Authority
 Legal/Statutory Procedural Requirements
 Existing Policy
 Personnel Implications
 Communications Comments

Alternate Recommendation

Submitted by:



J. Dombowsky, Regional Programs Manager

Approved for inclusion:



A. Newcombe, Director, Infrastructure

Attachments: Kelowna 2016 Transit Service Change Summary Report; 2016 TIP MOU

cc:

G. Davidson, Director, Financial Services
R. Williams, Regional Transit Manager, BC Transit
M. Boyd, Senior Transit Planner, BC Transit

KELOWNA					
Effective	Route	Service	Change Requested	Change Type (Seasonal? / Permanent?)	Changes Done
Sep-16	1	Weekday	Reinstate seasonal service	Seasonal/ Permanent	Reinstated trips leaving Queensway Exchange at 8:38 am & 6:23 pm and leaving Okanagan College at 11:27 am. Minor trip start changes.
Sep-16	2	Weekday	No change	Seasonal/ Permanent	Reinstated Fall/Winter schedule. (i.e. seasonal schedule changes in Spring have been cancelled). Some changes to trip start times.
Sep-16	3	Weekday	No change	Seasonal/ Permanent	Reinstated Fall/Winter schedule. (i.e. seasonal schedule changes in Spring have been cancelled). Minor changes to trip start times.
Sep-16	4	Weekday	Reinstate seasonal service address service reliability issues	Seasonal/ Permanent	Reinstated seasonal cuts. Route rescheduled. Reviewed and adjusted runtimes based on Fall 2015 APC data and increased recovery time to improve on-time performance.
Sep-16	5	Weekday	No change	Permanent	Reviewed and adjusted runtimes based on Fall 2015 APC data. Time comes out of recovery, no change to trip start times.
Sep-16	6	Weekday	Reinstate seasonal service	Seasonal/ Permanent	Reinstated seasonal cuts. Adjusted runtime between Union/Glenmore and High/Glenmore to be in line with the route 7. Some changes to trip start times.
Sep-16	7	Weekday	Reinstate seasonal service	Seasonal/ Permanent	Reinstated seasonal cuts. Route rescheduled. Reviewed and adjusted runtimes and recoveries based on Fall 2015 APC data. After reviewing the APC ridership data, the westbound (to Queensway) direction has more ridership but less frequency in the morning peak. Cut 2 eastbound (to Orchard Park) trips in the morning and added 1 westbound trip. Westbound headway is now 15-min through the morning peak and eastbound is 20-min.
Sep-16	8	Weekday	Reinstate seasonal service address service reliability issues	Seasonal/ Permanent	Reinstated seasonal cuts. Route rescheduled. Reviewed and adjusted runtimes based on Fall 2015 APC data. The trip that currently leaves UBCO at 6:20 am now leaves 16-min earlier to arrive at KGH at 6:35 am.
Sep-16	9	Weekday	No change	Permanent	Minor changes to trip start times.
Sep-16	10	Weekday	No change	Permanent	Maintained schedule changes made in the Spring. Rescheduled to improve recoveries.
Sep-16	11	Weekday	Reinstate seasonal service	Seasonal/ Permanent	Reinstated seasonal service cuts. Cancelled trip leaving Queensway at 8:48 am (This trip was originally put in as an "opportunity" trip getting the bus over to Orchard Park but the system is running so tight now, I've cancelled it and will deadhead the bus.) Maintained schedule changes made in the Spring re: route 11/14 combo trips. Rescheduled to improve recoveries.
Sep-16	12	Weekday	No change	Permanent	No change (maintained schedule changes made in the Spring). Minor changes to a couple of trip start times.
Sep-16	13	Weekday	Reinstate seasonal service	Seasonal	Reinstated seasonal service cuts.
Sep-16	14	Weekday	No change	Permanent	Carried forward the changes made in the Spring re: 11/14 combo trips.
Sep-16	15	Weekday	Reinstate seasonal service	Seasonal	Reinstated seasonal service cuts.

Effective	Route	Service	Change Requested	Change Type (Seasonal? / Permanent?)	Changes Done
Sep-16	16	Weekday	No change		No change
Sep-16	17	Weekday	No change	Seasonal/ Permanent	Reinstated seasonal schedule changes (i.e. trips leaving Mission Rec Exch at 10:50 am and 1:30 pm). All trips up to and including the 7:07 pm assigned to 40L vehicle.
Sep-16	20	Weekday	No change		No change
Sep-16	21	Weekday	No change	Seasonal	Reinstated school overload trip leaving Westbank Exchange at 3:15 pm.
Sep-16	22	Weekday	No change		No change
Sep-16	23	Weekday	Reinstate seasonal reductions Address ongoing service reliability issues	Seasonal/ Permanent	Reinstated seasonal cuts. Route rescheduled to longer headways (33-35 min). This route can NOT be operated on a 30-min headway. The round-trip time is 56 min and trips routing via Old Vernon Rd take 59 min. These trips need a minimum of 9-min recovery (15%) to ensure on-time performance. Reviewed Fall 2015 APC data and made minor adjustments to runtimes. The biggest change is the increased recovery time after trips to improve on-time performance. One less trip overall.
Sep-16	24	Weekday	No change		No change
Sep-16	25	Weekday	No change		No change
Sep-16	27	Weekday	No change		No change
Sep-16	28	Weekday	No change		No change
Sep-16	29	Weekday	No change		No change
Sep-16	32	Weekday	No change	Permanent	No change (maintained Spring schedule changes)
Sep-16	97	Saturday	Reinstate seasonal service	Seasonal	Reinstated seasonal service cuts.
Sep-16	97	Weekday	Reinstate seasonal service	Seasonal/ Permanent	Reinstated seasonal service cuts. Some trip start time changes to balance recoveries and improve on-time performance.

June 16, 2016

Attn: Jerry Dombowsky, Regional Programs Manager
City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: 3 Year Expansion Initiatives

Dear Jerry,

Last month, the Provincial Government announced their commitment to \$12.7 million in funding over the next three years to support transit expansion initiatives throughout the province. Because your transit system has been identified as a candidate for potential expansion, the attached Memorandum of Understanding (MOU) is provided to formalize the process of securing appropriate expansion funding on your behalf. Preliminary interactions with partners indicate there is a possibility that expansion requests may exceed the available funding.

The MOU lists the specific initiatives for the Annual Operating Agreement periods of 2017-2018 through to 2019-2020 derived primarily from recent service plans approved by your local government. Order-of-magnitude costing is provided to define the scope of transit service initiatives based on the proposed annual expansion hours.

If your proposed expansion requires additional vehicles in 2017-2018, a signed commitment from your council/board is required by mid-June to ensure sufficient time for BC Transit to procure buses. Please keep in mind that should your plans change after this date and you determine that expansion is no longer desired, you will be billed the lease fees related to the new buses for a minimum of a one year period.

Upon confirmation of your council/board's commitment to the expansion initiatives, we will include your request in BC Transit's draft Service Plan to the Province to seek the matching funding required for operating and capital costs. Following confirmation of the provincial budget, BC Transit will inform you of allowable funding and initiate an implementation plan, including the development of more detailed costing based on routing and schedules.

By communicating proposed expansion initiatives as far in advance as possible we are trying to achieve three important goals:

1. Ensure 3 year expansion initiatives are aligned with the expectations of local governments
2. Attain a commitment from local governments that allow BC Transit to proceed with the procurement and management of resources necessary to implement transit service expansions
3. Provide local government partners with enhanced 3 year forecasts that identify longer term funding requirements.

I look forward to working with you on the continued improvement of your transit service and encourage you to contact me if you have any questions regarding these proposed expansion initiatives.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Rob Williams', is positioned above the printed name.

Rob Williams
Senior Regional Transit Manager
BC Transit

Expansion Memorandum of Understanding

Date	June 16, 2016
Expiry	June 30, 2016
System	City of Kelowna Transit System

Expansion Initiatives Agreement

The following outlines expansion initiatives identified for your transit system along with a high level annual costing based on the hourly rates of your system. Please confirm these initiatives are aligned with the expectations of your local government. Upon confirmation of your local government's intent to commit to the expansion and budget, we will proceed with the request to secure funding from the Province on your behalf.

PROPOSED CUSTOM EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Revenue	Total Costs*	Net Municipal Share
2016/17	Sept 2016	2,000	1	\$8,150	\$151,371	\$54,135
		City of Kelowna	Improve handyDART service during high-demand times			
2017/18	Sept 2017	500	-	\$2,037	\$34,732	\$9,532
		City of Kelowna	Improve Custom Transit (handyDART) based on results of Service Review and Transit Future Action Plan			
2018/19	Sept 2018	1,000	1	\$4,075	\$91,429	\$39,176
		City of Kelowna	Improve Custom Transit (handyDART) based on results of Service Review and Transit Future Action Plan			

* Vehicle costs do not reflect Standardized Lease Fees

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Revenue	Total Costs*	Net Municipal Share
2017/18	Sept 2017	500	-	\$9,291	\$53,047	\$18,989
		City of Kelowna	On Saturdays, improve service and extend service spans on frequent transit corridors that connect with key activity centers (Downtown, KGH, Rutland) to accommodate varying shift start-finish times			
	Sept 2017	2,000	1	\$37,163	\$249,931	\$113,698
		City of Kelowna	On Frequent Transit Network Routes (Route 1, 8, 97), improve service to ensure schedule reliability and to address over-crowding and pass-ups and continue to grow ridership.			
2018/19	Sept 2018	2,000	1	\$37,163	\$259,698	\$119,502
		City of Kelowna	Re-align Route 6 and Route 7 with new connection to UBCO via John Hindle corridor. Realignment will see expanded service on Route 6 to accommodate expected increased demand and optimization of Route 7.			
	Sept 2018	2,000	1	\$18,213	\$259,698	\$138,452
		City of Kelowna	On Frequent Transit Network routes (Route 1, 5, 8, 97) improve service to ensure schedule reliability and to address over-crowding and pass-ups to continue to grow ridership			
	Sept 2018	1,000	-	\$18,582	\$110,338	\$40,239
		City of Kelowna	Introduce expanded service to Kelowna International Airport			
2019/2020	Sept 2019	5,000	2	\$45,532	\$654,361	\$340,942
		Kelowna Regional	Improve service reliability, address overcrowding and optimize service. Expansion details and cost allocations to be determined			

* Vehicle costs do not reflect Standardized Lease Fees

Approval

I am confirming to BC Transit to proceed with the request for funding to the province on our behalf and that we are committed to budget accordingly as per the advice provided and with the knowledge a more detailed budget will follow as service details are confirmed.

Signature: _____

Date: _____

Name: Jerry Dombowsky

Position: Regional Programs Manager

On behalf of BC Transit, prepared by

Signature: 

Date: June 16, 2016

Name: Rob Williams

Position: Senior Regional Transit Manager