

City of Kelowna

Regular Council Meeting

AGENDA



Monday, November 9, 2020

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

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

2. Confirmation of Minutes

3 - 7

PM Meeting - November 2, 2020

3. Development Application Reports & Related Bylaws

3.1. McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai

8 - 23

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second dwelling.

3.2. McCurdy Rd 335 - BL12117 (Z20-0053) - Mohan Lal Madurai

24 - 24

To give Bylaw No. 12117 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

3.3. Kuipers Cres 796 - DP20-0140 - Emil Anderson Construction Co. Ltd, Inc.No.Co172775

25 - 84

To consider the form and character of a multiple dwelling housing development.

3.4. Valley Rd 244 252 260 268 - OCP18-0008 Z18-0042 - Extension - Vanmar Developments 2 Ltd

85 - 86

To extend the deadline for adoption of the Official Community Plan Bylaw No. 11641 and Rezoning Bylaw No. 11642 to August 14, 2021.

4.	Non-Development Reports & Related Bylaws	
4.1.	2021-2022 Heritage Grants Program Agreement	87 - 103
	To outline the terms of the Grant Administration Agreement with the Central Okanagan Heritage Society to administer and adjudicate the Heritage Grants Program on behalf of the City of Kelowna.	
4.2.	Fall 2020 Infrastructure Delivery Accomplishments	104 - 144
	To provide Council with an update on the status of 2020 Capital and Operating projects being managed by the Infrastructure Delivery Department.	
4.3.	Contract to Administer the Regional Emergency Program	145 - 152
	To gain approval from Council to enter into an agreement for services with the Regional District of Central Okanagan to continue administering the Regional Emergency Program.	
5.	Bylaws for Adoption (Non-Development Related)	
5.1.	BL12111 - SEKID Bylaws Repeal Bylaw	153 - 153
	To adopt Bylaw No. 12111.	
5.2.	BL12110 - Amendment No. 12 to Water Regulation Bylaw No. 10480	154 - 171
	To adopt Bylaw No. 12110.	
6.	Mayor and Councillor Items	
7.	Termination	



City of Kelowna
Regular Council Meeting
Minutes

Date: Monday, November 2, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Participating Remotely Councillor Charlie Hodge

Staff Present City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Planner Specialist, Wesley Miles*; Water Operations Manager, Andy Weremy*; Utility Services Manager, Kevin Van Vliet*; Urban Forestry Technician, Tara Bergeson*

Staff Participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:33 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-video feed is being broadcast and recorded on kelowna.ca and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0712/20/11/02 THAT the Minutes of the Regular Meetings of October 26, 2020 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Byrns Rd 2090 - OCP20-0005 Z20-0011 - 0966447 BC Ltd., Inc.No.BC0966447, Gurjeet Johal, Meena Johal

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support and responded to questions from Council.

Neal Jaud, DiStefano Jaud Architecture Inc.

- Displayed a PowerPoint Presentation.
- Made comment that the land is not in the ALR and is located at an important intersection.
- Will work with staff to make sure all measures are in place to protect adjacent farmland.
- Spoke to the viability and noted that the current zoning potential is not viable on small, high value parcel of land.
- Spoke to the Land Use and commented that the site configuration does not lend itself to residential use.
- Spoke to the improvements with the intersection upgrades for traffic management.
- Requested that the proposal is given the opportunity of going to Public Hearing for further input and comment.
- Responded to questions from Council.

Gary Johal, Owner

- Spoke to other development taking place in the area.
- Outlined the reasons the existing house remains vacant.
- Spoke to the rationale for a gas station serving southbound traffic and the benefits.
- Spoke to willingness to adjust the scale of the development.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

Ro712/20/11/02 THAT Official Community Plan Map Amendment Application No. OCP20-0005 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Parcel A, Block 2, District Lot 128, ODYD, Plan 415B Except Plan KAP64062 located at 2090 Byrns Road, Kelowna, BC from the REP – Resource Protection designation to the COMM - Commercial designation, as shown in the Report from the Development Planning Department dated November 2, 2020 NOT be considered by Council.

AND THAT Rezoning Application No. Z20-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel A, Block 2, District Lot 128, ODYD, Plan 415B Except Plan KAP64062, located at 2090 Byrns Road, Kelowna, BC from the A1 – Agriculture 1 zone to the C3r1s - Community Commercial (Retail Liquor Sales) zone, as shown in the Report from the Development Planning Department dated November 2, 2020 NOT be considered by Council.

Carried

3.2 Gerstmar Rd 605 - Z20-0081 (BL12112) - KTMP Holdings Ltd., Inc. No. A0092290

Staff:

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

Moved By Councillor Given/Seconded By Councillor Hodge

Ro712/20/11/02 THAT Rezoning Application No. Z20-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 Section 22 Township 26 Osoyoos Division Yale District Plan 19913 located at 605 Gerstmar 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 2, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

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

Carried

3.3 Gerstmar Rd 605 - BL12112 (Z20-0081) - KTMP Holdings Ltd., Inc. No. A0092290

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0712/20/11/02 THAT Bylaw No. 12112 be read a first time.

Carried

3.4 TA20-0020 (BL12115) - City of Kelowna

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Given

R0712/20/11/02 THAT Zoning Bylaw Text Amendment Application No. TA20-0020 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 2, 2020 be considered by Council;

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

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

Carried

3.5 BL12115 (TA20-0020) - City of Kelowna

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0712/20/11/02 THAT Bylaw No. 12115 be read a first time.

Carried

3.6 Aurora Cres 230 - Z20-0088 (BL12116) - Lambert and Paul Construction Ltd., Inc. No. 80191

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Sieben

R0712/20/11/02 THAT Rezoning Application No. Z20-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 26 Township 26

Osoyoos Division Yale District Plan KAP46961, located at 230 Aurora Crescent, Kelowna, BC from the C₄ – Urban Centre Commercial zone to the C_{4r} – Urban Centre Commercial (Residential Rental Tenure Only) 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 approval of the Ministry of Transportation and Infrastructure;

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

Carried

3.7 Aurora Cres 230 - BL12116 (Z20-0088) - Lambert and Paul Construction Ltd., Inc. No. 80191

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0712/20/11/02 THAT Bylaw No. 12116 be read a first time.

Carried

4. Non-Development Reports & Related Bylaws

4.1 Water Regulation Bylaw No. 10480 Amendment

Staff:

- Displayed a PowerPoint Presentation providing an overview of the proposed changes to the Water Regulation Bylaw and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R0712/20/11/02 THAT Council receives for information, the report from Utility Services dated November 2, 2020, pertaining to the Water Regulation Bylaw updates;

AND THAT Bylaw No. 12110 being Amendment No.12 to Water Regulation Bylaw No. 10480 be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12111 being SEKID Bylaws Repeal Bylaw be forwarded for reading consideration.

Carried

Councillor Sieben - Opposed

4.2 BL12110 - Amendment No. 12 to Water Regulation Bylaw No. 10480

Moved By Councillor Stack/Seconded By Councillor DeHart

R0712/20/11/02 THAT Bylaw No. 12110 be read a first, second and third time.

Carried

Councillor Sieben - Opposed

4.3 BL12111 - SEKID Bylaws Repeal Bylaw

Moved By Councillor Stack/Seconded By Councillor Donn

R0712/20/11/02 THAT Bylaw No. 12111 be read a first, second and third time.

Carried

4.4 Community Resiliency Investment (CRI) Program Funding 2021

Staff:

- Displayed a PowerPoint Presentation outlining the Community Resiliency Program.

Moved By Councillor Hodge/Seconded By Councillor Given

R0712/20/11/02 THAT Council receives, for information, the November 2, 2020 report from the Parks Operation Department with respect to 2021 Community Resiliency Investment (CRI) Program funding;

AND THAT Council approves staff to apply for a grant from the CRI program to continue to support wildfire fuel mitigation initiatives;

AND FURTHER THAT upon confirmation of the grant award, the 2021 Financial Plan be amended to include the receipt of up to \$150,000 from the Community Resiliency Investment Program.

Carried

5. Mayor and Councillor Items

Councillor Singh:

- Spoke to representing Council at Field of Crosses on Tuesday, November 3rd.

Councillor Stack

- Raised concern with several incidents of unauthorized fireworks being displayed on Halloween; would be interested in hearing from the Fire Department regarding proactive messaging before events or holidays.

6. Termination

This meeting was declared terminated at 3:06 p.m.

Mayor Basran

/acm



Deputy City Clerk

REPORT TO COUNCIL



Date: November 9, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0053

Owner: Mohan Lal Madurai

Address: 335 McCurdy Road

Applicant: Mohan Lal Madurai

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 18917, located at 335 McCurdy Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated October 26, 2020.

2.0 Purpose

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second dwelling.

3.0 Development Planning

Development Planning Staff support the rezoning application to facilitate the development of a second dwelling. The RU6 – Two Dwelling Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such, the application is in compliance with the designated Future Land Use for the property. In addition, the OCP urban infill policies

support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots. The subject property is fully serviced and meets the minimum lot width and area for two dwelling housing.

The applicant has confirmed the completion of neighbourhood notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The applicant is requesting permission to rezone to the RU6 – Two Dwelling Housing zone, to facilitate the development of a second dwelling in the rear of the property. The existing single family dwelling is proposed to remain. Parking stalls for the existing and proposed new dwelling can be accommodated on site and a minimum 3.0 m wide drive aisle would be provided on the west side of the property. The applicant has submitted a conceptual site plan which demonstrates that this development can occur with no variances required.

4.2 Site Context

The subject property is located mid-block on the south side of McCurdy Road, between Tartan Road and Knorr Road. The surrounding area is characterized by single and two dwelling housing. It is within the City's Permanent Growth Boundary. The walk score is 43, indicating that most errands require a car.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 335 McCurdy Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy 5.3.2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A": Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: May 26, 2020

Date Public Consultation Completed: July 24, 2020

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum

Attachment "A": Draft Site Plan



Z20-0053

335 McCurdy Rd

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of a second dwelling.

Development Process

May 26, 2020

Development Application Submitted

Staff Review & Circulation

July 24, 2020

Public Notification Received

Nov 9, 2020

Initial Consideration

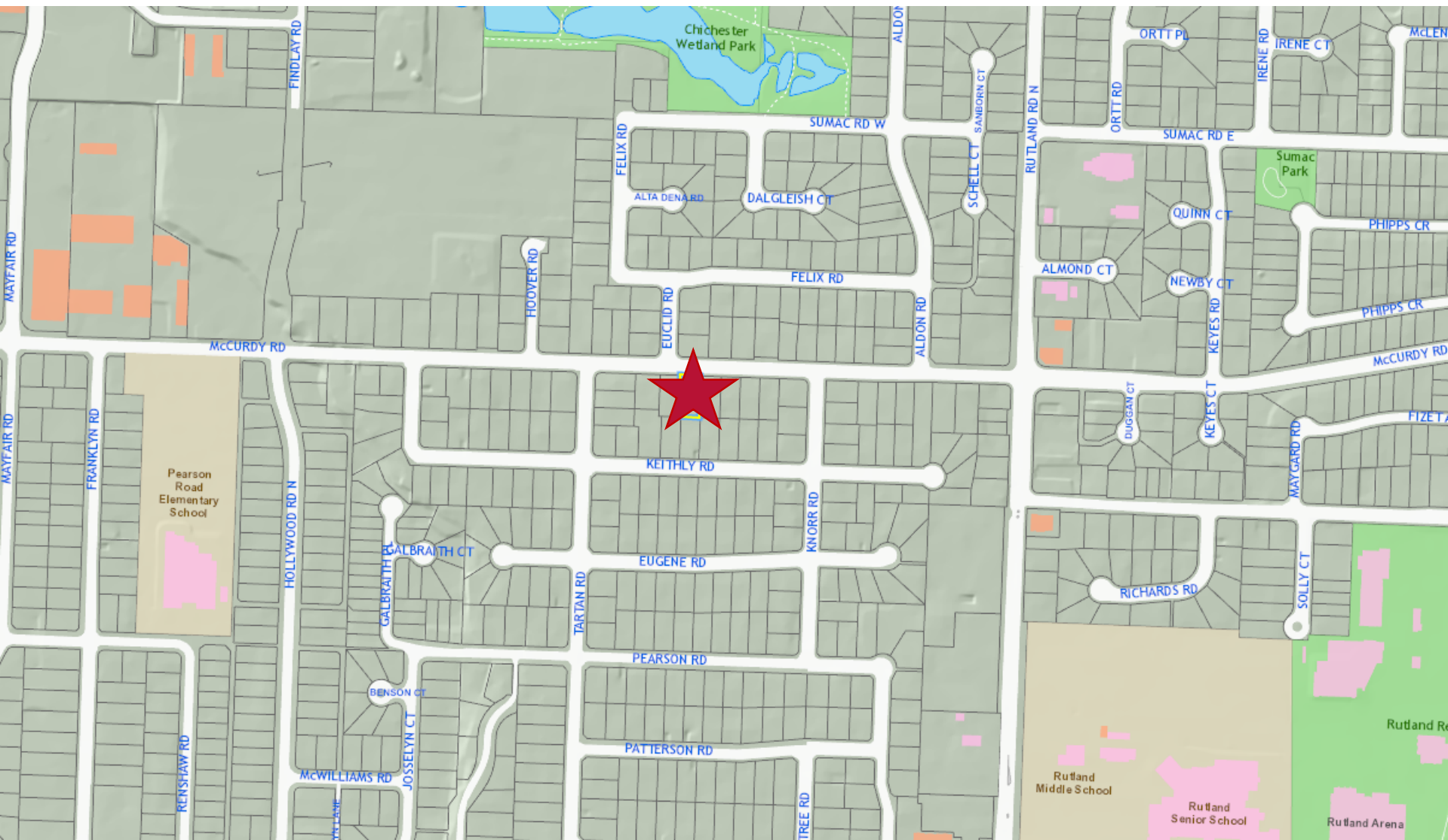
Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council
Approvals

Context Map



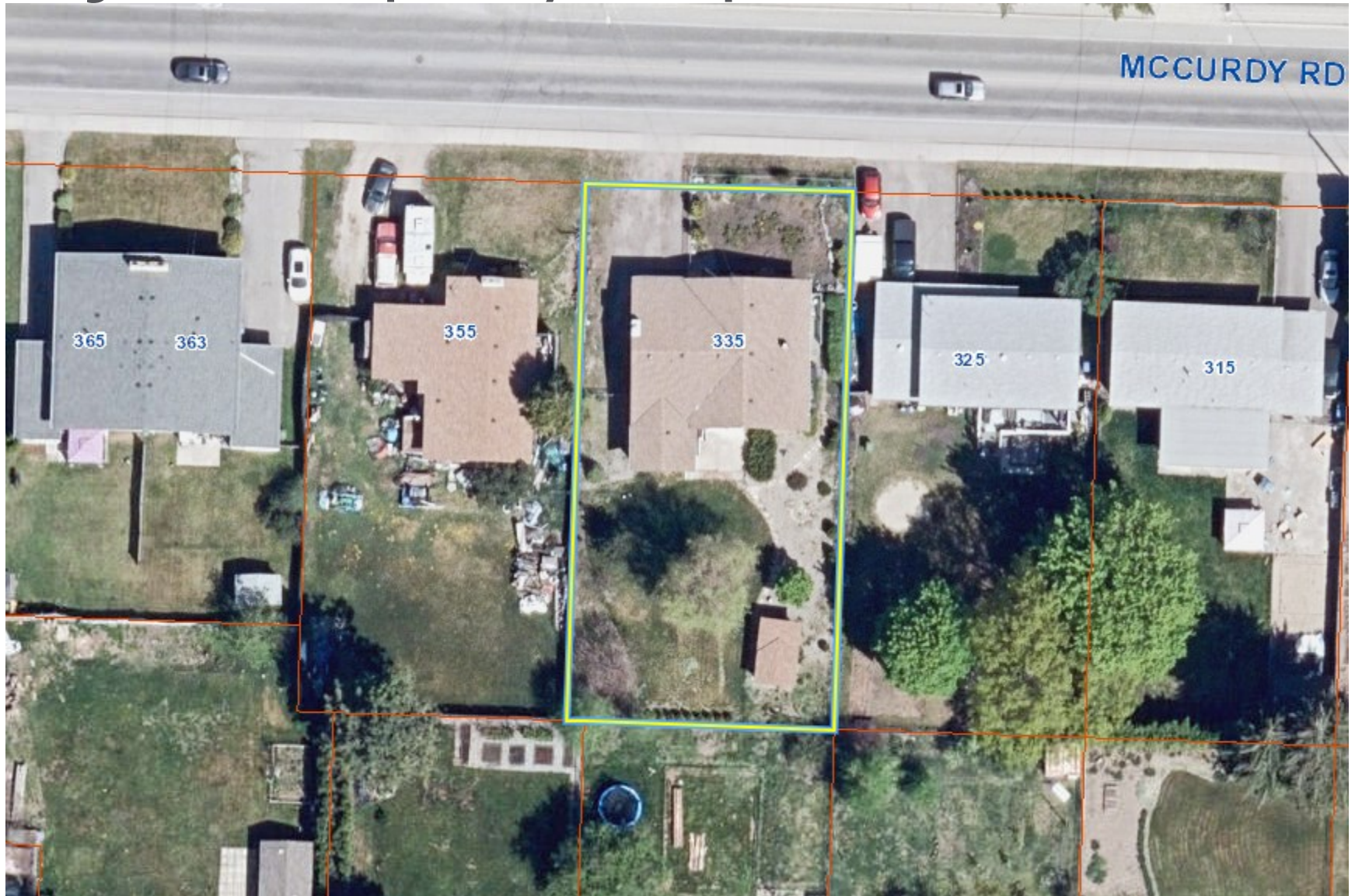
City of Kelowna



Car-Dependent

Most errands require a car.

Subject Property Map



75'-0" (22.86m)

27'-0" (8.23)

LANDSCAPING GRASS & GARDENERY

NO PARKING 4.0M OFF PROPERTY LINE

MAIN RESIDENCE
OPEN YARD SPACE
NO M2 DESIGNATED

EXISTING LAWN
TO BE RESEED

REAR EXISTING
STEEL MOOR FENCE

235 McCurdy Road
1,950 sq. ft.
Lot: 5
Plan: 00617
PID: 008197482

EXISTING PATIO
200 sq. ft.

MAIN RESIDENCE
OPEN YARD SPACE
NO M2 DESIGNATED

EXISTING BUSHES

PROPOSED STRATA LINE

EXISTING LAWN
TO BE RESEED

EXISTING RESIDENCE
PARKING AREA
8'-0" x 12'-0"

REAR STRATA LOT
PARKING AREA
8'-0" x 12'-0"

REMOVE TREE

25'-0" (7.62)

24'-0" (7.31)

OPEN YARD SPACE
NO M2 MINIMUM
NO M2 DESIGNATED

EXISTING GRID
TO BE DEMOLISHED

NOTE:
SUBSTANTIAL PLAT LOT WITH A CENTER
POLE OR TOWER 1.2" FROM EXISTING HOUSE
TO THE REAR PROPERTY LINE

159'-0" (48.77m)

30'-0" (9.14)

50'-0" (15.24)

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Compact Urban Form
 - ▶ Within Permanent Growth Boundary
- ▶ Consistent with Future Land Use **S2RES**
- ▶ Consistent with Zoning Bylaw

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks

CITY OF KELOWNA

MEMORANDUM

Date: July 28, 2020
File No.: Z20-0053
To: Planning and Development Officer (JB)
From: Development Engineering Manager (JK)
Subject: 335 McCurdy Rd RU1 to RU6

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

1. General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. Domestic Water and Fire Protection

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

3. Sanitary Sewer

- a) This property is currently serviced with one 100 mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and installation of one new larger service, if necessary.
- b) Dependent on whether the lot is to be stratified an additional sanitary service (c/w with inspection chamber) may be permitted for this development. The applicant, at their cost, will arrange for the installation and connection of additional new service, if permitted.

4. Storm Drainage

- a) The developer must engage a consulting civil engineer to provide a stormwater management plan for the site, which meets the requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

5. Electric Power and Telecommunication Services

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

6. Road Improvements / Site Access

- a) No further upgrades are required at this time along the McCurdy Rd frontage.
- b) Only a single 6.0-m wide driveway access will be permitted for this development. No additional access will be granted onto McCurdy Rd.

7. Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

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

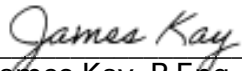
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Site suitability for development.
- (vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements for construction of roads, utilities, and building structures.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Any items required in other sections of this document.

8. Road Dedication

- a) Approximately 2.5m of road dedication is required along the entire frontage of McCurdy Road.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

9. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.


James Kay, P.Eng.
Development Engineering Manager

SK for JKH

LANDSCAPE NOTES:

- A. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED PUBLISHED BY B.C.N.T.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C. TREES SHALL BE INSTALLED IN DEFINED SOIL. PITS OR PLANTING BEDS AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED. BASED ON THE SPECIFIC TREE SPECIES AND LOCATION.
- D. PLANT MATERIAL SELECTION ARE CONCEPTUAL ONLY. FINAL PLANTING, SELECTION MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF PLANTING.
- E. ORNAMENTAL SHRUBS, GRASSES AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF DECORATIVE ROCK OR MULCH OR APPROVED EQUAL. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO DELIVERY TO THE SITE AND INSTALLATION.
- F. LANDSCAPE FABRICS SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
- G. TURF AREAS SHALL BE LOW WATER USE NO. 1 PREMIUM SOD WITH A MIN. OF 150 mm (6") IMPORTED GROWING MEDIUM.
- H. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA IRRIGATION STANDARDS IN BYLAW 7900.
- I. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE CONTRACT ADMINISTRATOR FOR ANY ADDITIONAL CLARIFICATION OF DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR DETAILS
- J. LIMIT OF WORK: THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION. ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMITS OF WORK IDENTIFIED ON THESE DRAWINGS. ANY DAMAGE TO AREAS OUTSIDE OF THE LIMIT OF WORK WILL BE REPAIRED OR REPLACED AT THE CONTRACTORS OWN EXPENSE
- K. PLANT MATERIAL SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY THE CONTRACT ADMINISTRATOR AT SOURCE OF SUPPLY.



VIEW OF NEW PROPOSED DRIVEWAY

3
L 1

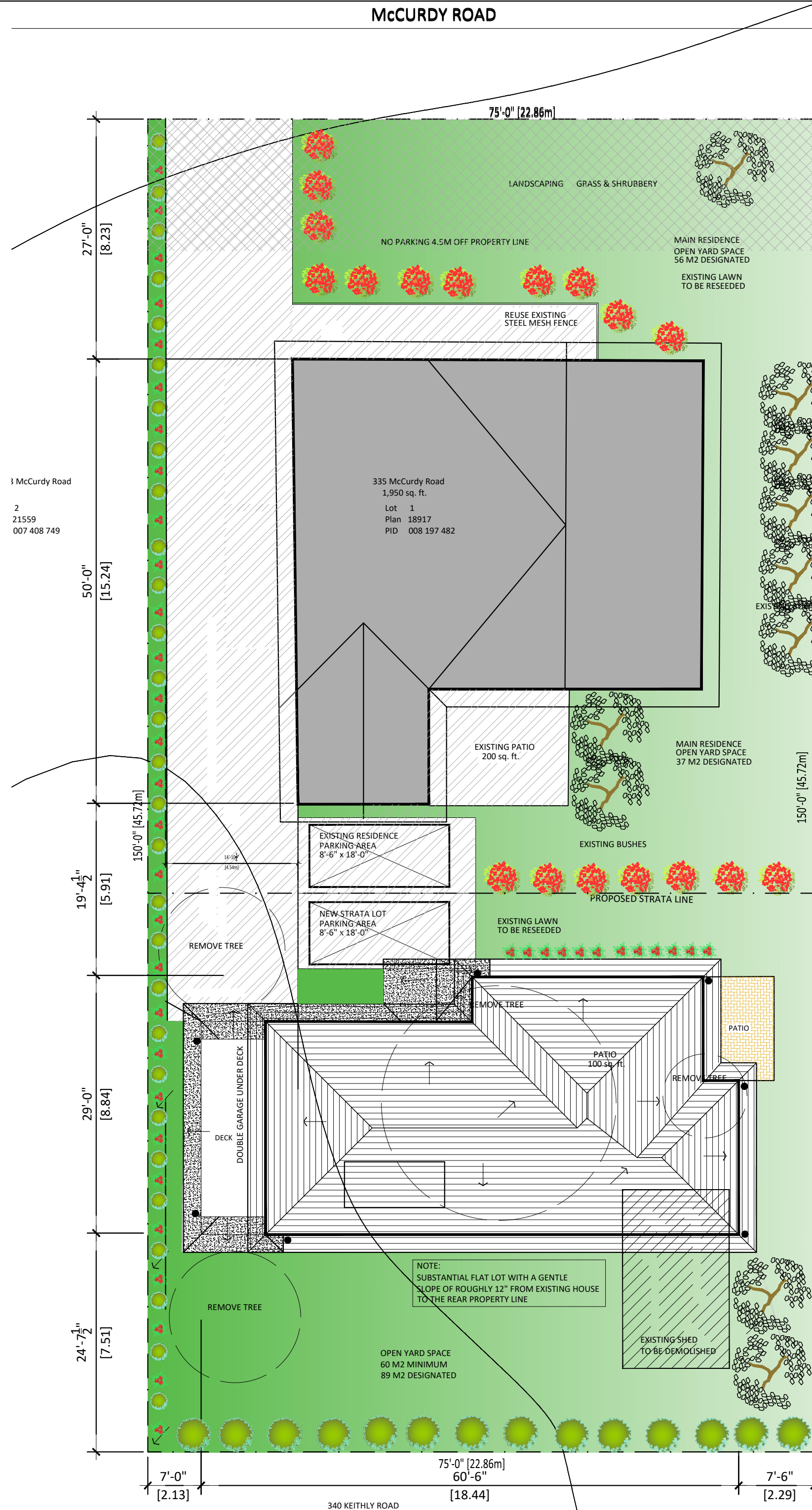
SCALE:



VIEW OF LOWER SOUTH WEST CORNER

2
L 1

SCALE:



VIEW OF SOUTH PROPERTY LINE

4
L 1

SCALE:



VIEW OF WEST PROPERTY LINE

5
L 1

SCALE:



VIEW OF TREE TO BE REMOVED

6
L 1

SCALE:

ATTACHMENT A

This forms part of application
Z20-0053

Planner Initials **KB**

City of Kelowna
DEVELOPMENT PLANNING

LANDSCAPE PLAN

SCALE: 3/32"=1'-0"

1
L 1

July 18, 2020 - 1		RAH	RU 6 ZONING APPLICATION
DATE	NO.	BY	REVISION
Copyright Reserved: This drawing is an instrument of service for the specified project. The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. Their name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions. DO NOT SCALE THESE DRAWINGS.			
HOLDEN'S DRAUGHTING & DESIGN 832 SALICER AVENUE KELOWNA, B.C. V1Y 6A3 Phone: 250.868.0962 Fax: 250.868.0962 Email: r.holden@shaw.ca			
PROJECT STRATA LOT RESIDENCE 335 McCURDY ROAD KELOWNA, B.C.			
SHEET TITLE LANDSCAPE PLAN			
DRAWN RAH	SHEET NO. L 1		
CHECKED M.M.	DATE September 28, 2020		
SCALE 1/8"=1'-0"	Rev. 0		

CITY OF KELOWNA

BYLAW NO. 12117

Z20-0053

335 McCurdy Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 Section 26 Township 26 ODYD Plan 18917 located at McCurdy Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 9, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP20-0140

Owner: Emil Anderson Construction
Co. Ltd., Inc.No. Co172775

Address: 796 Kuipers Crescent

Applicant: Rory McDowall

Subject: Development Permit

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

Existing Zone: RM2H -Low Density Row Housing (Hillside Area)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0140 for Lot 1 District Lot 1688S Similkameen Division Yale District Plan EPP71339, located at 796 Kuipers Crescent, Kelowna, BC subject to the following:

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

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the 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 form and character of a multiple dwelling housing development.

3.0 Development Planning

Development Planning Staff recommend support for the Development Permit application. The property is already zoned RM2H - Low Density Row Housing (Hillside Area), and there are no variances being requested as part of this application. The proposed multiple dwelling housing design achieves the following form and character objectives, from the City of Kelowna's Official Community Plan (OCP) Comprehensive Design Guidelines:

- has a sense of architectural unity and cohesiveness between buildings in the development;
- landscaping and building form convey a character that is distinct to Kelowna; and
- architectural elements are aligned between buildings and there is a sense of architectural unity and cohesiveness.

The design has included variation throughout the development to building form and colours, and the buildings and site were designed in response to the sloping conditions of the property. This development also helps to address the "missing middle" housing type, by providing a multiple dwelling housing form (duplexes and triplexes) that is an alternative to single family homes that mostly dominate the surrounding neighbourhood.

The City and the applicant have worked collaboratively to achieve a solution relating to public access to the adjacent Kuipers' Peak Mountain Park, located to the north. Currently, a public trail ends at the northern property line, and the public has primarily been using private land to access the park. To help minimize trespass through this private development in the future, a portion of land adjacent to the park will be dedicated to the City and a trail will be constructed which connects the existing trail down to Kuipers Crescent. The area of park dedication, shown on the attached landscape plan (Schedule C), is approximate and would be confirmed formally following site grading.

4.0 Proposal

4.1 Background

The subject property is a 7-acre hillside site. It is one of the last vacant lots in the Neighbourhood 2 – Southridge Area Structure Plan.

4.2 Project Description

This development proposal is for a thirty-two multiple dwelling housing development, consisting of thirteen duplex units and two triplex units, for a total of thirty-two dwellings. Vehicular access to the site is off Kuipers Crescent. Proposed materials include stucco, cultured stone and siding, and asphalt shingles. The colour palette proposes two different colour schemes, as shown in Schedule B.

This project meets the parking requirements of the Zoning Bylaw. Parking for the residents is provided in garages (side by side configuration), and visitor and short-term bike parking is located on-site. Each unit also has a small driveway apron. Garbage and recycling will be contained within bins for each individual unit, either to be kept in the garages or on driveway areas. Private open space is provided throughout the site, and most units have high water sod lawn areas in a backyard area.

Site Context

The subject property is adjacent to the existing Kuipers' Peak Mountain Park to the north and the east and the undeveloped Thomson Flats to the south. There are existing single family dwellings to the west. There is a statutory right of way on the property for purposes of City access for maintenance purposes to the reservoir to the north.

The walk score of the subject property is 0, indicating that almost all errands require a car, and the transit score is 19, with a few nearby public transit options, to the north of Frost Rd. It is within the City's Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space P4 – Utilities	Public Parks (Kuipers' Peak Mountain Park) Utility Services (Water Reservoir)
East	P3 – Parks and Open Space	Public Parks (Kuipers' Peak Mountain Park)
South	A1 – Agriculture 1	Vacant (In-progress Thomson Flats Area Structure Plan)
West	Ru1h – Large Lot Housing (Hillside Area)	Single Dwelling Housing

Subject Property Map: 796 Kuipers Crescent



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2H ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.70	0.24
Max. Site Coverage (buildings)	50 %	17.54 %
Max. Site Coverage (buildings, parking, driveways)	55 %	22.94 %
Max. Height	9.5 m (2 ½ storeys)	9.23 m (2 storeys)
Min. Front Yard	4.5 m	> 4.5 m
Min. Side Yard (south)	4.0 m	4.0 m
Min. Side Yard (north)	4.0 m	> 4.0 m
Min. Rear Yard (east)	7.5 m	> 7.5 m
Min. Distance Between Principal Buildings	3.0 m	3.0 m
Other Regulations		
Min. Private Open Space	800 m ²	800 m ²
Min. Parking Requirements	Dwelling Units: 64 stalls Visitor: 4 stalls Total = 68 stalls	Dwelling Units: 64 stalls Visitor: 6 stalls Total = 70 stalls
Min. Short Term Bicycle Parking	4 spaces	4 spaces
Min. Drive Aisle Width	6.0 m	6.0 m

5.0 **Technical Comments**

5.1 Development Engineering Department

See Attachment A: City of Kelowna Memorandum

6.0 **Application Chronology**

Date of Application Received: June 23, 2020

Report prepared by: Kimberly Brunet, Planner
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: City of Kelowna Memorandums
 Attachment B: Comprehensive Design Guidelines Checklist
 Attachment C: Site Renderings
 Attachment D: Draft Development Permit No. DP20-0140
 Schedule A: Site Plan
 Schedule B: Elevations, Cross-sections and Colour Board
 Schedule C: Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: August 10, 2020
File No.: DP20-0140
To: Land Use Management Department (AJ)
From: Development Engineering Manager (JK)
Subject: 796 Kuipers Crescent

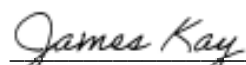
The City's Development Engineering Branch has the following comments and requirements with regard to this application. The Development Engineering Technologist for this project is John Filipenko ASCT

GENERAL COMMENTS

Development Engineering Branch will review and issue for construction the civil engineering design drawings for both the on-site and off-site works.

We have no comment pertaining to the Form and Character of proposed development .

Refer to our comments pertaining to the Environmental Development Permit under file DP19-0226:



James Kay, P.Eng.
Development Engineering Manager

JF

CITY OF KELOWNA
MEMORANDUM

Date: December 13, 2019
File No.: DP19-0226
To: Land Use Management Department (CD)
From: Development Engineering Manager (JK)
Subject: 796 Kuipers Crescent

Development Engineering has the following comments and requirements associated with this application to obtain a Natural Environment Development Permit.

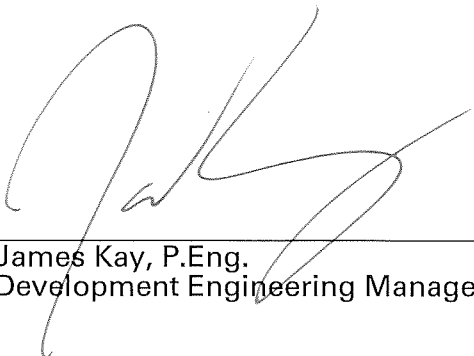
This application will be dealt with directly by the Environment Planning Branch who has the expertise in the ecological domain.

Development Engineering Branch will review and issue for construction the engineering design drawings for all offsite works.

Road access to the reservoir shall be available at all times and shall not be compromised by the proposed onstruction. An SRW is required.

Where Blasting is proposed, refer to BL11647 Amendment No, 1 and the Best Practices guide for Urban Blasting Operations

Confirm that the proposed road grades and turning radii meet the requirements for fire truck access.



James Kay, P.Eng.
Development Engineering Manager

JF

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?			✓
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			✓
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

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

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

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?			✓
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	✓		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	✓		
<i>Landscape Water Conservation Guidelines</i>			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?		✓	
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
<i>Irrigation System Guidelines</i>			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?		✓	
Are building materials vandalism resistant?		✓	
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?			✓
Is signage design consistent with the appearance and scale of the building?			✓
Are signs located and scaled to be easily read by pedestrians?			✓
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?		✓	
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?		✓	
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?		✓	





KUIPERS PEAK DEVELOPMENT



KUIPERS PEAK DEVELOPMENT





KUIPERS PEAK DEVELOPMENT



KUIPERS PEAK DEVELOPMENT



Development Permit DP20-0140



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

796 Kuipers Cr

and legally known as

Lot 1 District Lot 1688S Similkameen Division Yale District Plan EPP71339

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

Multiple Dwelling Housing

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

<u>Date of Decision</u>	November 9, 2020
<u>Decision By:</u>	Community Planning Department Manager
<u>Development Permit Area:</u>	Comprehensive Development Permit Area
Existing Zone:	RM2H -Low Density Row Housing (Hillside Area)
Future Land Use Designation:	MRL – Multiple Unit Residential (Low Density)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	Emil Anderson Construction Co. Ltd., Inc.No. C0172775
Applicant:	Rory McDowall
Planner:	K. Brunet

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$306,773.95**

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

5. INDEMNIFICATION

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

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
 Security shall ONLY be returned to the signatory of the
 Landscape Agreement or their designates.**

796 KUIPERS CRESCENT DEVELOPMENT
KELOWNA, BC

SCHEDULE

A

This forms part of application

DP20-0140

Planner

Initials

KB

City of

Kelowna

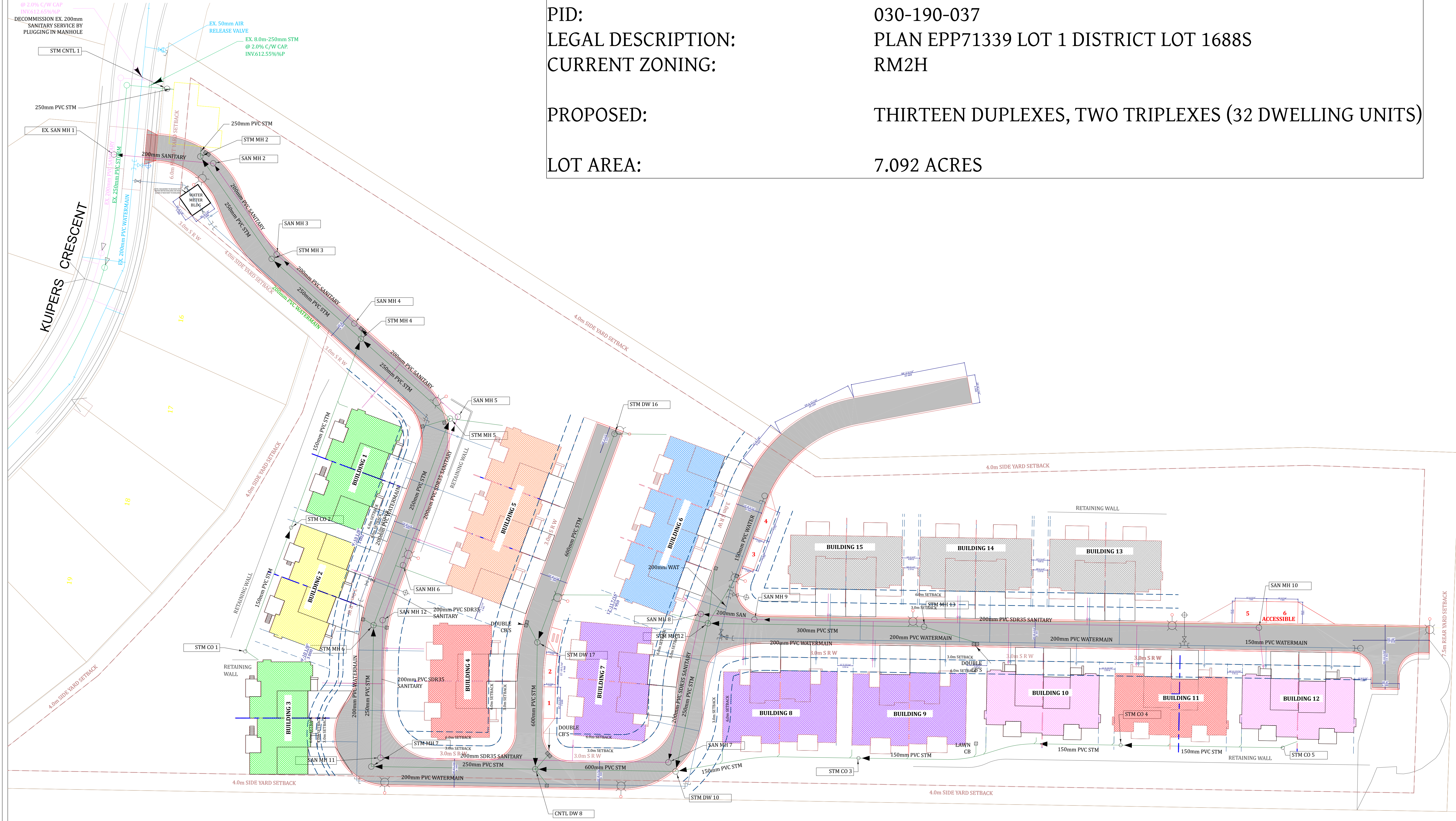
DEVELOPMENT PLANNING

#106 - 460 Doyle Ave.
Kelowna, BC V1Y 0C2
(778) 403-1055
info@inartifex.com
www.inartifex.com

DILWORTH
HOMES

PROJECT INFO:

CIVIC ADDRESS:	796 KUIPERS CRESCENT, KELOWNA, BC
PID:	030-190-037
LEGAL DESCRIPTION:	PLAN EPP71339 LOT 1 DISTRICT LOT 1688S
CURRENT ZONING:	RM2H
PROPOSED:	THIRTEEN DUPLEXES, TWO TRIPLEXES (32 DWELLING UNITS)
LOT AREA:	7.092 ACRES



Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

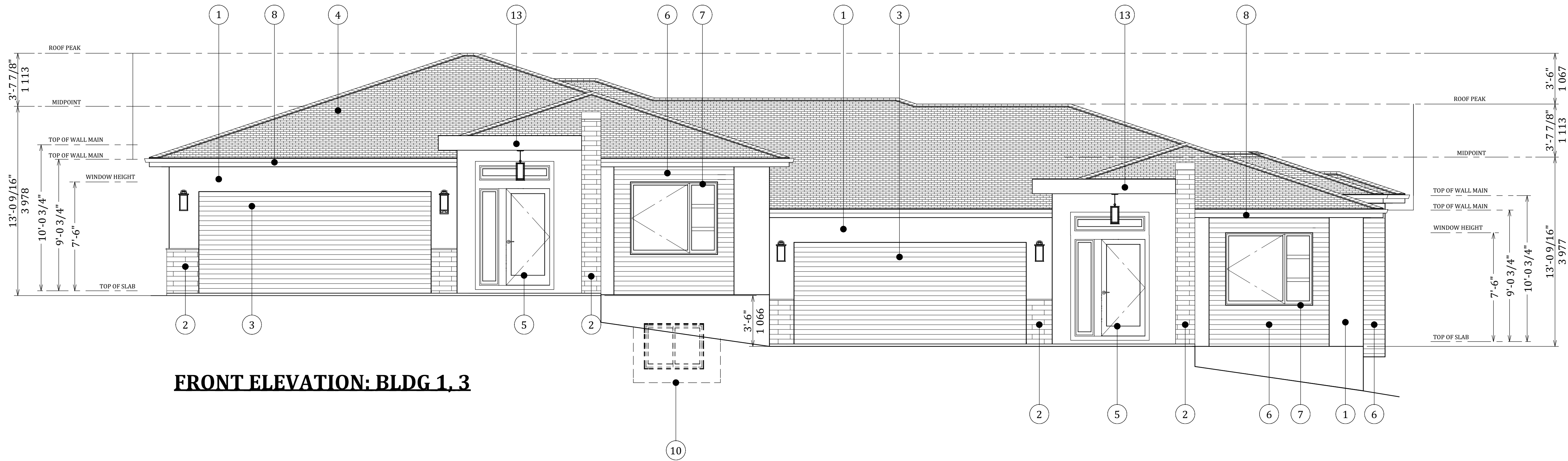
SITE PLAN

DATE:
2020-09-24

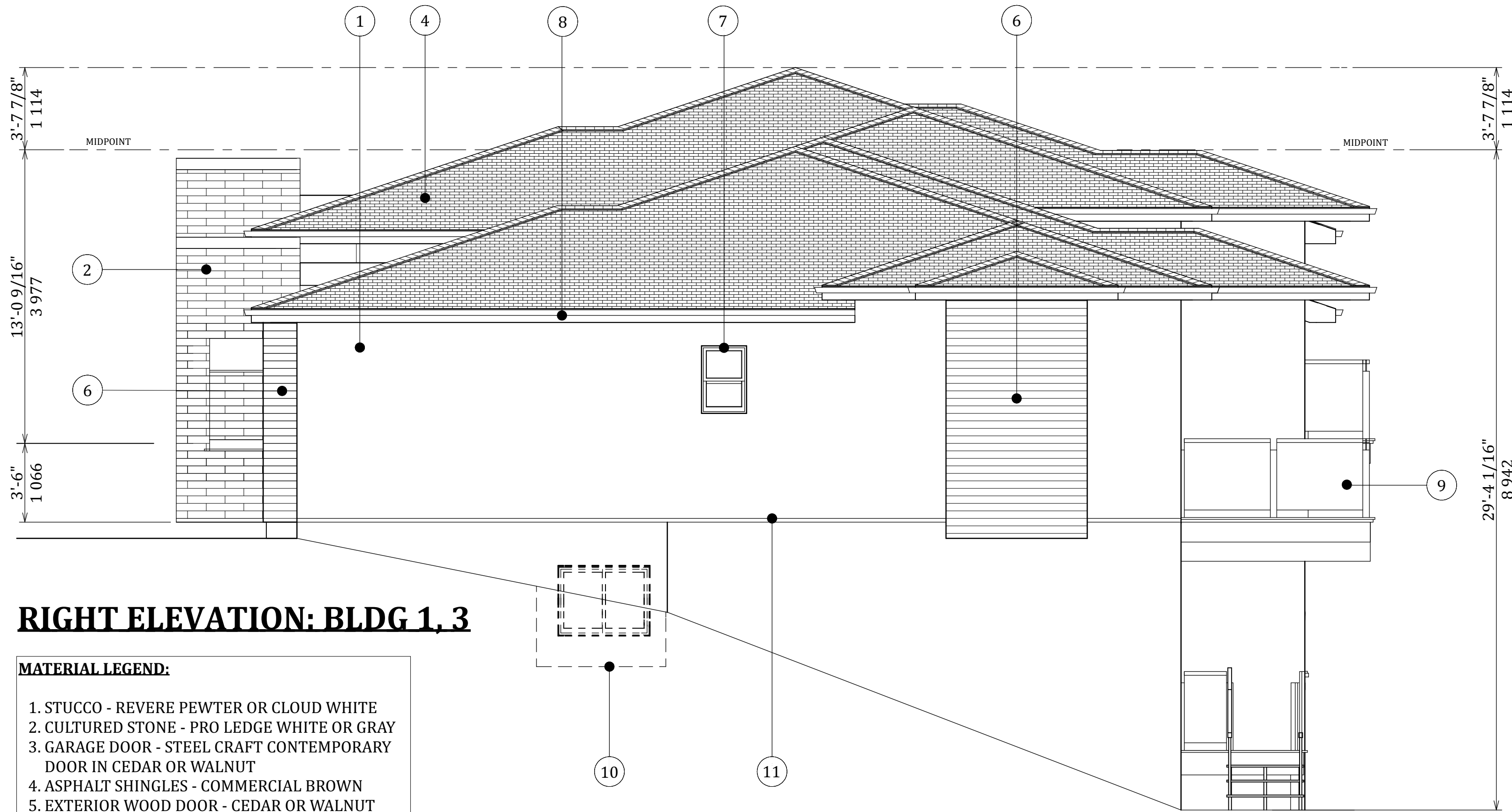
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VERSION NO.
1.0

SHEET NO.:
A-1



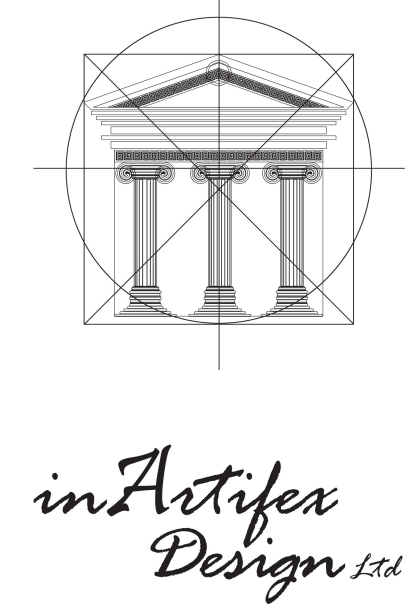
FRONT ELEVATION: BLDG 1, 3



RIGHT ELEVATION: BLDG 1, 3

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN


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#106 - 460 Doyle Ave.
Kelowna, BC V1Y 0C2
(778) 403-1055
info@inartifex.com
www.inartifex.com



Proposed
Project For:



Sheet Title:

BUILDING
1 & 3

FRONT &
RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:


A-3

SCHEDULE

This forms part of application
DP20-0140

Planner Initials KB

B



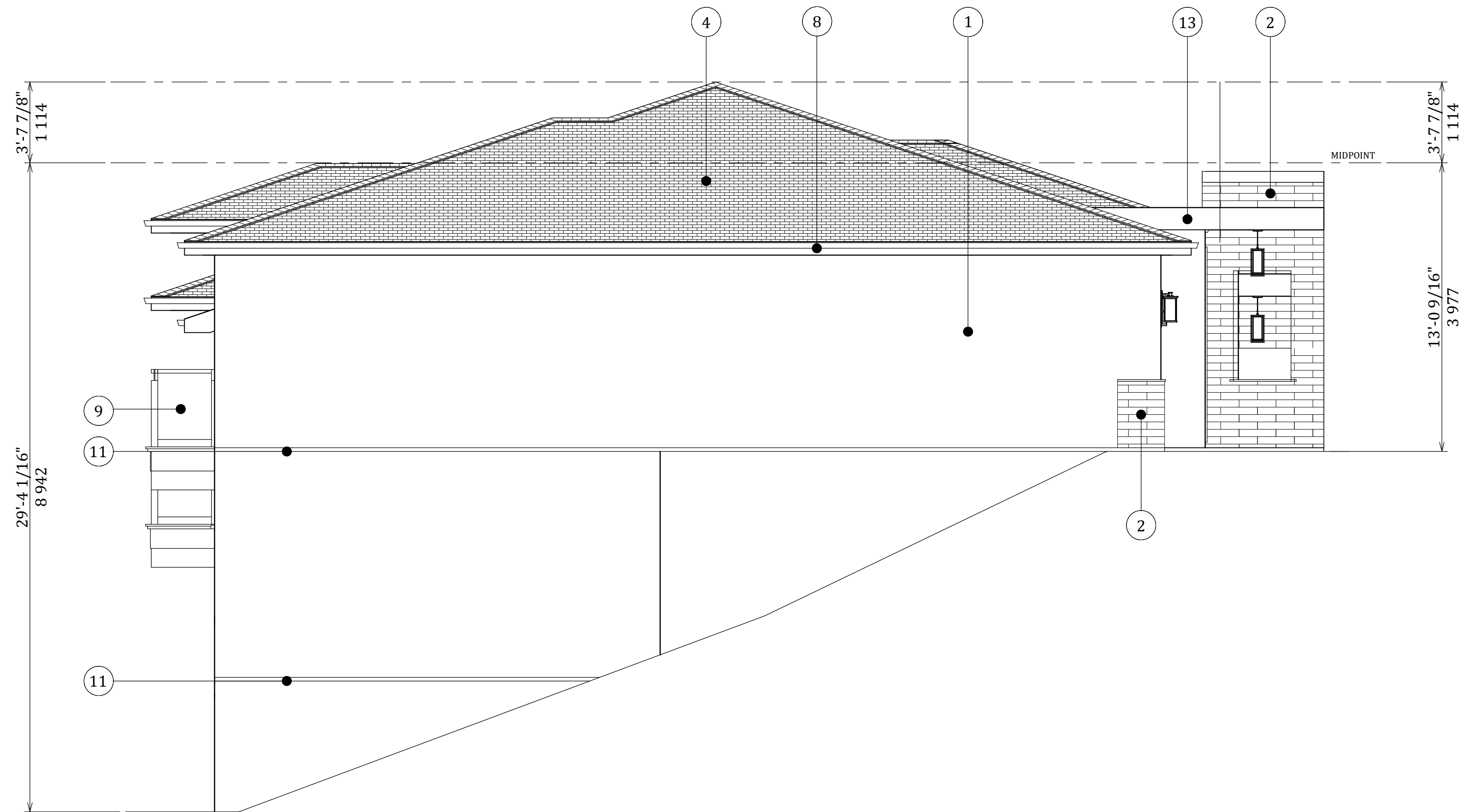
City of
Kelowna
DEVELOPMENT PLANNING



MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
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3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 1, 3



MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
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13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 1, 3

SCHEDULE

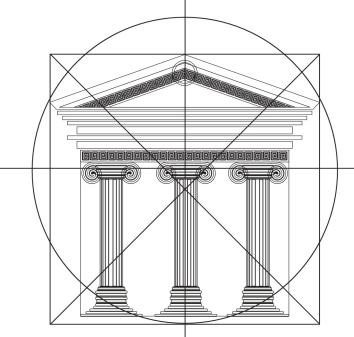
B

This forms part of application
DP20-0140

Planner
Initials

KB

City of
Kelowna
DEVELOPMENT PLANNING



inArtifex
Design Ltd.

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Kelowna, BC V1Y 0C2
(778) 403-1055
info@inartifex.com
www.inartifex.com



Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

**BUILDING
1 & 3**

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

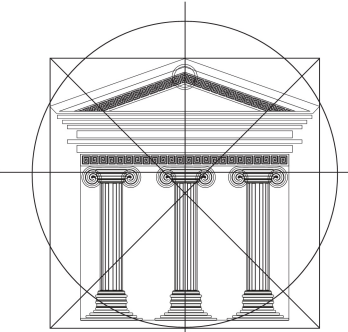
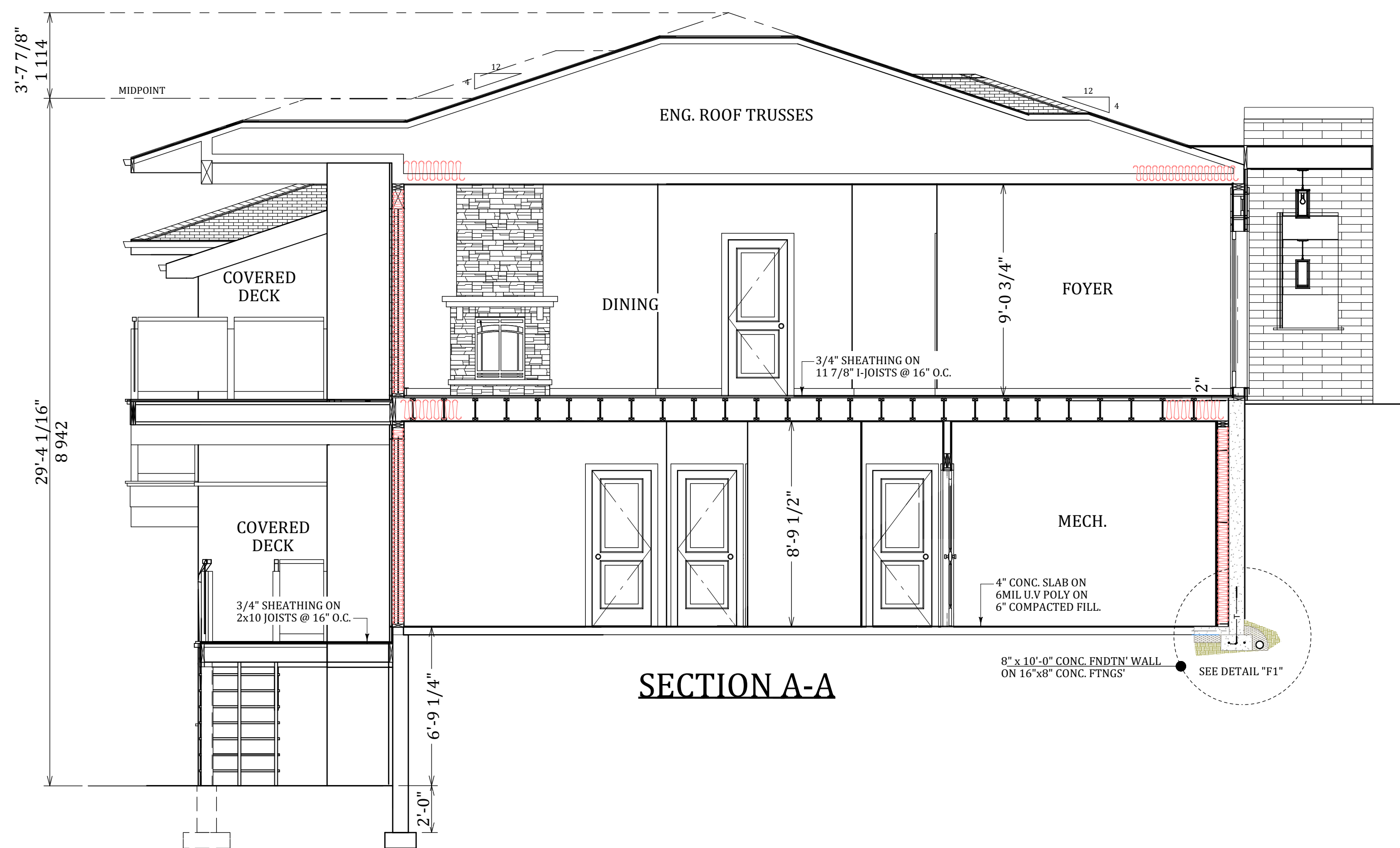
1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-4



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 1 & 3

SECTION A-A

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-7

48

SCHEDULE

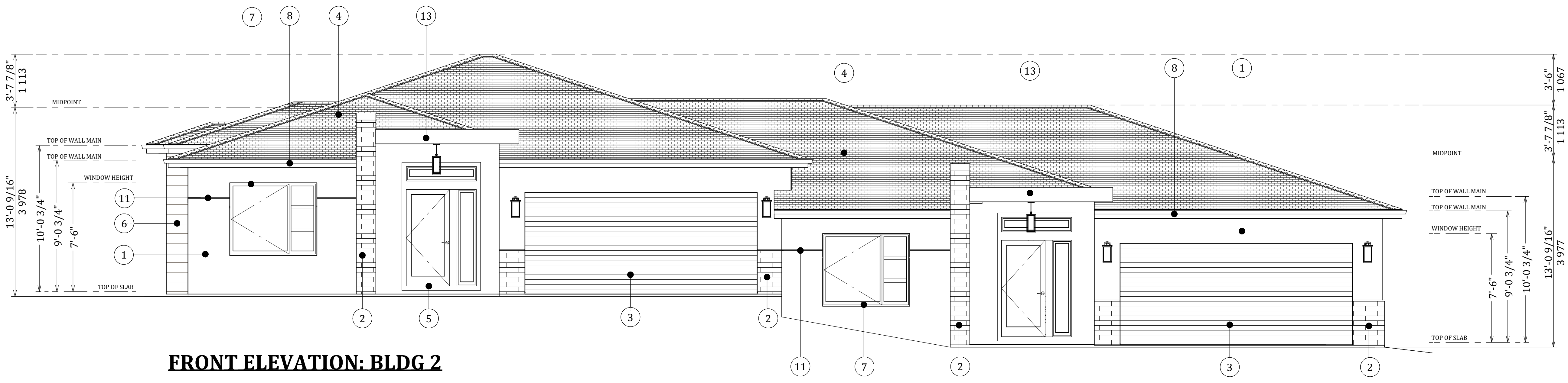
B

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DP20-0140

Planner
Initials

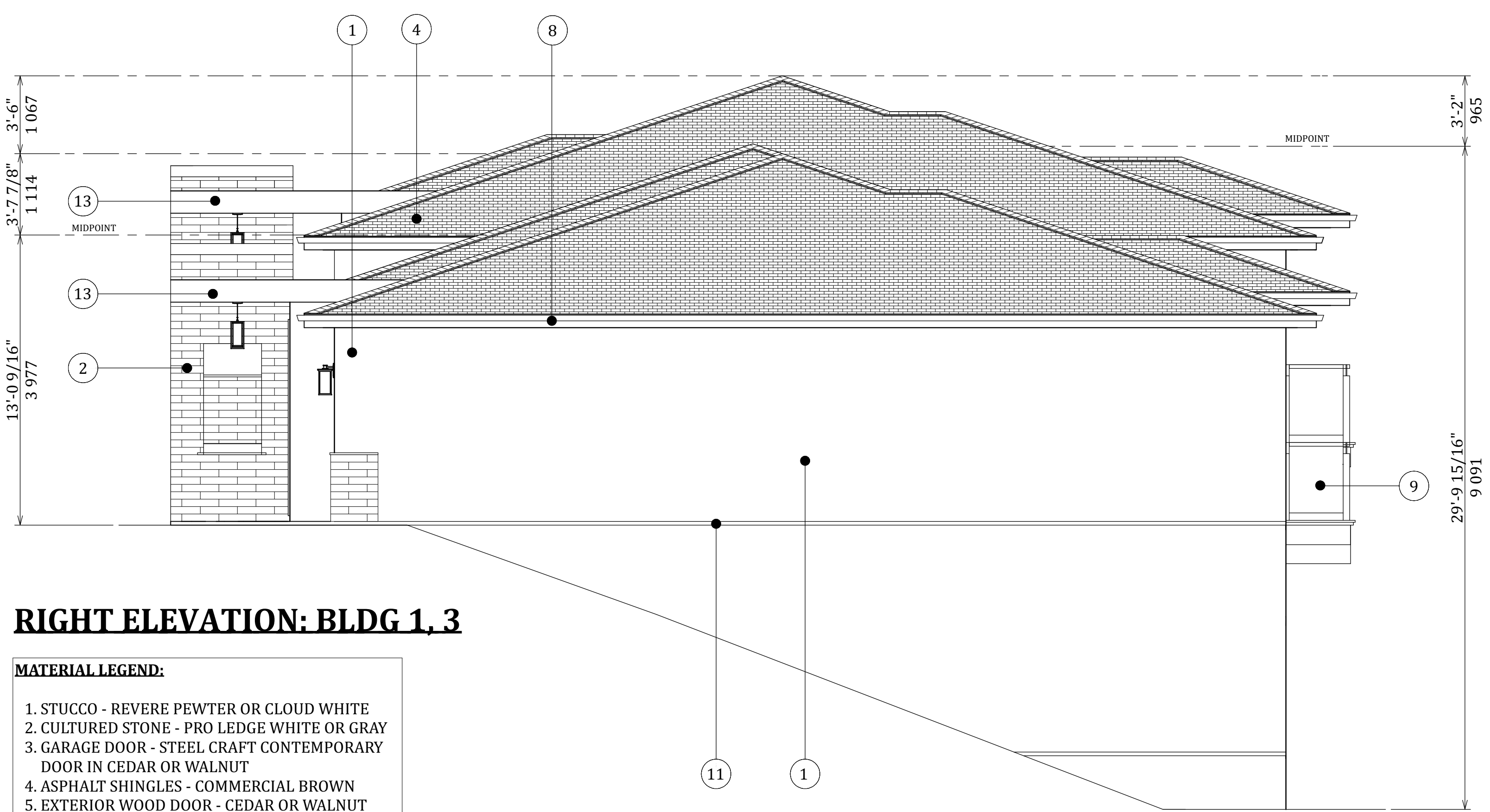
KB





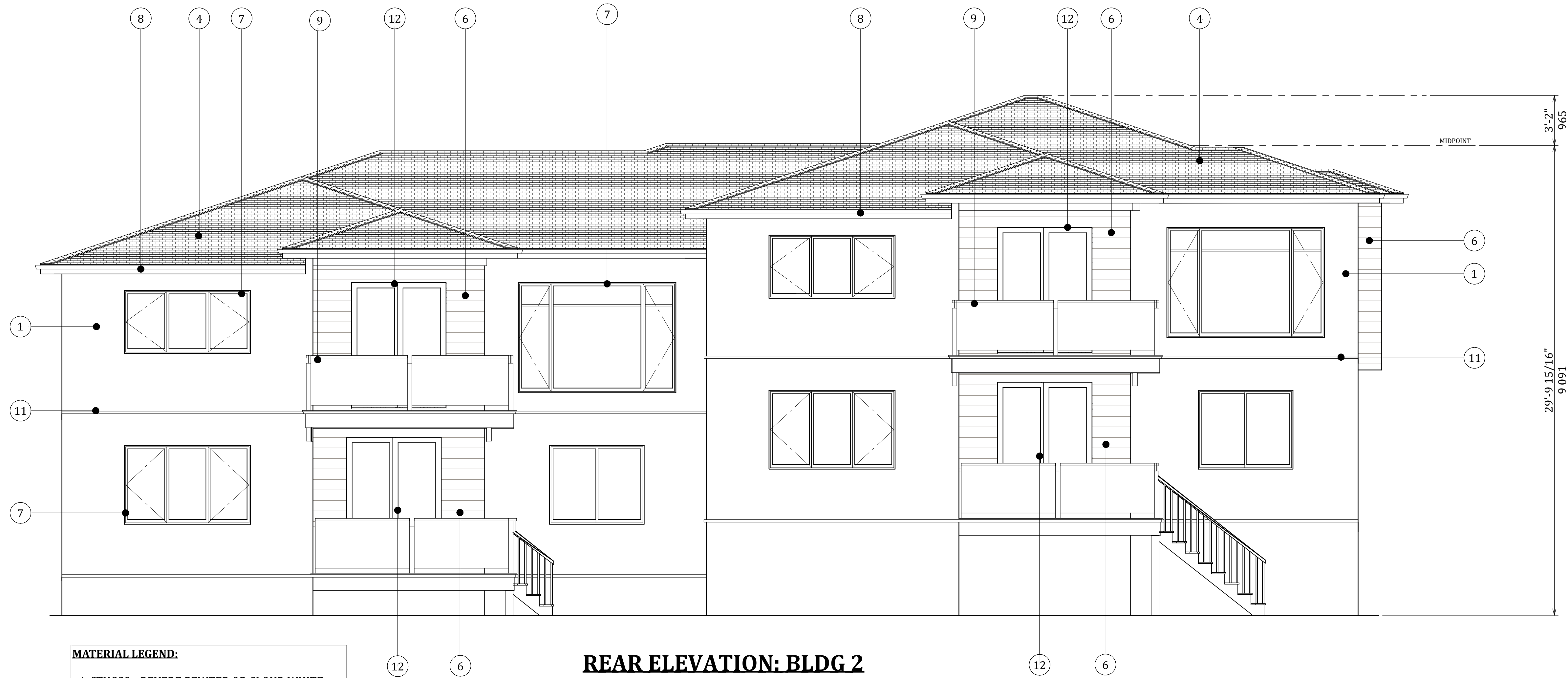
FRONT ELEVATION: BLDG 2

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN



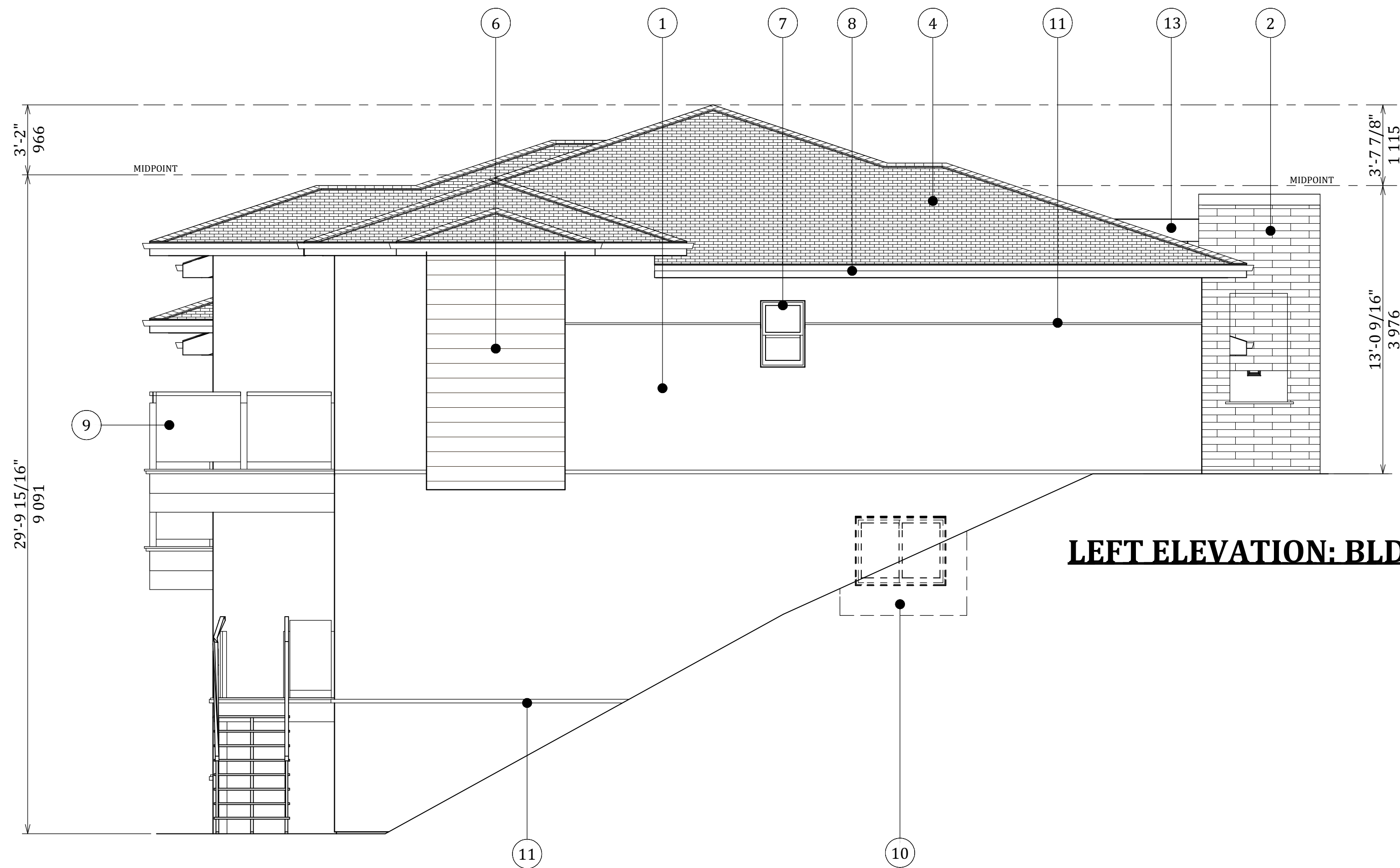
RIGHT ELEVATION: BLDG 1, 3

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
 - 4. ASPHALT SHINGLES - COMMERCIAL BROWN
 - 5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
 - 6. SAGIWOOD SIDING - CEDAR OR WALNUT
 - 7. VINYL WINDOW - BEIGE
 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN



- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
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 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 2



- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 - 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 - 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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 - 8. FASCIA - BEIGE
 - 9. TEMPERED GLASS RAILING
 - 10. WINDOW WELL
 - 11. STUCCO REVEAL
 - 12. EXTERIOR GLASS DOORS
 - 13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 2

SCHEDULE

B

This forms part of application

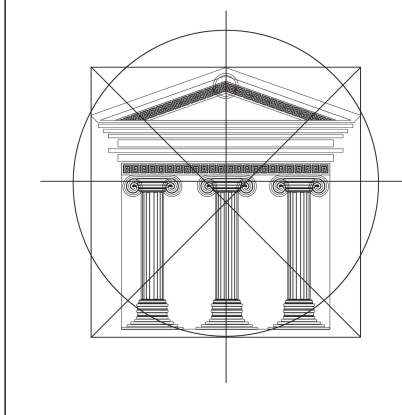
DP20-0140

Planner Initials

KB


City of Kelowna

DEVELOPMENT PLANNING




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DILWORTH HOMES

Proposed Project For:



KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 2

REAR & LEFT ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

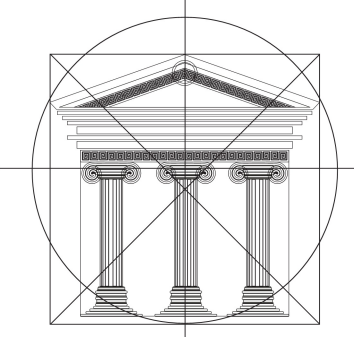
VERSION NO.

1.0

SHEET NO.:

A-11

50



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

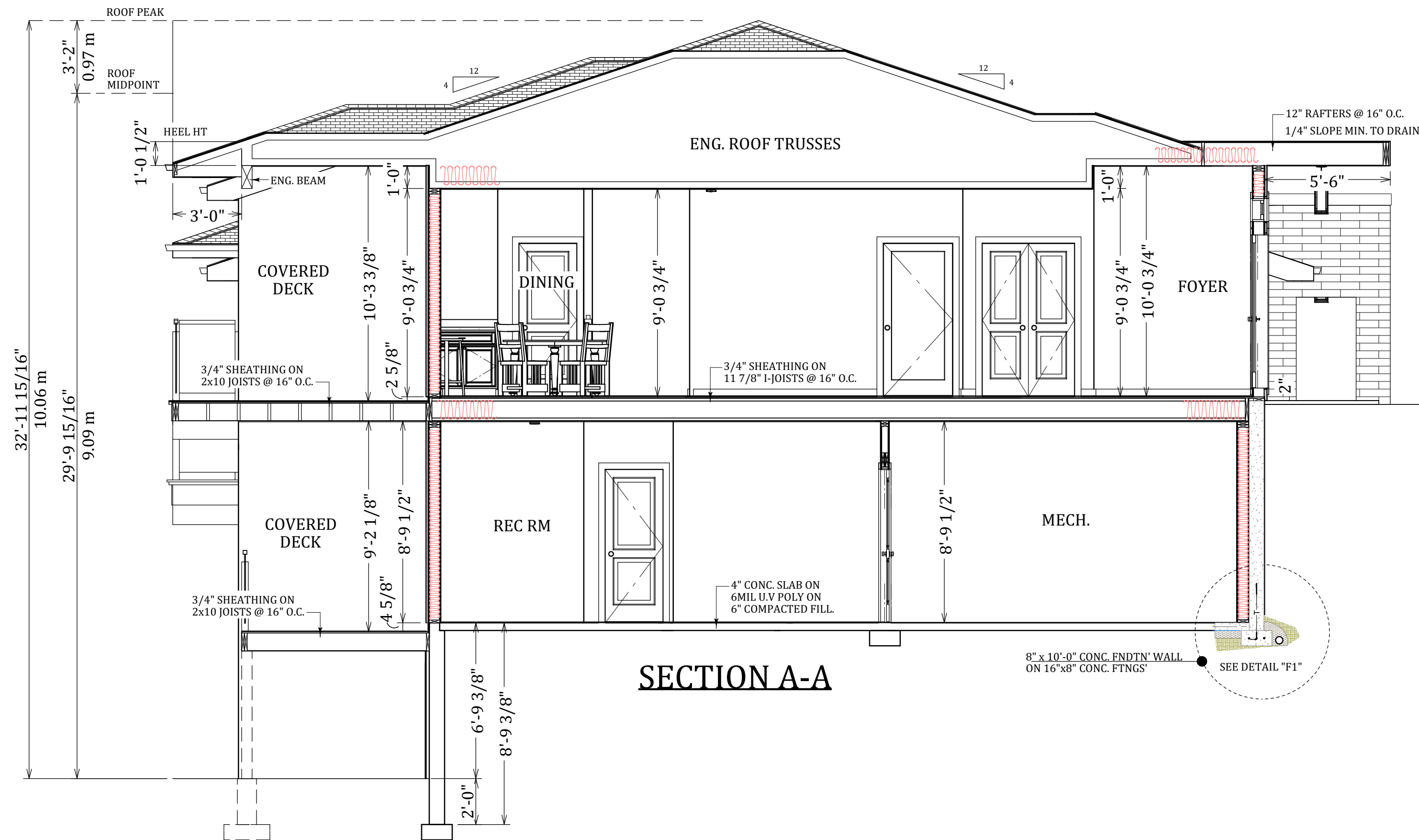
BUILDING 2
SECTION A-A

DATE:
2020-09-03

SCALE:
1/4"=1'

VERSION NO.
1.0

SHEET NO.:
A-14



SCHEDULE

B


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DP20-0140

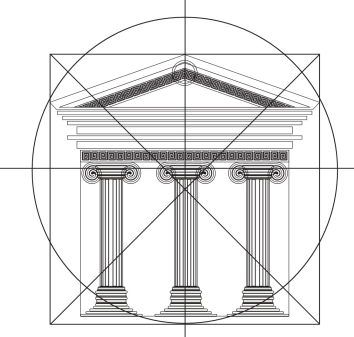
Planner
Initials

KB

City of
Kelowna

DEVELOPMENT PLANNING





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Proposed
Project For:



Sheet Title:

BUILDING
4 & 11

FRONT & RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

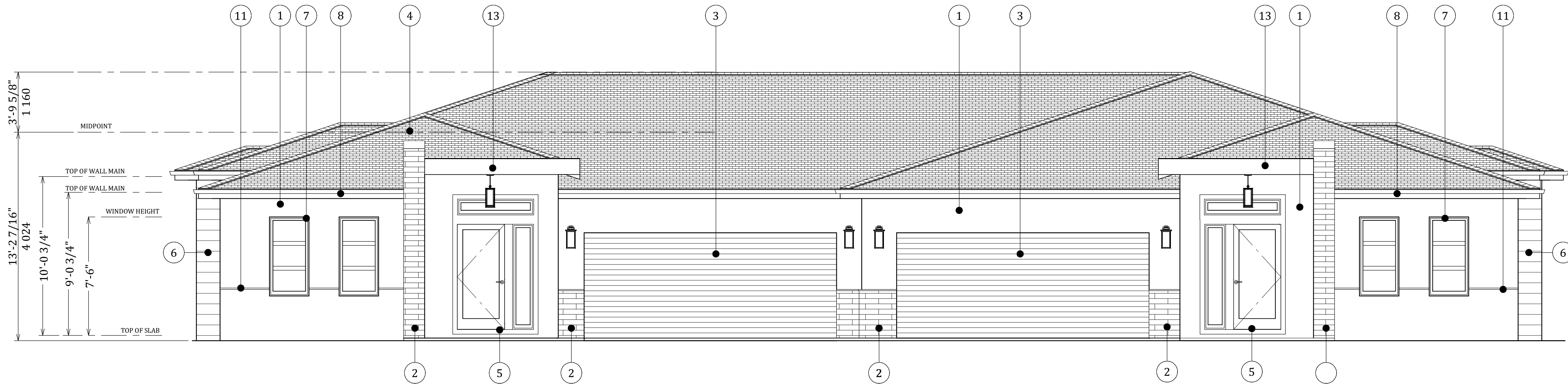
VERSION NO.

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SHEET NO.:

A-17

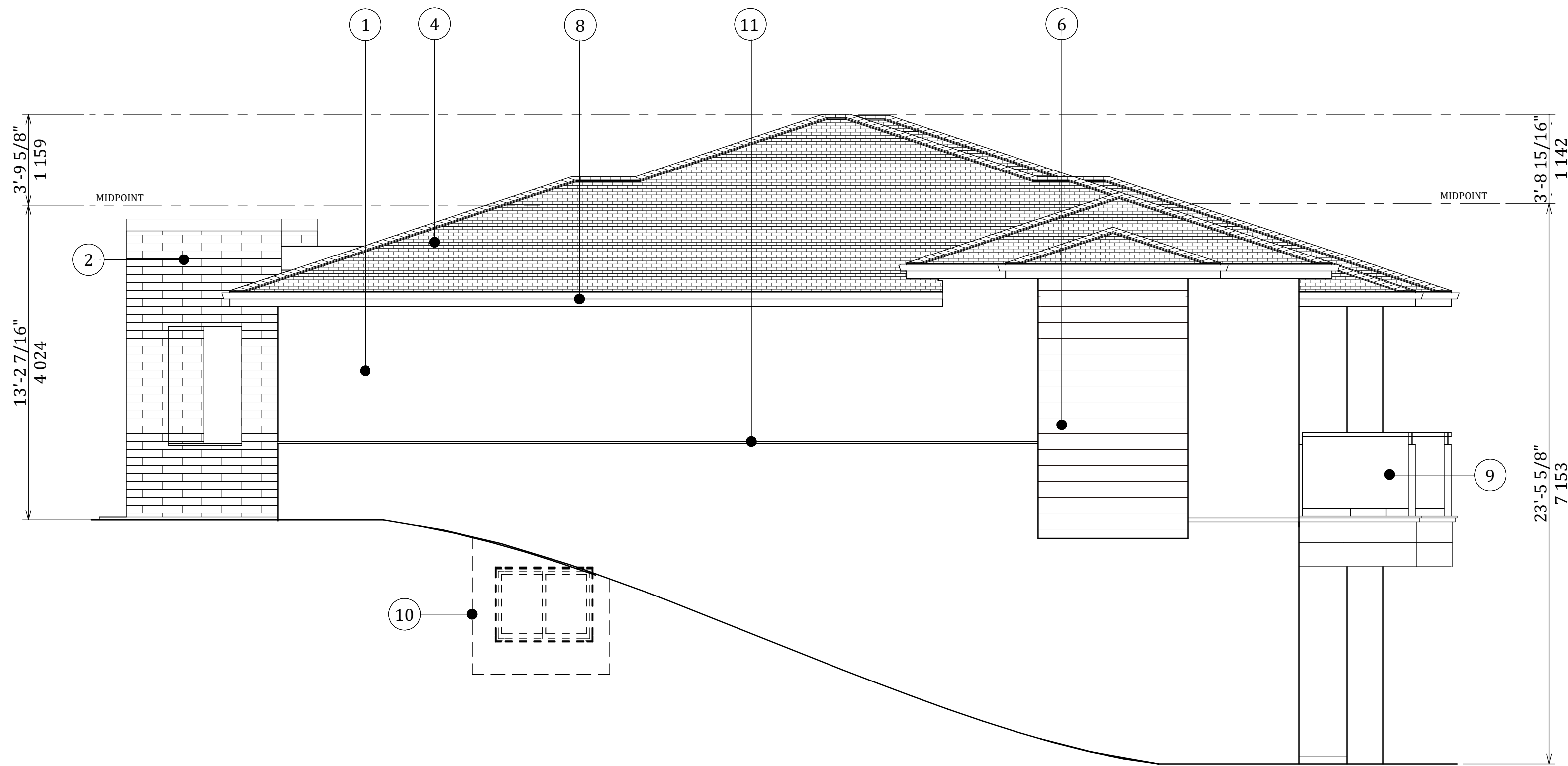
52



FRONT ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



RIGHT ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

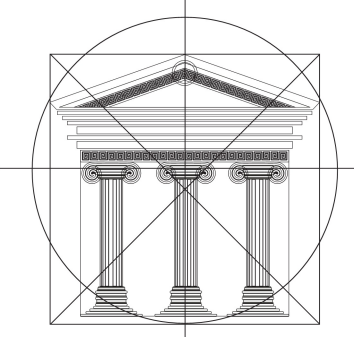
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

SCHEDULE B

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DP20-0140

Planner
Initials KB





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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

**BUILDING
4 & 11**

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

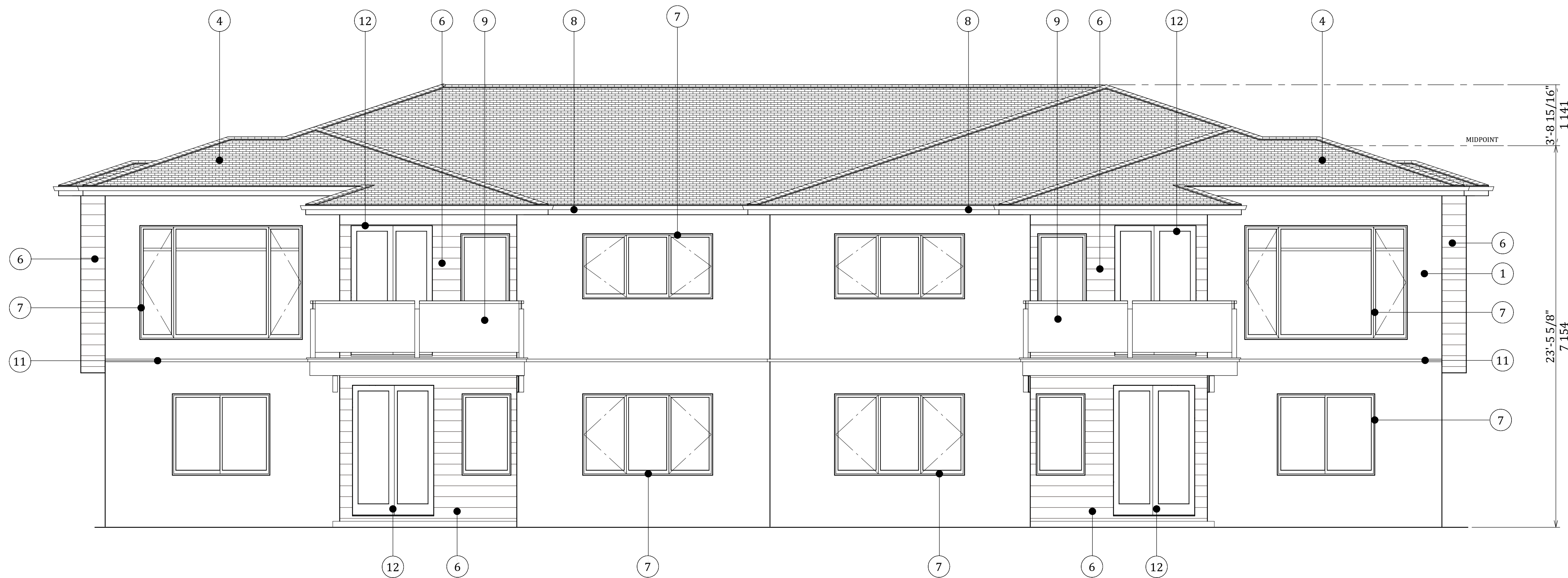
VERSION NO.

1.0

SHEET NO.:

A-18

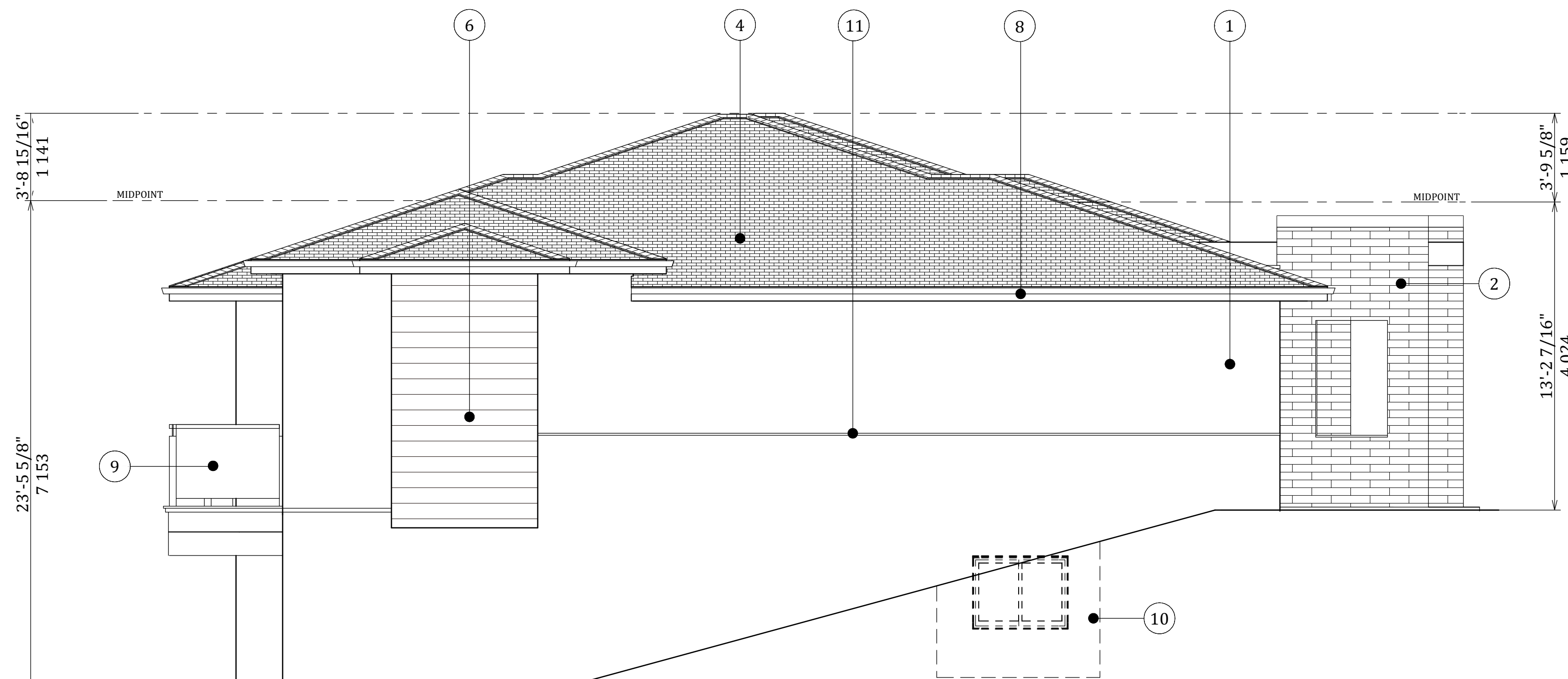
53



REAR ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



LEFT ELEVATION: BLDG 4, 11

MATERIAL LEGEND:

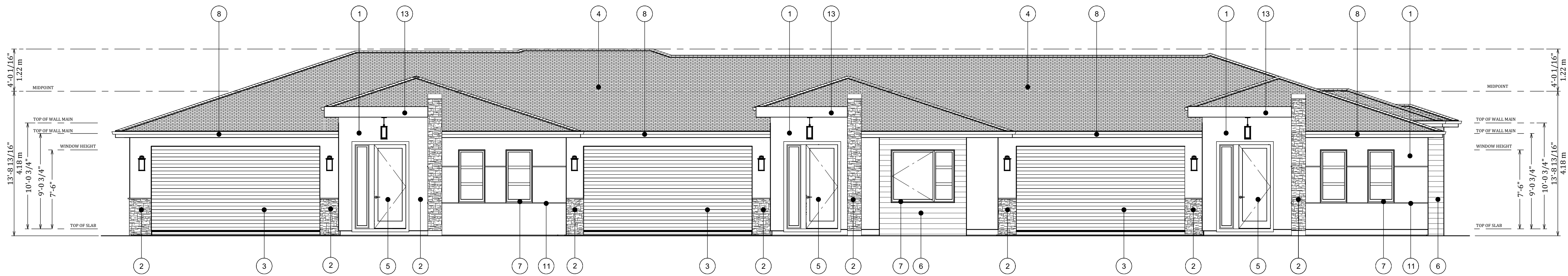
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

SCHEDULE B

This forms part of application
DP20-0140

Planner
Initials KB



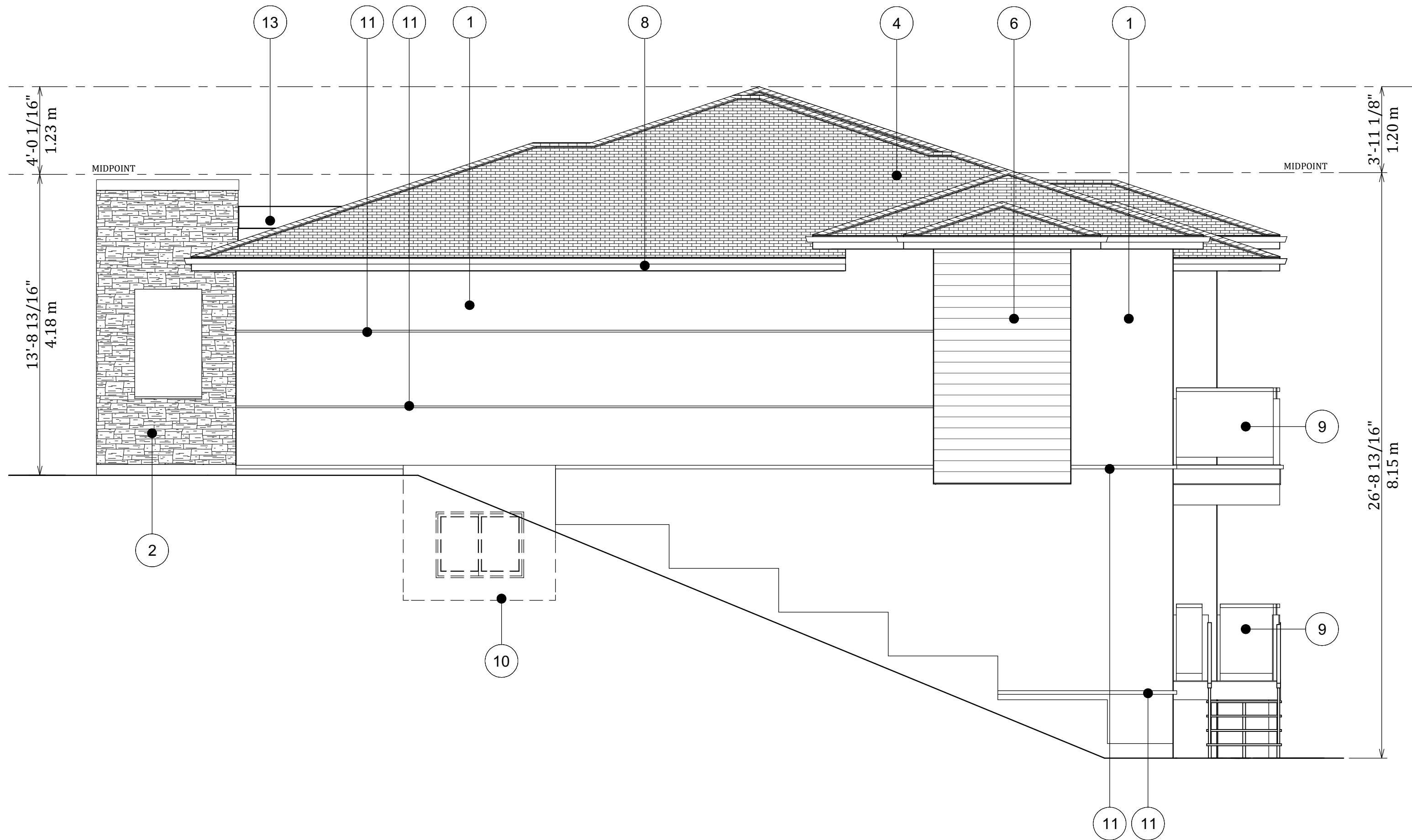


FRONT ELEVATION: BLDG 5
1/6" = 1'

- MATERIAL LEGEND:**
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
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- MATERIAL LEGEND:**
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 8. FASCIA - BEIGE
 9. TEMPERED GLASS RAILING
 10. WINDOW WELL
 11. STUCCO REVEAL
 12. EXTERIOR GLASS DOORS
 13. FASCIA - COMMERCIAL BROWN

RIGHT ELEVATION: BLDG 5
1/4" = 1'



SCHEDULE B

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DP20-0140

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING



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Proposed
Project For:



Sheet Title:

BUILDING 5

**FRONT &
RIGHT
ELEVATIONS**

DATE:
2020-09-03

SCALE:
1/4"=1'

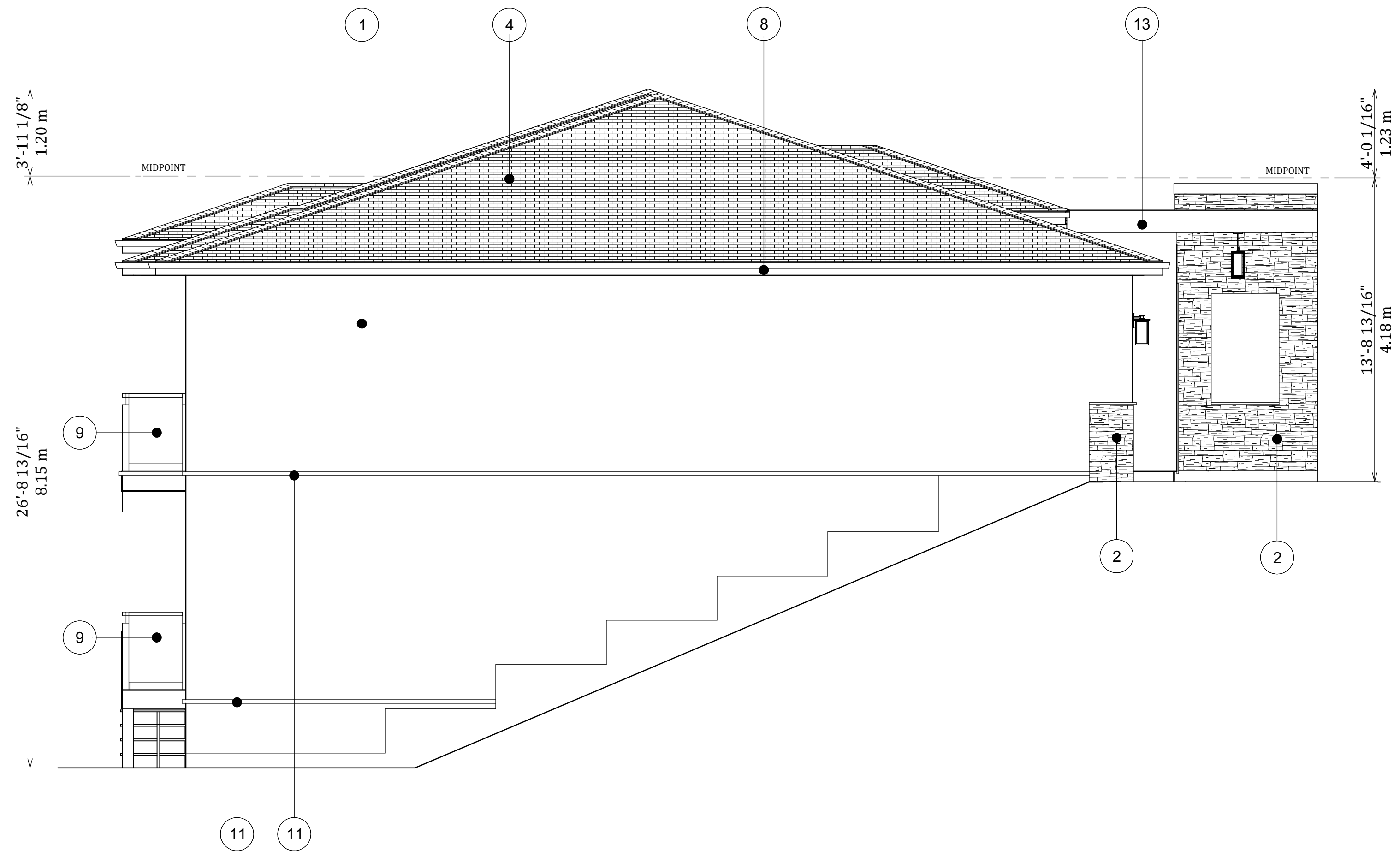
VERSION NO.
1.0

SHEET NO.:
A-23



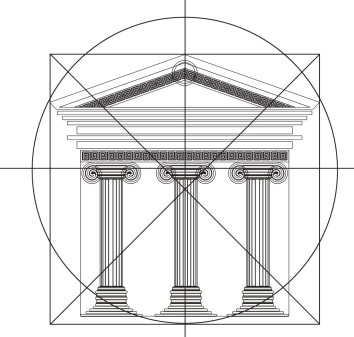
- MATERIAL LEGEND:**
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
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 8. FASCIA - BEIGE
 9. TEMPERED GLASS RAILING
 10. WINDOW WELL
 11. STUCCO REVEAL
 12. EXTERIOR GLASS DOORS
 13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 5
1/6" = 1'



- MATERIAL LEGEND:**
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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 8. FASCIA - BEIGE
 9. TEMPERED GLASS RAILING
 10. WINDOW WELL
 11. STUCCO REVEAL
 12. EXTERIOR GLASS DOORS
 13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 5
1/4" = 1'



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 5

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-24

55

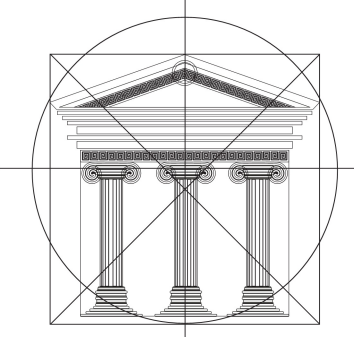
SCHEDULE

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Planner
Initials **KB**





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Proposed
Project For:



Sheet Title:

BUILDING 6

FRONT &
RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

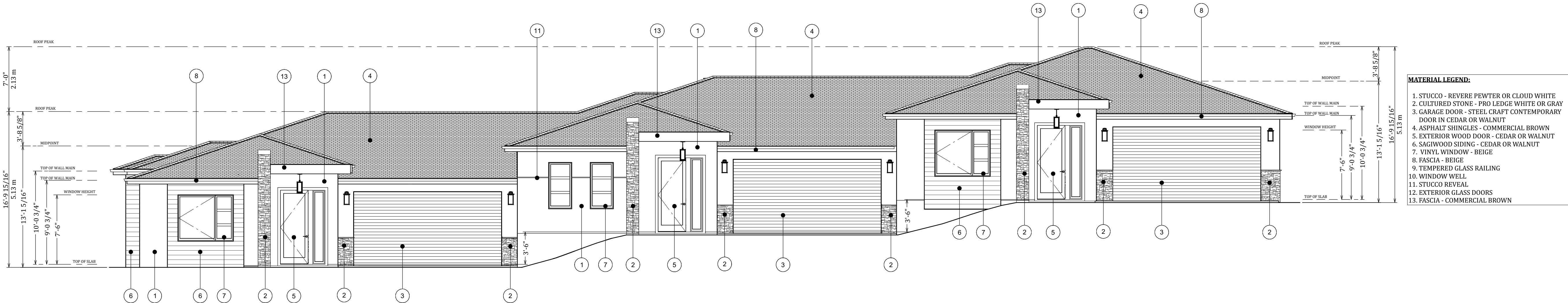
VERSION NO.

1.0

SHEET NO.:

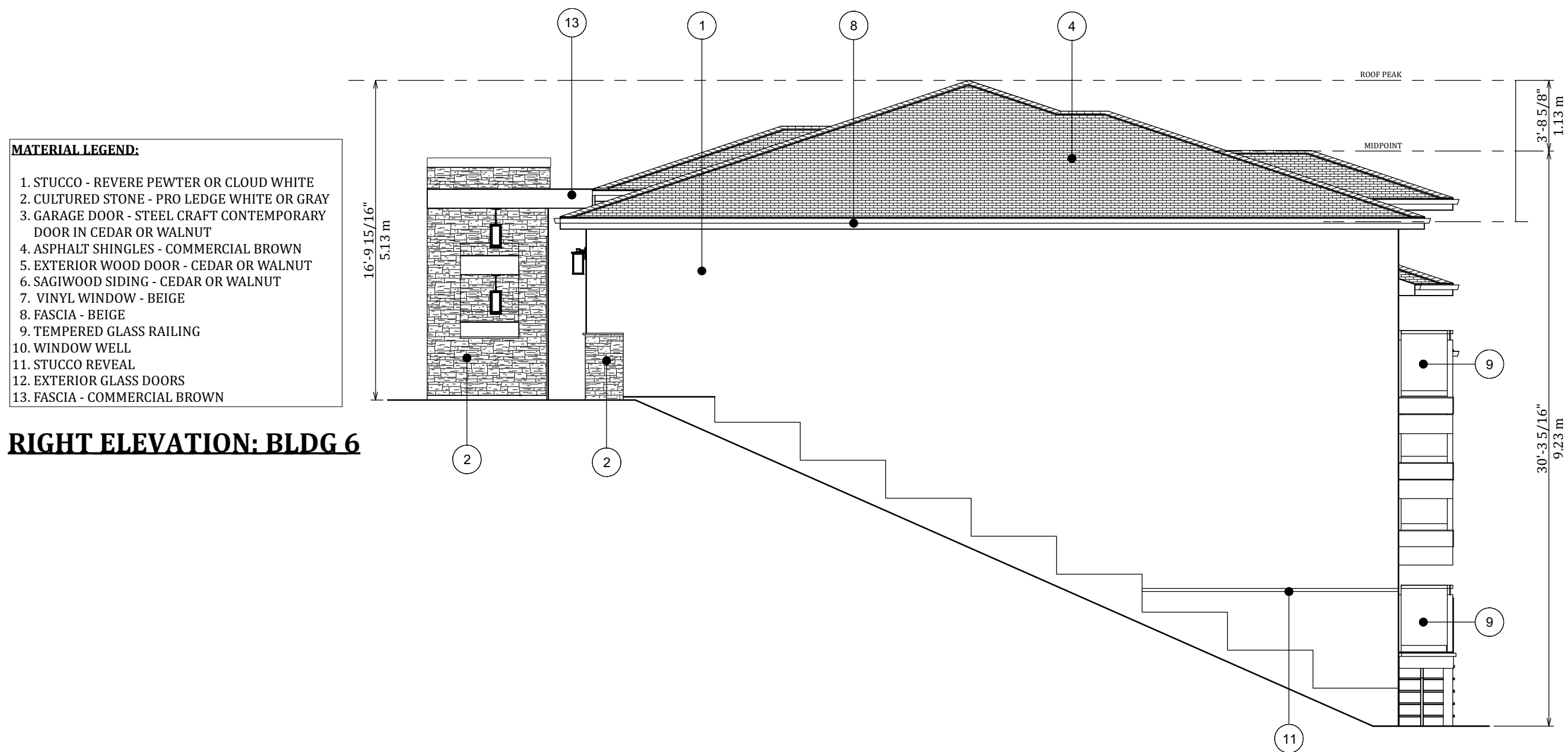
A-29

56



MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



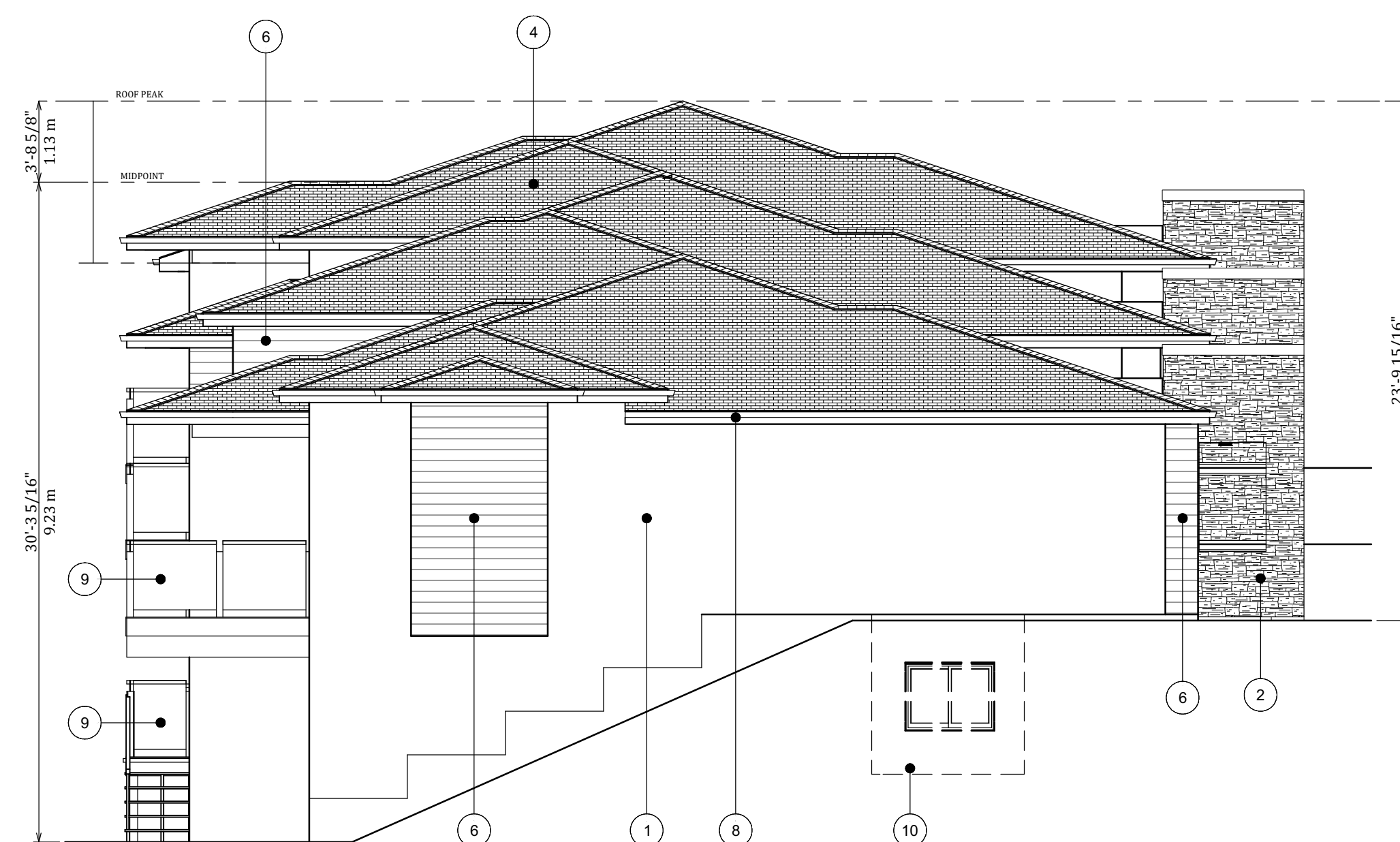
MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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9. TEMPERED GLASS RAILING
10. WINDOW WELL
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12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN



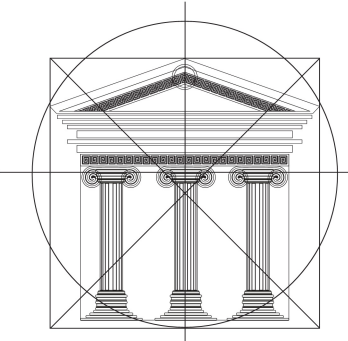
- MATERIAL LEGEND:**
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
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 8. FASCIA - BEIGE
 9. TEMPERED GLASS RAILING
 10. WINDOW WELL
 11. STUCCO REVEAL
 12. EXTERIOR GLASS DOORS
 13. FASCIA - COMMERCIAL BROWN

REAR ELEVATION: BLDG 6



- MATERIAL LEGEND:**
1. STUCCO - REVERE PEWTER OR CLOUD WHITE
 2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
 3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
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 7. VINYL WINDOW - BEIGE
 8. FASCIA - BEIGE
 9. TEMPERED GLASS RAILING
 10. WINDOW WELL
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 12. EXTERIOR GLASS DOORS
 13. FASCIA - COMMERCIAL BROWN

LEFT ELEVATION: BLDG 6



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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 6

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-30

57

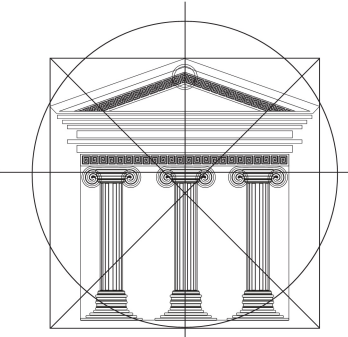
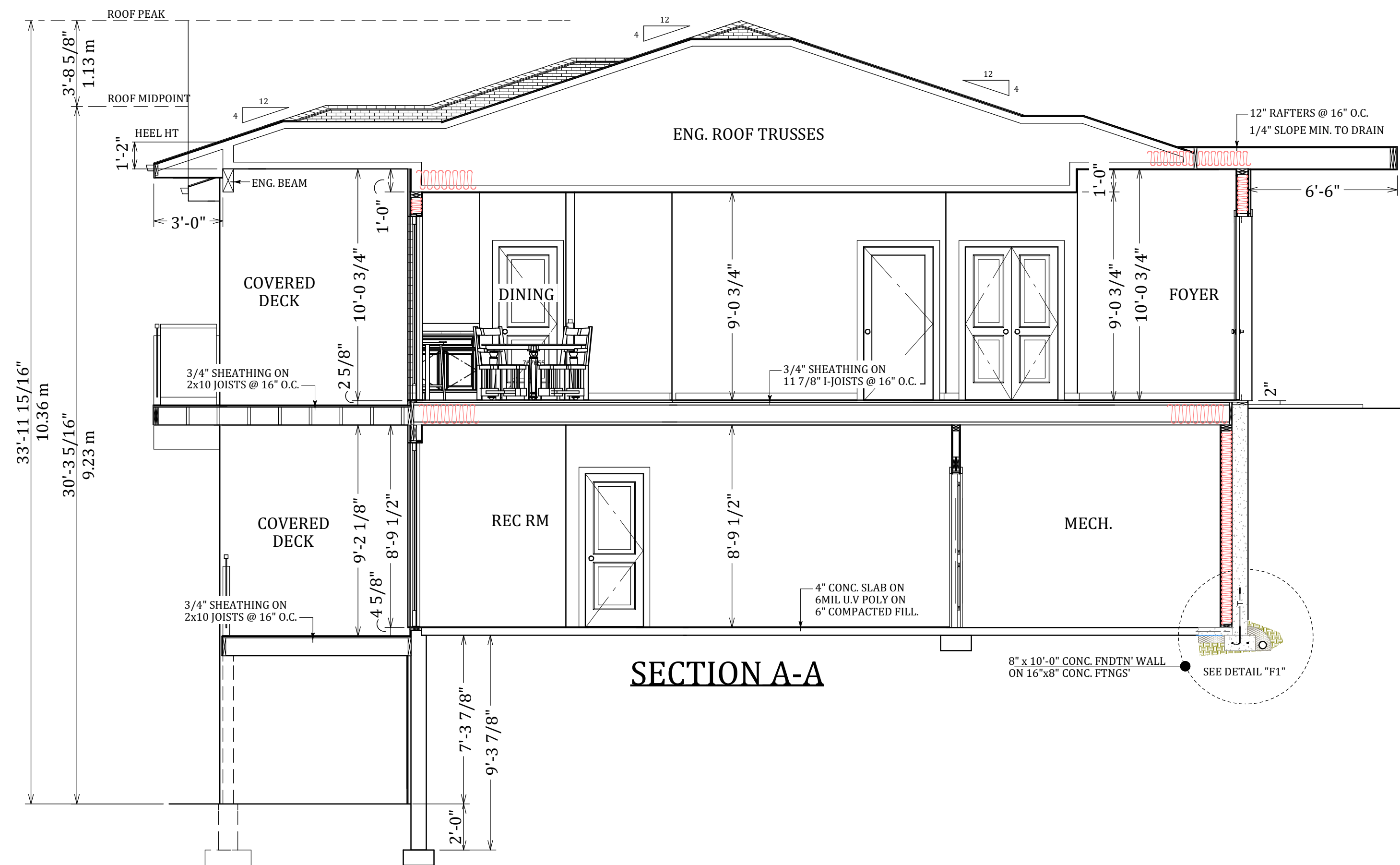
SCHEDULE

B

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DP20-0140

Planner
Initials **KB**





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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 6

SECTION A-A

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-33

58

SCHEDULE

B

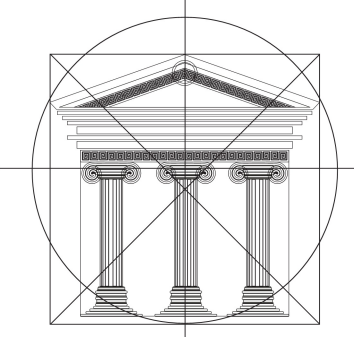
This forms part of application
DP20-0140

Planner
Initials

KB

City of
Kelowna
DEVELOPMENT PLANNING





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Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 7,8,9

FRONT &
RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

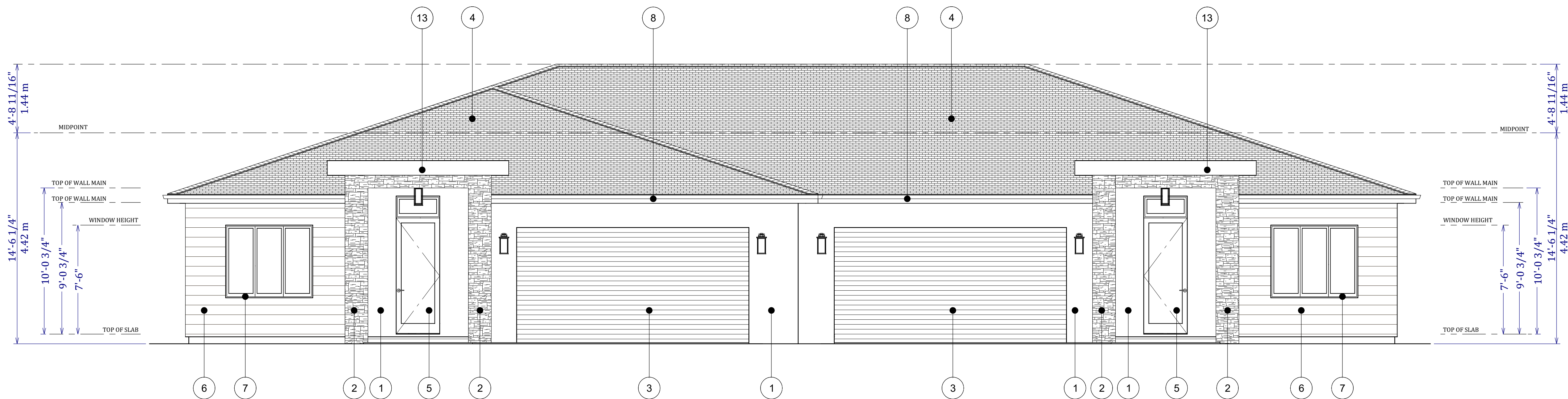
VERSION NO.

1.0

SHEET NO.:

A-36

59



FRONT ELEVATION: BLDG 7,8,9

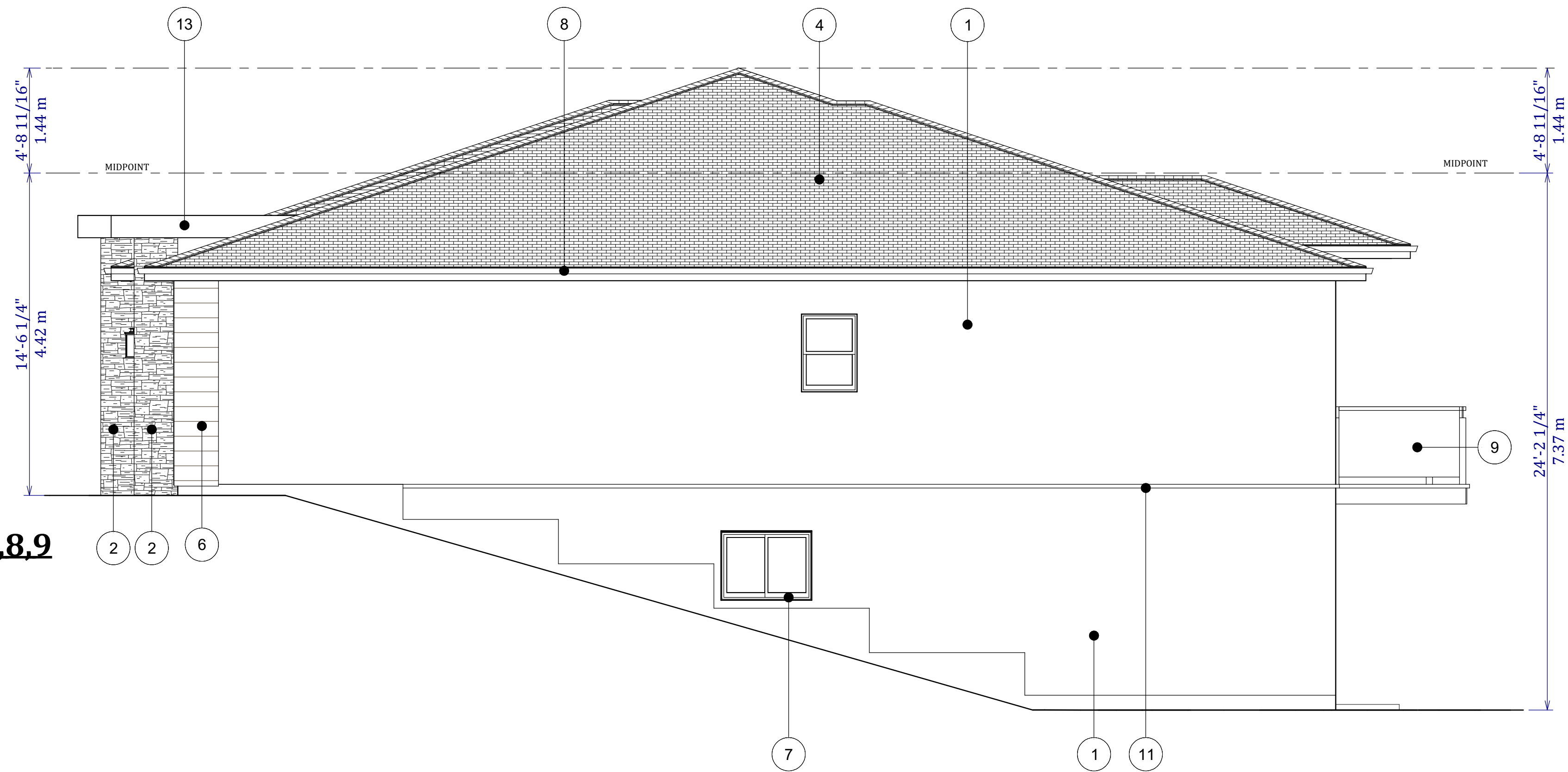
MATERIAL LEGEND:

1. STUCCO - REVERE PEWTER OR CLOUD WHITE
2. CULTURED STONE - PRO LEDGE WHITE OR GRAY
3. GARAGE DOOR - STEEL CRAFT CONTEMPORARY DOOR IN CEDAR OR WALNUT
4. ASPHALT SHINGLES - COMMERCIAL BROWN
5. EXTERIOR WOOD DOOR - CEDAR OR WALNUT
6. SAGIWOOD SIDING - CEDAR OR WALNUT
7. VINYL WINDOW - BEIGE
8. FASCIA - BEIGE
9. TEMPERED GLASS RAILING
10. WINDOW WELL
11. STUCCO REVEAL
12. EXTERIOR GLASS DOORS
13. FASCIA - COMMERCIAL BROWN

MATERIAL LEGEND:

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10. WINDOW WELL
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13. FASCIA - COMMERCIAL BROWN

RIGHT ELEVATION: BLDG 7,8,9



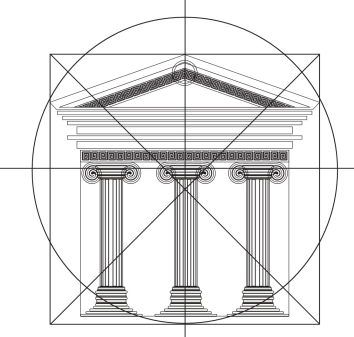
SCHEDULE

B

This forms part of application
DP20-0140

Planner
Initials KB





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www.inartifex.com



Proposed
Project For:

KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING 7,8,9

REAR & LEFT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-37

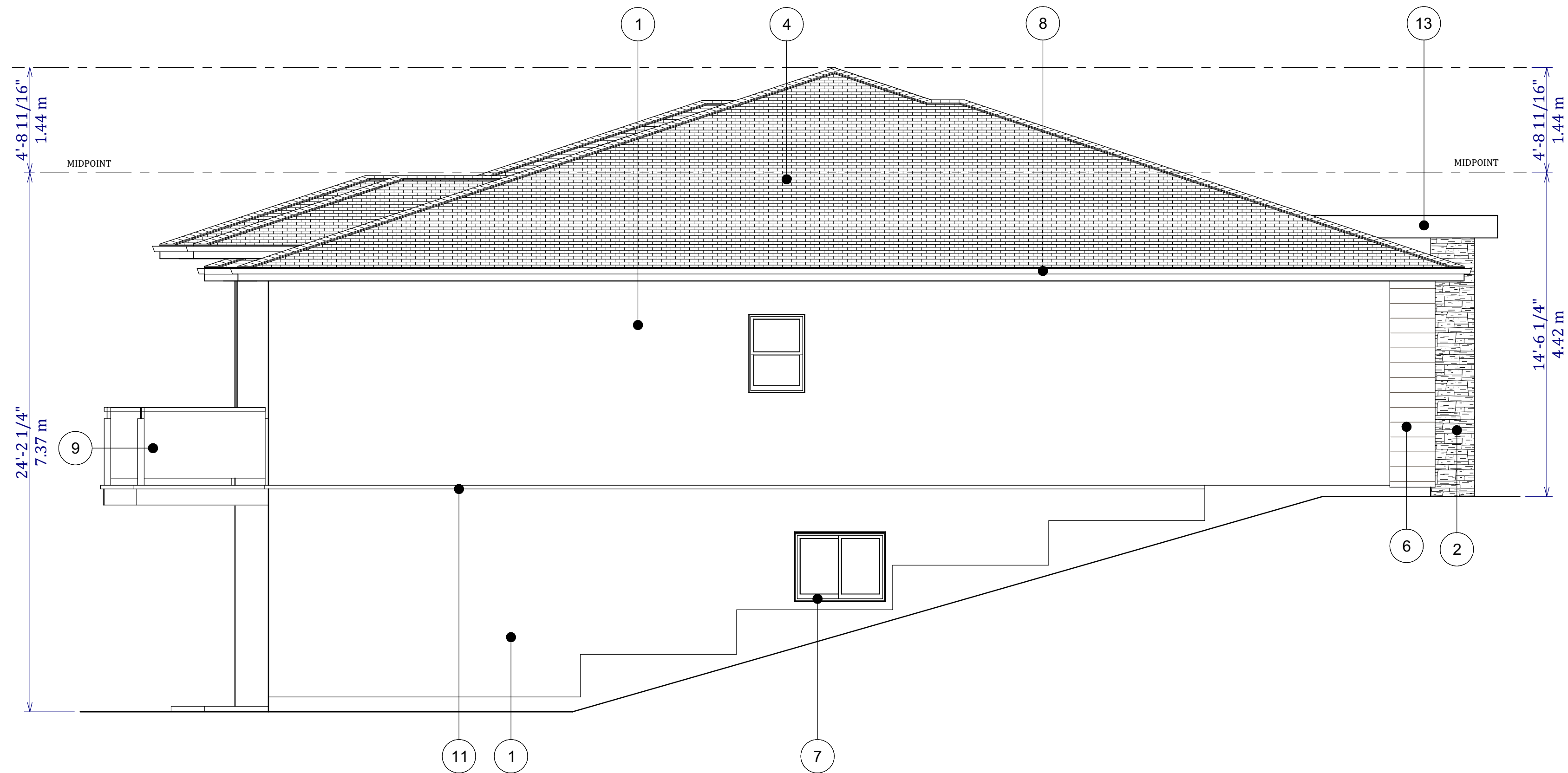
60



MATERIAL LEGEND:

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REAR ELEVATION: BLDG 7,8,9



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LEFT ELEVATION: BLDG 7,8,9

SCHEDULE

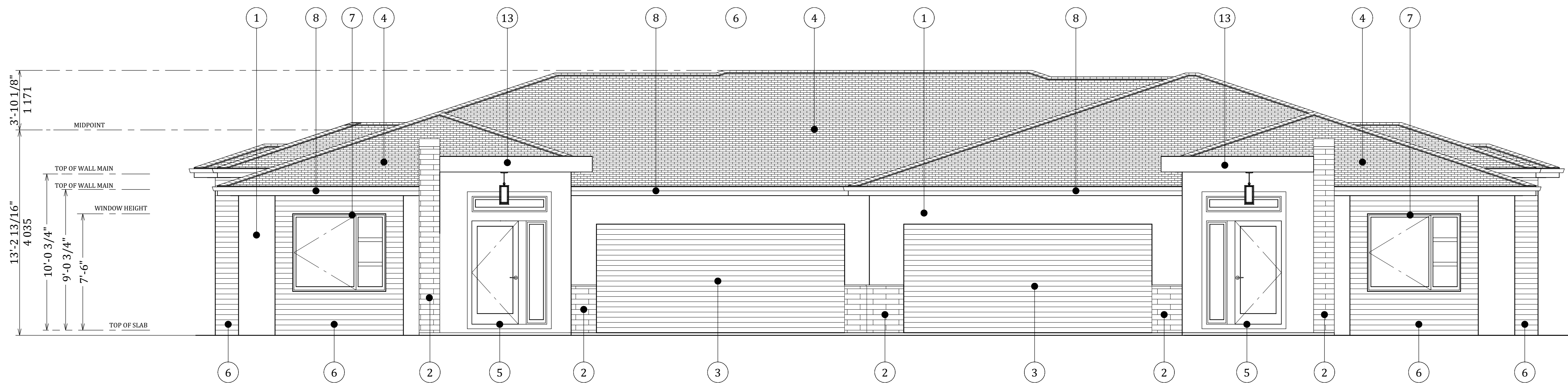
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DP20-0140

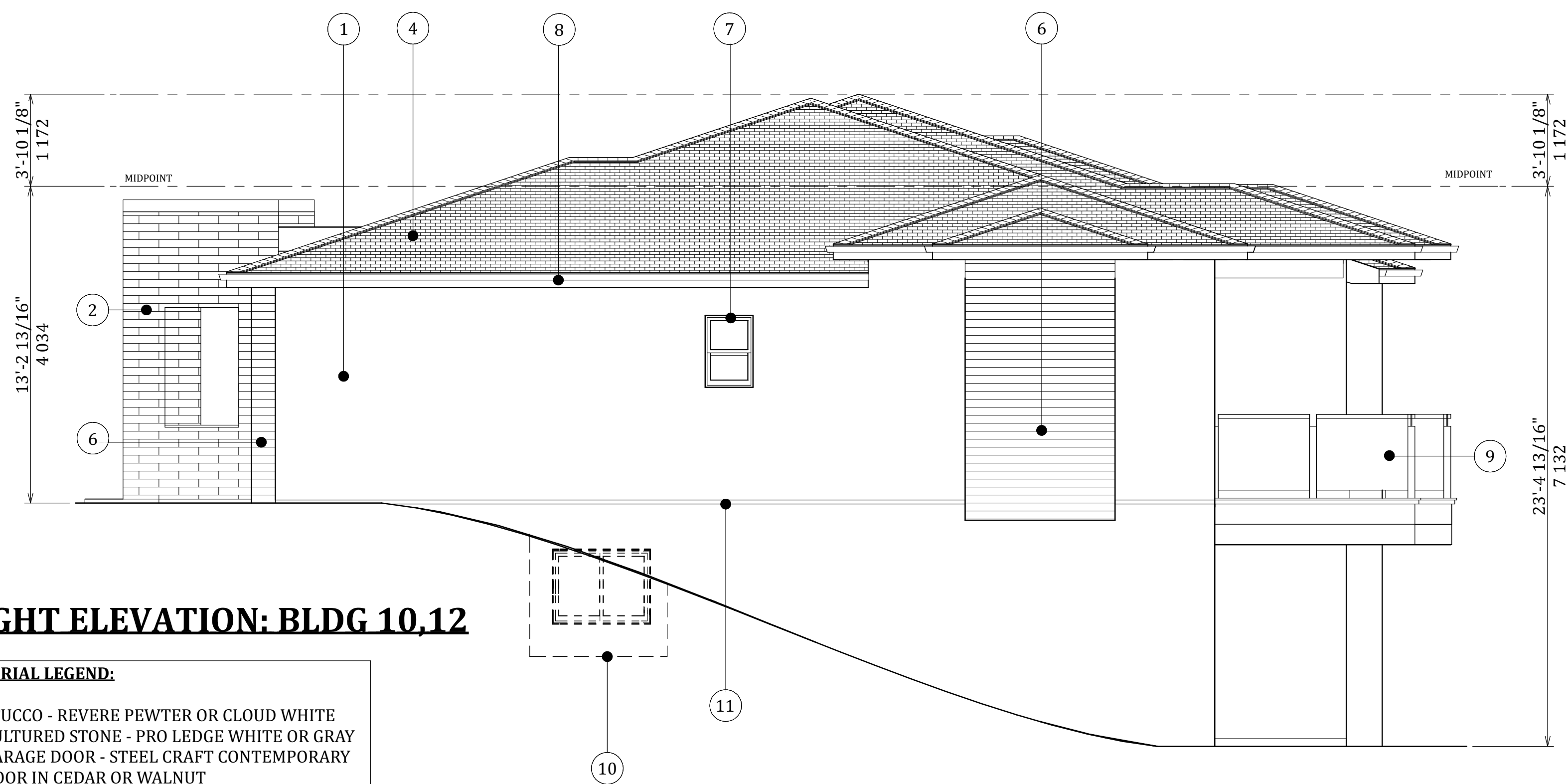
Planner
Initials KB



City of
Kelowna
DEVELOPMENT PLANNING



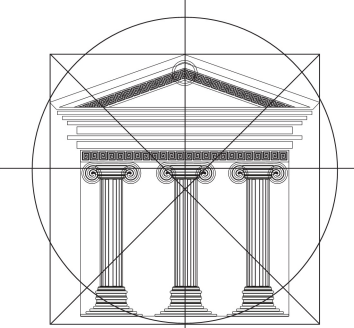
FRONT ELEVATION: BLDG 10, 12



RIGHT ELEVATION: BLDG 10,12

- MATERIAL LEGEND:**
- 1. STUCCO - REVERE PEWTER OR CLOUD WHITE
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Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

**BUILDING
10&12**

**FRONT & RIGHT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

A-42

61

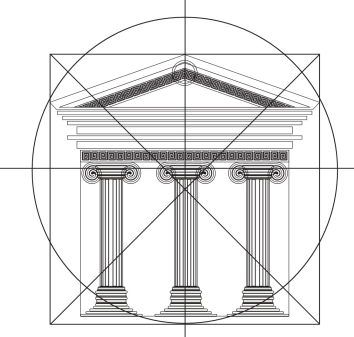
SCHEDULE

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Planner
Initials **KB**





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Proposed
Project For:



Sheet Title:

**BUILDING
10&12**

**REAR & LEFT
ELEVATIONS**

DATE:

2020-09-03

SCALE:

1/4"=1'

VERSION NO.

1.0

SHEET NO.:

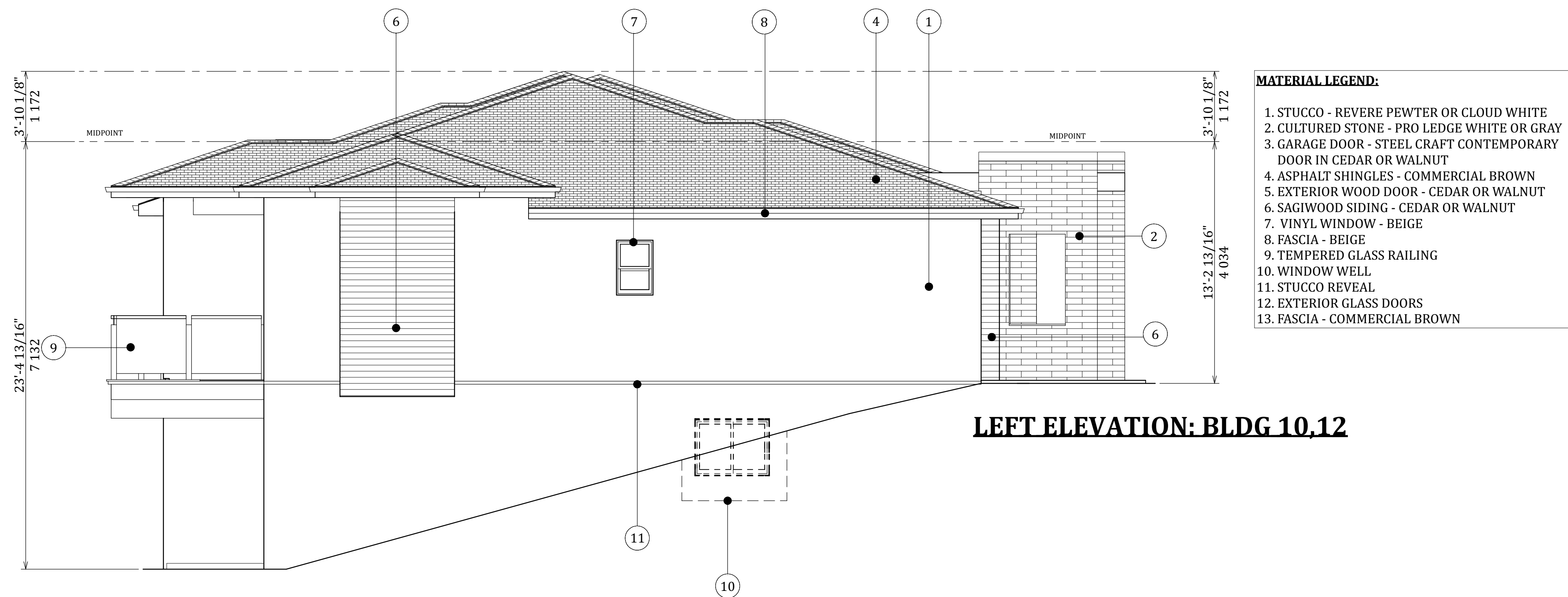
A-43

62



MATERIAL LEGEND:

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SCHEDULE

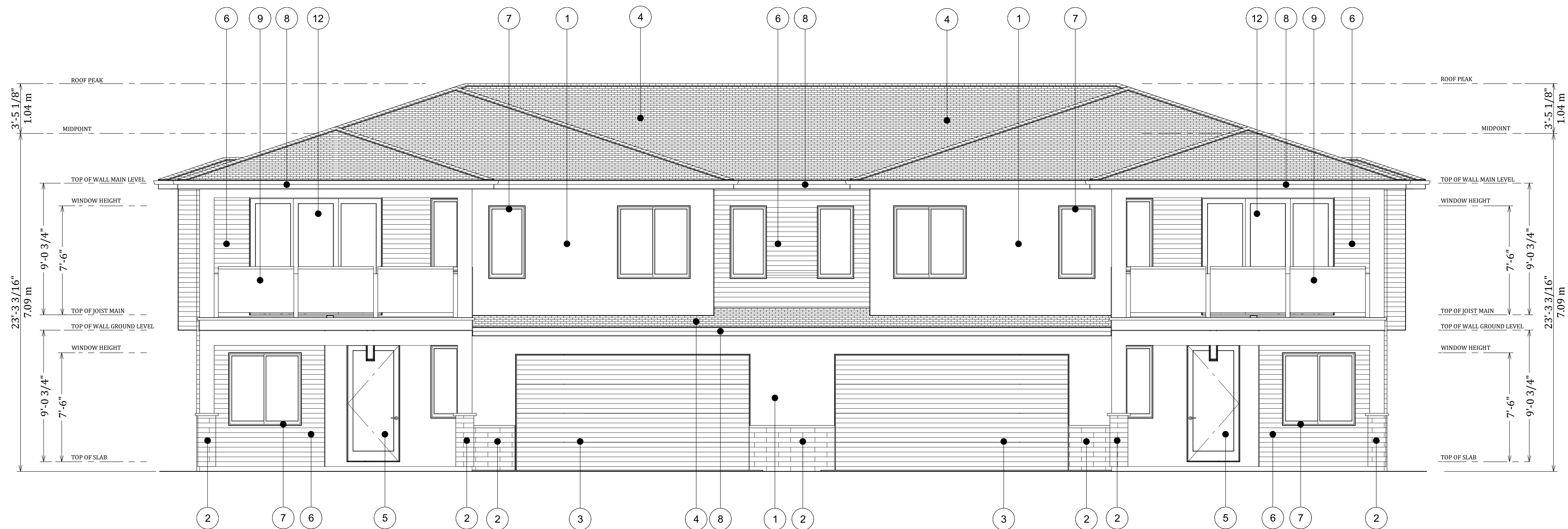
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DP20-0140

Planner
Initials

KB

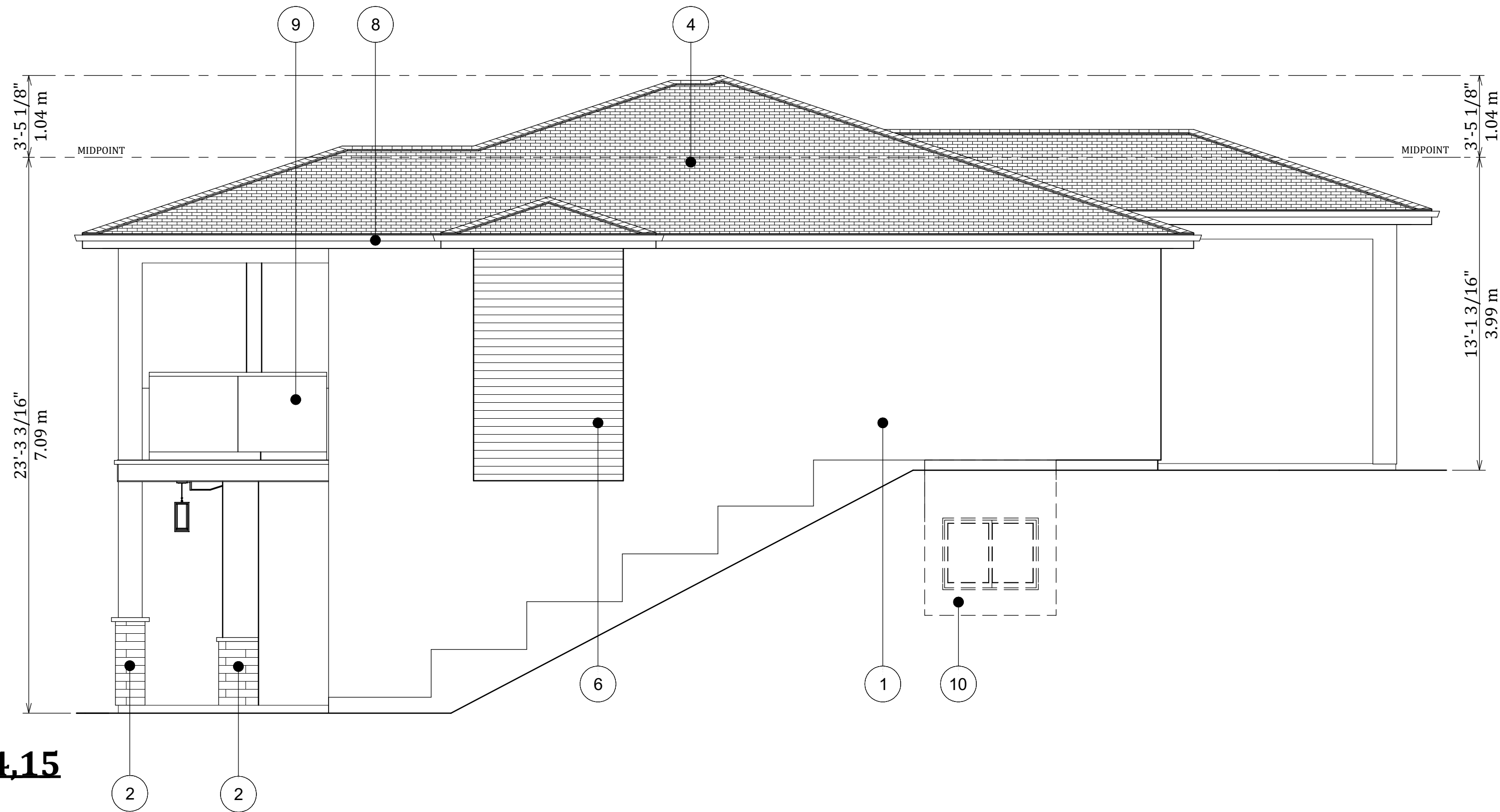




FRONT ELEVATION: BLDG 13,14,15

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RIGHT ELEVATION: BLDG13,14,15

SCHEDULE

B

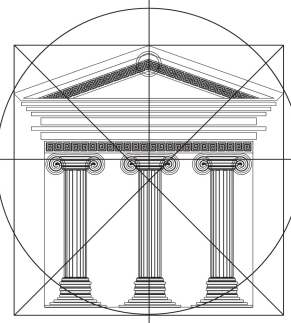
This forms part of application
DP20-0140


Planner Initials

KB


City of Kelowna

DEVELOPMENT PLANNING


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www.inartifex.com


DILWORTH
HOMES

Proposed
Project For:


KUIPERS PEAK
AT SOUTH RIDGE

Sheet Title:

BUILDING
13, 14, 15

FRONT & RIGHT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

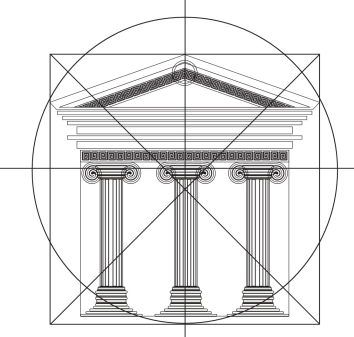
VERSION NO.

1.0

SHEET NO.:

A-48

63



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Proposed
Project For:



Sheet Title:

BUILDING
13, 14, 15

REAR & LEFT
ELEVATIONS

DATE:

2020-09-03

SCALE:

1/4"=1'

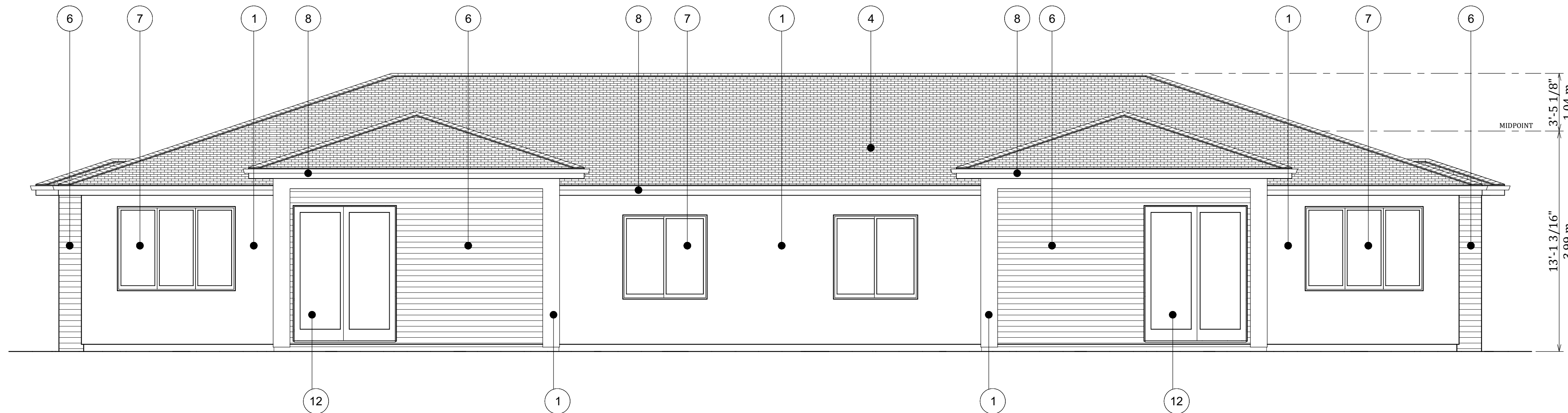
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SHEET NO.:

A-49

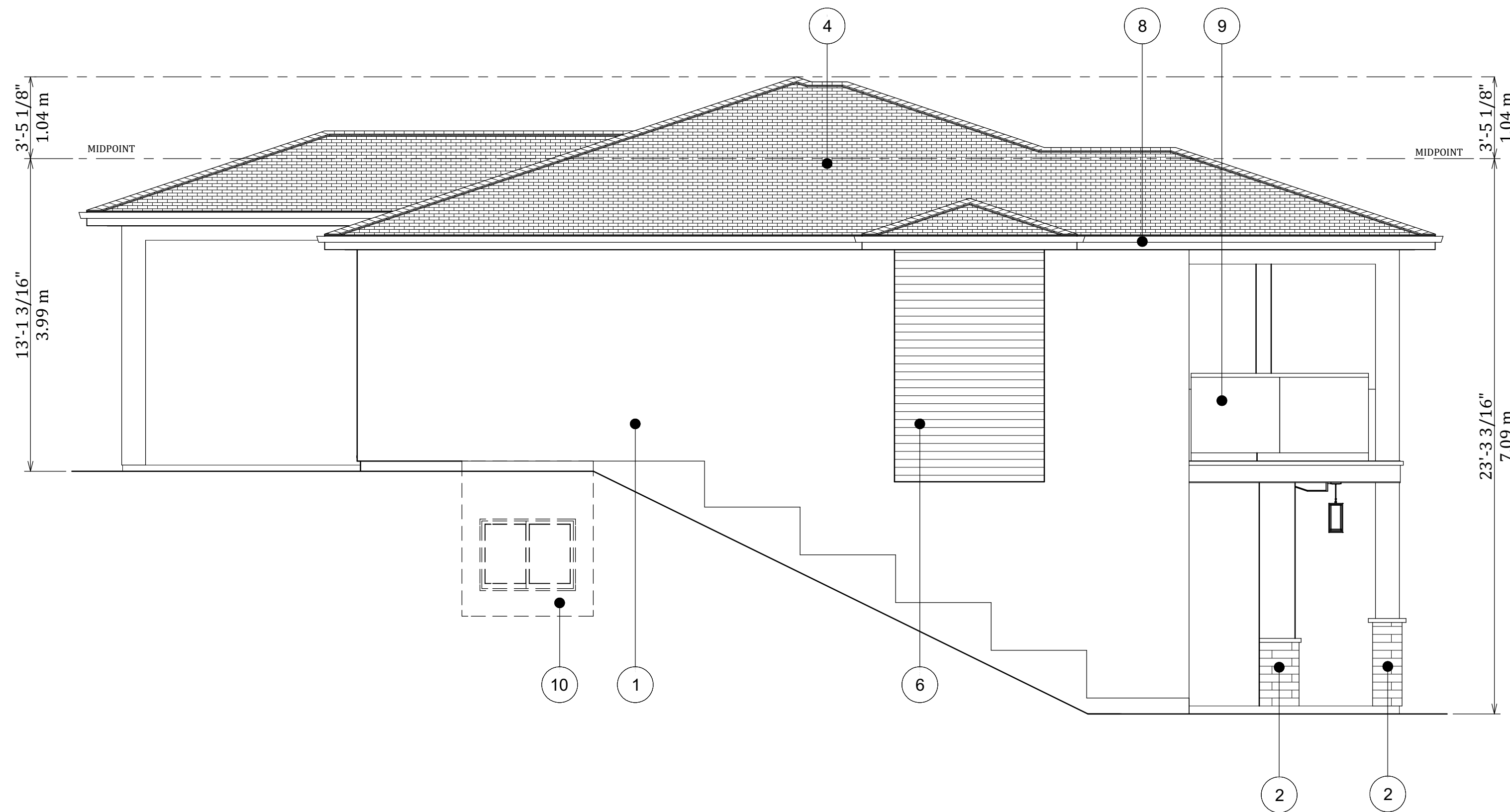
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REAR ELEVATION: BLDG 13,14,15



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LEFT ELEVATION: BLDG13,14,15

SCHEDULE

B

This forms part of application
DP20-0140

Planner
Initials KB



KUIPERS PEAK - PROPOSED EXTERIOR COLORS

SCHEDULE

B

This forms part of application

DP20-0140

Planner Initials

KB

City of Kelowna

DEVELOPMENT PLANNING



REVERE PEWTER - STUCCO



CLOUD WHITE - STUCCO



CEDAR – SAGIWOOD SIDING



WALNUT – SAGIWOOD SIDING



CEDAR – STEEL CRAFT CONTEMPORARY GARAGE DOOR



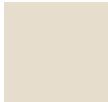
WALNUT – STEEL CRAFT CONTEMPORARY GARAGE DOOR



CEDAR – EXTERIOR WOOD DOOR



WALNUT – EXTERIOR WOOD DOOR



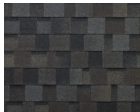
BEIGE – VINYL WINDOW



COMMERCIAL BROWN - FASCIA



BEIGE - FASCIA



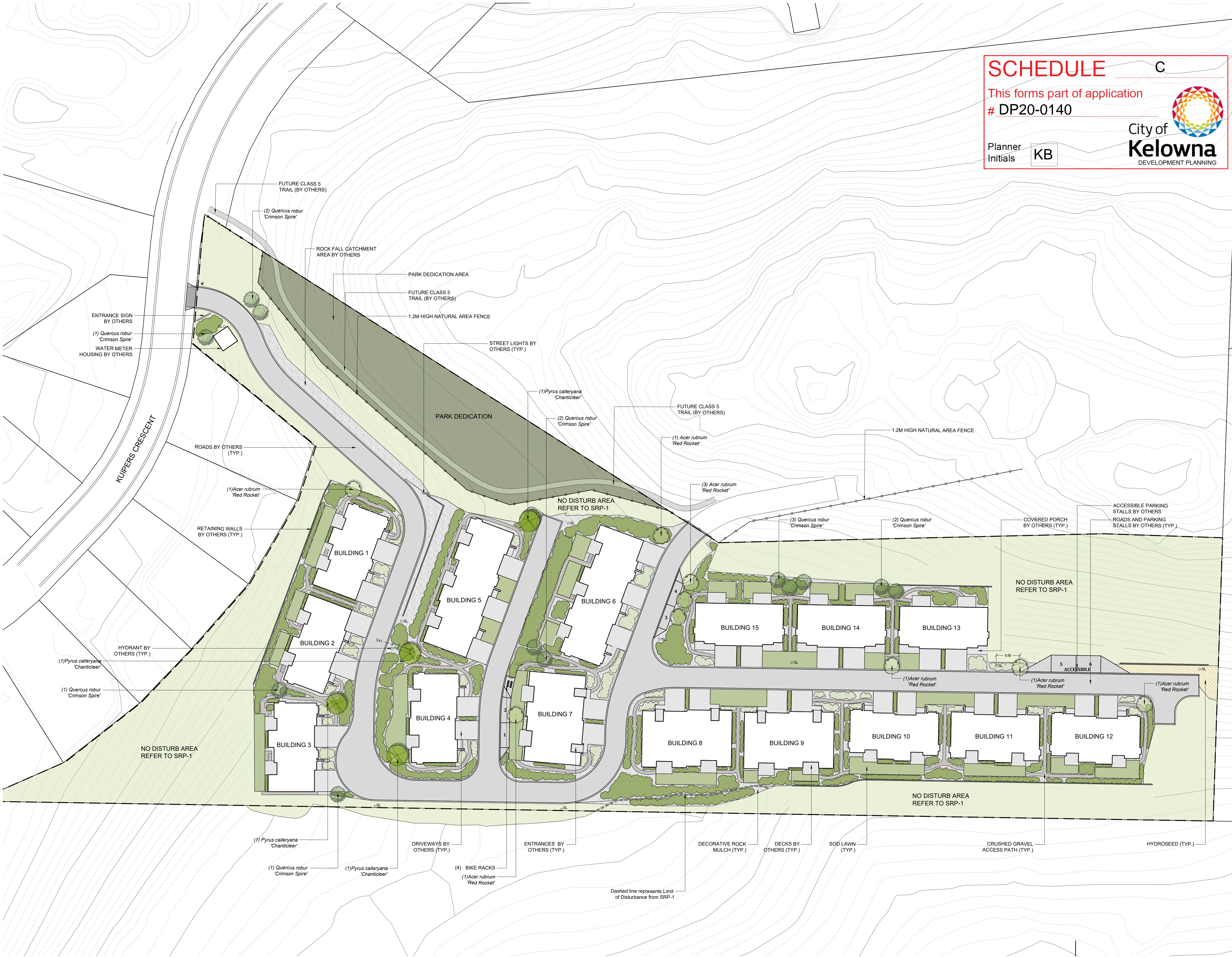
ROOFING – COMMERCIAL BROWN SHINGLES



STONE – PRO-FIT LEDGESTONE WHITE



STONE – PRO-FIT LEDGESTONE GREY



SCHEDULE

C

This forms part of application
DP20-0140

Planner
Initials KB



LEGEND:

- DECIDUOUS TREES
- PROPERTY LINE
- 1.2M HIGH NATURAL AREA FENCE
- REFER TO SLOPE RESTORATION PLAN SRP-1
- PARK DEDICATION
- DRIVEWAYS, DECK, ENTRANCES (BY OTHERS)
- ROADS AND PARKING STALLS (BY OTHERS)
- RETAINING WALLS (BY OTHERS)
- GRAVEL MULCH
- SOD LAWN
- HYDROSEED
- ORNAMENTAL GRASSES & PERENNIALS PLANTING BED
- ORNAMENTAL GRASSES & SHRUBS PLANTING BED
- ENTRANCE SIGN (BY OTHERS)
- STREET LIGHTS (BY OTHERS)
- HYDRANT (BY OTHERS)
- BIKE RACKS

GENERAL NOTES:

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

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (H.LxWd.)	Plant Spacing
Trees Deciduous						
9	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	4cm Cal	B&B	11.0m x 4.0m	4.0m on centre
4	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	4cm Cal	B&B	12.0m x 6.0m	6.0m on centre
12	<i>Quercus robur</i> 'Crimson Spire'	Crimson Spire Oak	4cm Cal	B&B	13.0m x 4.5m	4.5m on centre
Shrubs						
133	<i>Berberis thunbergii</i> 'Tara'	Emerald Carousel Barberry	#01	Potted	1.5m x 1.5m on centre	1.5m on centre
145	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#01	Potted	1.5m x 1.5m on centre	1.5m on centre
148	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	#01	Potted	1.5m x 1.5m on centre	1.5m on centre
97	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#01	Potted	1.0m x 1.8m on centre	1.8m on centre
138	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#01	Potted	1.5m x 1.5m on centre	1.5m on centre
Grasses						
105	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#01	Potted	1.5m x 0.9m on centre	0.9m on centre
80	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.0m x 0.9m on centre	0.9m on centre
152	<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose Oriental Fountain Grass	#01	Potted	1.0m x 1.0m on centre	1.0m on centre
Perennials						
72	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#01	Potted	1.2m x 0.9m on centre	0.9m on centre
80	<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	0.6m x 0.6m on centre	0.6m on centre
95	<i>Eupatorium dubium</i> 'Baby Joe'	Dwarf Joe Pye Weed	#01	Potted	0.75m x 0.9m on centre	0.9m on centre
105	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted	0.9m x 0.9m on centre	0.9m on centre
105	<i>Perovskia atriplicifolia</i>	Russian Sage	#01	Potted	1.25m x 1.0m on centre	1.0m on centre
75	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	1.0m x 0.9m on centre	0.9m on centre

HYDROSEED - SEED MIX

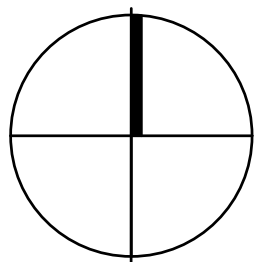
Seed Weight	BOTANICAL NAME	COMMON NAME
40%	<i>Pseudoroegneria spicata</i>	Bluebunch wheatgrass
20%	<i>Festuca campestris</i>	Rough Fescue
10%	<i>Festuca idahoensis</i>	Idaho Fescue
10%	<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot
10%	<i>Achillea millefolium</i>	Common Yarrow
10%	<i>Gaillardia aristata</i>	Blanket Flower

REPRESENTATIVE IMAGES:



PROJECT:
KUIPERS PEAK DEVELOPMENT, 796 KUIPERS CRESCENT, KELOWNA, BC

CLIENT:
EMIL ANDERSON CONSTRUCTION



SEAL

NO.	DATE (MM/DD/YYYY)	REVISION
2	10/28/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
1	09/10/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	05/04/2020	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: JK
CHK'D: KP
DATE: 05/01/2018
SCALE: 1:500

SITE PLAN

LDP-1

Project No. LK-18-269

579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6L8
PHONE: 250-469-9107 WWW.ECORA.CA



HYDROZONE LEGEND:

LOW WATER REQUIREMENTS: DROUGHT TOLERANT SHRUBS, GRASSES AND PERENNIALS

MEDIUM WATER REQUIREMENTS: SHRUBS, GRASSES AND PERENNIALS

HIGH WATER REQUIREMENTS: SOD LAWN AREAS

SCHEDULE

C

This forms part of application

DP20-0140

Planner Initials

KB

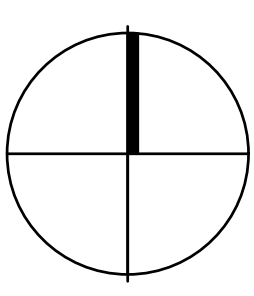
City of Kelowna

DEVELOPMENT PLANNING



PROJECT:
KUIPERS PEAK DEVELOPMENT, 796 KUIPERS CRESCENT, KELOWNA, BC

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EMIL ANDERSON CONSTRUCTION



SEAL

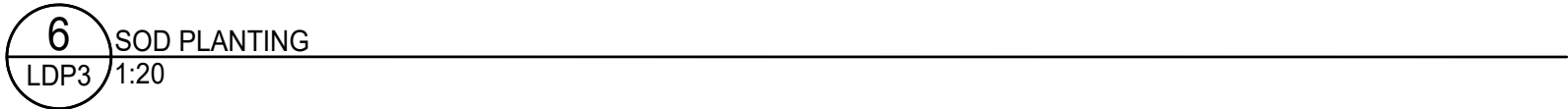
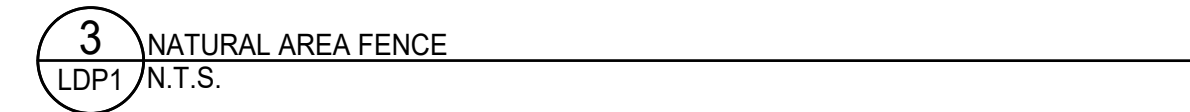
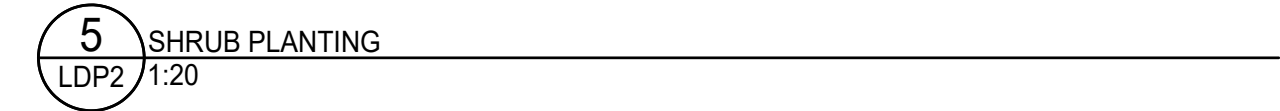
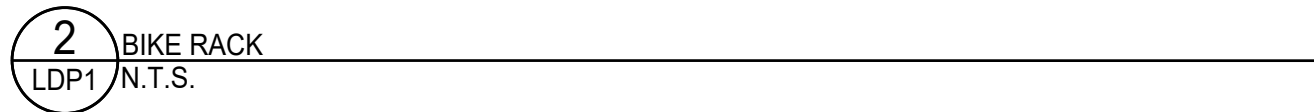
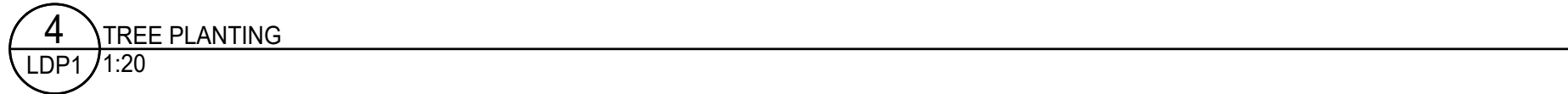
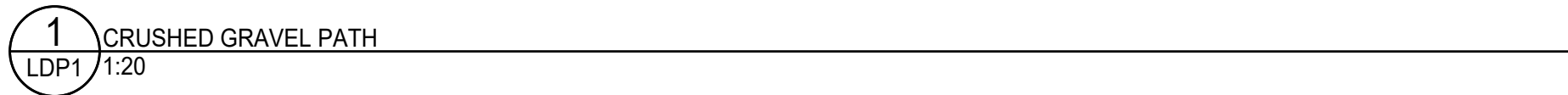
2	10/28/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
1	09/10/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	05/04/2020	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE (MM/DD/YYYY)	REVISION

DESIGN: BD
DRAWN: JK
CHK'D: KP
DATE: 05/01/2018
SCALE: 1:500

HYDROZONE PLAN

LDP-2

Project No. LK-18-269





DP20-0140

796 Kuipers Crescent

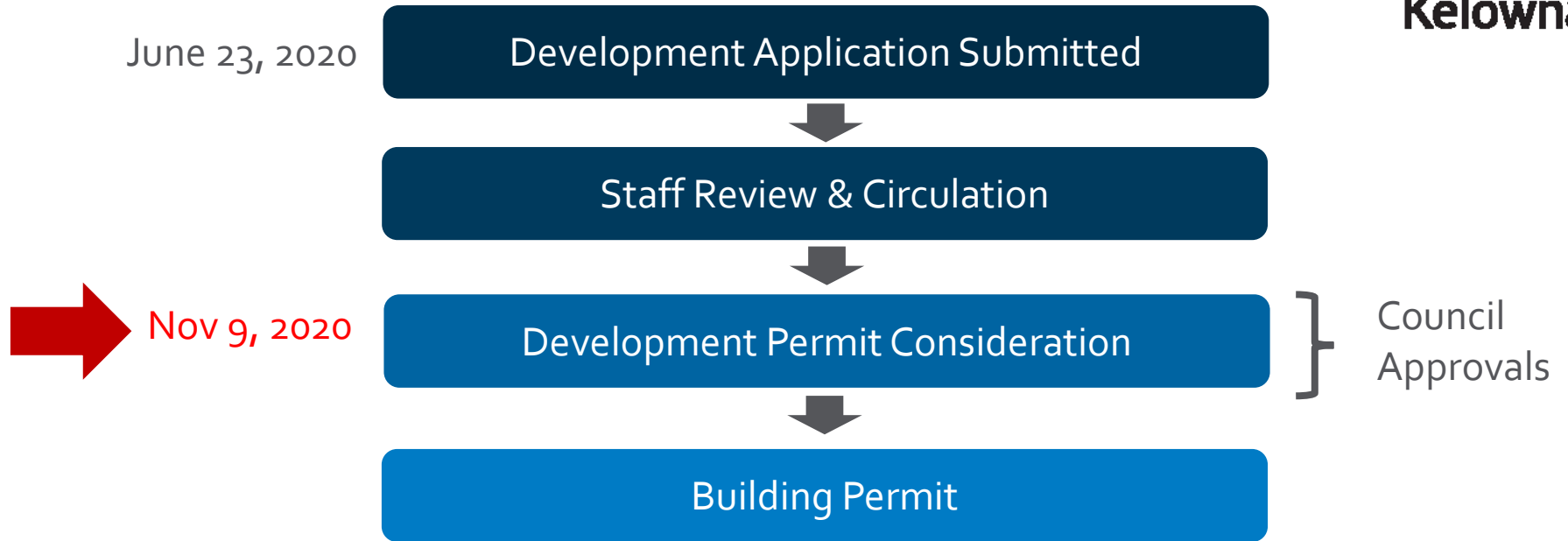
Development Permit



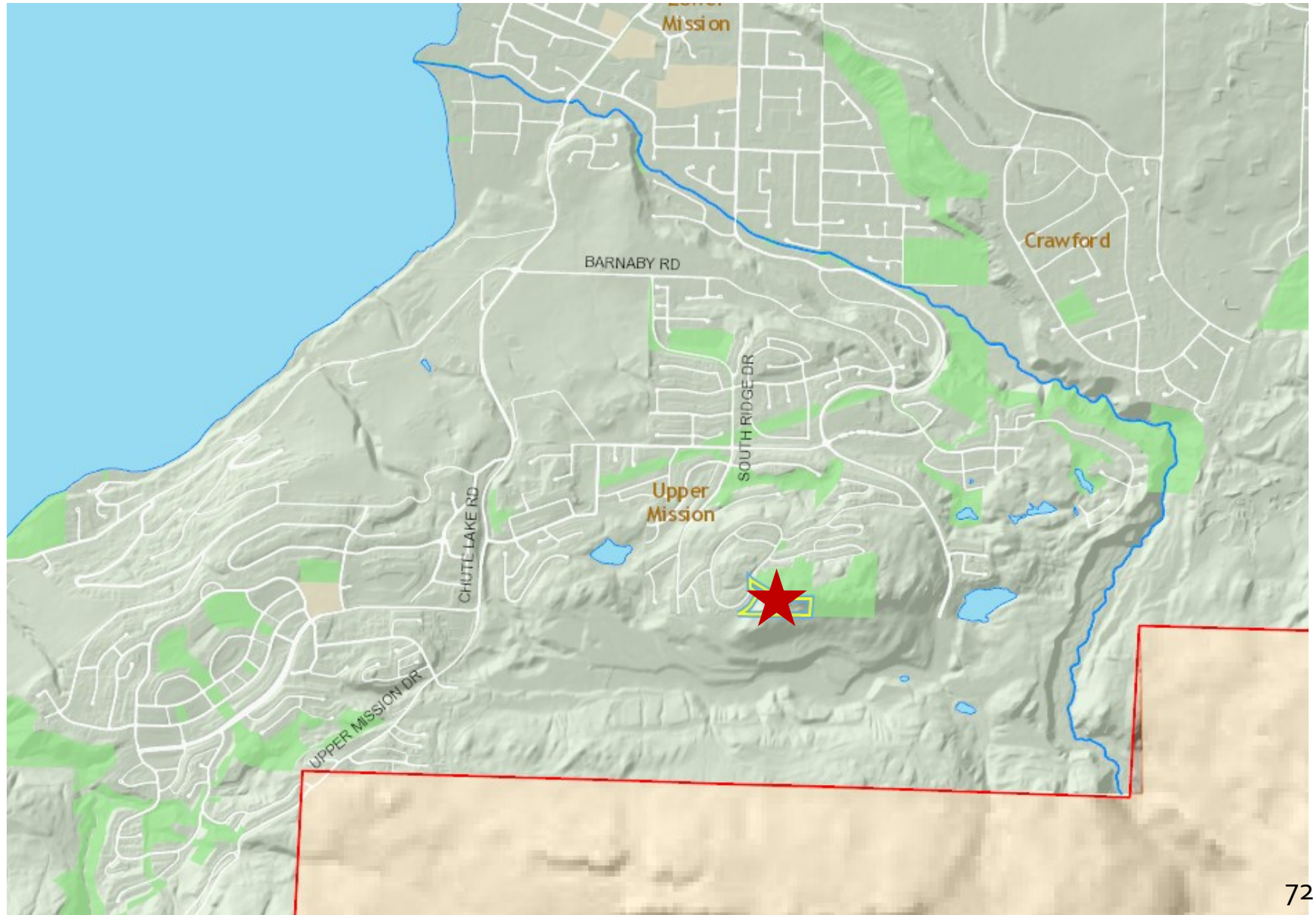
Proposal

- ▶ To consider the form and character of a multiple dwelling housing development

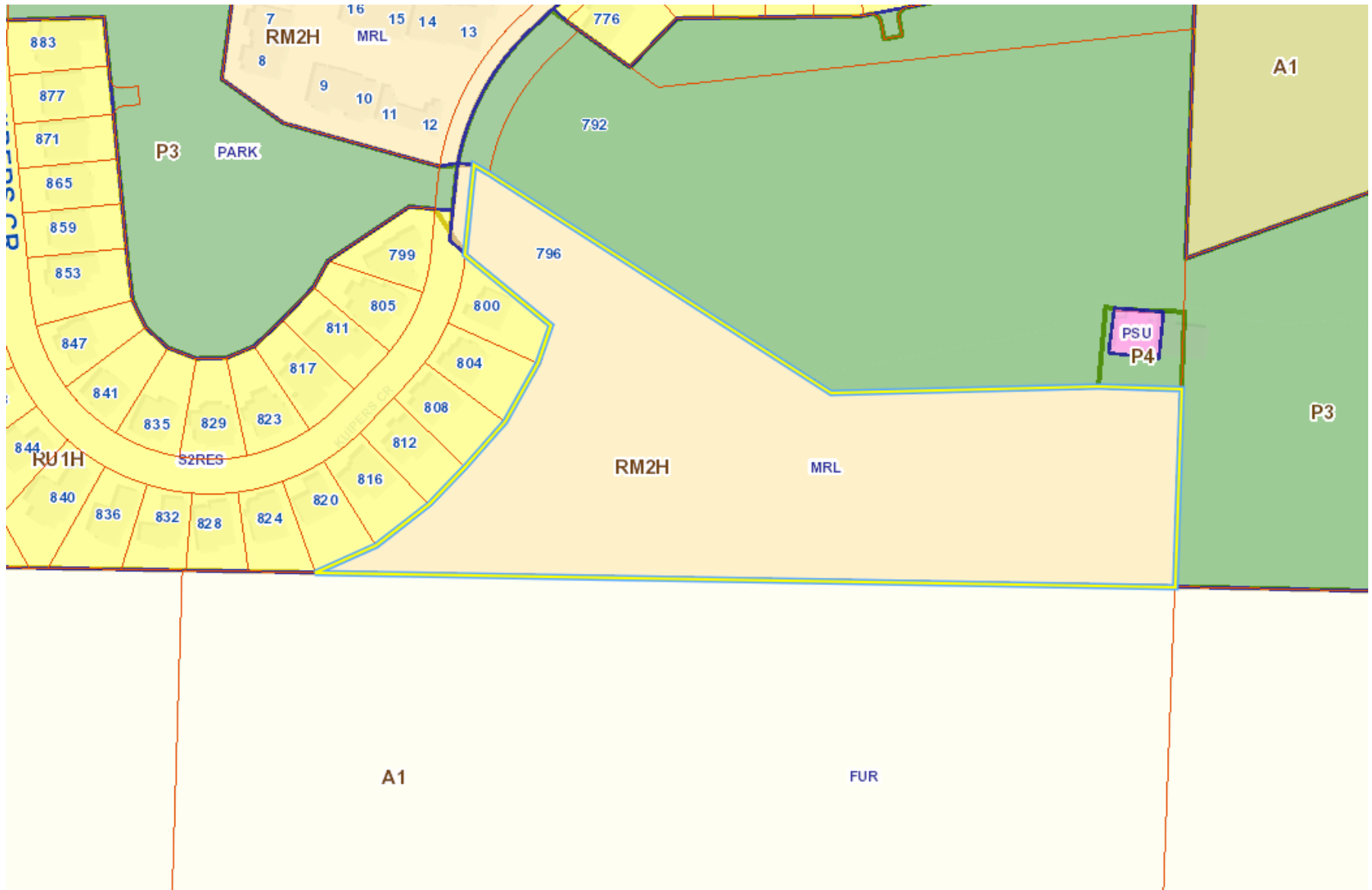
Development Process



Context Map



OCP Future Land Use / Zoning



Subject Property Map



Transit Score
19

Minimal Transit

It is possible to get on a bus.

City of Kelowna

Walk Score
0

Car-Dependent

Almost all errands require a car.

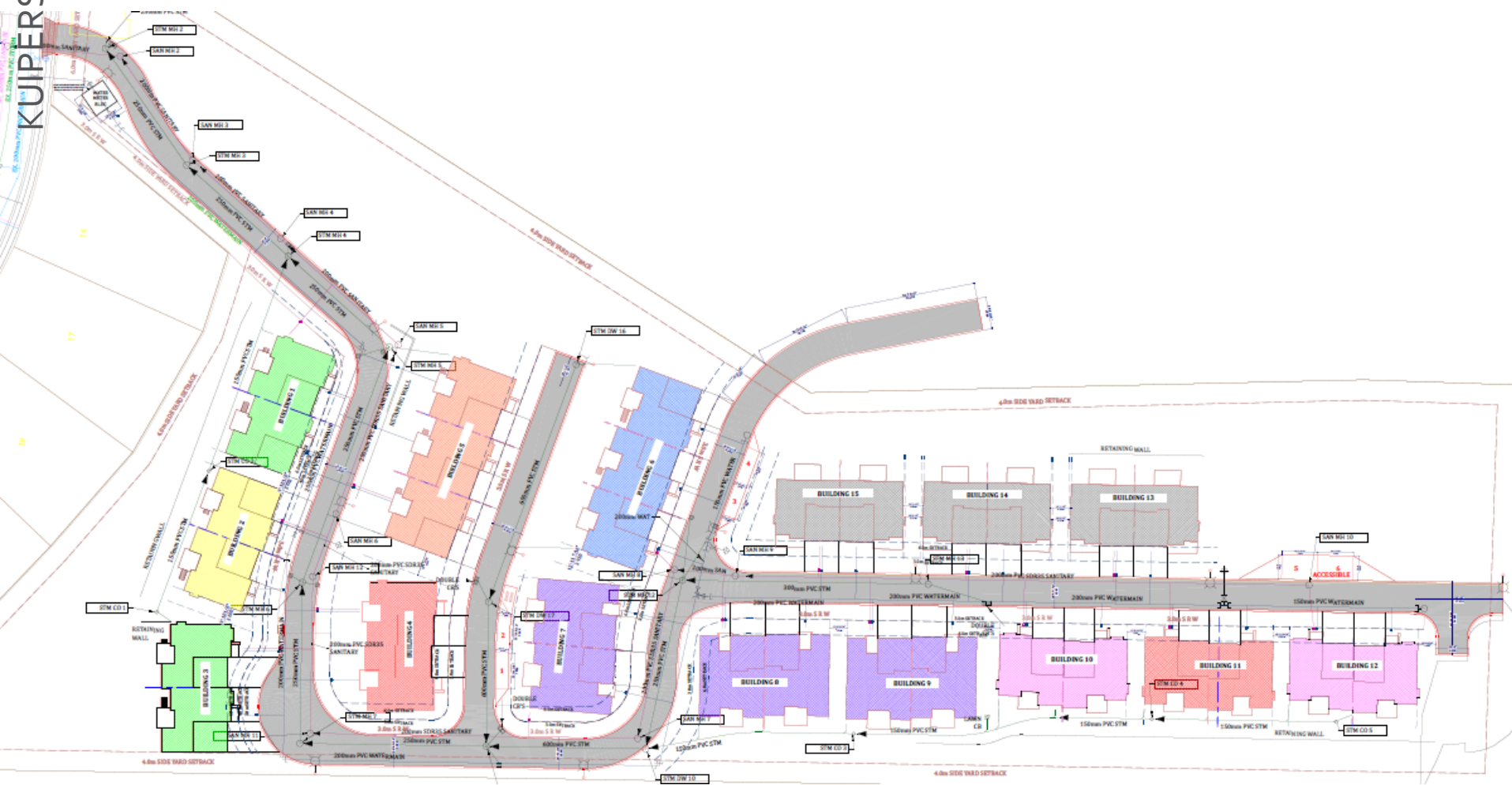
74

Project/technical details

- ▶ Multiple Dwelling Housing (RM2H zone)
- ▶ 32 dwelling units
 - ▶ 13 duplexes, 2 triplexes
- ▶ Meets parking requirements
 - ▶ Side by side garages
- ▶ Consistent with Zoning Bylaw – no variances requested

Site Plan

KUIPERS CR



Renderings



Renderings



Renderings



Renderings



[illegible]

Development Policy

- ▶ The proposed development achieves the many of the City's Comprehensive Design Guidelines including:
 - ▶ Architectural unity and cohesiveness
 - ▶ Integrate development within site conditions
 - ▶ Preserve character of area

Staff Recommendation

- ▶ Staff recommend **support** for the development permit application
 - ▶ Consistent with OCP Design Guidelines
 - ▶ Meets zoning regulations
 - ▶ Parking
 - ▶ FAR, Site Coverage, Setbacks
 - ▶ Achieved intended form and density on a sloped lot
 - ▶ Addresses access to Kuipers' Peak Mountain Park



Conclusion of Staff Remarks

Report to Council



Date: November 9, 2020
To: Council
From: City Manager
Subject: OCP18-0008 & Z18-0042 Extension for Valley Road
Department: Development Planning Department

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Official Community Plan Bylaw No. 11641 and Rezoning Amendment Bylaw No. 11642, be extended from August 14, 2020 to August 14, 2021;

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

Purpose:

To extend the deadline for adoption of the Official Community Plan Bylaw No. 11641 and Rezoning Bylaw No. 11642 to August 14, 2021.

Development Planning Department

Official Community Plan Bylaw No. 11641 and Rezoning Bylaw No. 11642, received second and third readings at a Regular meeting of Council held on August 14, 2018.

An initial extension for this application was granted by Council on June 10, 2019, from August 14, 2019 to August 14, 2020 with no further options to extend. However, due to challenging market conditions and COVID, the applicant was unable to secure enough pre-sales to obtain financing to move forward with the project. The applicant will be relaunched their sales program in the spring of 2021.

With this in mind, Staff are recommending that Council supports extending the deadline for one additional year to August 14, 2021.



Submitted by:

Heather Benmore

Approved for inclusion:

Terry Barton, Development Planning Manager

cc: Kim Brunet

Report to Council



Date: November 9, 2020
File: 0710-20
To: Council
From: City Manager
Subject: 2021-2022 Heritage Grants Program Agreement

Recommendation:

THAT Council authorizes the City to enter into a Grant Administration Agreement for the Heritage Grants Program with the Central Okanagan Heritage Society in the form attached to the Report from the Cultural Services Department dated November 9, 2020;

AND THAT Council authorizes the Mayor and City Clerk to execute all documents associated with this Agreement.

Purpose:

To outline the terms of the Grant Administration Agreement with the Central Okanagan Heritage Society to administer and adjudicate the Heritage Grants Program on behalf of the City of Kelowna.

Background:

The City of Kelowna recognizes the importance of protecting the community's heritage resources. The City is also aware that the cost to maintain and restore heritage properties (both publicly and under private ownership) can be significant. In recognition of these costs, the City of Kelowna Heritage Grants Program (CoKHGP) was created in 1991 to support heritage conservation efforts.

The program promotes the conservation of residential, commercial, industrial, institutional and agricultural heritage buildings by assisting owners with grants for a portion of the costs incurred in conservation work. Any property listed on the Kelowna Heritage Register is eligible to apply for this grant program. Heritage Designated properties are given priority followed by residential homes on the Heritage Register.

Since 2008, the CoKHGP has been administered by the Central Okanagan Heritage Society (COHS). The annual funds available for the CoKHGP is \$35,000. The maximum grant per property is \$7,500 for

properties on the Heritage Register (per three year period) and \$12,500 for Heritage Designated properties (per three year period), to be allocated to a maximum of 50% of the project cost (exclusive of all taxes). The contract for COHS to administer the program is \$9,500.

COHS prepares a mid-term and annual report summarizing the program activities over the past year. Staff reviewed the 2020 City of Kelowna Heritage Grants Program Mid-term Report and 2019 City of Kelowna Heritage Grants Program Annual Report and recommend continuing the administrative agreement with COHS to administer the CoKHGP. The knowledge and skills offered by COHS staff add value to the program administration.

The Cultural Services Manager remains in constant communication with the Program Manager and receives all correspondence regarding the CoKHGP Committee Meetings. In addition, City staff attend the annual information session to answer resident inquiries as required. By working closely with COHS, we are able to ensure the process is consistent with other grant administration practices utilized in other City programs.

The attached 2021-2022 Grant Administration Agreement itemizes roles and responsibilities of both the COHS and the City of Kelowna to ensure the highest value is delivered back to the community with the grant funding of the CoKHGP. There are no fundamental changes to the prior agreement.

The term of this Agreement is for two years, with options to renew. A multi-year agreement allows COHS to plan for the staff requirements of the program, get information out to the public early in the new year, host an information session with ample time for property owners to prepare their application prior to the first intake.

Conclusion

The Grant Administration Agreement with COHS ensures that those who understand heritage the best are directly involved in the distribution of City of Kelowna Heritage Grant funding. This agreement and working relationship with COHS has been successful in the past and is expected to continue to provide exemplary services to our community.

Existing Policy:

Official Community Plan – 2030

Objective 9.2, Policy 3 Financial Support. Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

Heritage Strategy 2007, Updated July 2015

Policy 1.3. Continue to develop revenue sources to assist with funding the conservation of heritage resources.

Financial/Budgetary Considerations:

\$35,000 plus \$9,500 for grant administration (within an existing approved budget).

Considerations not applicable to this report:

Internal Circulation
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

Submitted by: C. McWillis, Cultural Services Manager

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

Attachments:

Heritage Grants Program Administration Agreement (2021-2022
Heritage Grants Program Terms of Reference (Updated October 2020)

cc:

Carson Chan, Payroll & Internal Controls
James Moore, Long Range Policy Planning Manager
Lisa Reuther, Communications Advisor



Heritage Grants Program 2021-2022

October 19, 2020



Heritage Grants Program

- ▶ Established in 1991
- ▶ Heritage Registered & Designated Properties
- ▶ Recognizes cost of maintenance / upgrading
- ▶ Incentives for heritage conservation



Heritage Grant Program

- ▶ \$35,000 Annually
- ▶ \$7,500 Registered / \$12,500 Designated (50%)
- ▶ \$9,500 Administration to COHS annually





Policy

- ▶ OCP 2030
 - ▶ 9.3.3 Financial Support
 - ▶ Support conservation of heritage assets through grants and incentives
- ▶ Heritage Strategy 2007
 - ▶ Policy 1.3
 - ▶ Develop revenue sources to assist with funding conservation of heritage resources

Upcoming in 2021

- ▶ Information Session planned for March
- ▶ Move to Online Grant System with other City Programs





Questions?

For more information, visit kelowna.ca.

Heritage Grants Program Administration Agreement



This Agreement dated for reference November 9 , 2020, is

BETWEEN:

City of Kelowna, a municipality incorporated under the Local Government Act, R.S.B.C. 1979, c. 290 and having its municipal office at 1435 Water Street, Kelowna, British Columbia V1Y 1J4

(the "City")

AND:

Central Okanagan Heritage Society a registered charity, incorporated in 1982 in the Province of British Columbia, and having its office located at 3-537 Bernard Avenue, Kelowna, British Columbia, V1Y 6N9. Note: mailing address is *PO Box 25025, Kelowna BC, V1W 3Y7*.

(the "COHS")

To adjudicate and administer the:

City of Kelowna 2021 and 2022 Heritage Grants Program - \$35, 000;

The City of Kelowna (hereafter referred to as the City) will provide financial assistance to non-profit community organizations to provide programs of benefit to the community in accordance with the City of Kelowna Heritage Strategy and Official Community Plan, as amended or replaced from time to time. Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

This Agreement will be governed by and will be construed and interpreted in accordance with the laws of the Province of British Columbia.

To ensure the successful administration of the Heritage Grants Program grants, this agreement is hereby established between the City and the Central Okanagan Heritage Society (hereafter referred to as COHS) as follows:

1. The term of this agreement will be for two years, commencing January 1, 2021 and ending December 31, 2022. However, the continuation of the program will be determined on an annual basis through the City of Kelowna budget process. The City, at its sole discretion, may cancel or modify the program prior to the commencement of a new grant year.
2. The City of Kelowna Heritage Grants Program Committee (hereafter referred to as the Committee) will evaluate requests for heritage grants from property owners with properties listed on the Kelowna Heritage Register. The program will be administered by COHS as per the City of Kelowna's direction. In particular, COHS will:
 - a) Be the primary point of contact for inquiries from grant applicants for the Heritage Grants Program.
 - b) Provide a process to apply to the program for eligible property owners.
 - c) After the grant application deadlines, review submitted grant applications to determine eligibility and comprehensiveness of the application to ensure the Committee can make an informed and responsible decision. If minor gaps are identified, COHS will contact applicant to offer them an opportunity to fill in the gaps / answer questions.

- d) Support requests, advise and make recommendations to the Committee. COHS agrees that it will ensure all criteria set out in the Terms of Reference for the approval and distribution of grants is being followed.
 - e) Convene and facilitate a meeting of the Committee to review each grant application as a group and to formulate recommendations for grant awards. Costs and expenses associated with the committee meetings and volunteer appreciation are to be paid by COHS.
 - f) Ensure that comprehensive minutes are recorded at the Committee meeting, documenting the discussion and rationale for recommendations. Any costs associated with recording of minutes are to be paid by the COHS.
 - g) Prepare minutes from the Committee meetings for distribution to and approval by the Committee members. Upon approval by the Committee, the minutes will be provided to the City.
 - h) Facilitate payment of grant awards to successful applicants.
 - i) Provide the City with an annual report by January 31 of each calendar year.
 - j) Provide a mid- year summary report to the City by August of each year including information about grant distribution to date, challenges and recommendations. The report shall be reviewed by both parties at a mid-year update meeting.
 - k) Upon request, provide the City with all the property owner's information including, but not limited to application forms, supplementary materials, and final reports on the use of grant funds.
3. The annual report shall include:
- a) the Committees' decisions for awarding grants with an overview of the tool used to determine the successful recipients;
 - b) a summary of information about each of the successful applicants / projects that were selected;
 - c) a summary of information about projects that were rescinded, incomplete or delayed;
 - d) a breakdown of the administration fees, in addition to the breakdown of the grant money;
 - e) information regarding the program outcomes and impact on the community; and
 - f) other relevant information.
- The report should cover this information in a brief and concise manner. COHS acknowledges that the City may use some or all of this report in its own reporting to Council and the public.
4. COHS may be required to deliver a presentation to Council regarding the Heritage Grants Program in a format determined at the time of the request.
5. The administration costs for COHS may include:
- a) Staffing costs related to administration of the Heritage Grants Program.
 - b) Office supplies, postage and photocopying related to administration of the grant program.
 - c) The hosting of an information session regarding the program or other promotional initiatives related to the program.

- d) On-going file management of all inquiries regarding the program.
- e) A portion of overhead (no more than 5% of the administration fee).
- f) Volunteer recognition including refreshments for meetings.

For the sake of clarity, administration costs do NOT include:

- g) Membership with any heritage organization such as Heritage BC or Heritage Canada.
- h) Website costs.
- i) A plaque recognition program.
- j) The organization of any workshops or public education programs, except for a Heritage Grants Information Session for heritage building owners.

6. The City will:

- a) Disburse \$9,500 annually, inclusive of any applicable taxes, to COHS upon invoice by COHS.
- b) Promote the City's Heritage Grants Program on its website or other means as determined appropriate at its discretion.
- c) Provide an annual list of heritage property owners, property address, heritage property name and mailing addresses to COHS to be used only for the purpose of program promotion. Where possible, emails will be provided.

7. All communication for the City of Kelowna's Heritage Grants Program will recognize that the City provides the funding for the program. Approval of content on all promotional materials is required by City of Kelowna before such communication is distributed.

8. Communications between the COHS and the City of Kelowna will, in most instances be between the COHS CoKHGP Manager, and the City of Kelowna Cultural Services Manager.

9. Any COHS documentation to be attached to any mail outs regarding the program shall be approved by the City of Kelowna and shall be limited to the promotion of heritage conservation in Kelowna. For clarity, this may include information on COHS conservation activities, how to sign up for the heritage newsletter and how to gain membership with COHS.

10. COHS will:

- a) deliver demonstrable public benefit;
- b) use sound governance and management practices;
- c) maintain financial sustainability;
- d) ensure transparency in operations and reporting; and
- e) commit to a public service mindset.

11. COHS acknowledges that they will acquire information (the "Information") about certain matters which are confidential to the City, where or not designated or labeled as confidential or proprietary, and which information is the exclusive property of the City.

Accordingly, COHS undertakes to treat confidentially all information and not to disclose the information, except as may be necessary in the proper discharge of the duties and responsibilities. The confidentiality of the information shall continue to be effective after the expiry or earlier termination of this Agreement. COHS shall, by employing written agreements, bind all employees, sub-contractors and agents to the obligations of this article.

12. Upon request COHS will provide the City with all the Organization's current and historical information with regards to administering the Heritage Grants Program.
13. Both parties agree that it is their intention to receive, review and adjudicate applications and disburse the Heritage Grants Program and will cooperate to this end.
14. COHS and the City of Kelowna agree that should the COHS Board of Directors wish to apply for the Heritage Grants Program for a property owned or managed by the organization that the City of Kelowna shall be notified prior to the application being made, shall be present at the adjudication of the application and that no COHS Board or staff will be present while discussion or the decision is being made. The Program Manager (should they remain a Contractor) shall be present for the purpose of taking notes and communicating the decision however they shall not in anyway be part of the decision making.
15. If COHS has not been in default under this agreement and the City of Kelowna wishes to continue its commitment to the Heritage Grants Program without modification, as determined by a commitment in the annual budgeting process, COHS may have (2) consecutive options to renew this agreement, each option being for a further one (1) year term. This option may be exercised by COHS giving written notice for a further one (1) year term not less than 2 months and not more than 3 months before the expiry of the Term or the renewal term as the case may be. In the event the option or options are exercised, all other terms and conditions shall remain binding.

IN WITNESS WHEREOF, THE City and COHS have executed this Agreement on the date first above written.

On behalf of THE CITY OF KELOWNA

Mayor

City Clerk

On behalf of THE CENTRAL OKANAGAN HERITAGE SOCIETY



Authorized Signatory



Authorized Signatory

1.0 INTRODUCTION

The Heritage Grants Program was established in 1991 and was administered by City staff with applications reviewed by a volunteer committee. In 2008, the Central Okanagan Heritage Society (COHS) was awarded the contract to administer the grants program.

The intent of the program is to recognize the value of Kelowna's built heritage. Through the granting process, financial support is extended to assist with the upkeep of properties listed on the City of Kelowna's Heritage Register.

2.0 PURPOSE

The City of Kelowna's Heritage Grants Program promotes the conservation of residential, commercial, industrial, institutional and agricultural heritage buildings by assisting owners with grants for a portion of the costs incurred in conservation work.

3.0 AMOUNT OF MONEY AVAILABLE

Approximately \$35,000 in total is available for distribution annually from the City.

4.0 ELIGIBLE APPLICANTS

Any property listed on the Kelowna Heritage Register is eligible for this grants program. This program is limited to exterior and building foundation (stabilization) work.

The conservation work should recognize the importance of "Character-defining Elements" as documented in the Heritage Register Record for the property. This Record can be accessed at <https://www.kelowna.ca/our-community/arts-culture-heritage/heritage>

- Heritage Designated properties will be given first priority in the granting program. Followed by Residential properties listed on the Kelowna Heritage Register.
- Grants will not be given for work undertaken prior to a successful grant application. (Consideration may be given for exceptionally unusual situations such as emergency repairs)
- Municipal property taxes must be fully paid (if applicable).

5.0 APPLICATION DEADLINE

Application deadlines are established at the start of each year. Check the City of Kelowna website or consult with the COHS to determine the next available intake. Please note: there is limited funding and an application does not guarantee support in whole or in part.

Grants applied for may be moved to the next funding intake.

6.0 GRANTS

Buildings "Designated" heritage are eligible for grants to a maximum of \$12,500/ 3-year period.

Buildings listed on the Kelowna Heritage Register are eligible for grants to a maximum of \$7,500/ 3-year period.

Grants for Exterior Conservation Work including: reroofing; prep & new paint*; window, door, siding and porch conservation, will not exceed 50% of the cost of the work to be done (exclusive of applicable taxes), to a maximum of \$7,500 (Heritage Register) or \$12,500 (Designated) per 3-year period.

*Heritage paint colour schemes using the Historical True Colours palette are required. Exceptions MAY be considered on a case by case basis and as approved by the Committee.

Grants for Foundation Work will not exceed 50% of the cost of work to be done (exclusive of applicable taxes), to a maximum of \$7,500 (Heritage Register) or \$12,500 (Designated) per 3-year period.

Except for special circumstances, original materials are to be used. Compatible adaptation of modern materials may be considered on a case by case basis.

7.0 DOCUMENTATION

For All Applications:

1. All applicants need to complete the application form and provide current photographs of the heritage property, and specifically of the area where the work is to be done.

Grants for Exterior Painting:

As well as the required documents for all applications (listed above), applicants applying for a grant for exterior painting of a heritage property need to include in their application:

- Colour scheme and paint colour samples. Benjamin Moore Historical True Colour Palette is required.
- Estimate for cost of work is to be done by the owner (up to 100% for materials only).
- Two estimates if work is to be done by a contractor.

Grants for Reroofing:

As well as the required documents for all applications (listed above), applicants applying for a grant for reroofing of a heritage property need to include in their application:

- Proposed colour and roofing material
- Estimates for cost from two contractors
- One-year guarantee for labour and materials; a written copy needs to be provided with the "Declaration of Project Completion." A certified roof inspection is required for all reroofing projects. A quote for the roof inspection may be submitted as part of the application.

Grants for Exterior & Foundation Work:

As well as the required documents for all applications (listed above), applicants applying for a grant for exterior and foundation work of a heritage property need to include in their application:

- Estimates for cost from two contractors

- One-year guarantee for labour and materials MAY be required; a written copy may need to be provided with the “Declaration of Project Completion.” If a guarantee for labour and/or materials is needed, this will be stipulated in the grant approval letter.

8.0 TIMELINE & PROCEDURES

1. Once an application has been received, it will be screened by the City of Kelowna Heritage Grants Program manager (COHS) to ensure the application is complete.
2. The application will be reviewed by the City of Kelowna Heritage Grants Committee using an established set of criteria and evaluation tool.
3. When an application is approved or declined by the Committee, the applicant will be advised in writing (which may be considered electronic correspondence).
4. Prior to the commencement of work, any required municipal building permits must be applied for.
5. The successful applicant must have the work completed within one year of the grant being awarded. An applicant can ask for an extension in the case of unforeseen circumstances and this requires approval by the Committee.
6. Upon the completion of the heritage building conservation project, the following must be submitted to the committee before the grant will be paid out:
 - a) Photographs showing the completed project.
 - b) Submission of all bills showing ‘paid in full ’with an authorized signature or showing a \$0 balance. Costs of plans and related expenses may be included.
 - c) A Declaration of Project Completion form.
 - d) Site Inspection by Committee member or as required by the City of Kelowna.
 - e) Written warranties or inspections as required for reroofing, foundation and exterior restoration work.
 - f) demonstration that any other requirements, as described in the approval letter was met.

****Completion documentation must be received by the Application Deadline to be approved and paid in that cycle.***

7. No application may, in any manner, be considered to form a contractual or other obligation on the part of the Committee.

9.0 PROGRAM CLAUSES

9.1 CONFIDENTIALITY OF INFORMATION

The COHS shall keep, strictly confidential, all information which in any way reveals the City's confidential business, financial or investment details, programs, strategies or plans, learned through the term of the Agreement. Information pertaining to the City obtained by the COHS as a result of participation in this Agreement is confidential and must not be disclosed without written authorization from the City.

9.2 CONFLICT OF INTEREST

As per the Central Okanagan Heritage Society Policy Statement, and as noted in the COHS Heritage Grants Program Administration Agreement.

9.3 OWNERSHIP OF DOCUMENTS AND FREEDOM OF INFORMATION

All documents, submitted to the City become the property of the City. They will be received by the City and are subject to the provisions of the Freedom of Information and Protection of Privacy Act. For additional information, please go to:

http://www.cio.gov.bc.ca/cio/priv_leg/foipppa/contracting/ppsindex.page

9.4 COHS PERFORMANCE RECORD

The City conducts a mid-point check-in and a year-end Performance Record for COHS which are part of the contract administration.

The Application form, Terms of Reference for the Heritage Grants Program, and other grant-related documents may be obtained online at www.okheritagesociety.com or contact Lorri Dauncey, Central Okanagan Heritage Society at 250-861-7188 or ldauncey.cohs@telus.net

Report to Council



Date: November 9, 2020
To: Council
From: City Manager
Subject: Fall 2020 Infrastructure Delivery Update
Department: Infrastructure Delivery

Recommendation:

THAT Council receives for information, the report from Infrastructure Delivery dated November 9, 2020, with respect to the status of 2020 Capital and Operating projects being managed by the Infrastructure Delivery Department.

Purpose:

To provide Council with an update on the status of 2020 Capital and Operating projects being managed by the Infrastructure Delivery Department.

Background:

Each year Council approves the expenditure of millions of dollars for capital and operating projects. The majority of projects are managed by the Infrastructure Division's Delivery Department. The plan moving forward is to provide Council with a visual presentation update on completed work each Fall and a preview of proposed work each Spring. This will provide Council with a better appreciation for accomplishments and challenges that have been encountered along the way.

We will also provide some additional insight each presentation as to the project management process that goes into delivering a successful project (scoping, designing, procurement, risk management, stakeholder management, construction management). Infrastructure Delivery were early adopters of and collaborators for the Project PLAN process that was completed by Corporate Strategy & Performance in 2016. Working closely with Purchasing, we have also completely revamped the process for selecting consultants and contractors to ensure quality and performance are critical components, not just low price.

Discussion:

The Infrastructure Delivery Department is essentially a project management service provider for internal City clients, including Transportation planners, Utility planners (water, sewer, drainage, landfill), Parks & Buildings planners, as well as Civic Operations departments, Airport, Parking, Fibre

Network and Development Engineering related projects. The department manages approximately 130 different projects each year worth \$60-70M, not including special projects like Water Integration. There are 17 project delivery engineering staff, 4 surveyors, and an 18 person construction group.

The majority of staff salary / wages are paid through projects within the Capital and Operating budgets; approximately \$2 million for overall project management, survey, design and construction management. The remaining non-construction related costs of approximately \$6 million are paid to specialty consultants.

The Infrastructure Construction Crew completes approximately \$5-6M worth of construction each year, of which approximately half is capital and operating projects and the remainder is repairs, emergencies and third party servicing work.

Conclusion:

The Infrastructure Delivery team continues to innovate, improve processes and extend collaboration efforts, while focusing on people first and the greater good with all project delivery. The vast majority of projects are delivered successfully, safely, on schedule and on budget. When problems do occur, we react quickly, responsively, minimize the impact and learn from the outcome.

Internal Circulation:

Communications Advisor
Community Communications Manager
Utility Planning Manager
Integrated Transportation Department Manager
Divisional Director, Infrastructure

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
External Agency/Public Comments:
Communications Comments:

Submitted by:

Brian Beach, P Eng.
Infrastructure Delivery Department Manager

Approved for inclusion:



Alan Newcombe, Divisional Director, Infrastructure

Attachment 1 – 2020 Infrastructure Delivery Accomplishments presentation

cc: Divisional Director, Infrastructure
Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services



Fall 2020 Infrastructure Delivery City Council Update

November 9, 2020



Infrastructure Delivery Overview



Infrastructure Delivery – City's Internal Project Management Company

- ▶ We operate to serve our many internal clients: Integrated Transportation, Utility Planning, Parks & Buildings Planning, Civic Operations, Building Operations, Landfill, Airport, Parking, Information Services, Development Engineering
- ▶ We work closely with our internal and external stakeholders to ensure success: Purchasing, Communications, Finance, Civic Operations, Building Inspections, Utility Companies, Government Agencies, User Groups and especially Businesses, Residents and Visitors (our most important clients!)

Infrastructure Delivery – City's Internal Project Management Company

- ▶ Large majority of staff salary / wages are paid through projects within the Capital and Operating budgets
- ▶ \$60-70 million (not including major projects), with \$8 million in non-construction (planning, geotech, design, CA) costs annually
- ▶ 39 personnel in Infrastructure Delivery with \$2 million in staffing costs charged to projects for overall project management, survey, design and construction management
- ▶ \$6 million annually that is paid to specialty consultants

Project Tracking ~130 projects annually

City of Kelowna

Search...

Tools Draw and Measure Identify and Query Tools Disclaimer and Help

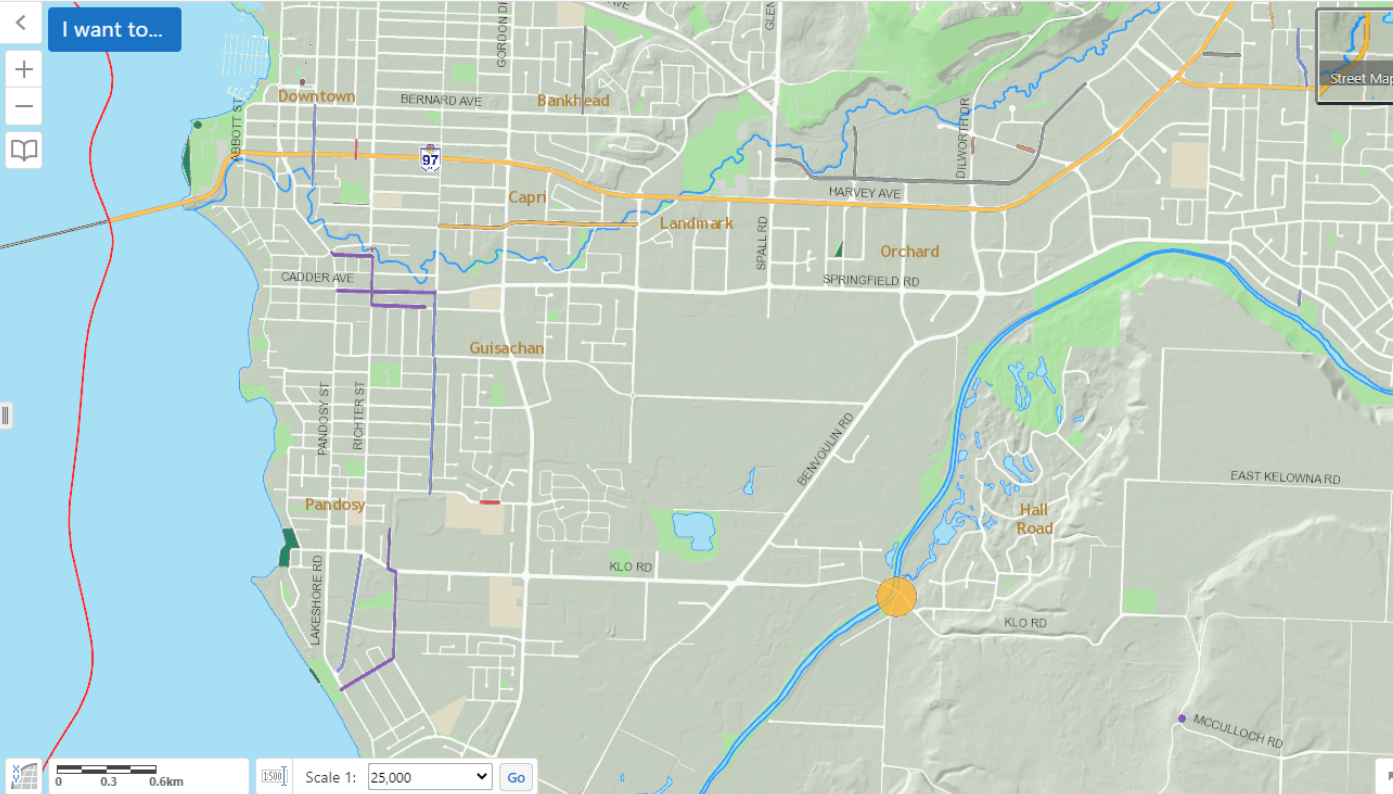
Pan Zoom In Zoom Out Previous Extent Get Started Save Map Print Export Upload Data Share GoogleStrView Search by Legal Search Address Search Streets Search Parks Search Rentals Clear Highlights

Layers

All Available Layers

- ☐ Roads and Address for Aerial Photos
- ☒ Theme Map Layers
 - ☒ Capital Projects
 - ☒ Capital Projects Current Year (2020)
 - ☐ Capital Projects Previous Year (2019)
 - ☐ Capital Projects 2011-2018
 - ☐ Contours
 - ☐ Lot Dimensions and Easements
 - ☐ Zoning and Land Use
 - ☐ OCP Development Permit Areas
 - ☐ Parks and Recreation
 - ☐ Traffic and Transportation
 - ☐ Sanitary Sewer System
 - ☐ Storm System
 - ☐ City Water System
- ☒ Basemaps
 - ☐ Simplified Street Map
 - ☐ High-Definition Elevation Terrain
 - ☒ Street Map
 - ☐ 2019 Aerial Photos
 - ☐ 2017 Aerial Photo

I want to...



0 0.3 0.6km Scale 1: 25,000 Go

Project Management Toolkit

As part of the management process for larger projects, project leads prepare a risk register which is essentially a list of everything that could go wrong on a project, the level of risk it implies and what will be done to reduce that risk. The template that is used currently lists 212 potential risks that need to be considered for potential attention for any given project, many of which result in delays and can have financial implications to the project. Potential issues relate to design, approvals, properties, procurement, site conditions, hidden conditions, private utilities, public relations/accommodations, weather, traffic, safety and contractual issues.

Risk Register													
Project Name:								Date Completed:					
Project Manager:								Latest Update:					
Purpose:		Use this template to assess project risks. Only medium and high risks need to be managed. Low risks will be monitored in case the risks becomes higher.											
Identification ¹				Assessment ²				Management ³					
I.D. No.	RISK CATEGORY	RISK DESCRIPTION	IMPACT DESCRIPTION	PROJECT PHASE (if applicable)	RISK ABILITY	RISK IMPACT	RATING	RISK MANAGEMENT STRATEGY	RESPONSE	RESPONSIBILITY	DATE OPENED	DATE UPDATED or REVIEWED	DATE CLOS
1	Approvals	Project poorly defined at concept	Might not get Council or Community buy in - resulting in not having the project approved.	Planning			0	Mitigate	Ensure the plan brought to Council or the community is well thought out, alternatives have been explored				
2	Approvals	Environmental DP not issued or renewed (12-0028) by the City of Kelowna.	Project delayed at least 1 year while an alternate design & construction approach is developed and DP is re-applied for.	Planning			0	Accept	Inquire about extension/renewal as soon as possible.				
3	Approvals	Section 9 application not approved or renewed (A807156) by the Ministry of Environment.	Project delayed at least 1 year while an alternate design & construction approach is developed and a Section 9 is re-applied for.	Planning			0	Accept	Inquire about extension/renewal as soon as possible.				
4	Budget	Council inspired scope change after project start	Decisions to expand the scope after the project is underway can be costly and exceed the budget.	Planning			0	Accept	Determine budget impacts, requisition accordingly				
5	Communications	missed consulting one or more stakeholders	Feelings of being ignored or opinions/comments unimportant	Planning			0	Mitigate	keep stakeholder list current, offer multiple session times/meetings				
6	Damages & Liability	Continued wave erosion of retaining wall.	Increasing instability of wall, leading ultimately to collapse.	Planning			0	Mitigate	Obtain capital funding for erosion protection and repairs.				
7	Damages & Liability	Continued erosion of waterfront walkway.	On-going erosion and collapse of waterfront walkway and eventual erosion of City property. Inability to secure long-term public waterfront access. Unfavourable image of the City in the media.	Planning			0	Mitigate	Obtain capital funding for erosion protection and repairs.				
8	Operational & Service Delivery Impacts	Wall foundation is undermined. Wall surface has cracks.	Unknown impact on stability of wall.	Planning			0	Accept	Retain qualified geotechnical and hydraulic/shoreline consultants to assess condition of wall and make recommendations for repair.				
9	Procurement	delayed funding	Often due to delayed grant approval - consultants/construction contractors already committed elsewhere resulting in delays starting the project.	Planning			0	Accept	table project or phase project to match funding				
Stkholder Plan Task List Task_Sched Scope Chg Issues_Design Issues_Const Post Proj. Eval. Risk Register Risk Mgmt Definitions													



2020 Project Highlights

Pavement Management

2020 major projects included sections of Glenmore Road, Enterprise Way, Adams Road, Toovey Road, Hardy Street, McCulloch Road



Ethel - Active Transportation Corridor Phase 5 - Cadder/Springfield to Rose



Sutherland ATC – Ethel ATC Intersection Completion



Richter Street / Mill Creek Bridge Rehabilitation



Pop-Up Washroom and Kiosk Queensway Bus Loop



Kelowna Integrated Water Project

Phase 1:

► SEKID Integration Project Scope

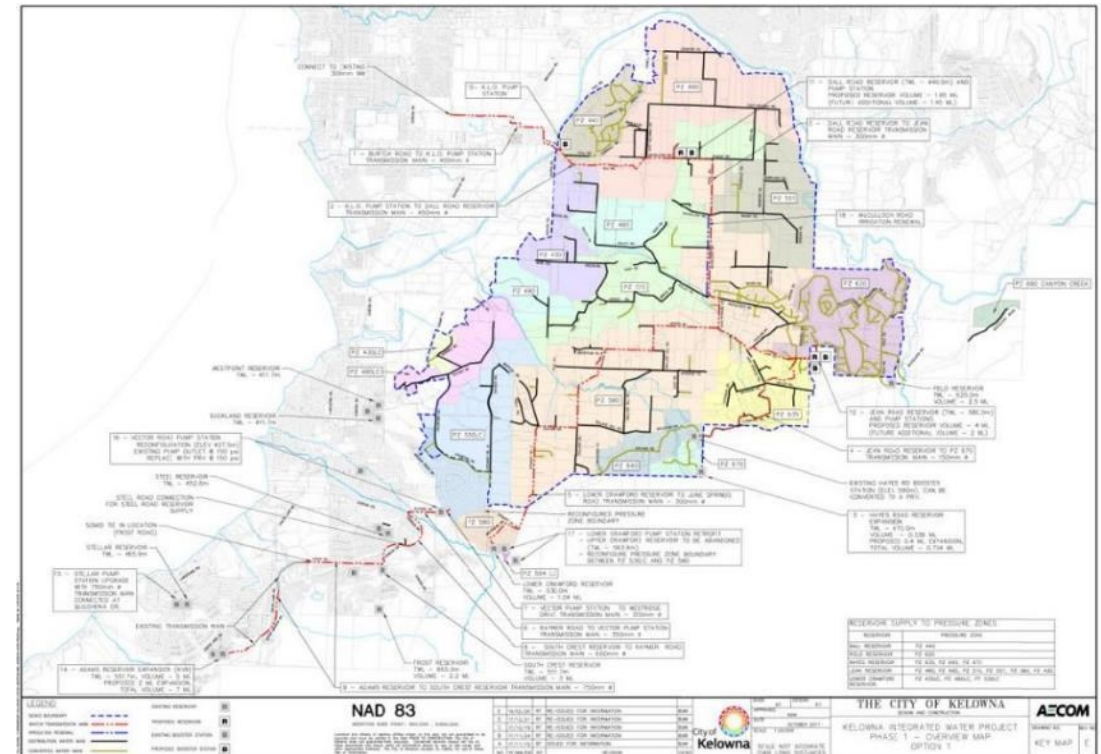
- 82 kms of new watermain
- Upgrades to 3 existing pump stations
- 1 new pump station
- 3 new reservoirs
- 12 new pressure reducing stations
- 815 new water services
- 2,129 new water meters

► Timeline

- Planning, pre-design and Procurement: February 2017 to May 2018
- Design and Construction: July 2018 to July 2020

► Budget

- \$86 million



Trunk Watermain Extension



Jean Road Reservoir and Pump Station



Landfill Liner Expansion – North Side



Landfill Mechanics Building



Swordy Rd. / Casorso Rd. Sewer and Forcemain Upgrades



Boyce Gyro Park – Washroom Replacement



Sarsons Beach Park Expansion



Dewdney Road Beach Access Dock Replacement



Laurel Packing House Plaza



Okanagan Rail Trail Carney Pond Viewing Platform



Chapman Parkade Rehabilitation



City Construction Crew Projects

Emergency Utility Repairs Glenwood Avenue Watermain



SOMID Water System Reconfiguration



Sidewalk Program Installation Leckie Road at Enterprise Way



Sidewalk Program Installation Belgo Road at Rutland Road



Traffic Safety Program

Chute Lake Rd at Quilchena

Richter Street near KLO



Safe Routes to School Program

South Kelowna Elementary



Barlee Park – Landscaping and Frontage Works



Rowcliffe Park Frontage Works



Airport Baggage Area Drainage Improvement



Development Engineering Deferred Revenue Improvements

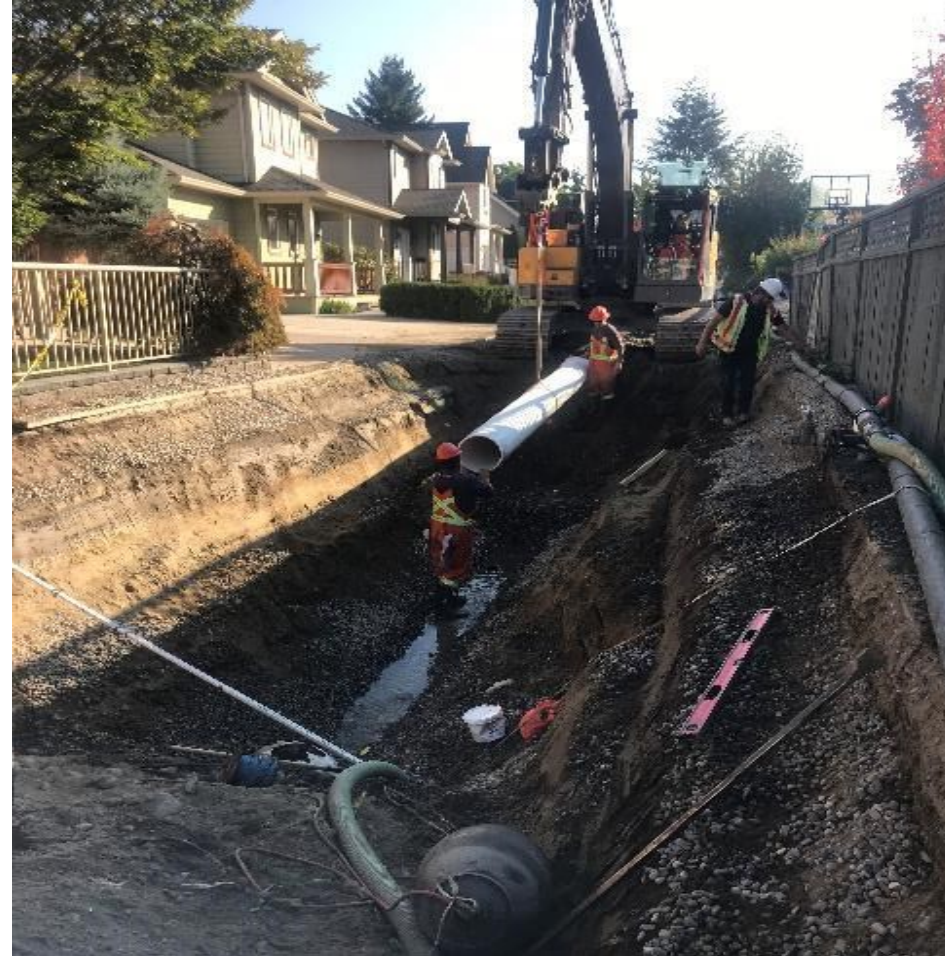


Union Road Sidewalk
Extension at Valley Road

WWTF Vactor Truck Building Site Preparations



Water Street LS Forcemain Upgrades (Levitt Lane)





2021 Objectives

Design Work in Progress

- ▶ Pandosy Waterfront Park
- ▶ City Park Promenade Improvements
- ▶ Ponds Sports Field Development (at Canyon Falls Middle School)
- ▶ Gopher Creek Linear Park
- ▶ Ethel ATC extension along Raymer Ave to KLO
- ▶ Houghton Multi-Use Path Connection to Okanagan Rail Trail
- ▶ Lakeshore Road – Bellevue Creek Bridge Widening
- ▶ Harvey Ave. - Central Green – Bertram Street Pedestrian Bridge

Design Work in Progress

- ▶ Water Street Firehall Restoration Work
- ▶ City Hall Renovations
- ▶ Okanagan Rail Trail Connection to Waterfront (Manhattan Drive)
- ▶ Royal View Slide Remediation
- ▶ Mill Creek Flood Capacity Improvements
- ▶ Skyline Booster Pump Station Improvements
- ▶ Water Integration Wrap-Up Improvements
- ▶ Phase 3 Landfill Liner Expansion – Northeast Side

Looking Ahead

- ▶ Mill Creek Flood Protection (\$55 million over 6 – 8 years)
- ▶ Stimulus Grants \$? Million
- ▶ Parks DCC projects – additional \$7 million funding per year
- ▶ Parkinson Recreation Centre (\$100 million)
- ▶ Transit Facility (\$60 million)
- ▶ Sanitary Sewer expansion
- ▶ Biosolids Treatment Facility
- ▶ KLO Road Mission Creek Bridge Replacement



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: November 9, 2020
To: Council
From: City Manager
Subject: Regional Emergency Management Contract
Department: Fire Department

Recommendation:

THAT Council receives, for information, the report from the Fire Chief dated November 2, 2020, with respect to the Regional Emergency Program contract;

AND THAT the Mayor and City Clerk be authorized to execute the contract on behalf of the City of Kelowna;

Purpose:

To gain approval from Council to enter into an agreement for services with the Regional District of Central Okanagan to continue administering the Regional Emergency Program.

Background:

The City participates in the Regional Emergency Program, providing support to all communities within the Regional District of Central Okanagan in times of emergency or disaster. The program has been engaged in updating its documentation. In October 2019, Council endorsed updates to the program's bylaws and confirmed its resolution to delegate the role of the emergency management organization to the regional program.

Discussion:

The City of Kelowna, through Kelowna Fire Department (KFD) administers the Regional Emergency Program. The Fire Chief is appointed as the Regional Emergency Manager and KFD maintains the region's Emergency Operations Centre.

Currently, there is no formal agreement for services between the City and the Regional District to provide this service. The attached agreement reflects the current arrangement, both operationally and financially and solidifies the understanding between all parties. There is no budgetary impact in this agreement, nor any changes to resources, staffing or activities.

The agreement was developed to protect the strength of the current program and allow better planning for future updates to the emergency program.

Conclusion:

In reviewing the current program and to ensure the program continues to succeed and provide the highest level of service to the participating communities, it was identified a formal agreement needed to be put into place. This agreement reflects the current program and allows the program to continue to provide support to residents during times of emergencies or disasters.

Internal Circulation:

City Clerk
Risk Management
Communications

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

T Whiting, Kelowna Fire Chief

Approved for inclusion:



Stu Leatherdale, Divisional Director, Corporate and Protective Services

cc:

S Fleming, City Clerk

L Kayfish, Risk Manager

C Weaden, Divisional Director, Corporate Strategic Services

MEMORANDUM OF UNDERSTANDING REGIONAL EMERGENCY MANAGEMENT PROGRAM COORDINATION

THIS MEMORANDUM OF UNDERSTANDING is entered into on this _____ day of _____, 2020

BETWEEN: **REGIONAL DISTRICT OF CENTRAL OKANAGAN,**
1450 KLO Road
Kelowna, BC. V1W 3Z4

(hereinafter, the “Regional District”)

AND: **CITY OF KELOWNA**
1435 Water Street,
Kelowna, BC. V1Y 1J4

(hereinafter, the “City”)

WHEREAS the Regional District has, in coordination with its member municipal councils, established a regional emergency management program and an Emergency Management Organization in accordance with the *Emergency Program Act* through the following bylaws:

- Regional District of Central Okanagan Emergency Preparedness Service Establishment Amendment Bylaw No. 1443, 2019; and
- Regional District of Central Okanagan Emergency Management Program Bylaw No. 1444, 2019

WHEREAS Emergency Management Program Bylaw No. 1444 contemplates that the regional emergency management program would include, and authorizes the Regional District CAO to appoint, an Emergency Program Coordinator for the Emergency Management Organization, who will in-turn be responsible for;

- providing leadership and administration for the emergency management program,
- coordinating and/or supervising any sub-committees or work groups,
- developing a Strategic Plan, action plans and budget,
- maintaining all emergency plans and documentation,
- providing an annual status report on the level of preparedness,
- coordinating a training and exercise program,

- coordinating with other governments, non-government agencies, First Nations and private sector organizations,
- establishing and maintaining an Emergency Operations Centre (EOC), and
- establishing, coordinating and supporting volunteer programs.

WHEREAS the City has for a number of years performed the role of Emergency Program Coordinator, among other Emergency Management Program coordination duties;

WHEREAS the Regional District and the City wish to enter into this Memorandum of Understanding (“MOU”) in order to establish the terms and conditions pursuant to which the City will provide Emergency Management Program Co-ordination, including the role of *Emergency Program Coordinator*, on behalf of the Regional District;

CONSEQUENTLY, THE PARTIES AGREE AS FOLLOWS:

1. Term

This MOU will be effective as of the date first written above and shall continue for a period of five years, unless terminated earlier in accordance with the terms and conditions of this MOU.

The parties may extend the term of this MOU by a further five-year period, subject to mutual agreement between the parties on terms and conditions.

2. Regional District Responsibilities

The Regional District undertakes to perform the following:

- a. Provide all funding for the regional emergency program, including the expenses and costs incurred by the City in performing the duties detailed in section 3 of this MOU, as agreed each year through a written annual budget; and
- b. Pay for and retain ownership of all equipment and capital items that are required to provide coordination services at the EOC pursuant to this MOU.
- c. Manage the procurement of all equipment and capital items for the regional emergency management program, in accordance with the Regional Board approved budget and the Regional District Purchasing Policy. Note: the City shall manage procurement of IT related purchases due to the need to integrate with City IT infrastructure.

3. City Responsibilities

The City undertakes to perform the following:

Emergency Program Coordinator

- a. Perform the role of *Emergency Program Coordinator*, including all responsibilities of the *Emergency Program Coordinator* as defined in section 5 of *Emergency Management Program Bylaw No. 1444*;

Emergency Operations Centre (EOC)

- b. Provide a space for an EOC plus a backup EOC, which will include;
 - i. All equipment maintained in a constant state of readiness, and
 - ii. All equipment configured to meet the City's information technology standards
- c. Develop a staffing plan for the EOC, which will include;
 - i. Use of an Initial Action Team (IAT) that is able to rapidly respond to the EOC,
 - ii. Identification of staff from across the region, organized by section, that are capable of operating within the EOC, and
 - iii. Maintenance of an EOC staff 'contact list', which will be updated at least annually and available in the EOC at all times.

Training:

- d. Coordinate and implement a training program each year that meets the needs of the regional emergency program. The training program will consist of courses, exercises, presentations and workshops that are identified through feedback from EOC staff.

Budget:

- e. Prepare an annual budget request to the Regional District CAO and Chief Financial Officer, which includes;
 - i. Capital and equipment requests,
 - ii. Operating costs for the program, including the following components:
 - KFD contracted staffing costs for program management
 - Other Operating expenses
 - Training expenses

Notes:

- Generally, these costs should not exceed the prior year's budget costs plus BC CPI or a Board directed increase to account for staff salary / IAFF contract increases, whichever is greater. Should there be any extraordinary costs or service level changes, these would be brought forward during the annual budget process and approved by the Board.

- There will also be some additional Regional District direct costs, and Region District staff will supply these budget line items directly as part of the budget process.
- iii. An overview of the anticipated annual work plan
- f. Provide specifications / technical requirements to Regional District staff on all emergency program coordination capital purchases required, suitable for the Regional District's purchasing department to procure equipment in accordance with purchasing policy requirements;

Emergency Plans:

- g. Work with all regional partners to ensure that regional response plans are in-place. Note It is the responsibility of each local jurisdiction to ensure that local plans are in-place and that those plans conform to regional emergency management practices.

Annual Reporting:

- h. Submit to the Regional District, an annual report on the regional emergency program, which provides details on; program activities, achievements, and objectives for the following year.

4. Termination of MOU

- a. Either party may terminate this MOU on 12 months' prior notice. During the 12-month notice period, the parties will mutually agree the process in order to transfer assets, outstanding commitments and the duties outlined in section 3 of this MOU back from the City to the Regional District.

5. Insurance & Indemnity:

- a. The City will obtain and continuously carry during the term of this MOU at its own expense and cost, the following insurance coverage with minimum limits of not less than those shown in the respective items set out below:

Commercial General Liability insurance to protect the City, the Regional District and their respective officers, officials, employees, and agents against claims for damages, personal injury including death, bodily injury and property damage which may arise from the services to be provided under this MOU.

The limit of Commercial General Liability insurance will not be less than \$10,000,000 per occurrence, inclusive for personal injury, death, bodily injury or property damage and in the aggregate with respect to services to be provided.

The policy of insurance will:

- be on an occurrence form;
 - add the Regional District and its officials, officers, employees and agents as Additional Insureds with respect to claims arising out of the premises, operations or services to be provided by the City under this MOU;
 - contain a cross-liability or severability of interest clause; and
 - Be primary and non-contributory with respect to any claims against the Regional District arising out of the services provided by the City within the scope of this MOU.
- b. The City agrees to indemnify and save harmless the Regional District in respect of all claims at any time brought against the Regional District or any of its elected or appointed officials, officers or employees, for bodily injury or death, property damage or other loss or damage arising from any negligent acts or omissions of the City, its agents or employees, in the performance of the City's obligations under this MOU, including all costs, expenses and liabilities incurred by the Regional District in connection with or arising out of any such claims, including expenses incurred in defending any action or proceeding pertaining to such claims. This indemnity will survive the expiry or termination of this MOU.

6. General Provisions

- a. This MOU constitutes the entire agreement between the Regional District and the City with respect to regional emergency management program coordination and supersedes any previous written or verbal agreement with respect thereto;
- b. This MOU may be signed in multiple counterparts which, when taken together, shall constitute one and the same original;
- c. Section headings have been added for purposes of references only and may not be considered in the interpretation of one of the provisions of this MOU;
- d. This MOU may only be amended by written instrument duly signed by the parties hereto;

- e. This MOU shall be governed and interpreted in accordance with the laws of the Province of British Columbia;

AND THE PARTIES HAVE SIGNED ON THE DATE FIRST MENTIONED ABOVE:

**REGIONAL DISTRICT OF
CENTRAL OKANAGAN**

CITY OF KELOWNA

CITY OF KELOWNA
BYLAW NO. 12111
SEKID Bylaws Repeal Bylaw

Repealing SEKID Bylaw Nos. 488, 503, 567, 624, 671, 679 and 692

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

1. THAT Trustees of South East Kelowna Irrigation District Commercial and Industrial Water Regulations Bylaw, 1991 Bylaw No. 488, and all amendments thereto, be repealed;
2. THAT Trustees of South East Kelowna Irrigation District Cross Connection Bylaw No. 503, and all amendments thereto, be repealed;
3. THAT Trustees of South East Kelowna Irrigation District Officer Positions Establishment Bylaw No. 567, and all amendments thereto, be repealed;
4. THAT Trustees of South East Kelowna Irrigation District Connection Charge Bylaw No. 624, and all amendments thereto, be repealed;
5. THAT Trustees of South East Kelowna Irrigation District Water Distribution Regulation Bylaw 2014 - Bylaw No. 671, and all amendments thereto, be repealed;
6. THAT Trustees of South East Kelowna Irrigation District Irrigation Water Distribution and Regulation Bylaw No. 679, and all amendments thereto, be repealed;
7. THAT Trustees of South East Kelowna Subdivision Water Regulations Bylaw, 2018 - Bylaw No. 692, and all amendments thereto, be repealed;
8. This bylaw may be cited for all purposes as "SEKID Bylaws Repeal Bylaw No. 12111";
9. This bylaw shall come into full force and effect and is binding on all persons as and from December 31, 2020.

Read a first, second and third time by the Municipal Council this 2nd day of November, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. BL12110

Amendment No. 12 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

1. THAT **WATER REGULATION BYLAW NO. 10480 PART 1 – INTRODUCTION – Section 1.2 Interpretation** be amended by the following:
 - a) Adding the definition “Access to the Non-Potable System” in its appropriate location that reads:

“Access to the Non-Potable System” means a property is located within 20 metres of a Non-Potable Water System supply main.
 - b) Deleting the definition “Agricultural” that reads:

“Agricultural” means land designated as an agricultural land reserve under the Agricultural Land Commission Act, S.B.C. 2002, c. 36 as amended or replaced from time to time and used for the primary production of farm products permitted by the Land Reserve Commission.

And replacing it with:

“Agricultural” means land classified as Farm, as of December 31 of the preceding year, under the Assessment Act, R.S.B.C. 1996, c. 20 as amended or replaced from time to time.
 - c) Adding the definition “Allotment” in its appropriate location that reads:

“Allotment” means the amount of water assigned to a Property by the City for irrigation purposes. The Allotment, expressed in hectares, determines the maximum flow rate and volume available to the Property per year at the base Agricultural rate.
 - d) Deleting the definition “B.C. Building Code” that reads:

“B.C. Building Code” means the British Columbia Building Code 2006 as amended or replaced from time to time.

And replacing it with:

“B.C. Building Code” means the British Columbia Building Code 2018 as amended or replaced from time to time.
 - e) Deleting the definition “City Water Utility” that reads:

“City Water Utility” means the entire network of pipes, pumps, water treatment facilities, reservoirs, valves, hydrants, service lines, meters, and all other appurtenances or facilities that make up the City’s water supply and distribution system.

And replacing it with:

“City Water Utility” means the entire network of assets and all other appurtenances or facilities that make up the City’s Potable and Non-Potable Water Supply systems.

- f) Deleting the definition “Engineered Drip Irrigation” that reads:

“Engineered Drip Irrigation” means a system using irrigation components which consume less than 20 gallons (91 litres) per hour and operate at less than 25 PSI (172 kPa) to deliver water to the root zone of the plant material being irrigated.

And replacing it with:

“Engineered Drip Irrigation” means a system using irrigation components which consume less than 76 litres per hour and operate at less than 175 kPa (25 PSI) to deliver water to the root zone of the plant material being irrigated.

- g) Deleting the definition “Irrigation Controller” that reads:

“Irrigation Controller” means an electric timing device that sends an electric signal for valves to open or close in order to operate an automatic landscape irrigation system, that replenishes water as needed while minimizing excess water use that meets the requirements of this bylaw.

And replacing it with:

“Irrigation Controller” means an electric timing device that sends an electric signal for automatic valves to open or close in order to operate a landscape irrigation system, that replenishes water as needed while minimizing excess water use that meets the requirements of this bylaw.

- h) Adding the definition “Irrigation System” in its appropriate location that reads:

“Irrigation System” means a designed system whereby water can be delivered to plant material using sprinklers and/or other watering devices in a controlled manner.

- i) Adding the definition “Non-Potable Water System” in its appropriate location that reads:

“Non-Potable Water System” means the entire network of pipes, pumps, water disinfection, dams, ditches, reservoirs, valves, hydrants, service lines, meters, and all other appurtenances or facilities that make up the City’s non-potable water supply and distribution system, which does not meet Canadian Drinking Water Quality Guidelines and is not intended for human consumption.

- j) Deleting the definition “Park and Non-ALR Farm Use” that reads:

“Park and Non-ALR Farm Use” means the use of the City’s Water Utility exclusively for irrigating park, public green spaces and land classified as farm under the Assessment Act, R.S.B.C. 1996, c. 20 as amended or replaced from time to time that is not designated as an agricultural land reserve under the Agricultural Land Commission Act;

And replacing it with:

“Park Use” means the use of the City Water Utility exclusively for public parks.

- k) Adding the definition “Potable Water System” in its appropriate location that reads:

“Potable Water System” means the entire network of pipes, pumps, water treatment facilities, reservoirs, valves, hydrants, service lines, meters, and all other appurtenances or facilities that make up the City’s potable water supply and distribution system and is intended to provide water that meets Canadian Drinking Water Quality Guidelines.

- l) Deleting the definition “Public Announcement” that reads:

“Public Announcement” means one or more advertisements or public service announcements in any one of:

- (i) a television or radio broadcast from a station that broadcasts to the City.
- (ii) a newspaper or other publication intended for general circulation, including one that is distributed without charge to the reader, that contains news and advertising, and is distributed with the City at least once per week.

And replacing it with:

“Public Announcement” means one or more advertisements or public service announcements in any one of:

- (i) a television, radio or digital communication from a station that broadcasts to the City.
- (ii) a newspaper or other publication intended for general circulation, including one that is distributed without charge to the reader, that contains news and advertising, and is distributed within the City at least once per week.

- m) Adding the definition “Qualified Landscape Area” in its appropriate location that reads:

“Qualified Landscape Area” means landscape areas that are new or renovated, have an Irrigation System in place, is 100 square meters or larger, and are not exempted per section 4.4.5 of this bylaw.

- n) Adding the definition “Residential Unit” in its appropriate location that reads:

“Residential Unit” shall mean a housing unit for one (1) family consisting of either a detached residence, one (1) self contained suite in a residence, one (1) side of a duplex, or one (1) self contained unit in a building containing three (3) or more such units.

- o) Deleting the definition “Water” that reads:

“Water” used as a noun, means water supplied directly or indirectly by the City of Kelowna Water Utility, whether or not mixed with rain water, gray water or recycled water.

And replacing it with:

“Water” used as a noun, means water supplied directly or indirectly by the City Water Utility, whether or not mixed with rain water, gray water or recycled water.

- p) Deleting the definition “Water Meter” that reads:

“Water Meter” means an apparatus or device used for measuring the volume of water passing through it, and includes any accessories such as a remote reader device and the connecting cable.

And replacing it with:

“Water Meter” means an apparatus or device used for measuring the volume of water passing through it, and includes any accessories such as a data transmitter or remote reader device and the connecting cable.

- q) Deleting the definition “Water Meter Pit” that reads:

“Water Meter Pit” means an enclosure constructed underground, which is used to install a Water Meter or Approved Backflow Preventer and would not be defined as a confined space under the Occupational Health and Safety (OHS) Regulations.

And replacing it with:

“Water Meter Pit” means an enclosure constructed underground, which is used to install a Water Meter and/or Approved Backflow Preventer and would not be defined as a confined space under Occupational Health and Safety (OHS) Regulations.

2. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 2– WATER SERVICE – Section 2.4.4 Construction of Service Connection** be amended by deleting the following:

2.4.4 Despite section 2.4.3, all of the land shown on a strata plan other than a side-by-side duplex shall have only one Service Connection.

And replacing it with:

2.4.4 Despite section 2.4.3, all of the land shown on a strata plan other than a side-by-side duplex shall have only one Service Connection to the Potable Water System.

3. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 2– WATER SERVICE – Section 2.5.1 Construction of Private Service** be amended by deleting the following:

2.5.1 A Property owner is responsible for the installation of a Private Service, at his or her sole cost.

And replacing it with:

2.5.1 A Property owner is responsible for the installation of a Private Service, at the owner’s cost.

4. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 2– WATER SERVICE – Section 2.7 Turn On of Water Supply** be amended by adding in its appropriate location:

2.7.3 Services on the Non-Potable Water System that require winterization will be turned on prior to May 1 and turned off after September 30 of each year.

2.7.4 Property owners of Agricultural Services that have requested either an earlier turn on or late turn off outside the normal turn on/off schedule as determined by the Manager are responsible for the protection of that service from freezing or any other damage at the customer’s cost.

5. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 2– WATER SERVICE – Section 2.8.1 Maintenance of On-site Works** be amended by deleting the following:

2.8.1 Every Property owner shall keep all pipes, stop-cocks and other fixtures on their Property in good order and repair and protected from frost at their own expense, and when any premises is vacated the valve on the inside wall of the premises shall be turned off by the departing Property owner.

And replacing it with:

2.8.1 Every Property owner shall keep all pipes, valves and other fixtures on their Property in good order and repair and protected from frost at their own expense, and when any premises is vacated the stop-cock on the inside wall of the premises shall be turned off by the departing Property owner.

6. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 2– WATER SERVICE – Section 2.9 General Authority on Water Use for City Water Utility** be amended by deleting the following:

2.9.1 The Manager may at such times and for such length of time as is considered necessary or advisable by him or her, restrict or prohibit irrigation, yard and garden sprinklering, car washing and private pool filling to reduce water usage when the Manager considers water to be in short supply and every person shall abide by such restriction or prohibition.

- 2.9.2 The City may from time to time impose restrictions on water use, or change or revoke such restrictions, and in doing so may make the restrictions applicable at specified times or on specified days and may differentiate between classes of customers or areas of the City.

And replacing it with:

- 2.9.1 The Manager may at such times and for such length of time as is considered necessary or advisable by him or her, restrict or prohibit irrigation, yard and garden sprinklering, car washing and private pool filling to reduce water usage when the Manager considers water to be in short supply and every Customer shall abide by such restriction or prohibition.
- 2.9.2 The City may from time to time impose restrictions on water use, or change or revoke such restrictions, and in doing so may make the restrictions applicable at specified times or on specified days and may differentiate between classes of Customers or areas of the City.

7. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 3 – WATER METERS – Section 3.1 Installation of Water Meters** be amended by deleting the following:

- 3.1.1 A Water Meter shall be installed on each Property that receives the supply of water from the City Water Utility.

And replacing it with:

- 3.1.1 A Water Meter shall be installed on each Service Connection that receives the supply of water from the City Water Utility.

8. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 3 – WATER METERS – Section 3.1 Installation of Water Meters** be amended by deleting the following:

- 3.1.6 Every Water Meter Setting and Water Meter Pit shall be installed in accordance with the City's Plumbing Regulation Bylaw.

And replacing it with:

- 3.1.6 Every Water Meter Setting and Water Meter Pit shall be installed in accordance with the City's Plumbing Regulation Bylaw No. 5968 and Subdivision Servicing and Development Bylaw No. 7900.

9. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 4 – WATER QUALITY PROTECTION and water Conservation** be amended by making title all caps.

10. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 4 – WATER QUALITY PROTECTION AND WATER CONSERVATION – Section 4.1.5 Cross Connections** be amended by deleting the following:

- 4.1.5 Any Property with an alternate water source, other than supplied by the City, and is connected to the City water supply shall require an Approved Backflow Preventer to be installed at the expense of the Property owner.

And replacing it with:

- 4.1.5 Any Property that is connected to the City Water Utility and has an alternate water source shall, unless otherwise approved by the Manager, require an Approved Backflow Preventer to be installed at the expense of the Property owner.

11. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 4 – WATER QUALITY PROTECTION AND WATER CONSERVATION – Section 4.3.2 Hydrant Use** be amended by deleting the following:

- g) water tanker truck filling; or
- h) special events.

And replacing it with:

- g) water tanker truck filling;
- h) flow testing ; or
- i) special events.

12. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 4 – WATER QUALITY PROTECTION AND WATER CONSERVATION – Section 4.4 Landscape Water Conservation Report and Irrigation Controller Requirements** be amended by deleting the following:

- 4.4.4 The Manager may refuse to approve the installation of an outdoor landscape irrigation system if the calculations in the Landscape Water Conservation Report show that the Estimated Landscape Water Use exceeds the Landscape Water Budget, or if the Landscape Water Conservation Checklist is not satisfactory. The Manager may accept a Landscape Water Conservation Report in a form alternate to Schedule C in cases of applications for large scale renovated landscape irrigation systems (such as golf courses and schools), provided that the Report calculates to the satisfaction of the manager a minimum 15% reduction in estimated landscape water use compared to pre-renovation conditions.
- 4.4.5 The requirements in section 4.4.1 to 4.4.4 shall not apply to:
 - a) An outdoor landscape irrigation system on Agricultural properties within the ALR where the water being supplied is necessary in order to conduct farm use pursuant to the ALR Use, Subdivision and Procedure Regulation;
 - b) An outdoor landscape irrigation system on farming properties outside of the ALR where water is being supplied for the primary production of farm products.
 - c) An outdoor landscape irrigation system serving a landscape area not greater than 100 square metres.
- 4.4.6 No Property owner shall cause or permit water resulting from an outdoor landscape irrigation system to flow wastefully on to non-irrigated areas, walks, roadways or structures.
- 4.4.7 No Property owner shall install an outdoor irrigation system without an irrigation master shut off valve located outside the building accessible to the City.
- 4.4.8 Every irrigation master shut off valve that is required under this bylaw when closed shall stop the supply of water from the City Water Utility to the outdoor irrigation system and shall be capable of being closed and locked off by the City.

And replacing it with:

- 4.4.4 The Manager may refuse to approve the installation of an outdoor landscape irrigation system if the calculations in the Landscape Water Conservation Report show that the Estimated Landscape Water Use exceeds the Landscape Water Budget, or if the Landscape Water Conservation Checklist is not satisfactory. The Manager may accept a Landscape Water Conservation Report in a form alternate to Schedule C, provided that the Report calculates to the satisfaction of the Manager a minimum 15% reduction in estimated landscape water use compared to pre-renovation conditions.
- 4.4.5 The requirements in section 4.4.1 to 4.4.4 shall not apply to:

- a) An outdoor landscape irrigation system on Agricultural properties where the water being supplied is necessary in order to conduct farm use.
- b) [deleted]
- c) An outdoor landscape irrigation system serving a landscape area not greater than 100 square metres.
- d) An outdoor landscape Irrigation System on school properties.
- e) An outdoor landscape Irrigation System on a golf course.

4.4.6 No Property owner shall cause or permit water resulting from an Irrigation System to flow wastefully on to non-landscape areas, walks, roadways or structures.

4.4.7 No Property owner shall install an outdoor Irrigation System without an irrigation master shut-off valve located outside the building accessible to the City.

4.4.8 Every irrigation master shut off valve that is required under this bylaw when closed shall stop the supply of water from the City Water Utility to the outdoor Irrigation System and shall be capable of being closed by the City.

13. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 6 – CONDITIONS – Section 6.3 Conditions of Water Supply** be amended by deleting the following:

- 6.3.1 Any supply of water by the City is subject to the following conditions, in addition to other conditions in this bylaw:
- 6.3.2 the City is not responsible for the failure of the water supply as a result of any accident or damage to the City Water Utility;
- 6.3.3 the City is not responsible for any excessive water pressure or lack of water pressure;
- 6.3.4 the City is not responsible for any temporary stoppage of the water supply on account of alterations or repairs to the City Water Utility;
- 6.3.5 whether such arises from the negligence of any person in the employ of the City or another person, or through natural deterioration or obsolescence of the City Water Utility or otherwise.

And replacing it with:

- 6.3.1 Any supply of water by the City is subject to the following conditions, in addition to other conditions in this bylaw:
 - (a) the City is not responsible for the failure of the water supply as a result of any accident or damage to the City Water Utility;
 - (b) the City is not responsible for any excessive water pressure or lack of water pressure; and
 - (c) the City is not responsible for any temporary stoppage of the water supply on account of alterations or repairs to the City Water Utility;

whether such arises from the negligence of any person in the employ of the City or another person, or through natural deterioration or obsolescence of the City Water Utility or otherwise.

- 6.3.2 Water supply for Agricultural services shall be limited to a flow rate of two thousand eight hundred (2800) litres per hour per hectare.
- 6.3.3 The volume of water for each hectare of Allotment for Agricultural properties shall be 6,850 cubic metres per hectare per year unless adjusted by Council in accordance with Section 8.3.2. Water use over the designated Allotment will have Agricultural Over Consumption Rates applied.

14. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 6 – CONDITIONS – Section 6.4.2 Shut Off of Water Supply** be amended by deleting the following:

- a) a request to turn off or discontinue water service;
- b) a shortage of water pursuant to section 2.9.1;
- c) maintaining, repairing, renovating, replacing, disinfecting or otherwise operating the City's Water Utility;
- d) non-payment of water Rates and charges under this bylaw;
- e) the period of time for the Temporary Use has expired; and
- f) an emergency that threatens the safety of the City's Water Utility or the public

And replacing it with:

- a) a request to turn off or discontinue water service;
- b) a shortage of water pursuant to section 2.9.1 and section 8.3.2;
- c) maintaining, repairing, renovating, replacing, disinfecting or otherwise operating the City's Water Utility;
- d) non-payment of water Rates and charges under this bylaw;
- e) the period of time for the Temporary Use has expired;
- f) an emergency that threatens the safety of the City's Water Utility or the public; and
- g) winterizing an irrigation Service Connection.

15. **AND THAT WATER REGULATION BYLAW NO. 10480 PART 6 – CONDITIONS – Section 6.5 Notices of Water Shut Off** be amended by deleting the following:

- 6.5.1 Where water supply is to be shut off for reason of non-payment of water Rates and charges or other non-compliance with any provision of this Bylaw the Manager will follow the process outlined in the Utility Billing Customer Care Bylaw No. 8754 as amended.
- 6.5.2 Where water supply is to be shut off for reason of non-compliance with any provision of this Bylaw, except the non-payment of water Rates and charges, the City will give the person affected the opportunity to make representations to Council in respect of such non-compliance.
- 6.5.3 Where water supply is to be shut off for reason of a shortage of water supply pursuant to sections 2.9.1 and 2.9.2, the City will give at least 7 days notice, but no notice will be given where safety of life or Property is at risk.

- 6.5.4 Where water supply is to be shut off for maintenance, repair, renovation, replacement, disinfection or other operation of the Water System, the Manager will give at least two working days notice for scheduled work, but no notice will be given where safety or life or Property is at risk.

And replacing it with:

- 6.5.1 [deleted]

- 6.5.2 Where water supply is to be shut off for reason of non-compliance with any provision of this Bylaw the City will give the Customer affected the opportunity to make representations to Council in respect of such non-compliance.

- 6.5.3 Where water supply is to be shut off for reason of a shortage of water supply pursuant to sections 2.9.1 and 2.9.2, the City will give at least 7 days notice, but no notice will be given where safety of life or Property is at risk.

- 6.5.4 Where water supply is to be shut off for maintenance, repair, renovation, replacement, disinfection or other operation of the Water System, the Manager will give at least two working days notice for scheduled work, but no notice will be given where safety of life, Property or the environment is at risk.

16. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 6 – CONDITIONS** be amended by adding a new **Section 6.6 “Non-Potable Water System”** in its appropriate location that reads:

6.6 Non-Potable Water System

- 6.6.1 The City shall determine the size, extent and accessibility of the Non-Potable Water System.

- 6.6.2 If a Property has Access to the Non-Potable System and the City will allow a Non-Potable Service Connection, then the Agricultural rate shall only apply to the Service Connections connected to the Non-Potable Water System. The Agricultural rate will not apply to any potable water consumed on the property.

- 6.6.3 A Property’s Allotment shall remain with the Property. In the case of subdivision a Property’s Allotment shall be divided between the resulting properties in proportion to the areas of subdivision.

17. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 7 – RATES AND CHARGES – Section 7.1 Water Rates** be amended by adding a new **Sub Section 7.1.2** in its appropriate location that reads:

- 7.1.2 For land shown on a strata plan that receives the supply of water from the **City Water Utility** from the same **Service Connection**, the **City** may send a single invoice covering all **Strata Lots** and common property to the strata corporation. If the rate levied remains unpaid as of December 31 of the billing year, the City may allocate the total volume of water used among the **Strata Lot** owners on the basis of their unit entitlements and type of use, and determine the charges and penalties owing by the owner of each Strata Lot.

18. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 7 – RATES AND CHARGES – Section 7.4 Park and Non-ALR Farm Use** be amended by deleting the entire section that reads:

7.4 Park and Non-ALR Farm Use

- 7.4.1 Upon application to the City, a connection may be permitted to the City Water Utility solely for Park and Non-ALR Farm Use. The Property owner will pay to the City the Rates and charges for such use as set out in Schedule “A” to this bylaw.

19. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 7 – RATES AND CHARGES – Section 7.6 Water Quality Enhancement Reserve Fund Contribution** be amended by deleting the following:

- 7.6.1 Every Customer, except those Customers in the **Beaver Lake Industrial Area**, the **SEKID Service Area**, or **Park and Non ALR Farm Use**, or **Agricultural Property**, shall pay to the City the applicable charges set out in Schedule “A” to this bylaw to be placed in the **Water Quality Enhancement Reserve Fund**.

For land shown on a strata plan that receives the supply of water from the **City Water Utility** from the same **Service Connection**, the City may send a single invoice covering all **Strata Lots** and common property to the strata corporation. If the rate levied remains unpaid as of December 31 of the billing year, the **City** may allocate the total volume of water used among the **Strata Lot** owners on the basis of their unit entitlements and type of use, and determine the charges and penalties owing by the owner of each **Strata Lot**.

And replacing it with:

- 7.6.1 Every Customer shall pay to the City the applicable charges set out in Schedule “A” to this bylaw to be placed in the **Water Quality Enhancement Reserve Fund**.

20. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 7 – RATES AND CHARGES – Section 7.7 Utility Billing Account Set-Up Fee** be amended by deleting the entire section that reads:

7.7 Utility Billing Account Set-Up Fee

- 7.7.1 Upon creation, each new City Utility Billing Account shall include an account set-up fee, as set out in Schedule “B” to this bylaw.

21. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 8 – WATER USE RESTRICTION STAGES – Section 8.1 Declaration of Restriction Stages** be amended by deleting the following:

- 8.1.3 The Manager or City Council may declare that the City has activated a Restrictions Stage 1 through 4 as contained in Schedule E – City of Kelowna Water Use Restriction Stages.
- 8.1.4 If the Manager or City Council makes a declaration under subsection 8.1.3, the Restrictions Stage described in the declaration comes into force in the City thirty-six (36) hours after the Manager or City Council makes a Public Announcement of the declaration.
- 8.1.5 When a Restriction Stage comes into force under this section, any Restriction Stage that had been in force, if any, ceases to be in force.

And replacing it with:

- 8.1.3 The Manager or Council may declare that the City has activated a Restrictions Stage 1 through 4 as contained in Schedule E – City of Kelowna Water Use Restriction Stages.
- 8.1.4 If the Manager or Council makes a declaration under subsection 8.1.3, the Restrictions Stage described in the declaration comes into force in the City twenty four (24) hours after the Manager or Council makes a Public Announcement of the declaration.
- 8.1.5 When a Restriction Stage comes into force under this section, any Restriction Stage that was in force, if any, ceases to be in force.

22. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 8 – WATER USE RESTRICTION STAGES** – be amended by adding a new **Section 8.3 “Adjustment of Allotment”** in its appropriate location that reads:

8.3 Adjustment of Allotment

8.3.1 The City will set the annual Allotment for Agricultural Customers.

8.3.2 If there is anticipated to be a shortage of supply Council:

(a) may declare a reduction in the Allotment for a calendar year; and

(b) may declare that Customers cannot exceed their Allotment and may Shut Off water services in the event that Customers exceed their Allotment.

8.3.3 A Customer may request a reduction in Allotment for a Property and, if granted by the Manager, the annual Allotment Fee will be adjusted accordingly with no other rebates or refunds available for the reduction. A reduction in Allotment will be permanent and shall allow the Allotment to be made available for other Properties.

23. AND THAT **WATER REGULATION BYLAW NO. 10480 PART 9 – PERMITS – Section 9.1 Permits** be amended by deleting the following:

9.1.1 A person may apply to the Manager for a permit authorizing the person to water when Stage 1 Restrictions or Stage 2 Restrictions are in force if the person has installed a new lawn, either by placing sod or turf or by seeding.

And replacing it with:

9.1.1 A Customer may apply to the Manager for a permit authorizing the person to water when Stage 1 Restrictions or Stage 2 Restrictions are in force if the person has installed a new lawn, either by placing sod or turf or by seeding.

24. AND THAT **SCHEDULE "A" Water Rates and Charges**, be deleted in its entirety and replaced with a new **SCHEDULE "A" Water Rates and Charges** as attached to and forming part of this bylaw;

25. AND THAT **SCHEDULE "B" Water Meter Fees and Service Charges**, be deleted in its entirety and replaced with a new **SCHEDULE "B" Water Meter Fees and Service Charges** as attached to and forming part of this bylaw;

26. AND THAT **SCHEDULE "E" City of Kelowna Water Use Restrictions Stages** be amended by replacing all instances of "allocation" with "allotment".

27. This bylaw may be cited for all purposes as "Bylaw No. 12110, being amendment No. 12 to Water Regulation Bylaw No. 10480."

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

Read a first, second and third time by the Municipal Council this 2nd day of November, 2020.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE "A"

Customers shall pay the following **rates** and charges for each water Service Connection with 2021 rates effective for all billing dates on or after January 1, 2021:

1. All properties, excluding:
 - a. Agricultural properties that do not have Access to the Non-Potable System;
 - b. properties in the Beaver Lake Industrial Area; and
 - c. properties in the SEKID Service Area for the duration of the year 2020;

shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection based on Water Meter size as follows:

Meter Size	Bi-Monthly Flat Charge	
	2020	2021
15 mm (5/8")	\$27.66	\$29.32
20 mm (3/4")	\$33.10	\$29.32
25 mm (1")	\$43.44	\$46.05
37 mm (1½")	\$65.05	\$68.95
50 mm (2")	\$104.83	\$111.12
75 mm (3")	\$343.40	\$364.00
100 mm (4")	\$468.57	\$496.68
150 mm (6")	\$791.53	\$839.02
200 mm (8")	1042.81	\$1105.38

Plus a consumption charge per cubic metre consumed bi-monthly according to the following table:

Customer type - Metered	2020	Jan 1, 2021
Single Family, Single-Family Strata, Agricultural		
First 60 cubic metres	\$0.473	\$0.501
Next 100 cubic metres	\$0.636	\$0.674
Next 90 cubic metres	\$0.964	\$1.022
Balance of Cubic metres	\$1.930	\$2.046

All other Customer types	2020	Jan 1, 2021
Multi-Family Residential Properties – 3 or more dwelling units on a single property	\$0.473	\$0.501
Mixed Use properties	\$0.536	\$0.568
Commercial, Industrial and Institutional	\$0.546	\$0.579
Park Use	\$0.412	\$0.437

2. **Beaver Lake Industrial Area Properties**

A combined bi-monthly flat rate charge for each Service Connection plus a consumption charge for all properties within the Beaver Lake Industrial Area as follows:

Meter Size	Bi-Monthly Flat Charge	
	2020	2021
15 mm (5/8")	\$22.38	\$24.91
20 mm (3/4")	\$32.63	\$24.91
25 mm (1")	\$43.35	\$44.82
37 mm (1½")	\$91.37	\$86.56
50 mm (2")	\$147.39	\$139.12
75 mm (3")	\$348.50	\$353.17
100 mm (4")	\$565.82	\$549.33
150 mm (6")	\$1192.66	\$1105.05
200 mm (8")	\$1452.04	\$1366.17

Plus a consumption charge of \$0.331 per cubic metre for 2020 and \$0.408 per cubic metre for 2021.

3. Agricultural Properties

Agricultural Properties shall pay the following:

	2021	Units / Comments
Annual Allotment Fee	\$296.30	Per hectare of Allotment per year billed annually.
Agricultural Over Consumption Rates for water use over the designated Allotment:		
Tier A – 0-19.99% over annual Allotment	\$0.30	per cubic metre
Tier B – 20-49.99% over annual Allotment	\$0.60	per cubic metre
Tier C – Over 50% over annual Allotment	\$1.00	per cubic metre

Plus

- a. Agricultural Customers with only one Service Connection that do not have Access to the Non-Potable System will pay an additional bi-monthly fixed fee of \$66.42 to reflect the cost of domestic water supply including a fixed meter fee, the Water Quality Enhancement Fee and an assumed domestic consumption of 40 cubic metres bi-monthly;
- b. Agricultural Customers with multiple Service Connections that do not have Access to the Non-Potable System will pay the fees in Section 1 and Section 4 for each Service Connection serving one or more Residential Units in spite of Section 1a.

4. Water Quality Enhancement Reserve Fund Contribution

All properties, excluding Agricultural properties that do not have Access to the Non-Potable System, and Park Use properties, shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection based on Water Meter size as follows:

Meter Size	Bi-Monthly Flat Charge	
	2020	2021
15 mm (5/8")	\$17.06	\$17.06
20 mm (3/4")	\$17.06	\$17.06
25 mm (1")	\$35.06	\$35.06
37 mm (1½")	\$77.35	\$77.35
50 mm (2")	\$125.21	\$125.21
75 mm (3")	\$293.28	\$293.28

100 mm (4")	\$400.47	\$400.47
150 mm (6")	\$676.39	\$676.39
200 mm (8")	\$891.12	\$891.12

5. Non-Potable Services

All Customers, excluding Agricultural Customers, shall pay a consumption charge of \$0.30 per cubic metre of water used by each Non-Potable System Service Connection:

6. Fire Protection Use

For **Fire Protection Use**, use a bi-monthly flat **rate** charge of \$62.34.

7. Bulk Water Filling Station Use

The cost of a card for use of the **Bulk Water Filling Stations** is \$20.00, non- refundable.

For **Bulk Water Filling Stations**, a consumption charge of \$1.02 per cubic metre of water used.

8. Temporary Use

For Temporary Use of water during construction. The following rates and charges will apply beginning two months after approval of each New Construction Building Permit and end upon the first of either the installation of the Water Meter or the project is deemed substantially complete as defined by the British Columbia Builder's Lien Act on:

Single Family residential properties a flat charge of \$45.47 bi-monthly.

For non-residential properties and Multi-Family Residential properties a bi-monthly flat charge of \$121.26.

For Projects deemed to be complete as defined above and that do not have a Water Meter, then rates will be twenty (20) times the applicable Temporary Use rate.

9. Manual Read fee

Properties that choose to have their meter read manually, where the option to have the meter read remotely has been provided or requested by the City, shall pay a fee of \$40.00 per bi-monthly billing period. These customers acknowledge that in choosing to have their meters read manually there will be no adjustment for the cost of water lost because of a water leak on their property.

10. All Properties in the SEKID Service Area

All Properties, in the SEKID Service Area must pay the following charges until December 31, 2020:

1. Properties classified as Farm under the Assessment Act an annual charge of \$96.30 per acre of Allotment with a minimum fee of \$96.30 per parcel if smaller than 1 acre; or
2. A bi-monthly charge of \$16.05 per acre of Allotment with a minimum fee of \$16.05 per parcel if smaller than 1 acre; and
3. All customers will also pay one of the following charges depending on Customer Type:
 - a) Commercial, Industrial and Institutional Customers that are metered:

- i. A minimum charge of \$110.30 per service connection;
 - ii. A metered rate of \$0.9537 per cubic metre consumed; and
 - iii. A water upgrade project Fee of \$64.00 per service connection.
- b) Mobile Home Parks (unmetered):
 - i. A charge of \$110.30 per pad; and
 - ii. A water upgrade project fee of \$64.00 per service connection
- c) Single Family, Single Family Strata, and Multi-Family Residential:
 - i. A charge of \$110.30 per dwelling unit (excluding secondary suites);
 - ii. A charge of \$55.15 per secondary suite and farm help accommodation units; and
 - iii. A water upgrade project fee of \$64.00 per service connection per dwelling unit except farm help accommodations up to 807 square feet and secondary suites up to 1,000 square feet.

11. Water Integration Project Fee for 2021

Properties in the SEKID Service Area shall pay a fee of \$80.00 per bi-monthly billing period for each Residential Unit beginning January 1, 2021.

SCHEDULE "B"

Water Meter Fees and Service Charges

1. Water Meter Fees

Customers shall pay a **Water Meter** Fee at the time of application for water service as follows:

METER TYPE			
Meter Size	Standard	Turbine	Compound
15 mm (5/8")	\$ 535.14		
20 mm (3/4")	\$ 535.14		
25 mm (1")	\$ 644.77		
37 mm (1.5")		\$1,866.25	\$2,506.53
50 mm (2")		\$2,160.50	\$2,854.41
75 mm (3")		\$2,600.63	\$3,513.35
100 mm (4")		\$4,652.48	\$5,722.98
150 mm (6")		\$8,185.42	\$9,887.69
200 mm (8")		\$13,198.32	
100 mm (4") Fire line	\$12,257.02		
150 mm (6") Fire line	\$16,207.69		
200 mm (8") Fire line	\$23,770.98		

The **Water Meter** Fee for commercial meters includes the following components as applicable to each meter setting: specified meter, companion flanges, strainer, gaskets, bolts, remote reading device and connecting cable all supplied and owned by the **City**.

The **Water Meter** Fee for commercial meters does not include the following: master control valve on service inlet and meter isolation valve downstream of meter, pressure reducing valve(s) (PRV's), pressure gauges, back flow prevention device and bypass piping and bypass valve all to be supplied and owned by the **Property** owner.

The **Water Meter** Fee for residential meters includes the following: **Water Meter**, meter setting fittings, installation of **Water Meter** within a 325 mm copper pipe run, supply of a remote reading device or transmitter and connecting cable all of which will be supplied and owned by the **City**.

2. Service Fees

Customers will pay and will be invoiced on their **City Water Utility** bills for the following service fees:

Service	Fees
Water disconnect (shut-off) or connect (turn-on) during regular office hours	\$ 35.00
Emergency water disconnect (shut-off) or connect (turn-on) during off-hours	\$160.00
Meter Testing Fee	\$50.00

Both the transfer and water turn-on charge will apply if water is turned on and a new account is established.

The Shut-Off and Turn-On fees will apply to the Non-Potable Irrigation supply for each irrigation service connection provided to the customer for requests outside of the normal start up or shutdown period identified by the manager and communicated to the customers.

Regular office hours shall mean the regular operating hours of the **City's** Water Utility Services Branch.

3. Hydrant Use Permit Fee

The fee for each **Hydrant Use Permit** shall be \$60.00 plus \$25.00 per day for each day of Hydrant Permit. The fee for a **Hydrant Use Permit** shall include the costs of providing, installing and removing **Approved Backflow Preventer**.

4. Water Meter Pit Fee

Where permitted or directed by the Manager the fee for the City to supply and install a residential water meter pit for a service size 1 inch or less shall be \$4,500.00.